

**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.

DISAPPROVAL (1- 5)

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

APPROVAL (6-0)

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

APPROVAL (6-0)

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

APPROVAL (6-0)

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.

Tabling Requested

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

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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

APPROVAL (6-0)

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

APPROVAL (6-0)

- 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, mcdravillas@columbus.gov

APPROVAL (6-0)