

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2014**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, JULY 10, 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 WILL BE HEARD ON THE 6:00 P.M. AGENDA:

- 1. APPLICATION: Z14-028 (14335-00000-00398)**
Location: **3121 OLENTANGY RIVER ROAD (43202)**, being 1.31± acres located at the northwest corner of Olentangy River Road and Riverview Drive (010-117369).
Existing Zoning: CPD, Commercial Planned Development, and C-4, Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Hotel.
Applicant(s): Jai Guru, LLC; c/o Matthew A. LaBuhn, Atty.; 266 North Fourth Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

- 2. APPLICATION: Z14-017 (14335-00000-00201)**
Location: **7503 WORTHINGTON-GALENA ROAD (43085)**, being 5.29± acres located on the west side of Worthington-Galena Road, 97± feet south of Larkfield Drive (610-146442; Far North Columbus Communities Coalition).
Existing Zoning: M-2, Manufacturing District.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Real Estate Investments II, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43216.
Property Owner(s): Paul Schrock, Emmett Schrock, Sandra Lach, Paul W. Schrock Trustee; 7535 Worthington-Galena Road; Worthington, OH 43085.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

3. **APPLICATION:** **Z12-059 (12335-00000-00589)**
Location: **860 MARION ROAD (43207)**, being 2.81± acres located at the northeast corner of Champion Avenue and Marion Road (010-116148; Columbus South Side Area Commission).
Existing Zoning: C-3, Commercial District.
Request: M, Manufacturing District.
Proposed Use: Commercial or industrial development.
Applicant(s): Columbus Car Auto Service Co; c/o Sean Mentel, Atty.; 100 South Fourth Street, Suite 100; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov
4. **APPLICATION:** **Z14-019 (14335-00000-00265)**
Location: **1319 SOUTH GALLOWAY ROAD (43119)**, being 111± acres located on the west side of South Galloway Road, 1,800± feet north of Oharra Road (010-258015 & three others; Westland Area Commission).
Existing Zoning: LR, Limited Rural, NE, Neighborhood Edge, NG, Neighborhood General and NC, Neighborhood Center Districts.
Request: R, Rural District.
Proposed Use: Outdoor sports complex.
Applicant(s): Board of Trustees of Prairie Township; c/o Joseph E. Looby, Agent; Stantec Consulting Services; 1500 Lakeshore Drive; Columbus, OH 43204.
Property Owner(s): The Applicant.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov
5. **APPLICATION:** **Z14-021 (14335-00000-00269)**
Location: **1281 EDGEHILL ROAD (43212)**, being 2.8± acres located on the west side of Edgehill Road, 443± feet north of West Third Avenue (010-063723 and 010-003020; Fifth by Northwest Area Commission).
Existing Zoning: M, Manufacturing District.
Request: AR-2, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Continental Bell, Ltd.; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): 1281 Edgehill LLC, et al; 911 Henry Street; Columbus, Ohio 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

6. **APPLICATION:** **Z14-022 (14335-00000-00327)**
Location: **3389 EAST DUBLIN GRANVILLE ROAD (43235)**, being 0.74± acres located on the north side of East Dublin Granville Road, 200± feet east of Westerville Road (600-183781; Northland Community Council).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Cell phone tower.
Applicant(s): New Par, d/b/a, Verizon Wireless; c/o Robert M. Ferguson, Agent; 3960 Brown Park Drive, Suite 1; Hilliard, Ohio 43026.
Property Owner(s): Ronald J. & Ruby L. Passen; 5010 Postlewaite Road; Columbus, Ohio 43235.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov
7. **APPLICATION:** **Z14-020 (14335-00000-00268)**
Location: **2539 BILLINGSLEY ROAD (43235)**, being 10.1± acres located on the south side of Billingsley Road, 1,700± feet east of Sawmill Road (590-104514; Far Northwest Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expansion of automobile dealership.
Applicant(s): 2539 Billingsley Road LLC; c/o Jeffrey L. Brown, Attorney; Smith & Hale LLC; 37 W. Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov
8. **APPLICATION:** **Z14-027 (14335-00000-00379)**
Location: **2636 HILLIARD ROME ROAD (43026)**, being 0.97± acres located on the east side of Hilliard Rome Road, 370± feet north of Roberts Road (560-136819).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Retail development.
Applicant(s): Pips Quick & Clean LLC; c/o Kate O. Vidovich, Attorney; 2587 Scioto View Lane; Columbus, Ohio 43221.
Property Owner(s): The Applicant.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

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

CALL TO ORDER

MOTION TO APPROVE SUMMARY OF the May 8, 2014 MEETING

NEW BUSINESS

Presentation, Discussion, and Action

1) Far North Area Plan

Kevin Wheeler, Assistant Administrator, 645-6057, kjwheeler@columbus.gov

<http://www.columbus.gov/planning/farnorth/>

ADJOURNMENT