

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 13, 2012**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, DECEMBER 13, 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: Z12-043 (12335-00000-00438)**
Location: **5372 CENTRAL COLLEGE ROAD (43081)**, being 85.4± acres located on the north side of Central College Road, 3040± feet west of Harlem Road (Rocky Fork/Blacklick Accord; 010-237894).
Existing Zoning: NE, Neighborhood Edge, NG, Neighborhood General, NC, Neighborhood Center, and TC, Town Center Districts.
Request: NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center Districts.
Proposed Use: Single- and multi-unit residential development.
Applicant(s): Homewood Corp.; c/o Laura MacGregor Comek, Atty.; 500 South Front Street, 12th Floor; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

- 2. APPLICATION: Z12-053 (12335-00000-00518)**
Location: **5702 HIGH ROCK DRIVE (43081)**, being 23.87± acres located on the south side of Central College Road, 827± feet east of North Hamilton Road (010-274571; Rocky Fork/Blacklick Accord).
Existing Zoning: L-AR-12, Limited Apartment Residential District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Traditions at Rocky Fork LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Traditions at Rocky Fork LLC et al; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

3. **APPLICATION:** **Z12-048 (12335-00000-00513)**
Location: **3022 EAST FIFTH AVENUE (43219)**, being 0.79± acres located at the northeast corner of East Fifth and Rarig Avenues (010-045972).
Existing Zoning: C-4, Commercial and R-4, Residential Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Community basketball park.
Applicant(s): Chris Edwards; 1087 Miller Avenue; Columbus, Ohio 43219.
Property Owner(s): Living Word Church of Columbus; c/o Pastor Jeff Haygood; 3007 East Sixth Avenue; Columbus, Ohio 43219.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov
4. **APPLICATION:** **Z12-044 (12335-00000-00444)**
Location: **753 CHAMBERS ROAD (43212)**, being 0.6± acres located on the south side of Chambers Road, 170± feet west of Olentangy River Road (130-003304 and 130-000810).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Lennox Town Plaza LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Lennox Town Plaza LLC; 511 North Park Street; Columbus, OH 43215; and Michael Sabo; 755 Chambers Road; Columbus, OH 43212.
Planner: Shannon Pine, 645-2208, spine@columbus.gov.
5. **APPLICATION:** **Z12-023 (12335-00000-00172)**
Location: **1372 NORTH GRANT AVENUE (43201)**, being 1.87± acres located on the north side of East Fifth Avenue, 160± feet east of North Grant Avenue (010-008498, University Area Commission).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly.
Applicant(s): Weinland Senior LLC; c/o Dave Perry, David Perry Company; 145 East Rich Street; 3rd Floor; Columbus, Ohio 43215.
Property Owner(s): Weinland Park Development LLC; c/o David Perry Company; 145 East Rich Street; 3rd Floor; Columbus, Ohio 43215.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

6. **APPLICATION:** Z12-060 (ACCELA # 12335-00000-00590)
Location: 2393 WEST DUBLIN GRANVILLE ROAD (43235), being 20.49± acres located on the south side of West Dublin-Granville Road, 625± feet east of McVey Boulevard. (610-198847).

Tabling Requested

- Existing Zoning:** L-C-4, Limited Commercial & L-M-2, Limited Manufacturing Districts
Request: L-ARLD, Limited Apartment Residential District
Proposed Use: Multi-unit dwelling development.
Applicant(s): Vision Development Inc; c/o Connie J. Klema, Atty; 145 East Rich Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Linworth Village Center; 107 South High Street, 3rd Floor; Columbus, OH 43215.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

7. **APPLICATION:** Z12-061 (ACCELA # 12335-00000-00586)
Location: 2585 BILLINGSLEY ROAD (43235), being 4.9± acres located on the south side of Billingsley Road, 420± feet west of Shirlington Drive. (212-000087).
Existing Zoning: R, Rural (Annex) District
Request: L-C-4, Limited Commercial District
Proposed Use: Commercial use.
Applicant(s): Billingsley Properties LLC; c/o Jeffrey L. Brown, Atty; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Billingsley Properties LLC; 4586 Gateway Drive; Columbus, OH, 43220.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

8. **APPLICATION:** Z12-052 (ACCELA # 12335-00000-00517)
Location: 5910 AND 5942 SUNBURY ROAD (43081), being 7.8± acres located at the southeast corner of Sunbury Road, and the exit ramp from eastbound State Route 161. (010-213825).
Existing Zoning: R, Rural District.

Tabling Requested

- Request:** L-C-4, Limited Commercial District.
Proposed Use: Hotel
Applicant(s): Metro Development LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street, P.O. Box 1008; Columbus, Ohio 43216.
Property Owner(s): Metro Development LLC et al; 470 Olde Worthington Road; Westerville, Ohio 43082.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.