

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 12, 2013**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, DECEMBER 12, 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: Z13-049 (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:** L-C-4, Limited 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](mailto:spine@columbus.gov)
  
- 2. APPLICATION: Z13-053 (13335-00000-00761)**  
**Location:** **4480 WINCHESTER PIKE (43232)**, being 2.55± acres located on the north side of Winchester Pike, 300± feet west of South Hamilton Road (180-001492, 180-001440 and 180-001493; Southeast Community Coalition).  
**Existing Zoning:** R, Rural District.  
**Request:** C-4, Commercial District.  
**Proposed Use:** Retail landscape supply store.  
**Applicant(s):** James A. Weber II, Member of Weber Holdings-South, LLC; c/o Kristin E. Chek, Esq.; 1600 Universal Road; Columbus, OH 43207.  
**Property Owner(s):** The Applicant.  
**Planner:** Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

3. **APPLICATION:** **Z13-057 (13335-00000-00811)**  
**Location:** **5062 HAYDEN RUN ROAD (43016)**, being 12.65± acres located at the northwest corner of Hayden Run Road and Edwards Farms Drive (010-212226).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-AR-O, Limited Apartment Residential Office District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Multicon Development Co.; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

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

MOTION TO APPROVE SUMMARY OF the October 10, 2013 MEETING

NEW BUSINESS

**1) *Northland I Area Plan*** - Presentation, Discussion, and Action

The *Northland I Area Plan* will provide policy guidance relative to land use, urban design, and development guidelines and it will replace the 2001 *Northland Plan - Volume I*.

For more information see the Northland I Plan Update website: [www.tinyurl.com/northlandplan](http://www.tinyurl.com/northlandplan)

Contact: Christine Palmer Leed, Neighborhood Planner  
614.645.8791 or [cpalmer@columbus.gov](mailto:cpalmer@columbus.gov)

**2) Appointment to Housing Council for Residential Community Reinvestment Areas** - Discussion and Action

ADJOURNMENT