

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 12, 2012**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, APRIL 12, 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: 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](mailto:dahitt@columbus.gov)
  
- 2. APPLICATION: Z12-010 (12335-00000-00039)**  
**Location:** **3936 SCIOTO DARBY CREEK ROAD (43026)**, being 7.98± acres located on the north side of Scioto Darby Creek Road, 980± feet west of Scioto Darby Executive Court (560-162437).  
**Existing Zoning:** R-1, Residential and C-4, Commercial Districts.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Landscaping contractor with limited retail uses.  
**Applicant(s):** Hidden Creek Landscaping Inc.; c/o Clayton D. Hall, Attorney; 2041 Riverside Drive, Suite 202; Columbus, OH 43221.  
**Property Owner(s):** Sara L. Ramsey; 3920 Scioto Darby Creek Road; Hilliard, OH 43026.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).

3. **APPLICATION:** **Z12-007 (ACCELA # 12335-00000-00036)**  
**Location:** **5287 AVERY ROAD (43002)**, being 13.1± acres located on the west side of Avery Road, 1930± feet south of Rings Road. (010-279301).  
**Existing Zoning:** R, Rural District.  
**Request:** L-ARLD, Limited Apartment Residential District  
**Proposed Use:** Multi-unit dwellings.  
**Applicant(s):** Colonial American Development Corporation c/o Jeffrey L. Brown, Smith & Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** Angelo J. Dallas Trust, FBO Marghrita (Dallas) Hennon; 3297 McKinley Ave; Columbus, Ohio 43204.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov).
4. **APPLICATION:** **Z12-014 (12335-00000-00111)**  
**Location:** **880 GREENLAWN AVENUE (43223)**, being 4.9± acres located at the northeast corner of Greenlawn Avenue and Greenfield Drive (010-126651; Franklinton Area Commission).  
**Existing Zoning:** AR-3, Apartment Residential, and R, Rural Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Expansion of existing hospital.  
**Applicant(s):** Ohio Hospital for Psychiatry LLC; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** Ohio Hospital for Psychiatry LLC; 880 Greenlawn Avenue; Columbus, OH 43223 and Columbus Metropolitan Housing Authority; 800 East Eleventh Avenue; Columbus, OH 43211.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).
5. **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](mailto:dahitt@columbus.gov).

6. **APPLICATION:** **Z12-011 (ACCELA # 12335-00000-00042)**  
**Location:** **2455 BILLINGSLEY ROAD (43235)**, being 8.0± acres located on the south side of Billingsley Road, 500± feet west of Dunsworth Drive. (590-144971).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Modifying the CPD Text to allow building expansion at an existing auto dealership  
**Applicant(s):** Byers Realty LLC c/o Jeffrey L. Brown, Smith & Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** Byers Realty LLC c/o Byers Realty Inc; 427 S. Hamilton Road; Columbus, Ohio 43213.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov).
7. **APPLICATION:** **Z12-012 (ACCELA # 12335-00000-00044)**  
**Location:** **2605 & 2525 ROHR ROAD (43125)**, being 25.75± acres located on the south side of Rohr Road, 230± feet west of Alum Creek Drive. (495-268866).  
**Existing Zoning:** R, Rural District.  
**Request:** M, Manufacturing District.  
**Proposed Use:** Industrial use.  
**Applicant(s):** The Pizzuti Companies; Two Miranova Place, Suite 800; Columbus, Ohio 43215.  
**Property Owner(s):** Vision Service Plan; 3333 Quality Drive; Rancho Cordova, CA 95670.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov).