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, 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: Z15-016
   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, 2nd Floor; Columbus, OH 43215.
   Property Owner(s): The New Victorians, Inc.; 455 West Third Avenue; Columbus, OH 43201.
   Planner: Eliza Thrush, 645-1341, ethrush@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
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, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd 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, echrush@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

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, echrush@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

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

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
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