

**AGENDA
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETINGS
CITY OF COLUMBUS, OHIO
MAY 11, 2023**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, MAY 11, 2023**, 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 APPLICATIONS WILL BE HEARD ON THE 4:30 P.M. AGENDA

1. **APPLICATION:** [Z19-078](#)
Location: **1515 & 1541 E. 5TH AVE. (43219)**, being 0.96± acres located at the southeast corner of East Fifth Avenue and Mansfield Avenue (010-009205 and 010-033936; North Central Area Commission).
Existing Zoning: M, Manufacturing, L-M, Limited Manufacturing, R-3, Residential, and P-1, Parking districts.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Sign manufacturing and sales.
Applicant(s): Michael S. Hoy; 1515 East Fifth Avenue; Columbus, OH 43219.
Property Owner(s): Hoy Properties LLC; 1515 East Fifth Avenue; Columbus, OH 43219.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

2. **APPLICATION:** [Z21-091](#)
Location: **103 FORNOF RD. (43207)**, being 5.50± acres located on the south side of Fornof Road, 310± feet east of South High Street (010-245503; Far South Columbus Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: AR-1, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): NRP Properties, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 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): COB Tail Properties, LLC; c/o Michael Held; 2229 Cobtail Way; Blacklick, OH 43004.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

3. **APPLICATION:** [Z22-043](#)
Location: **30 FORNOF RD. (43207)**, being 2.07± acres located at the northeast corner of Fornof Road and South High Street (part of 010-104058; Far South Columbus Area Commission).
Existing Zoning: M, Limited Manufacturing District.
Request: AR-1, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): NRP Properties, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 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): Man S. Leung and Man H. Leung; 723 Westray Drive; Westerville, OH 43081.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov
4. **APPLICATION:** [Z22-096](#)
Location: **776 E. 1ST AVE. (43201)**, being 0.21± acres located on the south side of Reynolds Avenue (010-001131, 010-036096 & 010-007444; Milo-Grogan Area Commission).
Existing Zoning: R-4, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot.
Applicant(s): Arch City Development; c/o Brian Higgins; P.O. Box 8159; New Albany, OH 43201.
Property Owner(s): City Land Bank/COCIC; 845 Parsons Avenue; Columbus, OH 43206.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
5. **APPLICATION:** [Z23-005](#)
Location: **1161 FRANKLIN AVE. (43205)**, being 0.25± acres located at the southeast corner of Franklin Avenue and South Champion Avenue (010-028204 & 010-023175; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Request: AR-1, Apartment Residential (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Shanghi Enterprises, 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): Shanghi Enterprises, LLC; c/o Jason Liu; 10279 Wellington Boulevard; Powell, OH 43065.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

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		

6. **APPLICATION:** [Z23-016](#)
Location: **3245 MORSE RD. (43224)**, being 1.98± acres located on the south side of Morse Road, 130± west of Dunbridge Street (Part of 010-005553; Northeast Area Commission).
Existing Zoning: C-4, Commercial District; L-C-4, Limited Commercial District; & AR-12, Apartment Residential District.
Request: AR-1, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Community Housing Network; c/o Dave Perry, Agent; David Perry Co., Inc.; 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): Western Insurance Company; c/o Tina Zinkgraf; 250 East 200 South, Suite 1250; Salt Lake City, UT 84111.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov
7. **APPLICATION:** [Z23-015](#)
Location: **1790 HARMON AVE. (43223)**, being 19.05± acres located on the east side of Harmon Avenue, 2,200± feet north of Frank Road (146-317156; Southwest Area Commission).
Existing Zoning: R, Rural District.
Request: M, Manufacturing (H-110).
Proposed Use: Manufacturing uses.
Applicant(s): Harmon Avenue LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street; Columbus, OH 43215.
Owner(s): The Applicant
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov
8. **APPLICATION:** [Z22-098](#)
Location: **3245 E. 5TH AVE. (43219)**, being 1.5± acres located on the south side of East 5th to Stelzer Road, 450± west of Stelzer Road (Part of 010-030986 and five others; East Columbus Civic Association).
Existing Zoning: R-4, Residential District.
Request: M, Manufacturing District (H-35).
Proposed Use: Industrial/storage.
Applicant(s): CALKAR LLC; c/o Donald T. Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

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		

9. **APPLICATION:** [Z23-006](#)
Location: **5600 WINCHESTER PIKE (43110)**, being 98.6± acres located on the north and south sides of Winchester Pike, 3,570± feet north of Brice Road (181-001379 and 181-001381; Greater South East Area Commission).
Existing Zoning: R, Rural District (annexation pending).
Request: L-ARLD, Limited Apartment Residential District (H-60).
Proposed Use. Multi-unit residential development.
Applicant(s): Tamarack Land, LLC; c/o Molly Gwin; 2 Miranova Place, Suite 700; Columbus, OH 43215.
Property Owner(s): Bachman Farm, Ltd.; 5400 Bachman Road; Canal Winchester, OH 43110.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

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		