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

The Development Commission of the City of Columbus HELD 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

APPROVAL (5-0)

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., 3rd Floor; Columbus, OH 43215.
   Property Owner(s): The Applicant.
   Planner: Shannon Pine, 645-2208, spine@columbus.gov

APPROVAL (5-0)
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.
   **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

**TABLED BY DC (5-0)**

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

**APPROVAL (5-0)**

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, viproehl@columbus.gov

**APPROVAL (4-1)**

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

APPROVAL (5-0)