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).
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; mjmare@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; jebordin@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 (410-000249 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