

**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](mailto: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., 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank, Plank Law Firm; 145 East Rich St., 3<sup>rd</sup> 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., 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:tasinger@columbus.gov)