AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2013

The Development Commission of the City of Columbus will hold a public hearing on the following applications on Thursday, MAY 9, 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: Z13-011 (ACCELA # 13335-00000-00073)
   Location: 2470 HILLIARD-ROME ROAD (43026), being 0.38± acres located on the east side of Hilliard-Rome Road, 764± feet south of Roberts Road (560-168631).
   Existing Zoning: R, Rural District.
   Request: L-C-2, Limited Commercial District.
   Proposed Use: Office commercial development.
   Applicant(s): John W. Gibson; c/o Rickard Alan Sicker; RAS Civil Engineering LLC 4254 Tuller Road; Dublin, OH 43017.
   Property Owner(s): John W. Gibson; P.O. Box 3210; Westerville, OH 43086.
   Planner: Shannon Pine, 645-2208, spine@columbus.gov

2. APPLICATION: Z13-025 (ACCELA # 13335-00000-00142)
   Location: 116 EAST MOLER STREET (43212), being 0.28± acres located at the northwest corner of East Moler Street and South Fourth Streets. (010-037613, Columbus South Side Area Commission).
   Existing Zoning: L-AR-3, Limited Apartment Residential District.
   Request: CPD, Commercial Planned Development District.
   Proposed Use: Retail and Multiple-unit dwellings
   Applicant(s): Tarik Yousef; c/o Jennifer L. Routte, Atty; 6895 East Main Street; Reynoldsburg, OH 43068.
   Property Owner(s): Tarik Yousef; 23717 Liberty West Road; Raymond, Ohio 43067;
   Planner: Dana Hitt; 645-2395; dahitt@columbus.gov
3. APPLICATION: Z13-029 (ACCELA # 13335-00000-00147)
Location: 3224 MORSE ROAD (43231), being 2.28± acres located on the north side of Morse Road, 930± feet east of Westerville Road (010-158416).
Existing Zoning: L-C-4, Limited Commercial District.

**Request:**
CPD, Commercial Planned Development District.

**Proposed Use:**
Limited commercial development.

**Applicant(s):**
Core Resources, Inc.; 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):**
3224 Morse Road 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.

**Planner:**
Shannon Pine; 645-2208; spine@columbus.gov

4. APPLICATION: Z13-007 (ACCELA # 13335-00000-00067)
Location: 5700 NORTH HAMILTON ROAD (43230), being 2.91± acres located on the east side of Hamilton Road, 438± feet north of Preserve Boulevard (545-175660).
Existing Zoning: CPD, Commercial Planned Development District.

**Request:**
CPD, Commercial Planned Development District.

**Proposed Use:**
Commercial development.

**Applicant(s):**
Hamilton II Retail LLC; c/o Melanie Wollenberg; 445 Hutchinson Avenue, Suite 800; Columbus, OH 43235.

**Property Owner(s):**
The Applicant.

**Planner:**
Shannon Pine; 645-2208; spine@columbus.gov

5. APPLICATION: Z13-010 (ACCELA # 13335-00000-00072)
Location: 1376 KING AVENUE (43212), being 0.7± acres located at the northeast corner of King and Grandview Avenues (010-061968 & 010-062082; 5th by Northwest Area Commission).
Existing Zoning: C-4, Commercial District.

**Request:**
AR-2, Apartment Residential District.

**Proposed Use:**
Multi-unit residential development.

**Applicant(s):**
1374 King Avenue 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):**
The Applicant.

**Planner:**
Shannon Pine; 645-2208; spine@columbus.gov
6. APPLICATION: Z13-012 (ACCELA # 13335-00000-00078)
Location: 1516 CHEAPEAKE AVENUE (43212), being 0.51± acres located on the north side of Chesapeake Avenue, 190± feet east of North Star Avenue. (130-001391, Fifth by Northwest Area Commission).
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): Kitchner Park Inc; 887 Chambers Road; Columbus, Ohio 43212;
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

7. APPLICATION: Z13-013 (ACCELA # 13335-00000-00083)
Location: 1437 CHEAPEAKE AVENUE (43212), being 0.64± acres located on the south side of Chesapeake Avenue, 750± feet east of North Star Avenue. (130-001391, Fifth by Northwest Area Commission).
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): Matt Vekasy; 1500 West Third Avenue, Suite 400; Columbus, Ohio 43212;
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

