

**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.

- 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.

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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