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

The Development Commission of the City of Columbus HELD 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 WERE 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
   APPROVAL (4-0)

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, viproehl@columbus.gov
   APPROVAL (4-0)
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, viproehl@columbus.gov

APPROVAL (4-0)

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

APPROVAL (3-0-1)
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
   APPROVAL (4-0)

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
   APPROVAL (3-0-1)

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
   APPROVAL (4-0)
THE FOLLOWING POLICY ITEM WAS 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/

APPROVAL (4-0)

ADJOURNMENT