

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 12, 2023**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, JANUARY 12, 2023**, beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2<sup>ND</sup> 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 WILL BE HEARD ON THE 4:30 P.M. AGENDA:**

Jeremy Druhot – Development Program Manager; Department of Development  
614-645-8530; [jrdruhot@columbus.gov](mailto:jrdruhot@columbus.gov)

Appointment from the Development Commission members to fill a vacant seat on the Housing Council as previously discussed at the 12/8/2022 DC meeting.

**THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD IMMEDIATELY AFTER THE POLICY ITEM:**

- 1. APPLICATION:** [Z22-088](#)  
**Location:** **7400 FODOR RD. (43054)**, being 2.6± acres located at the northeast corner of Fodor Road and New Albany Road (545-236163 & 545-236162; Northland Community Council).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-C-4, Limited Commercial District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Tim Donut U.S. Limited, Inc. c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Tim Donut U.S. Limited, Inc.; P.O. Box 460389; Houston, TX 77056.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
- 2. APPLICATION:** [Z22-001](#)  
**Location:** **2870 ALUM CREEK DR. (43207)**, being 4.17± acres located on the east side of Alum Creek Drive, 740± feet north of Watkins Road (010-267629; Far South Columbus Area Commission).  
**Existing Zoning:** PUD-8, Planned Unit Development District.  
**Request:** AR-12, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Homeport; c/o Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700; Columbus, OH 43215.  
**Property Owner(s):** Homeport; 3443 Alger Road; Columbus, OH 43219.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

3. **APPLICATION:** [Z22-056](#)  
**Location:** **1291 W. MOUND ST. (43223)**, being 6.38± acres located on the south side of West Mound Street, 500± feet east of Harrisburg Pike (010-222648; Southwest Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** M, Manufacturing District (H-35).  
**Proposed Use:** Conform existing manufacturing development.  
**Applicant(s):** Qualawash Holdings LLC; c/o Sean Mentel; 250 East Town Street, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** Store Master Funding XXX, LLC; 837 East Hartford Drive, Suite 100; Scottsdale, AZ 85255.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
4. **APPLICATION:** [Z22-059](#)  
**Location:** **5700 WINCHESTER PIKE (43110)**, being 71.6± acres located on the north side of Winchester Pike, 660± feet north of Bixby Road (181-000134; Greater South East Area Commission).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** L-AR-12, Limited Apartment Residential District (H-60) and CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Addison Properties LLC; c/o Laura MacGregor Comek, Atty.; 3401 Enterprise Parkway, Suite 205; Beechwood, OH 44122.  
**Property Owner(s):** Harriet S B Levin, Sam Baker; 3319 Livingston Avenue; Columbus, OH 43227.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
5. **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](mailto:tedietrich@columbus.gov)
6. **APPLICATION:** [Z21-044](#)  
**Location:** **1095 W. 3RD AVE. (43212)**, being 0.31± acres located at the southeast corner of West Third Avenue and Oxley Road (010-062963, 010-062964 & 010-062965; 5<sup>th</sup> by Northwest Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Roby Development; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor, Columbus, OH 43215..  
**Property Owner(s):** The Applicant.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

7. **APPLICATION:** [Z22-069](#)
- Location:** **4885 TRABUE RD. (43228)**, being 12.93± acres located on the south side of Trabue Road, 230± feet west of Bolingbrook Drive (241-000038; Far West Side Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** L-M, Limited Manufacturing District (H-35).
- Proposed Use:** Limited commercial and industrial development.
- Applicant(s):** Buckeye XO, LLC; c/o Rebecca J. Mott, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215).
- Property Owner(s):** Norfolk Southern Railway Company f.k.a. Pennsylvania Lines LLC; 3 Commercial Place; Norfolk, VA 23510.
- Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

111 N. Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://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		