

**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](mailto: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](mailto: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](mailto: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; 5<sup>th</sup> 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](mailto: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; 5<sup>th</sup> 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](mailto: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](mailto: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](mailto: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](mailto: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; [llrussell@columbus.gov](mailto:llrussell@columbus.gov)

**APPROVAL (6-0)**