AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 9, 2015

The Development Commission of the City of Columbus will hold a public hearing on the following applications on Thursday, APRIL 9, 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: Z14-058 (14335-00000-00915)
   Location: 3535 WESTERVILLE ROAD (43224), being 8.37± acres located on the west side of Westerville Road, 1600± feet north of Innis Road (010-252440; Northeast Area Commission).
   Existing Zoning: R, Rural District.
   Request: L-M-2, Manufacturing District.
   Proposed Use: Commercial landscaping and property maintenance company.
   Applicant(s): Pinnacle Property Maintenance, LLC; c/o Laura MacGregor Comek; 300 East Broad Street, Suite 450; Columbus, OH 43215.
   Property Owner(s): Amvets Post 89 Department of Ohio; 3535 Westerville Road; Columbus, OH 43224.
   Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

2. APPLICATION: Z15-003
   Location: 868 WEST LANE AVENUE (43221), being 0.83± acres located at northeast corner of West Lane Avenue and Kenny Road (010-245536, 010-245534 and 010-245535).
   Existing Zoning: CPD, Commercial Planned Development District.
   Request: CPD, Commercial Planned Development District.
   Proposed Use: Mixed commercial development.
   Applicant(s): Blake Taylor, c/o Chris Vallette; DSA Architects; 1277 Worthington Woods Boulevard; Worthington, OH 43085.
   Property Owner(s): Church on the Lane Antique and Gift Shop, Inc; c/o Bernard Bush; 2170 West Lane Avenue; Columbus, OH 43221.
   Planner: Shannon Pine, 645-2208, spine@columbus.gov
3. APPLICATION: Z14-061 (14335-00000-00933)
Location: 1151 GEORGESVILLE ROAD (43228), being 0.75± acres located at the southwest corner of Georgesville and Hall Roads (010-234536; Greater Hilltop Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Office commercial development.
Applicant(s): Custom Built Homes; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Eliza Thrush, 645-1341, ethrush@columbus.gov

4. 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: Attached and detached 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

5. APPLICATION: Z14-059 (14335-00000-00922)
Location: 5830 ULRY ROAD (43081), being 61.27± acres located at the southeast corner of Ulry and Warner Roads (110-000249 and 112-000011; Northland Community Council).
Existing Zoning: R, Rural District.
Request: PUD-8, Planned Unit Development and L-I, Limited Institutional Districts.
Proposed Use: Multi-unit residential development and assisted living facility.
Applicant(s): Metro Development, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): McCorkle Soaring Eagles; 5800 Ulry Road; Columbus, OH 43081.
Planner: Shannon Pine, 645-2208, spine@columbus.gov
6. **APPLICATION:** Z14-044 (14335-00000-00675)
**Location:** 5074 EAST DUBLIN-GRANVILLE ROAD (43054), being 181.22± acres generally located at the northeast and southeast corners of East Dublin-Granville Road and Hamilton Road, and at the northeast and northwest corners of Hamilton Road and State Route 161 (not all-inclusive; 010-286113 plus 13 others; Northland Community Council and Rocky Fork-Blacklick Accord).

**Existing Zoning:** L-C-4, Limited Commercial, CPD, Commercial Planned Development, and PUD-8, Planned Unit Development Districts.

**Request:** CPD, Commercial Planned Development, and L-ARLD, Limited Apartment Residential Districts.

**Proposed Use:** Mixed commercial and residential development.

**Applicant(s):**
DNC Hamilton Crossing, LLC; c/o Aaron L. Underhill, Atty.; Underhill Yaross, LLC; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.

**Property Owner(s):**
TCCI Acquisitions LLC, et al; c/o Aaron L. Underhill, Atty.; Underhill Yaross, LLC; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.

**Planner:** Shannon Pine, 645-2208, spine@columbus.gov