

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

The Development Commission of the City of Columbus **HELD** 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 WERE 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](mailto:jeburdin@columbus.gov)  
  Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (5-0)**

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, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> 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](mailto:spine@columbus.gov)

**APPROVAL (5-0)**

**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, 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):** The Applicant.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (5-0)**

**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](mailto:mjmaret@columbus.gov)

**APPROVAL (5-0)**

**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](mailto:jeburdin@columbus.gov)  
Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (5-0)**

**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](mailto:jeburdin@columbus.gov)  
Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**TABLED**

**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, 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):** 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, 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.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (5-0)**

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

**TABLED**



Director's Office	614 645-7776	Research/Records Center	614 645-6082
Building Plan Review	614 645-7562	Zoning Clearance	614 645-8637
Customer Service Center	614 645-6090	Zoning Public Hearings	614 645-4522
Engineering Plan Review	614 645-0032	Zoning Confirmation Letters	614 645-8637

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