AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2012

The Development Commission of the City of Columbus will hold a public hearing on the following applications on Thursday, OCTOBER 11, 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: Z12-040 (12335-00000-00432)
   Location: 6127 HARLEM ROAD (43054), being 5.2± acres located on the west side of Harlem Road, 160± feet north of Warner Road. (010-287891, Rocky Fork / Blacklick Accord).
   Existing Zoning: PUD-4, Planned Unit Development District.
   Request: L-I, Limited Institutional District.
   Proposed Use: Home for the aging.
   Applicant(s): Otterbein Homes c/o Sue McConn; Smith 580 North State Route 741; Lebanon, OH 45036.
   Property Owner(s): Lams United Properties LLC; P.O. Box 665; New Albany, OH 43054.
   Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

2. APPLICATION: Z12-047 (12335-00000-00442)
   Location: 1779 SOUTH WASHINGTON AVENUE (43207), being 0.34± acres located at the northwest corner of South Washington Avenue and Stanaford Place (010-034812; Columbus South Side Area Commission).
   Existing Zoning: P-1, Parking District.
   Request: R-3 Residential District.
   Proposed Use: Single-unit residential development.
   Applicant(s): NRP Group LLC; c/o Dave Perry, Agent; David Perry Co. Inc.; 145 East Rich St., 3rd Floor; Columbus, OH 43215; and Donald Plank, Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
   Property Owner(s): Columbus Association for the Deaf, Inc.; c/o Dave Perry, Agent; David Perry Co. Inc.; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
   Planner: Shannon Pine, 645-2208, spine@columbus.gov

3. APPLICATION: Z12-042 (12335-00000-00437)
   Location: 2870 SNOUFFER ROAD (43230), being 8.89± acres located at the northwest corner of Snouffer Road and Smoky Row Road (010-242690).
   Existing Zoning: R, Rural, and R-2, Residential Districts.
   Request: CPD, Commercial Planned Development District.
   Proposed Use: Assisted living facility and housing for the elderly.
   Applicant(s): Lemmon & LeMmon, Inc; c/o John E. Walsh, Agent; GBC Design Inc.; 565 White Pond Drive; Akron, OH 44320.
   Property Owner(s): Congregation Beth Tikvah; 6121 Olentangy River Road; Worthington, OH 43085; and Fredrick F. Campbell, Bishop of the Roman Catholic Diocese of Columbus; 198 East Broad Street; Columbus, OH 43215.
   Planner: Shannon Pine; 645-2208; spine@columbus.gov
4. APPLICATION: Z12-045 (12335-00000-00446)  
Location: 251 NORTH HARTFORD AVENUE (43213), being 1.03± acres located 117± feet north of the northeast corner of John Street and North Hartford Avenue. (Franklinton, 010-041738).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Corporate Offices.
Applicant(s): Orange Barrel Media; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Columbus Bituminous Concrete Corp; P.O. Box 398; Columbus, OH 43216
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

5. APPLICATION: Z12-041 (12335-00000-00434)  
Location: 2214 EAKIN ROAD (43223), being 0.4± acres located at the northeast corner of Eakin Road and Whitethorne Avenue (010-121772; Greater Hilltop Area Commission).
Existing Zoning: C-3, Commercial District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Limited commercial development.
Applicant(s): Kahlad Jahshan; c/o Omar Tarazi, Atty.; 5635 Sandbrook Lane; Hilliard, OH 43026.
Property Owner(s): Jahshan Properties Inc.; 4797 Britton Farms Drive; Hilliard, OH 43026.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

6. APPLICATION: Z12-046 (12335-00000-00443)  
Location: 5531 THOMPSON ROAD (43230), being 63.0± acres located on the north side of Morse, 368± feet east of Preserve Crossing Boulevard. (010-214639).
Existing Zoning: PUD-8, Planned Unit Development District.
Request: L-AR-12 Limited Apartment Residential District.
Proposed Use: Adjusting development uses and standards.
Applicant(s): New Albany Company 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): New Albany Company LLC, Inc; 8000 Walton Parkway; Suite 120 New Albany, OH 43054
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

7. APPLICATION: Z12-002 (11335-00000-00754)  
Location: 68 LAZELLE ROAD (43235), being 11.5± acres located on the north side of Lazelle Road, 780± feet east of North High Street (31834301005000).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential, and L-C-4, Limited Commercial Districts.
Proposed Use: Multi-unit residential and commercial development.
Applicant(s): Metro Development, LLC; c/o Jill S. Tangeman, Attorney; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): The Chakrof Family LP; 68 Lazelle Road: Columbus, OH 43235; and Dane Doremus III, Robert Doremus, and Derek Sargent, Jr.; 10175 Columbus Pike; Lewis Center, OH 43035.
Planner: Shannon Pine; 645-2208; spine@columbus.gov
8. APPLICATION: Z04-026 (04335-00000-00027)
Location: 577 WEST FIRST AVENUE (43215), being 10.59± acres surrounding the intersection of West First Avenue and Perry Street. (010-285101).
Existing Zoning: M, Manufacturing, C-3, C-4, Commercial and CPD Commercial Planned Development Districts.
Request: AR-2, AR-3 Apartment Residential and R-2F Residential Districts.
Proposed Use: Follow-up rezoning to CV04-006 to conform the zoning to the existing development.
Applicant(s): Royal Tallow Holdings Ltd; c/o Donald T. Plank, Atty; Plank Law Firm; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): Royal Tallow Holdings Ltd; c/o Donald T. Plank, Atty; Plank Law Firm; 145 East Rich Street; Columbus, Ohio 43215.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

THE FOLLOWING POLICY ITEMS WILL BE HEARD IMMEDIATELY AFTER THE ZONING AGENDA:

1. Department of Building and Zoning Services:

Columbus Zoning Code revised nonconformities standards. A complete overhaul of zoning code Chapter 3391, "Nonconformities", clearly separates nonconforming uses and structures, and provides for nonconforming parcels. Destruction of a building will no longer terminate a nonconforming use, and the new code will allow garages and similar non-habitable additions to nonconforming residential uses.
Planner: Lisa Russell, 645-6975; lrussell@columbus.gov

2. Department of Development:

MOTION TO APPROVE SUMMARY OF September 13, 2012 MEETING

NEW BUSINESS

Presentation, Discussion and Action
South Linden Neighborhood Plan Amendment
Planner: Todd Singer, 645-7565, tasinger@columbus.gov