

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2016**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, JANUARY 14, 2016**, 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: Z15-050**
Location: 826 EAST DUBLIN-GRANVILLE ROAD, being 1.2± acres located on the north side of East Dublin-Granville Road, 160± feet east of Huntley Road (010-109441 and 010-019170; Northland Community Council).
Existing Zoning: M-1, Manufacturing District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Landscaping and mulch retail and wholesale.
Applicant(s): Ohio Mulch, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Judith E. Burgess; 163 Franklin Street; Delaware, OH 43015.
Planner: Michael Maret; 645-2749; mjmaret@columbus.gov
- 2. APPLICATION: Z15-048**
Location: 2698 BETHEL ROAD (43201), being 29.05± acres located on the north side of Bethel Road, 550± feet east of Sawmill Road (590-214701; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Increase permitted square footage of restaurant uses.
Applicant(s): Carriage Place; c/o Charlie Fraas and Brent Myers; 250 Civic Center Drive; Suite 500; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

3. **APPLICATION:** **Z15-051**
Location: **1414 BROADVIEW AVENUE (43212)**, being 1.1± acres located on the east side of Broadview Avenue, 377± feet north of West Third Avenue (010-059430, and 6 others; 5th by Northwest Area Commission).
Existing Zoning: R-4, Residential District.
Request: AR-3, Apartment Residential District.
Proposed Use: Apartment building.
Applicant(s): Snyder Baker Acquisitions, LLC; 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): Florence Corkwell Phillips Trust, et al; 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.
Planner: Tim Dietrich; 645-6665; tedietrich@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov
4. **APPLICATION:** **Z15-046**
Location: **587 LEHMAN STREET**, being 2.86± acres located at the southern terminus of Lehman Street, 155± feet south of East Livingston Avenue (010-004935 and 13 others; Columbus Southside Area Commission).
Existing Zoning: CPD, Commercial Planned Development, and C-4, Commercial Districts.
Request: AR-3, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Jeff May; c/o Michael J. Maistros, AIA; 4740 Reed Road, Suite 201; Columbus, OH 43220.
Property Owner(s): JMM Real Estate Investments, Inc.; 4639 West Broad Street; Columbus, OH 43228.
Planner: Michael Maret; 645-2749; mimaret@columbus.gov
5. **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

6. **APPLICATION:** **Z15-049**
Location: **986 HILLIARD-ROME ROAD EAST (43026)**, 11.75± acres located at the southeast corner of Fisher Road and Hilliard-Rome Road East (part of 240-006858).
Existing Zoning: R, Rural District (pending annexation).
Request: L-M, Limited Manufacturing District.
Proposed Use: Commercial or industrial development.
Applicant(s): Preferred Real Estate Investments II, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): LJKJ Rome Hilliard LLC; c/o Ruth Ann Hoffman and Roy Lee Hoffman; 4774 Clubpark Drive; Columbus, OH 43026.
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

