

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 11, 2015**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, JUNE 11, 2015**, beginning at **6:00 P.M.** at the **CITY OF COLUMBUS, 1-71 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: Z15-016**  
**Location: 285 EAST FOURTH AVENUE (43201)**, being 0.61± acres located at the southeast corner of East Fourth Avenue and North Sixth Street (010-005466, 010-024407, and 010-066674; Italian Village Commission).  
**Existing Zoning:** R-4, Residential, and M-2, Manufacturing Districts.  
**Request:** AR-2, Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Connie J. Klema; 145 East Rich Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** The New Victorians, Inc.; 455 West Third Avenue; Columbus, OH 43201.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)
  
- 2. APPLICATION: Z15-025**  
**Location: 936 NORTH FOURTH STREET (43201)**, being 0.08± acres located on the east side of North Fourth Street, 40± feet south of East Second Avenue (010-053331; Italian Village Commission).  
**Existing Zoning:** R-4, Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Eating and drinking establishment with apartment above.  
**Applicant(s):** Kevin Noesner; 3123 Cranston Drive; Dublin, Ohio 43017.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

3. **APPLICATION:** **Z15-017**  
**Location:** **5420 HAMILTON ROAD (43230)**, being 3.55± acres located on the east side of North Hamilton Road, 760± feet north of Thompson Road (220-000605 and 220-000173; Northland Community Council).  
**Existing Zoning:** R, Rural District (annexation pending).  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** The Stonhenge Company; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Norma F. Connett; c/o Bob Monahan; NAI Ohio Equities; 5420 North Hamilton Road; Columbus, OH 43230.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)
4. **APPLICATION:** **Z15-015**  
**Location:** **4093 CLEVELAND AVENUE (43224)**, being 3.29± acres located at the northwest corner of Cleveland Avenue and Lehner Road (010-218850 plus 3 others; Northland Community Council).  
**Existing Zoning:** I, Institutional, and R, Rural (annexation pending) Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Expand existing library and parking lot.  
**Applicant(s):** MKSK, c/o Sarah Richardson; 462 South Ludlow Alley; Columbus, OH 43215.  
**Property Owner(s):** Board of Trustees of the Columbus Metropolitan Library, c/o Christopher Slagle, Atty.; Bricker & Eckler LLP; 100 South Third Street; Columbus, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)
5. **APPLICATION:** **Z15-013**  
**Location:** **2455 BILLINGSLEY ROAD (43235)**, being 8.0± acres located on the south side of Billingsley Road, 500± feet west of Dunsworth Drive (590-144971; Far Northwest Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Expansion of an existing automobile dealership.  
**Applicant(s):** Byers Realty LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)

6. **APPLICATION:** **Z15-005**  
**Location:** **76 PARSONS AVENUE (43215)**, being 0.28± acres located on the east side of Parsons Avenue, 105± feet south of Oak Street (010-011303; Near East Area Commission).  
**Existing Zoning:** ARLD, Apartment Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed commercial development.  
**Applicant(s):** Henry Schwarz; 64 Parsons Avenue; Columbus, OH 43215.  
**Property Owner(s):** Henry and Candis Schwarz; 1454 Sherbrooke Place; Columbus, OH 43209.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)
7. **APPLICATION:** **Z15-014**  
**Location:** **2500 ROBERTS COURT (43026)**, being 2.65± acres located at the northeast corner of Roberts Road and Roberts Court (560-236167).  
**Existing Zoning:** C-2, Commercial, and CPD, Commercial Planned Development Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** BB Building Company of Western Ohio; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Columbus One Investors; PO Box 497, Lebanon, KY 40033.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)
8. **APPLICATION:** **Z15-004**  
**Location:** **1836 NORTH HIGH STREET (43201)**, being 9.06± acres generally located on the east side of North High Street, between East Seventeenth and East Fourteenth Avenues (not all-inclusive; 010-029747 and 62 others; University Area Commission).  
**Existing Zoning:** C-4, Commercial and AR-4, Apartment Residential Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed-use commercial and residential development.  
**Applicant(s):** Campus Partners for Community Urban Redevelopment c/o Michael T. Shannon and John P. Kennedy, Attys; 500 South Front Street, Suite 1200; Columbus, OH 43215.  
**Property Owner(s):** Campus Partners for Community Urban Redevelopment, et al; 2003 Millikin Road, 200 McCrackin Power Plant; Columbus, OH 43210.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

9. **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](mailto:spine@columbus.gov)

**Tabling requested**

