

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

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](mailto: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](mailto: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](mailto: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).  
**Existing Zoning:** L-M, Limited Manufacturing and R, Rural Districts.  
**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](mailto: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](mailto: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](mailto: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](mailto:dahitt@columbus.gov)

**APPROVAL (6-0)**