

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 9, 2023**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, NOVEMBER 9, 2023**, beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2ND FLOOR HEARING ROOM**. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>.

SIGN LANGUAGE INTERPRETER: A Sign Language Interpreter, to “Sign” this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293. 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 614-645-4522.

THE FOLLOWING APPLICATIONS WERE HEARD ON THE 4:30 P.M. AGENDA:

1. **APPLICATION:** [Z23-044](#)
Location: **2476 FERRIS RD. (43224)**, being 2.7± acres located on the north side of Ferris Road, 190± feet east of Cleveland Avenue (010-247718 and part of 010-057939; Northland Community Council).
Existing Zoning: L-C-4, Limited Commercial District.
Request: AR-12, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Megan Vo c/o Han Nguyen; 4700 Reed Road, Suite O; Columbus, OH 43220; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215.
Property Owner(s): Megan Vo; 5509 Buxley Drive; Westerville, OH 43081.
Planner: Brandon Carpenter; 614-645-1574; BMCarpenter@Columbus.gov
APPROVAL (4-0) motion to vote by Ingwersen, seconded by Onwukwe

2. **APPLICATION:** [Z23-047](#)
Location: **6425 PFEIFER ASH DR. (43110)**, being 7.91± acres located at the southeast corner of Gender Road and Pfeifer Ash Drive (010-305910; Greater South East Area Commission).
Existing Zoning: PUD-8, Planned Unit Development.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Homestead Companies c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Wilcox Investment Group, LLC c/o Jonathan Wilcox; 250 West Old Wilson Bridge Road, #140, Worthington, OH 43085.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov
APPROVAL (3-0-1) motion to vote by Conroy, seconded by Onwukwe

3. APPLICATION: [Z23-052](#)
Location: **7745 WALTON PKWY. (43054)**, being 10.17± acres located on the south side of Walton Parkway, 1,250± feet east of New Albany Road (010-292742; Rocky Fork Blacklick Accord).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-2, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Thrive Companies, c/o Dave Perry; Dave Perry Company; 411 East Town Street, Floor 1; Columbus, OH 43215 and Charles Campisano; Thrive Companies; 842 North 4th Street, Suite 200; Columbus, OH 43215.
Property Owner(s): New Albany Company, LLC; c/o Jamie McNally; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

TABLED (4-0) motion to vote by Ingwersen, seconded by Onwukwe.

4. APPLICATION: [Z23-056](#)
Location: **5071 EBRIGHT RD. (43110)**, being 10.97± acres located on the west side of Ebright Road, 1,050± feet North of U.S. Route 33 (180-000002, 180-005101, and 180-000859; Greater South East Area Commission).
Existing Zoning: R, Rural District (pending annexation).
Request: ARLD, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Ebright Road Chapter 2 LLC, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Robert and Judith Johnson, et al; 5071 Ebright Road; Columbus, OH 43110.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

APPROVAL (5-0) motion to vote by Ingwersen, seconded by Onwukwe

5. APPLICATION: [Z23-058](#)
Location: **5555 BROADVIEW RD. (43230)**, being 3.8± acres located on the south side of Broadview Road at the terminus of Panorama Drive (010-256898 and 010-256899; Northland Community Council).
Existing Zoning: SR, Suburban Residential District.
Request: AR-12, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): M/I Homes of Central Ohio; c/o David Hodge, Atty. 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Benjamin Babeaux and Holly Fahey; 615 East Town Street; Columbus, OH 43215.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

DISAPPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded by Ingwersen

THE FOLLOWING APPLICATIONS WERE HEARD ON THE 5:00 P.M. AGENDA:

6. **APPLICATION:** [Z21-090](#)
Location: **1500 AIRPOINTE DR. (43219)**, being 9.88± acres located at the southeast corner of Airpointe Drive and Plaza Properties Boulevard (010-296197 and 010-297073; Northeast Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: AR-2, Apartment Residential District (H-110).
Proposed Use: Mixed-use development.
Applicant(s): Airport Hospitality LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL (5-0) motion to vote by Ingwersen, seconded by Onwukwe

7. **APPLICATION:** [Z23-055](#)
Location: **3680 WESTERVILLE RD. (43224)**, being 12.17± acres located on the east side of Westerville Road, 700± feet north of Woodsedge Road (010-158461 & three others; Northeast Area Commission).
Existing Zoning: L-C-2, Limited Commercial District and R-1, Residential District.
Request: AR-1, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Elmington Capital; c/o David Hodge; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Vedic Welfare Society of Columbus; 3680 Westerville Road; Columbus, OH 43224.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded by Ingwersen

8. **APPLICATION:** [Z23-054](#)
Location: **1160 CAMDEN AVE. (43201)**, being 12.50± acres located at the eastern terminus of Camden Avenue (010-258776; Milo-Grogan Area Commission).
Existing Zoning: M, Manufacturing District.
Request: L-ARLD, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Domenic Spencer; PO Box 4108; Bellevue, WA 98009.
Property Owner(s): East Milo Partners, LLC; c/o John B. Howarth; 691 Parsons Ave.; Columbus, OH 43215.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded by Ingwersen

9. **APPLICATION:** [Z23-059](#)
Location: **7450 HUNTINGTON PARK DR. (43235)**, being 7.38± acres located on the east side of Huntington Park Drive, 480± feet south of Horizon Drive (610-211630 and 610-205680; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-O, Apartment Office District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): OH14 Columbus LLC, c/o Judy Carter.; 1521 Westbranch Drive, Suite 100; McLean, VA 22102.
Planner: Jack Mangan; 614-645-8661; jrmangan@columbus.gov

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded by Ingwersen

10. **APPLICATION:** [Z23-051](#)
Location: **8380 N. HIGH ST. (43235)**, being 0.89± acres located at the northeast corner of North High Street and Dillmont Drive (610-210650; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: C-5, Commercial District (H-35).
Proposed Use: Drive-thru eating and drinking establishment.
Applicant(s): Motley 7 Brew; c/o Dr. Nicole Vicari, Agent; 2101 West Chesterfield Boulevard, Suite A101; Springfield, MO 65807.
Property Owner(s): Moment 23 LLC; 1985 West Henderson Road, Suite 2304; Columbus, OH 43220.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded by Ingwersen