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

The Development Commission of the City of Columbus HELD 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 WERE 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 43026
   Planner: Dana Hitt, 645-2395; dahitt@columbus.gov
   APPROVAL (5-0)

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
   APPROVAL (5-0)
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.  
   **APPROVAL (5-0)**

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.  
   **APPROVAL (5-0)**

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.  
   **APPROVAL (5-0)**
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
APPROVAL (4-0-1)

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-1, 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
APPROVAL (5-0)