8. APPLICATION: Z13-015 (ACCELA # 13335-00000-00079)
Location: 1397 CHAMBERS ROAD (43212), being 0.96± acres located on the south side of Chambers Road, 480 feet west of Northwest Boulevard. (130-005577, Fifth by Northwest Area Commission).
Existing Zoning: R, Rural District.
Request: AR-1, Apartment Residential District.
Proposed Use: Multiple-unit dwellings
Applicant(s): Guy Williams; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): 1405 LLC et al; 911 Henry Street; Columbus, Ohio 43215;
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov
9. **APPLICATION:** Z13-021 (ACCELA # 13335-00000-00131)
   **Location:** 1454 CHESAPEAKE AVENUE (43212), being 0.82± acres located on the north and south sides of Chambers Road, 640± feet west of Northwest Boulevard. (130-006130, Fifth by Northwest Area Commission).
   **Existing Zoning:** R, Rural District.
   **Request:** AR-1, Apartment Residential District.
   **Proposed Use:** Multiple-unit dwellings
   **Applicant(s):** Guy Williams; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
   **Property Owner(s):** Guy Williams; 1387 Chambers Road; Columbus, Ohio 43212
   **Planner:** Dana Hitt; 645-2395; dahitt@columbus.gov

10. **APPLICATION:** Z13-023 (ACCELA # 13335-00000-00135)
    **Location:** 1424 CHESAPEAKE AVENUE (43212), being 0.34± acres located on the north side of Chambers Road, 915± feet west of Northwest Boulevard. (130-001396, Fifth by Northwest Area Commission).
    **Existing Zoning:** R, Rural District.
    **Request:** AR-1, Apartment Residential District.
    **Proposed Use:** Multiple-unit dwellings
    **Applicant(s):** Guy Williams; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
    **Property Owner(s):** Guy Williams; 1387 Chambers Road; Columbus, Ohio 43212
    **Planner:** Dana Hitt; 645-2395; dahitt@columbus.gov

11. **APPLICATION:** Z13-024 (ACCELA # 13335-00000-00136)
    **Location:** 1498 CHESAPEAKE AVENUE (43212), being 0.85± acres located on the north side of Chambers Road, 310± feet west of Northwest Boulevard. (130-001392, Fifth by Northwest Area Commission).
    **Existing Zoning:** R, Rural District.
    **Request:** AR-1, Apartment Residential District.
    **Proposed Use:** Multiple-unit dwellings
    **Applicant(s):** Guy Williams; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
    **Property Owner(s):** Guy Williams; 1387 Chambers Road; Columbus, Ohio 43212
    **Planner:** Dana Hitt; 645-2395; dahitt@columbus.gov
12. APPLICATION: Z13-028 (ACCELA # 13335-00000-00146)
   Location: 5167 WARNER ROAD (43081), being 3.91± acres located on the
   south side of Warner Road, 273± feet west of North Hamilton Road
   (010-278313 & 010-286993).
   Existing Zoning: CPD, Commercial Planned Development District.
   Request: CPD, Commercial Planned Development District.
   Proposed Use: Commercial development with revised CPD plan.
   Applicant(s): Donald W. Kelley and Associates, Inc.; 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): Albany Place Investment, Ltd.; 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.
   Planner: Shannon Pine; 645-2208, spine@columbus.gov

13. APPLICATION: Z13-030 (ACCELA # 13335-00000-00201)
   Location: 5061 TUTTLE CROSSING BOULEVARD (43017), being 1.4±
   acres located at the southeast corner of Tuttle Crossing Boulevard
   and Blazer Parkway (010-215377).
   Existing Zoning: CPD, Commercial Planned Development District.
   Request: CPD, Commercial Planned Development District.
   Proposed Use: Expand C-4 commercial uses.
   Applicant(s): Jupiter Ohio Inc.; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC;
   37 West Broad Street, Suite 725; Columbus, OH 43215.
   Property Owner(s): The Applicant.
   Planner: Shannon Pine, 645-2208, spine@columbus.gov

14. APPLICATION: Z13-008 (ACCELA # 13335-00000-00069)
   Location: 3386 EAST POWELL ROAD (43085), being 13.94± acres located
   100± feet west of Hickory Ridge Court and 810± feet south of East
   Powell Road (31844202024000).
   Existing Zoning: R, Rural District (Annexation Pending).
   Request: L-C-4, Limited Commercial District.
   Proposed Use: Limited commercial development.
   Applicant(s): NP/FG LLC and NP Limited Partnership; 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): NP/FG LLC and NP Limited Partnership et al; c/o Dave Perry, The
   David Perry Co.; 145 East Rich Street, 3rd Floor; Columbus, OH
   43215.
   Planner: Shannon Pine; 645-2208; spine@columbus.gov
15. APPLICATION: Z12-064 (ACCELA # 12335-00000-00669)
   Location: 3780 EAST POWELL ROAD (43035), being 7.18± acres located on the southwest side of East Powell Road, 540± feet north of Worthington Road. (3184410400000).
   Existing Zoning: R, Rural District
   Request: L-C-4, Limited Commercial District.
   Proposed Use: Extended stay 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): The Estates of Richard and Ora Baggs 3780 East Powell Road; Lewis Center, OH 43035.
   Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

16. 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.