AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 8, 2012

The Development Commission of the City of Columbus will hold a public hearing on the following applications on Thursday, MARCH 8, 2012, beginning at 6:00 P.M. at the CITY OF COLUMBUS, I-71 NORTH COMPLEX at 757 Carolyn Avenue, Columbus, OH 43224 in the lower level HEARING ROOM.

Further information may be obtained by visiting the City of Columbus Zoning Office website at http://bzs.columbus.gov/commission.aspx?id=20698 or by calling the Department of Building and Zoning Services, Council Activities section at 645-4522.

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 6:00 P.M. AGENDA:

1. APPLICATION: Z12-008 (ACCELA # 12335-00000-00037)
   Location: 5271 EAST MAIN STREET (43213), being 1.13± acres located on the south side of East Main Street, 445± feet west of Fountain Lane. (010-233642).
   Existing Zoning: L-C-4, Limited Commercial District.
   Request: C-3, Commercial District.
   Proposed Use: Commercial use.
   Applicant(s): Spirit Master Funding LLC c/o Hope Sherman; 4200 Regent Street; Suite 200; Columbus, OH 43219
   Property Owner(s): Spirit Master Funding LLC; 14631 N. Scottsdale Rd; Suite 250; Scottsdale, Arizona 85254.
   Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

2. APPLICATION: Z10-013 (10335-00000-00221)
   Location: 5822 NORTH HAMILTON ROAD (43054), being 116.26± acres located on the east side of Hamilton Road 670± feet north of Preserve Boulevard (545-175661).
   Existing Zoning: L-C-4, Limited Commercial, L –AR-12, Limited Apartment Residential and PUD-8, Planned Unit Development Districts.
   Request: L-ARO, Limited Apartment Residential Office, and CPD Commercial Planned Development Districts.
   Proposed Use: Multi-unit dwellings, office, and commercial development.
   Applicant(s): Town & Country City, Inc et al; 191 West Nationwide Blvd, Suite 200; Columbus, OH 43215.
   Property Owner(s): Same as Applicant.
   Planner: Dana Hitt, 645-2395, dahitt@columbus.gov.

Tabling requested
3. APPLICATION: Z12-001 (11335-00000-00753)
Location: 4042 MORSE ROAD (43230), being 13.53± acres located at the
northeast corner of Transit Drive and Service Road 7A, 650± feet north of Morse Road (600-150027).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Extended-stay hotel.
Applicant(s): Columbus Executive Suites, LLC; c/o Jill S. Tangeman,
Attorney; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Faith Christian Center; c/o Ed Wilcox; 5202 Smothers Road;
Westerville, OH 43082.
Planner: Shannon Pine, 645-2208, spine@columbus.gov.

4. APPLICATION: Z11-023 (11335-00000-00427) (RECONSIDERATION)
Location: 812 MANSFIELD AVENUE (43219), being 0.23± acres located
on the east side Mansfield Avenue, 145± feet north of Bliss
Street. (010-004218, North Central Area Commission).
Existing Zoning: R-3, Residential District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Warehouse or office uses.
Applicant(s): Donald J. Compton & Anna B. Compton, Trustees; c/o Jeffrey L.
Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725;
Columbus, OH 43215.
Property Owner(s): Donald J. Compton & Anna B. Compton, Trustees; 1000 Urlin
Avenue; Worthington, OH 43212
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov.

5. APPLICATION: Z12-004 (ACCELA # 12335-00000-00003)
Location: 1140 CHAMBERS ROAD (43212), being 0.06± acres located
on the north side of Chambers Road, 700± feet west of Kenny
Road. (010-082247).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Commercial use.
Applicant(s): Westwood Cabinetry and Millwork, LLC; c/o Jeffrey L. Brown,
Atty.; Smith and Hale; 37 West Broad Street, Suite 725;
Columbus, OH 43215.
Property Owner(s): Estate of Rebecca Larkins c/o J. Michael Evans, Administrator;
261 W. Johnstown Road; Columbus, Ohio 43230.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.
6. APPLICATION: Z12-003 (ACCELA # 12335-00000-00002)
Location: 6515 WINCHESTER LAKES BOULEVARD (43110) (PREVIOUSLY KNOWN AS 5662 GENDER ROAD), being 8.3± acres located on the north side of Winchester Pike, 260± feet east of Gender Road (490-169294).
Existing Zoning: C-4, Commercial District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Homewood Corporation; c/o Jeffrey L. Brown, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725, Columbus, OH 43215.
Property Owner(s): Homewood Corporation; 2700 East Dublin-Granville Road, Suite 300A; Columbus, OH 43213.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

7. APPLICATION: Z12-005 (ACCELA # 12335-00000-00004)
Location: 7520 SANCUS BOULEVARD (43213), being 10.2± acres located on the east side of Sancus Boulevard, 225± feet south of Worthington Woods Boulevard. (610-280547).
Existing Zoning: L-AR-12, Limited Apartment District.
Request: L-AR-12, Limited Apartment District.
Proposed Use: Multi-unit dwellings.
Applicant(s): The Traditions at Worthington Woods, LLC c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): The Traditions at Worthington Woods, LLC; 470 Olde Worthington Road,; Suite 100; Worthington, Ohio 43082.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

THE FOLLOWING POLICY ITEMS WILL BE HEARD FOLLOWING THE REGULAR AGENDA:

1. Code Change to allow with a Special Permit, Impound, Junk, and Salvage Yards in the M-1 district – Paul Freedman 645- 0704, pmfreedan@columbus.gov

2. East Columbus Neighborhood Plan - Mark Dravillas, AICP, 645-6823, mcdravillas@columbus.gov