

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2022**

The Development Commission of the City of Columbus held a public hearing on the following policy item and zoning applications on **THURSDAY, DECEMBER 8, 2022**, beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2nd FLOOR HEARING ROOM**. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>.

SIGN LANGUAGE INTERPRETER: A Sign Language Interpreter, to “Sign” this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

Further information may be obtained by visiting the City of Columbus Zoning Office website at <http://www.columbus.gov/bzs/zoning/Development-Commission> or by calling the Department of Building and Zoning Services, Council Activities Section at 614-645-4522.

THE FOLLOWING POLICY ITEM WAS HEARD ON THE 4:30 P.M. AGENDA:

Jeremy Druhot – Development Program Manager; Department of Development
614-645-8530; jrdruhot@columbus.gov

Brief presentation regarding a vacant seat on the Housing Council with the goal of an appointment from the Development Commission at the 1/12/2023 DC meeting.

NO ACTION TAKEN

THE FOLLOWING ZONING APPLICATIONS WERE HEARD ON THE 4:30 P.M. AGENDA:

- APPLICATION:** [Z22-073](#)
Location: **5869-5877 CLEVELAND AVE. (43229)**, being 3.32± acres located on the west side of Cleveland avenue, and east side of Brady Drive, 730± feet north of Fuji Drive (010-201608 & 010-201611; Northland Community Council).
Existing Zoning: C-2, Commercial District and L-AR-12, Limited Apartment Residential District.
Request: AR-12, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): HG Property Holdings, LLC.; c/o Donald Plank, Atty.;
411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s); The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL (6-0)

2. **APPLICATION:** [Z22-049](#)
Location: **1010 W. 5TH AVE. (43212)**, being 2.52± acres located at the northwest corner of West 5th Avenue and Gerrard Avenue (010-061801 and 10 others; 5th by Northwest Area Commission).
Existing Zoning: C-1, Commercial, R-4, Residential, and M, Manufacturing Districts.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): 1020 Fifth II LLC; 1480 Dublin Road; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (6-0)

3. **APPLICATION:** [Z22-067](#)
Location: **5470 HILDEBRAND RD. (43230)**, being 6.14± acres located at the southeast corner of Hildebrand Road and Sunbury Road (part of 110-000688; Northland Community Council).
Existing Zoning: R, Rural District (pending annexation).
Request: ARLD, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Don Kenney, Jr.; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Capitol City Baptist Church; 5442 Sunbury Road; Columbus, OH 43230.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL (6-0)

4. **APPLICATION:** [Z22-074](#)
Location: **161 E. CAMPUS VIEW BLVD. (43235)**, being 2.01± acres located at the southeast corner of East Campus View Boulevard and High Cross Boulevard (610-232022; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Fuel sales, convenience store, and eating and drinking establishment
Applicant(s): Corinne Jones; SkilkenGold Development, LLC; 4270 Morse Road; Columbus, OH 43230.
Property Owner(s): George Grimson, LLC; 10279 Wellington Blvd.; Powell, OH 43065.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (4-2)

5. **APPLICATION:** [Z22-081](#)
Location: **3011 E. BROAD ST. (43209)**, being 0.72± acres located at the southeast corner of East Broad Street and South Chesterfield Road (010-091109; Eastmoor Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: C-2, Commercial District (H-35).
Proposed Use: Bank.
Applicant(s): Signarama; c/o Jim McFarland, Agent; 84 Skyline Drive; South Bloomfield, OH 43103).
Property Owner(s): United Midwest Savings Bank; 6460 Busch Boulevard, Suite 200; Columbus, OH 43229.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

NO ACTION TAKEN

6. **APPLICATION:** [Z22-048](#)
Location: **3730 WESTERVILLE RD. (43224)**, being 1.32± acres located on the east side of Westerville Road, 870± feet south of Walnut Creek Drive (010-158605; Northeast Area Commission).
Existing Zoning: L-C-2, Limited Commercial District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Landscape contractor's facility.
Applicant(s): Colonial Landscaping; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): A.E.M. Real Estate LLC; 253 Park Boulevard; Worthington, OH 43085.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (6-0)

7. **APPLICATION:** [Z22-052](#)
Location: **4025 S. HIGH ST. (43206)**, being 7.6± acres located on the west side of South High Street, 880± feet south of Obetz Road (010-260465 and 510-260464; Far South Columbus Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: AR-2, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): LDG Multifamily, LLC; c/o Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700; Columbus, OH 43215.
Property Owner(s): Great Southern Shoppers City Inc.; 250 Civic Center Drive, Suite 500; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (6-0)

8. **APPLICATION:** [Z22-053](#)
Location: **1895 STELZER RD. (43219)**, being 9.86± acres located on the west side of Stelzer Road, 500± feet south of Citygate Drive (010-200800, parts of 010-181148, 010-181147 & 520-181149; Northeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District and CPD, Commercial Planned Development District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): The Robert Weiler Company; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Magoo Properties, LLC; P.O. Box 09764; Columbus, OH 43209.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

TABLED (6-0)

9. **APPLICATION:** [Z22-033](#)
Location: **1555 MCNAUGHTEN RD. (43232)**, being 7.87± acres located on the west side of McNaughten Road, 900± south of Riverton Road (010-203913 & 010-109374; Far East Area Commission).
Existing Zoning: RRR, Restricted Rural Residential District
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Plaza Properties, Inc.; 3016 Maryland Avenue; Columbus, OH 43054.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

DISAPPROVAL (2-3)

111 N. Front Street – Columbus OH 43215 – 614-645-7433 – bzs.columbus.gov

Director’s Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Code Enforcement	(614) 645-2202	Zoning Public Hearings	(614) 645-4522
Customer Service Center	(614) 645-6090	Zoning Confirmation Letters	(614) 645-8637
Engineering Plan Review	(614) 645-0032		