

**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:**

- 1. APPLICATION: Z14-052 (14335-00000-000796)**  
**Location:** **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).  
**Existing Zoning:** R, Rural District (annexation pending).  
**Request:** L-AR-12, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Connie J. Klema, Atty.; 145 East Rich Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** The Russete Corporation; c/o Thomas R. Clark, Atty; 3083 Columbus Street; Grove City, OH 43123.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)
  
- 2. APPLICATION: Z14-050 (14335-00000-00789)**  
**Location:** **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).  
**Existing Zoning:** CPD, Commercial Planned Development, C-4, Commercial, and R-2F, Residential Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Public library.  
**Applicant(s):** Mark Larrimer; Moody Nolan Inc.; 300 Spruce Street, Suite 300; Columbus, OH 43215.  
**Property Owner(s):** Board of Trustees of the Columbus Metropolitan Library; c/o Wendy Tressler; 96 South Grant Street; Columbus, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

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, [ecthrush@columbus.gov](mailto:ecthrush@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.  
**Proposed Use:** Single- and multi-unit residential development.  
**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, [ecthrush@columbus.gov](mailto:ecthrush@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).  
**Existing Zoning:** R, Rural, and L-SR, Limited Suburban Residential Districts.  
**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](mailto: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 15<sup>th</sup> Avenue; Columbus, OH 43201.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@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, [ecthrush@columbus.gov](mailto:ecthrush@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, [mcdravillas@columbus.gov](mailto:mcdravillas@columbus.gov)

For more information: [www.columbus.gov/planning/universitydistrictplan/](http://www.columbus.gov/planning/universitydistrictplan/)

