

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2015**

The Development Commission of the City of Columbus **HELD** a public hearing on the following applications on **Thursday, MAY 14, 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:** **Z15-007**
Location: **1989 EAST DUBLIN-GRANVILLE ROAD (43229)**, being 4.52± acres located at the southwest and southeast corners of East Dublin-Granville and Beechcroft Roads (010-143770 and 010-117399; Northland Community Council).
Existing Zoning: C-3, Commercial, and CPD, Commercial Planned Development Districts.
Request: L-C-4, Limited Commercial District.
Proposed Use: Mixed commercial development.
Applicant(s): Plaza Properties, c/o Jackson B. Reynolds, III; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): BVP-Ruben LP; 3016 Maryland Avenue; Columbus, OH 43209.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

TABLED BY DC

2. **APPLICATION:** **Z15-009**
Location: **1560 MOLER ROAD (43207)**, being 6.81± acres located on the north side of Moler Road, 590± feet east of Fairwood Avenue (010-104099; Columbus South Side Area Commission).
Existing Zoning: R-2, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Offices and classrooms for school administration.
Applicant(s): Michelle Shumaker Mitchell; 4333-B Tuller Road; Dublin, OH 43017.
Property Owner(s): Board of Education of the Columbus City School District; 889 East 17th Avenue; Columbus, OH 43211.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

APPROVAL (4-0)



3. APPLICATION: Z15-021
Location: **4580 ALKIRE ROAD (43228)**, being 1.23± acres located at the northeast corner of Alkire and Holt Roads (570-163184; Westland Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expansion to existing convenience store with fuel sales facility.
Applicant(s): Certified Oil Co.; 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, ecthrush@columbus.gov

APPROVAL (4-0)

4. APPLICATION: Z15-019
Location: **180 DETROIT AVENUE (43201)**, being 0.54± acres located at the northeast and southeast corners of Detroit Avenue and Hamlet Street (010-036341, 010-056312, 010-056275, and 010-044366; Italian Village Commission).
Existing Zoning: M, Manufacturing, and R-4, Residential Districts.
Request: AR-3, and AR-1, Apartment Residential Districts.
Proposed Use: Multi-unit residential development.
Applicant(s): Lykens Companies; 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): LS Development – 174 Detroit LLC; 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.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

APPROVAL (4-0)



Director's Office	614 645-7776	Research/Records Center	614 645-6082
Building Plan Review	614 645-7562	Zoning Clearance	614 645-8637
Customer Service Center	614 645-6090	Zoning Public Hearings	614 645-4522
Engineering Plan Review	614 645-0032	Zoning Confirmation Letters	614 645-8637

5. **APPLICATION:** **Z15-006**
Location: **6000 RIVERSIDE DRIVE (43017)**, being 26.55± acres located at the northeast corner of Riverside and Riverside Green Drive (590-154257, 010-258023, 010-260456 and 455-277290; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development and I, Institutional Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Assisted living facility, nursing home, and housing for the elderly.
Applicant(s): Jerry Kuyoth, Friendship Village of Dublin Ohio Inc., c/o Mike Milligan; JMM Architects; 4685 Larwell Drive; Columbus, OH 43220.
Property Owner(s): Friendship Village of Dublin Ohio Inc., c/o Jerry Kuyoth; 6000 Riverside Drive; Dublin, OH 43017.
Planner: Shannon Pine, 645-2208, spine@columbus

APPROVAL (4-0)

6. **APPLICATION:** **Z15-008**
Location: **3051 DELTA MARINE DRIVE (43068)**, being 5.26± acres located at the southwest corner of Delta Marine and Centennial Drives (530-166429; Far East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Contractor's office and outdoor equipment storage.
Applicant(s): David Donley, Donley Concrete Cutting, c/o Jackson B. Reynolds, III; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

APPROVAL (4-0)



7. **APPLICATION:** **Z14-038 (14335-00000-00552)**
Location: **3450 INDIANOLA AVENUE (43214)**, being 2.8± acres located on the east side of Indianola Avenue, 242.5± feet north of Oakland Park Avenue (010-261300, 010-066558, and part of 010-003103; Clintonville Area Commission).
Existing Zoning: R-3, Residential, C-4, Commercial, and M, Manufacturing Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use commercial and residential development.
Applicant(s): Olympic Beach Acquisitions LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

APPROVAL (4-0)



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