

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2014**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, SEPTEMBER 11, 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://www.columbus.gov/bzs/zoning/Development-Commission> 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: Z14-023 (14335-00000-00348)**
Location: **4873 CLEVELAND AVENUE (43229)**, being 0.675± acres located on the northwest corner of Cleveland Avenue and Edmonton Road (010-138823; Northland Community Council).
Existing Zoning: SR, Suburban Residential District.
Request: C-2, Commercial District.
Proposed Use: Office development.
Applicant(s): Everyday People Ministries; c/o Michael A. Moore, Agent; 1599 Denbign Drive; Columbus, Ohio 43220.
Property Owner(s): The Applicant.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov
- 2. APPLICATION: Z14-029 (14335-00000-00452)**
Location: **4692 KENNY ROAD (43220)**, being 3.77± acres located on the east side of Kenny Road, approximately 430± feet north of Godown Road (010-129789 and 010-129792; Northwest Civic Association).
Existing Zoning: M-1, Manufacturing District.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Multi-unit development.
Applicant(s): Preferred Real Estate Investments II, LLC; c/o Jill Tangeman; Vorys, Sater, Seymour and Pease LLP; 52 East Gay Street; Columbus, Ohio 43215.
Property Owner(s): William C. Brunk; 2001 Circle Drive, Columbus, Ohio 43220.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov
- 3. APPLICATION: Z14-030 (14335-00000-00465)**
Location: **1774 NORTH HIGH STREET (43202)**, being 0.58± acres located on the east wide of North High Street, 73± feet south of Fourteenth Avenue (010-037011 & two others; University Area Review Board and University Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Updated permitted uses in CPD text.
Applicant(s): Black Wilshire Ridgely LLC; c/o David Hodge; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

4. **APPLICATION:** **Z14-032 (14335-00000-00468)**
Location: **1516 NORTH HIGH STREET (43201)**, being 7.34± acres located on the east side of North High Street between East Ninth and East Eighth Avenues, and on the south side of East Eighth Avenue between Pearl and Section Alleys (not all-inclusive; 010-0255559 plus 45 others; University Area Commission).
Existing Zoning: R-4, Residential, AR-O, Apartment Office, and C-4, Commercial, Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use commercial and residential development.
Applicant(s): Campus Partners for Community Urban Redevelopment; c/o John P. Kennedy and Michael T. Shannon, Attys.; Crabbe Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Campus Partners for Community Urban Redevelopment; c/o John P. Kennedy and Michael T. Shannon, Attys.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215; and Community Housing Network, Inc.; c/o Jill S. Tangeman, Atty.; Vorys, Sater, Seymour and Pease LLP; 52 East Gay Street; P.O. Box 1008; Columbus, OH 43216.
Planner: Shannon Pine, 645-2208, spine@columbus.gov
5. **APPLICATION:** **Z14-026 (14335-00000-00377)**
Location: **68 LAZELLE ROAD (43235)**, being 17.46± acres located on the north side of Lazelle Road, 450± feet west of Arnold Place (31834301005000 plus 10 others; Far North Columbus Communities Coalition).
Existing Zoning: L-ARLD, Limited Apartment Residential, and R, Rural Districts (annexation pending).
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Remington Woods LLC; et al; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov
6. **APPLICATION:** **Z14-040 (14335-00000-00451)**
Location: **245 EAST CAMPUS VIEW BOULEVARD (43235)**, being 3.66± acres located at the southeast corner of East Campus View Boulevard and Huntington Park Drive (610-237387; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Revise development standards for commercial development.
Applicant(s): Preferred Real Estate Investments II, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Kotis Holdings LLC; P.O. Box 9296; Greensboro, NC 27429.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

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

CALL TO ORDER

MOTION TO APPROVE SUMMARY OF the July 10, 2014 MEETING

NEW BUSINESS

Presentation, Discussion, and Action

1) Third Avenue Urban Commercial Overlay Expansion

Christine Leed, Neighborhood Planner, 645-8791, cleed@columbus.gov

www.columbus.gov/planning/thirdaveuco

ADJOURNMENT