

**AGENDA  
DEVELOPMENT COMMISSION  
POLICY AND ZONING MEETINGS  
CITY OF COLUMBUS, OHIO  
APRIL 13, 2023**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, APRIL 13, 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:**

Kevin Wheeler – Assistant Director for Growth Policy, Department of Development; 614-645-6057; [kjwheeler@columbus.gov](mailto:kjwheeler@columbus.gov)  
Zoning code update – progress presentation to the Development Commission.

**THE FOLLOWING APPLICATIONS WILL BE HEARD FOLLOWING THE POLICY ITEM:**

- APPLICATION:** [Z22-071](#)  
**Location:** **400 E. CAMPUS VIEW BLVD. (43235)**, being 12.38± acres located on the north side of East Campus View Boulevard, 500± feet east of Crosswoods Drive (610-208792; Far North Columbus Communities Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-AR-1, Limited Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Campus View Endeavors, LLC; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.  
**Property Owner(s):** Wood Stone Cols. Campus View, LLC; c/o Michael Pruzan; Parkstone Capital; 27 Radio Circle Drive, Suite 201A; Mt. Kiso, NY 10549.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

2. **APPLICATION:** [Z23-003](#)  
**Location:** **3573 AGLER RD. (43219)**, being 28.38± acres located on the south side of Agler Road, 875± feet west of Stelzer Road (520-143575 and 3 others; Northeast Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Limited manufacturing and commercial development.  
**Applicant(s):** Keith Massa; Schottenstein Property Group; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
3. **APPLICATION:** [Z22-099](#)  
**Location:** **3440 W. BROAD ST. (43204)**, being 1.20± acres located on the north side of West Broad Street, 475± east of North Wilson Road (Part of 010-006891 & 010-006683; Greater Hilltop Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** M, Manufacturing District (H-35).  
**Proposed Use:** Vehicle storage and wholesaling.  
**Applicant(s):** Grant Avenue Properties Ltd.; Donald T. 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)
4. **APPLICATION:** [Z22-100](#)  
**Location:** **1264 E. MAIN ST. (43205)**, being 0.09± acres located at the northwest corner of East Main Street and Linwood Avenue (010-302564; Near East Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** AR-O, Apartment-Office District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Jianshen Cai; 4698 Trabue Road; Columbus, OH 43228.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

5. **APPLICATION:** [Z22-092](#)  
**Location:** **5142 CENTRAL COLLEGE RD. (43081)**, being 9.89± acres located on the north side of Central College Road, 440± feet east of Course Drive (220-002126, 010-266123, and 220-000183; Rocky Fork - Blacklick Accord Panel).  
**Existing Zoning:** R, Rural District (Annexation Pending).  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** David Ruma; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Aleks and Natasha Babamovski; 5142 Central College Road; Westerville, OH 43081.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
6. **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](mailto:tedietrich@columbus.gov)
7. **APPLICATION:** [Z22-078](#)  
**Location:** **5860 ROCHE DR. (43229)**, being 2.48± acres located on the east side of Roche Drive, 160± feet north of Covington Road (010-085780; Northland Community Council).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** AR-O, Apartment Office District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** National Church Residences; c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.  
**Property Owner(s):** Rollmore, Inc. 136 West Columbus Street; Mount Sterling, OH 43143.  
**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)

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|-------------------------|----------------|-----------------------------|----------------|
| 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 |                             |                |