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, ethrush@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)**
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.gov

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, Ill; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Eliza Thrush, 645-1341, ectrush@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)**