The Development Commission of the City of Columbus HELD a public hearing on the following applications on Thursday, JUNE 12, 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://columbus.gov/Templates/Detail.aspx?id=68142 or by calling the Department of Building and Zoning Services, Council Activities section at 645-4522.

THE FOLLOWING APPLICATIONS WERE HEARD ON THE 6:00 P.M. AGENDA:

1. APPLICATION: Z13-048 (14335-00000-00329)
   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: ARO, Apartment Office District.
   Proposed Use: Multi-unit residential and office 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

APPROVAL (5-0)

2. APPLICATION: Z14-016 (14335-00000-00199)
   Location: 1415 CHAMBERS ROAD (43212), being 0.31± acres located on the south side of Chambers Road, 735± feet west of Northwest Boulevard (130-005581 and 420-292067; Fifth by Northwest Area Commission).
   Existing Zoning: R, Rural District.
   Request: AR-1, Apartment Residential District.
   Proposed Use: Multi-unit residential development.
   Applicant(s): Guy Williams, Jr.; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
   Property Owner(s): Guy Williams, Jr., et al; 1387 Chambers Road; Columbus, Ohio 43215.
   Planner: Shannon Pine, 645-2208, spine@columbus.gov

APPROVAL (5-0-1)
3. APPLICATION: Z13-034 (13335-00000-00282)
Location: 6160 RIVERSIDE DRIVE (43017), being 0.8± acres located 83.5±
east of Riverside Drive, and 669± feet south of Martin Road (010-
258023; Northwest Civic Association).
Existing Zoning: L-C-2, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly.
Applicant(s): Friendship Village of Dublin, LLC; c/o Jill Tangeman, Atty.; 52 East
Gay Street, P.O. Box 1008; Columbus, OH 43216.
Property Owner(s): Eagle Pass LP; 6160 Riverside Drive; Columbus, OH 43017.
Planner: Shannon Pine, 645-2208, spine@columbus.gov
APPROVAL (6-0)

4. APPLICATION: Z13-008 (13335-00000-00069)
Location: 3386 EAST POWELL ROAD (43085), being 19.93± acres located
100± feet west of Hickory Ridge Court and 810± feet south of East
Powell Road (31844202024000 and four others; Far North
Columbus Communities Coalition).
Existing Zoning: R, Rural District (annexation pending).
Request: L-C-4, Limited Commercial District.
Proposed Use: Limited commercial development.
Applicant(s): NP/FG LLC and NP Limited Partnership; c/o Dave Perry, David
Perry Company, Inc.; and Donald Plank, Atty.; Plank Law Firm; 145
East Rich St., 3rd Floor; Columbus, OH 43215.
Property Owner(s): NP/FG LLC and NP Limited Partnership et al; c/o Dave Perry,
David Perry Company, Inc.; 145 East Rich Street, 3rd Floor;
Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov
APPROVAL (6-0)

5. APPLICATION: Z14-018 (14335-00000-00205)
Location: 40 WEST THIRD AVENUE (43201), being 0.38± acres located on
the north side of West Third Avenue, 270± feet west of North High
Street (010-003136 and 010-023151; Victorian Village
Commission).
Existing Zoning: I, Institutional District.
Request: ARO Apartment Residential Office District.
Proposed Use: Multi-unit residential and office development.
Applicant(s): SND Partners, LLC; c/o Dave Perry, Agent; David Perry Company,
Inc.; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich
Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): PLZ Partners, LLC; c/o Leonard Zangardi; 40 West Third Avenue;
Columbus, OH 43201.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov
APPROVAL (6-0)