

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2012**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, MAY 10, 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: 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.

- 2. APPLICATION: Z12-013 (12335-00000-00104)**
Location: **5023 THOMPSON ROAD (43230)**, being 5.7± acres located at the southeast corner of Thompson Road and Chestnut Hill Drive (010-215018).
Existing Zoning: PUD-6, Planned Unit Development District.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Real Estate Investments II, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): DSM Holdings Ltd.; 259 West Schrock Road; Westerville, OH 43081.
Planner: Shannon Pine, 645-2208, spine@columbus.gov.

3. **APPLICATION:** **Z12-016 (ACCELA # 12335-00000-00108)**
Location: **200 GEORGESVILLE ROAD (43228)**, being 116.0± acres located on the east side of Georgesville Road, 430± feet south of West Broad Street (570-216484; Greater Hilltop Area Commission).
Existing Zoning: R, Rural and L-C-4, Limited Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Casino, Hotel and RV Park development.
Applicant(s): Central Ohio Gaming LLC; c/o Jeffrey L. Brown & Jackson B. Reynolds, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): CD Gaming Ventures LLC; 825 Berkshire Blvd; Wyomissing, PA 19610.
Planner: Dana Hitt, 645-2395, dahitt@columbus.gov.
4. **APPLICATION:** **Z12-009 (12335-00000-00038)**
Location: **1158 WEST THIRD AVENUE (43212)**, being 0.82± acres located on the northwest corner of West Third and Eastview Avenues (010-056643; 5th by Northwest Area Commission).
Existing Zoning: M-2, Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-commercial development.
Applicant(s): Robert E. Caudy; 3377 Cemetery Road; Hilliard, OH 43026.
Property Owner(s): R&KC Adventures LLC; P.O. Box 12505; Columbus, OH 43212.
Planner: Shannon Pine, 645-2208, spine@columbus.gov.
5. **APPLICATION:** **Z12-022 (12335-00000-00170)**
Location: **1419 CHESAPEAKE AVENUE (43212)**, being 0.77± acres located on the north side of Chesapeake Avenue, 940± feet east of North Star Road (130-002455; 5th by Northwest Area Commission).
Existing Zoning: R, Rural District (Annexation pending).
Request: AR-1, Apartment Residential District.
Proposed Use: Twenty-four-unit residential development.
Applicant(s): Metropolitan Holdings LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725, Columbus, OH 43215.
Property Owner(s): Linda Guy P. Williams Jr., et al; 1387 Chambers Road; Columbus, OH 43212.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.
6. **APPLICATION:** **Z12-015 (ACCELA # 12335-00000-00107)**
Location: **2435 BILLINGSLEY ROAD (43235)**, being 3.04± acres located on the south side of Billingsley Road, 5± feet east of Dunsworth Drive. (590-225214).
Existing Zoning: L-C-4, Limited Commercial District
Request: CPD, Commercial Planned Development District.
Proposed Use: Modifying the CPD Text to allow the sale of used automobiles.
Applicant(s): David A. Brown, Esq; 5100 Parkcenter Avenue, Suite 100; Dublin, Ohio 43017.
Property Owner(s): Tire America Inc; 823 Donald Ross Road; Juno Beach, Florida, 33408.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

7. **APPLICATION:** Z12-017 (12335-00000-00114)
Location: 5070 HAYDEN RUN ROAD (43016), being 23.04± acres located at the northwest corner of Hayden Run Road and Edwards Farms Drive (010-212226).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-O, Limited Apartment Residential, and CPD, Commercial Planned Development Districts.
Proposed Use: Commercial and multi-unit residential development.
Applicant(s): Casto-Edwards Hayden Run Ltd.; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): Casto-Edwards Hayden Run Ltd.; 495 South High Street, Suite 150; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov.
8. **APPLICATION:** Z12-018 (12335-00000-00161)
Location: 2640 BETHEL ROAD (43201), being 1.21± acres located on the north side of Bethel Road, 600± feet west of Pickforde Drive (590-221747).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: To increase the allowed square footage of an outlot from 7000 square feet to 7600 square feet.
Applicant(s): David Wilson; 3650 Kemper Road; Sharonville, Ohio 45241.
Property Owner(s): Carriage Place; 191 West Nationwide Boulevard; Suite 200; Columbus, Ohio 43215.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

THE FOLLOWING POLICY ITEM WILL BE HEARD IMMEDIATELY AFTER THE REZONING AGENDA:

1. Columbus Zoning Code Chapter 3357, C-5 Commercial district, correction. This correction will amend section 3357.01 to remove a provision that is inconsistent with other zoning code sections. The revision to CC Section 3357.01(B) will remove language in the C-5, Commercial district section that can be interpreted to allow C-5 uses only through rezoning to the C-5, Commercial district. However, adequate development standards for C-5 uses are applied not only by rezoning to the C-5, Commercial or M, Manufacturing districts but also through negotiated standards approved by city council in a CPD, Commercial Planned Development district rezoning or a council variance.

Planner: Lisa Russell, 645-6975; lrussell@columbus.gov