AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 13, 2013

The Development Commission of the City of Columbus will hold a public hearing on the following applications on Thursday, JUNE 13, 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: 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

2. 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
3. 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

4. APPLICATION: Z13-032 (ACCELA # 13335-00000-00212)
Location: 930 BETHEL ROAD (43214), being 3.38± acres located on the north side of Bethel Road, 385± feet east of Postlewaite Road (010-151847).
Existing Zoning: L-C-2, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expansion of existing medical office building.
Applicant(s): ENT Investments-Bethel Surgery Ltd.; c/o Donald Plank, 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

5. APPLICATION: Z13-022 (ACCELA # 13335-00000-00133)
Location: 3355 SOUTH HIGH STREET (43207), being 1.7± acres located on the west side of South High Street, 834± feet north of West Williams Road (010-112334; Far South Columbus Area Commission).
Existing Zoning: C-4, Commercial District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Wholesale supply.
Applicant(s): JC Roofing Supply; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Claudia M. Jayne; c/o Jonathan G. Jayne; 1535 Keystone Avenue; Dayton, OH 45403.
Planner: Shannon Pine; 645-2208; spine@columbus.gov
6. **APPLICATION:** Z13-038 (ACCELA # 13335-00000-00298)

**Location:** 6517 EAST BROAD STREET (43004), being 11.0± acres located at the southwest corner of East Broad Street and Brice Road (170-000181 plus 4 others; Far East Area Commission).

**Existing Zoning:** CPD, Commercial Planned Development, L-C-2, Limited Commercial, and R, Rural Districts.

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

**Proposed Use:** Commercial development.

**Applicant(s):** Equity, Inc.; c/o Donald Plank, Atty.; Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.

**Property Owner(s):** Eastglen Exchange LLC, EG Medical LLC, and Eastglen Land LLC; c/o Donald Plank, Atty.; Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.

**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 APRIL 11, 2013 MEETING**

**NEW BUSINESS**

**Presentation, Discussion, and Action**

- Consideration/action on proposed Downtown District (CC 3359) Update and Design Guidelines
  
  Presentation by Vince Papsidero, AICP, 645-8036, vapapsidero@columbus.gov
  
  Staff Contact: Kevin Wheeler, 645-6057, kjwheeler@columbus.gov

- Consideration/action on proposed East Franklinton District (mixed use zoning district)
  
  Presentation by Vince Papsidero, AICP, 645-8036, vapapsidero@columbus.gov
  
  Staff Contact: Mark Dravillas, AICP, 645-6823, mcdavillas@columbus.gov