The Development Commission of the City of Columbus HELD a public hearing on the following applications on Thursday, JULY 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: Z12-024 (12335-00000-00206)
   Location: 4871 WARNER ROAD (43081), being 43.73± acres located on the south side of Warner Road, 1400± feet east of Ulry Road (460-271260 & 010-252430).
   Existing Zoning: PUD-8, Planned Unit Development District.
   Request: L-AR-12, Limited Apartment Residential District.
   Proposed Use: Multi-unit residential development.
   Applicant(s): Albany Landings LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
   Property Owner(s): Albany Landings LLC; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.
   Planner: Shannon Pine, 645-2208, spine@columbus.gov.

   APPROVAL (4-0)

2. APPLICATION: Z12-029 (12335-00000-00225)
   Location: 4420 CLIME ROAD (43228), being 3.17± acres located at the northeast corner of Clime and Georgesville Roads (010-232675; Greater Hilltop Area Commission).
   Existing Zoning: L-C-2, Limited Commercial District.
   Request: CPD, Commercial Planned Development District.
   Proposed Use: Fuel sales and car wash in conjunction with convenience retail.
   Applicant(s): FS Real Estate Development, LLC; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
   Property Owner(s): Mount Carmel Health System; 6150 East Broad Street; Columbus, OH 43213.
   Planner: Shannon Pine, 645-2208, spine@columbus.gov.

   APPROVAL (5-0)
3. APPLICATION: Z12-032 (12335-00000-00228)
Location: 435 HUTCHINSON AVENUE (43235), being 2.8± acres located on the south side of Hutchinson Avenue, 900± feet east of High Cross Boulevard (610-201410).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Commercial development.
Applicant(s): The Ellis Company; c/o Jeffrey L. Brown, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Pontifical College Josephinum; 7625 North High Street; Columbus, Ohio 43235.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.
APPROVAL (6-0)

4. APPLICATION: Z12-031 (12335-00000-00227)
Location: 5335 NORTH HAMILTON ROAD (43230), being 6.7± acres located on the west side North Hamilton Road, 590± feet north of Thompson Road. (010-237830).
Request: L-M, Limited Manufacturing District.
Proposed Use: Self Storage
Applicant(s): Cardinal Self Storage LLC; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Southland Self Storage; 1301 Dublin Road, Suite 200; Dublin, OH 43215
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov
APPROVAL (6-0)

5. APPLICATION: Z12-030 (12335-00000-00226)
Location: 1155 BONHAM AVENUE (43211), being 0.40± acres located on the south side Bonham Avenue, at the southern terminus of Dolle Avenue. (010-026860, South Linden Area Commission).
Existing Zoning: R-4, Residential District.
Request: M, Manufacturing District.
Proposed Use: Concrete salvage use.
Applicant(s): Dwight Bailey; 982 Hill Road North; Pickerington, OH 43147.
Property Owner(s): Phil-Ro Land Co LLC; 999 Bonham Avenue; Columbus, OH 43211
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov
APPROVAL (6-0)
6. **APPLICATION:** Z12-027 (12335-00000-00220)
   **Location:** 2301 REFUGEE ROAD (43205), being 0.81± acres located on the south side Refugee Road, 1275± feet east of English Road. (010-289349, Far South Columbus Area Commission).
   **Existing Zoning:** RRR, Restricted Rural Residential District.
   **Request:** M, Manufacturing
   **Proposed Use:** Industrial use.
   **Applicant(s):** Randall Hall; c/o Edward T. McClellan, Atty; 880 Mendes Court; Columbus, OH 43235.
   **Property Owner(s):** William N. Igel; 1855 Snouffer Road; Worthington, OH 43085
   **Planner:** Dana Hitt, 645-2395; dahitt@columbus.gov

   **APPROVAL (6-0)**

7. **APPLICATION:** Z12-028 (12335-00000-00222)
   **Location:** 2236 REFUGEE ROAD (43205), being 1.19± acres located on the north and south sides Refugee Road, 885± feet east of English Road. (010-237244, Columbus South Side and Far South Columbus Area Commissions).
   **Existing Zoning:** R-1, Residential District.
   **Request:** M, Manufacturing
   **Proposed Use:** Industrial use.
   **Applicant(s):** Randall Hall; c/o Edward T. McClellan, Atty; 880 Mendes Court; Columbus, OH 43235.
   **Property Owner(s):** Randall Hall; 7725 Basil Western Road; Canal Winchester, OH 43110
   **Planner:** Dana Hitt, 645-2395; dahitt@columbus.gov

   **APPROVAL (6-0)**