

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2013**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, APRIL 11, 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: Z13-005 (ACCELA # 13335-00000-00041)**
Location: **3900 WEST BROAD STREET (43228)**, being 14.41± acres located on the north side of West Broad Street, 1,115± feet east of Phillipi Road (570-189622; Greater Hilltop Area Commission).
Existing Zoning: R, Rural District.
Request: C-4, Commercial District.
Proposed Use: Conform existing automobile dealership development.
Applicant(s): Robert A. Layman, Jr.; c/o Gary Wheaton; 3900 West Broad Street; Columbus, OH 43228.
Property Owner(s): Robert A. Layman, Jr.TR; 8231 Bay Colony Drive # 2004 Brighton; Naples, FL 34108.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

- 2. APPLICATION: Z13-027 (ACCELA # 13335-00000-00145)**
Location: **1944 HILLIARD-ROME ROAD (43081)**, being 0.62± acres located at the east side of Hilliard-Rome Road, 185± feet south of Tanglewood Park Boulevard. (560-266460).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Car wash development.
Applicant(s): Moo Moo Express Car Wash LLC; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215 and Donald Plank, Atty.; Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Property Owner(s): Blue Wave Laser Wash LLC; c/o Kevin Kroos, Managing Partner; 2625 Sherwood Road; Bexley, OH 43209.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

3. **APPLICATION:** **Z13-019 (ACCELA # 13335-00000-00089)**
Location: **90 NORTH SEVENTEENTH STREET (43205)**, being 0.6± acres located on the east side of North Seventeenth Street, 200± feet south of East Long Street (010-015189; Near East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: R-2F, Residential District.
Proposed Use: Residential development.
Applicant(s): Columbus Scholar House I, LLC; c/o James V. Maniace, Atty.; 65 East State Street, Suite 100; Columbus, Ohio 43215.
Property Owner(s): Capital City Holdings, LLC; 88 East Broad Street; Columbus, Ohio 43215.
Planner: Shannon Pine; 645-2208; spine@columbus.gov
4. **APPLICATION:** **Z13-026 (ACCELA # 13335-00000-00143)**
Location: **5103 CENTRAL COLLEGE ROAD (43081)**, being 8.6± acres located at the southeast corner of Central College Road and Sedgemoor Drive (010-268562).
Existing Zoning: NG, Neighborhood General District.
Request: NE, Neighborhood Edge District.
Proposed Use: Single-unit residential development.
Applicant(s): Dominion Homes, Inc.; c/o Robert A. Meyer, Jr., Atty.; Porter, Wright, Morris & Arthur LLP; 41 South High Street; Columbus, Ohio 43215.
Property Owner(s): Dominion Homes, Inc.; 4900 Tuttle Crossing Boulevard; Columbus, Ohio 43016.
Planner: Shannon Pine; 645-2208; spine@columbus.gov
5. **APPLICATION:** **Z13-014 (ACCELA # 13335-00000-00075)**
Location: **1037 CHAMBERS ROAD (43212)**, being 1.2± acres located at the southeast corner of Chambers and Kenny Roads. (130-000508).
Existing Zoning: R, Rural District.
Request: AR-1, Apartment Residential District.
Proposed Use: Multiple-unit dwellings
Applicant(s): Metropolitan Holdings 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): Robert Steffens et al; 1037 Chambers Road; Columbus, Ohio 43212;
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

6. APPLICATION: **Z13-017 (ACCELA # 13335-00000-00086)**
Location: **2567 WALCUTT ROAD (43026)**, being 1.72± acres located at the northwest corner of Walcutt and Roberts Roads (560-215159 & 560-267521).
Existing Zoning: CPD, Commercial Planned Development, and L-C-4, Limited Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Fuels sales facility with convenience retail.
Applicant(s): Speedway; c/o Robert Sweet; McBride Dale Clarion; 5725 Dragon Way, Suite 220; Cincinnati, OH 45722.
Property Owner(s): Speedway; 539 South Main Street; Findlay, OH 45840.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

7. APPLICATION: **Z13-018 (ACCELA # 13335-00000-00087)**
Location: **3310 EAST BROAD STREET (43213)**, being 1.58± acres located at the northeast corner of East Broad Street and North James Road (010-088348, 010-092948, & 010-092949).
Existing Zoning: C-4, Commercial District.

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Request: CPD, Commercial Planned Development District.
Proposed Use: Fuels sales facility with convenience retail.
Applicant(s): Speedway; c/o Robert Sweet; McBride Dale Clarion; 5725 Dragon Way, Suite 220; Cincinnati, OH 45722.
Property Owner(s): TMJM LLC et al; 3288 East Broad Street; Columbus, OH 43213.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

8. 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

9. **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
10. **APPLICATION:** **Z13-001 (12335-00000-00753)**
Location: **9440 SOUTH OLD STATE ROAD (43035)**, being 4.09± acres located on the west side of South Old State Road, 392± feet south of Erin Drive (31834402001000).
Existing Zoning: R, Rural 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): Karen Helmlinger; 9440 South Old State Road; Columbus, OH 43035.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

THE FOLLOWING POLICY ITEMS WILL BE HEARD IMMEDIATELY AFTER THE ZONING AGENDA:

MOTION TO APPROVE SUMMARY OF January 10, 2013 MEETING

NEW BUSINESS

Presentation, Discussion, and Action

Livingston East Commercial Overlays
 Todd Singer, AICP, 645-7565, tasinger@columbus.gov

Code change proposal

Repeal of Bulk Underground Fuel Storage Single Tank Capacity Caps
 Paul Freedman, 645-0704, pmfreedman@columbus.gov