

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 14, 2013**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, NOVEMBER 14, 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: Z13-042 (13335-00000-00386)**
Location: **6193 CLEVELAND AVENUE (43229)**, being 2.2± acres located on the west side of Cleveland Avenue, 150± feet north of Homeacre Drive (010-207674 & 600-182484).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Fuel sales and car wash in conjunction with convenience retail.
Applicant(s): TH Midwest, Inc.; c/o Christopher A. Rinehart, Atty.; Rinehart Legal Services, Ltd.; 300 East Broad Street, Suite 450; Columbus, OH 43215.
Property Owner(s): Bob Evans Farms, Inc.; c/o Victor Lane; 3776 South High Street; Columbus, OH 43207.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

- 2. APPLICATION: Z13-047 (13335-00000-00624)**
Location: **1150 DUBLIN ROAD (43215)**, being 1.5± acres located at the northeast corner of Dublin Road and Urlin Avenue (010-100689 and 010-100690).
Existing Zoning: M-1, Manufacturing District.
Request: M, Manufacturing District.
Proposed Use: Retail and office uses.
Applicant(s): Turkey Run, Inc.; c/o Scott B. Birrer, Atty.; 655 Metro Place South, Suite 600; Dublin, OH 43017.
Property Owner(s): The Applicant.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

3. **APPLICATION:** **Z13-048 (13335-00000-00629)**
Location: **1131 DUBLIN ROAD (43215)**, being 0.77± acres located on the south side of Dublin Road, 145± feet west of Fairview Avenue (010-258109).
Existing Zoning: C-4, Commercial District.
Request: ARLD, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Wayne A. Garland, Jr.; c/o Dave Perry, Agent; David Perry Co. Inc.; 145 East Rich St., 3rd Floor; Columbus, OH 43215; and Donald Plank, Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Property Owner(s): Clydeco, LTD; c/o Dave Perry, Agent; David Perry Co.; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov
4. **APPLICATION:** **Z13-049 (13335-00000-00634)**
Location: **1580 JOYCE AVENUE (43219)**, being 0.49± acres located at the southeast corner of Joyce and Seventeenth Avenues (010-108440; North Central Area Commission).
Existing Zoning: C-4, Commercial, and R-2, Residential District.
Request: C-4, Commercial District.
Proposed Use: Commercial development.
Applicant(s): Asnakew Tadesse; c/o Alex Gared, Agent; 960 Sunbury Road; Columbus, OH 43219.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov
5. **APPLICATION:** **Z13-033 (ACCELA # 13335-00000-00249)**
Location: **257 PARK ROAD (43085)**, being 15.22± acres located on the south side of Park Road, 200± feet east of Station Street (610-166609 plus seven others).
Existing Zoning: R, Rural District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Giuseppe (Joseph) A. Pingue; 1445 Worthington Woods Boulevard; Worthington, OH 43085.
Property Owner(s): Giuseppe (Joseph) A. Pingue, et al; 1445 Worthington Woods Boulevard; Worthington, OH 43085.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

THE FOLLOWING POLICY ITEMS WILL BE HEARD IMMEDIATELY AFTER THE ZONING AGENDA:

1. Columbus Zoning Code editorial changes to Chapter 3391, Nonconformities. This minimal draft ordinance will refine language included in the newly revised Chapter 3391 (ORD 2323-2012) to better express policies on nonconforming parcels and structures.
Planner: Lisa Russell, 645-6975; lrussell@columbus.gov
2. Graphics Code Update Part 1. This proposed code change initiates new limits on the brightness of automatic changeable copy signs and billboards, updates some definitions and terminology, and standardizes the limits on special effects within 660 feet of an Interstate and special effects oriented toward a freeway.
Planner: Lisa Russell, 645-6975; lrussell@columbus.gov