

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

The Development Commission of the City of Columbus **HELD** 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 WERE 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

APPROVAL (7-0)

- 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

APPROVAL (7-0)

- 3. APPLICATION: Z12-042 (12335-00000-00437)**
Location: **2870 SNOUFFER ROAD (43235)**, 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

APPROVAL (7-0)

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

APPROVAL (7-0)

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

APPROVAL (6-0)

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

APPROVAL (6-0)

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

APPROVAL (6-0)

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

APPROVAL (5-0-1)

THE FOLLOWING POLICY ITEMS WERE 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

APPROVAL (6-0)

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

APPROVAL (6-0)