

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 9, 2023**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, MARCH 9, 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 ZONING APPLICATIONS WERE HEARD ON THE 4:30 P.M. AGENDA:**

- APPLICATION:** [Z22-093](#)  
**Location:** **2600 LAUFFER RAVINES DR. (43231)**, being 1.66± acres located on the north and south side of Lauffer Ravine Drive, 145± feet east of Lauffer Road (600-175624; Northland Community Council).  
**Existing Zoning:** C-2, Commercial District.  
**Request:** AR-12, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** W. Investment Re, LLC; c/o Samuel Oasis, Agent; P.O Box 20026; Columbus, OH 43220.  
**Property Owner(s):** Ammar Mohammed Ghiath; 6143 Dublin Road; Dublin, OH 43017.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**APPROVAL 4-0; conditioned on the Applicant addressing Recreation and Parks and Planning Division staff comments in the Staff Report before continuing to City Council. Motion to vote by Ingwersen, seconded by Keyes-Shanklin.**

2. **APPLICATION:** [Z22-091](#)  
**Location:** **6500 TUSSING RD. (43068)**, being 46.68± acres located on the north side of Tussing Road, 900± feet east of Brice Road (010-007362; Far East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District and L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-60).  
**Proposed Use:** Warehouse and industrial uses.  
**Applicant(s):** 93 OHRPT LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** 93 OHRPT LLC; c/o James Boglioli; 7978 Copper Creek Boulevard; University Park, FL 34201.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**APPROVAL 4-0. Motion to vote by Ingwersen, seconded by Conroy.**

3. **APPLICATION:** [Z22-075](#)  
**Location:** **7480 SAWMILL RD. (43016)**, being 1.86± acres located on the east side of Sawmill Road, 215± feet north of Hard Road (590-251716; 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):** Drew Miller; SkilkenGold Development, LLC; 4270 Morse Road; Columbus, OH 43230.  
**Property Owner(s):** JG Sawmill LLC, MG Sawmill LLC, MG East; 475 Metro Place South, Suite 450; Dublin, OH 43215.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**APPROVAL 4-0. Motion to vote by Ingwersen, seconded by Keyes-Shanklin.**

4. **APPLICATION:** [Z22-076](#)  
**Location:** **2480 WALCUTT RD. (43228)**, being 3.21± acres located at the southeast corner of Walcutt Road and Roberts Road (560-158122 and 5 others; Far West Side Area Commission).  
**Existing Zoning:** R-1, Residential District and C-3, Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use.** Fuel sales, convenience store, and eating and drinking establishment  
**Applicant(s):** Drew Richlen; SkilkenGold Development, LLC; 4270 Morse Road; Columbus, OH 43230.  
**Property Owner(s):** Troy C. Dodson & Daniel Esquinas III, et al.; 2480 Walcutt Road; Columbus, OH 43228.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**APPROVAL 4-0. Motion to vote by Ingwersen, seconded by Keyes-Shanklin.**

**5. APPLICATION:** [Z22-089](#)  
**Location:** **795 GALLOWAY RD. (43119)**, being 36.4± acres located at the northeast corner of Galloway Road and Hall Road (240-000006 and part of 240-000150; Westland Area Commission).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** L-AR-1, Limited Apartment Residential District and CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Metro Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus OH 43215.  
**Property Owner(s):** Julia G. Steward; 435 Branding Iron Drive, Galloway, OH 43119.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**APPROVAL 4-0. Motion to vote by Ingwersen, seconded by Keyes-Shanklin.**

**6. APPLICATION:** [Z22-065](#)  
**Location:** **50 W. LANE AVE. (43201)**, being 1.72± acres located on the north side of West Lane Avenue, 165± feet west of North High Street, and at the southwest corner of North High Street and East Norwich Avenue (010-001019, 010-010667 & 010-048956; University Area Commission and University Impact District Review Board).  
**Existing Zoning:** AR-4, Apartment Residential District, R-2F, Residential District and C-4, Commercial District.  
**Request:** AR-3, Apartment Residential District and CPD, Commercial Planned Development District (H-110).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** American Campus Communities; c/o Jeffrey L. Brown Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** University Baptist Church of Columbus Ohio, et al; c/o James Maniace; Taft Law; 65 East State Street, Suite 1000; Columbus, OH 43215.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL 4-0. Motion to vote by Ingwersen, seconded by Keyes-Shanklin.**

**7. APPLICATION:** [Z22-095](#)  
**Location:** **6935 HARLEM RD. (43081)**, being 14.88± acres located on the west side of Harlem Road, 400± feet north of Central College Road (010-278014, 220-001878 & 220-001757; Rocky Fork Blacklick Accord).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** AR-1, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Vincent & Karen Golden; 6935 Harlem Road; Westerville, OH 43081.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL 4-0; conditioned on the Applicant addressing Department of Public Service and Franklin County Engineer's Office comments regarding the Traffic Access Study before proceeding to City Council. Motion to vote by Ingwersen, seconded by Keyes-Shanklin.**

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		