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

The Development Commission of the City of Columbus held 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 WERE HEARD ON THE 6:00 P.M. AGENDA:

<table>
<thead>
<tr>
<th>No.</th>
<th>APPLICATION:</th>
<th>Location:</th>
<th>Existing Zoning:</th>
<th>Request:</th>
<th>Proposed Use:</th>
<th>Applicant(s):</th>
<th>Property Owner(s):</th>
<th>Planner:</th>
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<tbody>
<tr>
<td>1.</td>
<td>Z13-005</td>
<td>3900 West Broad Street (43228),</td>
<td>R, Rural District.</td>
<td>C-4, Commercial District.</td>
<td>Conform existing automobile dealership development.</td>
<td>Robert A. Layman, Jr.; c/o Gary Wheaton; 3900 West Broad Street; Columbus, OH 43228.</td>
<td>Robert A. Layman, Jr.; TR; 8231 Bay Colony Drive # 2004 Brighton; Naples, FL 34108.</td>
<td>Shannon Pine, 645-2208; <a href="mailto:spine@columbus.gov">spine@columbus.gov</a></td>
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<tr>
<td>2.</td>
<td>Z13-027</td>
<td>1944 Hilliard-Rome Road (43081),</td>
<td>CPD, Commercial Planned Development District.</td>
<td>CPD, Commercial Planned Development District.</td>
<td>Car wash development.</td>
<td>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.</td>
<td>Blue Wave Laser Wash LLC; c/o Kevin Kroos, Managing Partner; 2625 Sherwood Road; Bexley, OH 43209.</td>
<td>Dana Hitt; 645-2395; <a href="mailto:dahitt@columbus.gov">dahitt@columbus.gov</a></td>
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</tbody>
</table>

APPROVAL (5-0)
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

APPROVAL (5-0)

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

APPROVAL (5-0)

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, Attns.; 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

APPROVAL (5-0)
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

APPROVAL (5-0)

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.
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

TABLED BY APPLICANT

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. Klama, 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

DISAPPROVAL (2-3)
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

APPROVAL (3-2)

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

DISAPPROVAL (1-4)

THE FOLLOWING POLICY ITEMS WERE 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

APPROVAL (5-0)

Code change proposal

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

APPROVAL (5-0)