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

The Development Commission of the City of Columbus HELD 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 WERE 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.
   APPROVAL (5-1)

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.
   APPROVAL (6-0)
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.
APPROVAL (6-0)

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.
APPROVAL (6-0)

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.
APPROVAL (5-1)
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.
APPROVAL (6-0)

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.
APPROVAL (6-0)

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.
APPROVAL (6-0)
THE FOLLOWING POLICY ITEM WAS 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

APPROVAL (6-0)