

**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, Attys.; 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](mailto: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](mailto: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](mailto: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.

# Tabling Requested

**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](mailto: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, 12<sup>th</sup> 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](mailto: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](mailto: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](mailto: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](mailto:dahitt@columbus.gov)