

**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. Route, 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.

Tabling Requested

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.

Postponed

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 CHESAPEAKE 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 CHESAPEAKE 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. (31844104005000).
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