AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2015

The Development Commission of the City of Columbus will hold a public hearing on the following applications on Thursday, JANUARY 8, 2015, 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:

<table>
<thead>
<tr>
<th>APPLICATION:</th>
<th>1. APPLICATION: Z14-052 (14335-00000-000796)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>3830 BIG RUN SOUTH ROAD (43213), being 13.9± acres located on the north side of Big Run South Road, just southwest of I-270 (160-000218; Westland Area Commission).</td>
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<tr>
<td>Existing Zoning:</td>
<td>R, Rural District (annexation pending).</td>
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<tr>
<td>Request:</td>
<td>L-AR-12, Limited Apartment Residential District.</td>
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<tr>
<td>Proposed Use:</td>
<td>Multi-unit residential development.</td>
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<tr>
<td>Applicant(s):</td>
<td>Connie J. Klema, Atty.; 145 East Rich Street, 2nd Floor; Columbus, OH 43215.</td>
</tr>
<tr>
<td>Property Owner(s):</td>
<td>The Russete Corporation; c/o Thomas R. Clark, Atty; 3083 Columbus Street; Grove City, OH 43123.</td>
</tr>
<tr>
<td>Planner:</td>
<td>Eliza Thrush, 645-1341, <a href="mailto:ethrush@columbus.gov">ethrush@columbus.gov</a></td>
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<tr>
<th>APPLICATION:</th>
<th>2. APPLICATION: Z14-050 (14335-00000-00789)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>1085 PARSONS AVENUE (43206), being 1.41± acres located at the southwest corner of Parsons and Stewart Avenues (010-070240 plus 11 others; Columbus South Side Area Commission).</td>
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<tr>
<td>Existing Zoning:</td>
<td>CPD, Commercial Planned Development, C-4, Commercial, and R-2F, Residential Districts.</td>
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<tr>
<td>Request:</td>
<td>CPD, Commercial Planned Development District.</td>
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<tr>
<td>Proposed Use:</td>
<td>Public library.</td>
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<tr>
<td>Applicant(s):</td>
<td>Mark Larrimer; Moody Nolan Inc.; 300 Spruce Street, Suite 300; Columbus, OH 43215.</td>
</tr>
<tr>
<td>Property Owner(s):</td>
<td>Board of Trustees of the Columbus Metropolitan Library; c/o Wendy Tressler; 96 South Grant Street; Columbus, OH 43215.</td>
</tr>
<tr>
<td>Planner:</td>
<td>Shannon Pine, 645-2208, <a href="mailto:spine@columbus.gov">spine@columbus.gov</a></td>
</tr>
</tbody>
</table>
3. APPLICATION: Z14-048 (14335-00000-000763)
Location: 5746 FRANTZ ROAD (43016), being 5.8± acres located on the east side of Frantz Road, across from the intersection with Keating Drive (590-205619).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Revised development standards for maximum square footage of permitted uses, parking, and signage.
Applicant(s): Chablis LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Eliza Thrush, 645-1341, ec_thrush@columbus.gov

4. APPLICATION: Z14-049 (14335-00000-000788)
Location: 4601 CENTRAL COLLEGE ROAD (43081), being 33.37± acres located at the southeast corner of Central College and Ulry Roads (410-276208 plus 17 others; Northland Community Council).
Existing Zoning: PUD-4, Planned Unit Development District.
Request: PUD-4, Planned Unit Development District.
Applicant(s): Asherton Grove LLC; c/o Steven J. Fulkert; 677 Notchbrook Drive; Delaware, OH 43015.
Property Owner(s): The Applicant.
Planner: Eliza Thrush, 645-1341, ec_thrush@columbus.gov

5. APPLICATION: Z14-053 (14335-00000-00802)
Location: 5741 GODOWN ROAD (43235), being 11.39± acres located on the west side of Godown Road, 1,100± feet north of West Case Road (010-213489, 010-211705, and 010-211706; Northwest Civic Association).
Request: PUD-4, Planned Unit Development District.
Proposed Use: Single-unit residential development.
Applicant(s): Preferred Real Estate Investments, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Mary S. Barnum; 5741 Godown Road; Columbus, OH 43235.
Planner: Shannon Pine, 645-2208, spine@columbus.gov
6. APPLICATION: Z14-041 (14335-00000-00622)  
Location: 148 WEST LANE AVENUE (43201), being 0.74± acres located on the north side of West Lane Avenue, 100 feet east of Neil Avenue (010-020095, 010-016387, 010-056164, and 010-027887; University Area Commission).  
Existing Zoning: AR-4, Apartment Residential District.  
Request: CPD, Commercial Planned Development District.  
Proposed Use: Rental office and multi-unit residential development.  
Applicant(s): Edwards Communities, Attn: Ryan Szymanski; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James LLP; 500 South Front Street, Suite 1200, Columbus, OH 43215.  
Property Owner(s): Doric Properties; c/o Chris Yessios; 52 East 15th Avenue, Columbus, OH 43201.  
Planner: Eliza Thrush, 645-1341, ethrush@columbus.gov

7. APPLICATION: Z14-051 (14335-00000-00794)  
Location: 2340 HILLIARD-ROME ROAD (43026), being 17.24± acres located on the east side of Hilliard-Rome Road, at the intersection with Avia Drive (560-154608 plus 6 others).  
Existing Zoning: R, Rural, L-C-2, Limited Commercial, and AR-12 Apartment Residential Districts.  
Request: ARLD, Apartment Residential District.  
Proposed Use: Multi-unit residential development.  
Applicant(s): T&R Development; c/o Michael T. Shannon; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200, Columbus, OH 43215.  
Property Owner(s): The Applicant.  
Planner: Eliza Thrush, 645-1341, ethrush@columbus.gov

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

MOTION TO APPROVE SUMMARY OF the December 11, 2014 MEETING

NEW BUSINESS

Presentation, Discussion, and Action

1) University District Plan
Mark Dravillas, AICP, Assistant Administrator, 645-6823, mcdavillas@columbus.gov
For more information: www.columbus.gov/planning/universitydistrictplan/