

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 10, 2015**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, DECEMBER 10, 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: Z15-054**
Location: **1045 LEONA AVENUE (43201)**, being 0.18± acres located at the southeast corner of Leona Avenue and Roselle Avenue (010-050189 and 010-021165).
Existing Zoning: M, Manufacturing District
Request: R-4, Residential District.
Proposed Use: Multi-unit residential development
Applicant(s): Brad E. Halley; 640 Bear Run Lane; Lewis Center, OH 43035.
Property Owner(s): MTK Investments, LLC; 640 Bear Run Lane; Lewis Center, OH 43035
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

- 2. APPLICATION: Z13-051 (13335-00000-00686)**
Location: **1590 MCNAUGHTEN ROAD (43232)**, being 8.66± acres located on the east side of McNaughten Road, 1,200± feet north of Livingston Avenue (550-156222 and 550-156224; Far East Area Commission).
Existing Zoning: R-1, Residential district.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Homeport, c/o Dave Perry; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): Frederick F. Campbell, Bishop of the Roman Catholic Diocese of Columbus; 198 East Broad St.; Columbus, OH 43215.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

3. **APPLICATION:** **Z15-052**
Location: **1660 HARRISBURG PIKE (43223)**, being 2.7± acres located on the east side of Harrisburg Pike just south of Chambers Avenue (425-270757 and 425-273194; Southwest Area Commission).
Existing Zoning: CPD, Commercial Planned Development and L-AR-O, Limited Apartment Office Districts.
Request: L-AR-O, Limited Apartment Office District.
Proposed Use: Multi-unit residential development.
Applicant(s): Community Housing Network, Inc.; 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: Shannon Pine; 645-2208; spine@columbus.gov
4. **APPLICATION:** **Z15-042**
Location: **7153 REFUGEE ROAD (43137)**, being 8.42± acres located on the south side of Refugee Road, 1,558± feet east of Hines Road NW (540-255283; Far East Area Commission).
Existing Zoning: PUD-6, Planned Unit Development District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Self-storage.
Applicant(s): LeVeck Commercial Construction, c/o Robert LeVeck; 232 Frankfort Square; Columbus, OH 43206.
Property Owner(s): Homewood Corp; 2700 E. Dublin-Grandville Road, Suite 300; Columbus, OH 43231.
Planner: Michael Maret; 645-2749; mjmaret@columbus.gov
5. **APPLICATION:** **Z15-045**
Location: **2787 CLIME ROAD (43223)**, being 2.18± acres located at the southwest corner of Clime Road and Heinzerling Drive (570-104724 and 570-172737; Greater Hilltop Area Commission).
Existing Zoning: R-1, Residential , and I, Institutional Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Intermediate residential care facilities.
Applicant(s): Heinzerling Foundation, c/o Catherine Cunningham, Atty.; Kegler, Brown, Hill, and Ritter; 65 East State Street, Suite 1800; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

6. **APPLICATION:** **Z15-043**
Location: **420 GEORGESVILLE ROAD (43228)**, being 1.42± acres located on the east side of Georgesville Road, 365± feet north of Sullivant Avenue (570-213765; Greater Hilltop Area Commission).
Existing Zoning: R, Rural District.
Request: C-4, Commercial District.
Proposed Use: Future commercial uses
Applicant(s): Jeanne Cabral, Architect; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): SOI Properties #10 LLC; 4673 Cranleigh Court; Dublin, OH 43016.
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov
7. **APPLICATION:** **Z15-022**
Location: **3780 EAST POWELL ROAD (43035)** being 12.63± acres located on the southwest side of East Powell Road, 480± feet north of Worthington Road (31844104005000 and part of 31844202025001; Far North Columbus Communities Coalition).
Existing Zoning: R, Rural and L-C-4, Limited Commercial District.
Request: L-AR-3, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): N.P. Limited; 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 Estates of Richard and Ora Baggs; The Estates of Richard D. Baggs, Jr. and Ora Opel Baggs; c/o Diana Lynn Baggs, Co-Administrator, 3780 E. Powell Road, Lewis Center, OH 43035 and Charlene Sue McDonald, Co-Administrator, 2690 Greentree Court, Lewis Center, OH 43035; and Polaris 91 LLC; c/o Dave Perry, Agent; David Perry Co., 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
8. **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

