

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 13, 2014**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, FEBRUARY 13, 2014**, 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: Z13-064 (13335-00000-00870)**  
**Location: 1066 N. HIGH STREET (43201)**, being 0.31± acres located at the northeast corner of East Third Avenue and North High Street (010-067027; Italian Village Commission).  
**Existing Zoning:** R-4, Residential District.  
**Request:** C-4, Commercial District.  
**Proposed Use:** Office.  
**Applicant(s):** Douglas Graff, Atty.; 604 E. Rich Street; Columbus, Ohio 43215.  
**Property Owner(s):** Directions for Youth & Families Group, Inc.; 1515 Indianola Avenue; Columbus, Ohio 43201.  
**Planner:** Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)
  
- 2. APPLICATION: Z13-037 (13335-00000-00296)**  
**Location: 2204 WEST DUBLIN-GRANVILLE ROAD (43035)**, being 0.63± acres located at the northeast corner of West Dublin-Granville and Linworth Roads (610-217753; Far Northwest Coalition).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Fuel sales in conjunction with convenience retail.  
**Applicant(s):** United Dairy Farmers, Inc.; c/o Donald Plank, Atty., Plank Law Firm; 145 East Rich St., 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

3. **APPLICATION:** Z13-062 (13335-00000-00868)  
**Location:** 2255 E. DUBLIN-GRANVILLE ROAD (43229), being 1.14± acres located at the southwest corner of E. Dublin-Granville Road and Parkville Street (010-010554 and 010-143760; Northland Community Council).

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

# Tabling Requested

**Proposed Use:** Adding drive-thru lane to existing restaurant.  
**Applicant(s):** Tom Martin; 2221 Schrock Road, Columbus, Ohio 43229.  
**Property Owner(s):** BL&G LLC; 5930 Cleveland Avenue; Columbus, Ohio 43231.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

4. **APPLICATION:** Z13-050 (13335-00000-00637)  
**Location:** 5400 STRAWBERRY FARMS BOULEVARD (43230), being 10.5± acres located at the southeast corner of Strawberry Farms Boulevard and East Dublin-Granville Road (600-118475; Northland Community Council).

**Existing Zoning:** C-2 and C-5, Commercial, and R, Rural Districts.  
**Request:** L-AR-1, Limited Apartment Residential District.

**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Forest Edge Assembly of God; 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](mailto:spine@columbus.gov)

5. **APPLICATION:** Z13-058 (13315-00000-00812)  
**Location:** 5450 RIVERSIDE DRIVE (43017), being 11.1± acres located on the east side of Riverside Drive, 83± feet north of Hayden Road (590-195673, 590-258066, 590-143276 & 590-195672; Northwest Civic Association).

**Existing Zoning:** CPD, Commercial Planned Development and AR-12, Apartment Residential Districts.

**Request:** L-ARLD, Limited Apartment Residential District.

**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Casto Communities; c/o Jeff Brown, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.

**Property Owner(s):** Firwood Co. Ltd.; 4177 Maystar Way; Hilliard, OH 43026.  
**Planner:** Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

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

**Presentation, Discussion, and Action**

1) Revised Definition of Manufactured Home

To revise the definition of Manufactured Home (3303.13 – Letter M) in order to conform this definition to that contained in Ohio Revised Code Section 3781.06.

Paul Freedman, 645-0704, [pmfreedman@columbus.gov](mailto:pmfreedman@columbus.gov)

ADJOURNMENT