AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2013

The Development Commission of the City of Columbus will hold a public hearing on the following applications on Thursday, MARCH 14, 2013, 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: Z13-004 (13335-00000-00003)
   Location: 3940 STELZER ROAD (43219), being 1.9± acres located on the east side of Stelzer Road, 1444± feet south of Morse Road. (010-147204; Northeast Area Commission).
   Existing Zoning: CPD, Commercial Planned Development District.
   Request: CPD, Commercial Planned Development District.
   Proposed Use: Follow up rezoning to CV12-042 to permit gasoline sales.
   Applicant(s): Costco; c/o Jeffrey L. Brown & David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
   Property Owner(s): Morso Holding Company c/o Ken Douglas, 3 Limited Parkway; New Albany, OH 43230
   Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

2. APPLICATION: Z13-002 (ACCELA # 12335-00000-00764)
   Location: 2333 MORSE ROAD (43229), being 1.29± acres located on the south side of Morse Road, 69± feet east of Malin Street (010-007139).
   Existing Zoning: C-4, Commercial District.
   Request: C-5, Commercial District.
   Proposed Use: Compressed natural gas fueling station.
   Applicant(s): City of Columbus; Department of Finance and Management; Fleet Management Division c/o Paul Rakosky, Director; 90 West Broad Street; Columbus, OH 43215.
   Property Owner(s): City of Columbus; Real Estate Division; 90 West Broad Street, Room 425; Columbus, OH 43215.
   Planner: Shannon Pine; 645-2208; spine@columbus.gov
3. APPLICATION: Z13-006 (ACCELA # 13335-00000-0058)
Location: 6221 CLEVELAND AVENUE (43231), being 1.18± acres located at the southwest corner of Cleveland Avenue and Community Park Drive (010-231122 and part of 010-219220).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expansion of existing restaurant.
Applicant(s): McDonald’s USA, LLC; c/o Lynsey Ondecker, Agent; 1801 Watermark Drive, Suite 150; Columbus, OH 43215.
Property Owner(s): McDonald’s USA, LLC et al; 2111 McDonald’s Drive; Oak Brook, IL 60523.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

4. APPLICATION: Z12-065 (ACCELA # 12335-00000-00675)
Location: 8691 SOUTH OLD STATE ROAD (43240), being 14.45± acres located on the east side of South Old State Road, 347± feet north of Candlelite Lane (31834101001000).
Existing Zoning: PUD-8, Planned Unit Development District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Walker Land, Ltd. and Schottenstein Real Estate Group; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Walker Land, Ltd.; P.O. Box 2999; Westerville, OH 43086.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

5. APPLICATION: Z13-003 (ACCELA # 13335-00000-00001)
Location: 1469 HILLIARD-ROME ROAD EAST (43228), being 4.65± acres located on the southeast corner of Hilliard Rome Road East and Trabue Road. (560-229654).
Existing Zoning: C-4, Commercial District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multiple-unit dwellings
Applicant(s): Home Port Ohio; c/o Laura MacGregor Comek, Atty.; 500 South Front Street, 12th Floor; Columbus, Ohio 43215.
Property Owner(s): Central Ohio Transit Authority; 1600 McKinley Avenue; Columbus, Ohio 43222; DRN Columbus LPI; 29425 Chagrin Boulevard; Suite 211; Beachwood, OH 44122.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov
6. APPLICATION: Z12-054 (ACCELA # 12335-00000-00521)
Location: 5652 ROBERTS ROAD (43026), being 4.99± acres located on the north side of Roberts Road, 131± feet west of Rustling Oak Boulevard (560-136818).
Existing Zoning: R-1, Residential District.
Request: L-AR-12 Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Tom Bell Properties; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): John and Diane Kessler; P.O. Box 342; Hilliard, OH 43026.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

7. 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).
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

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.
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