

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 11, 2024**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, APRIL 11, 2024**, beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2<sup>ND</sup> 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:** [Z23-067](#)  
**Location:** **6085 WINCHESTER PIKE (43110)**, being 18.84± acres located on the south side of Winchester Pike, 1,100± feet east of Gender Road, and at the intersection of Winchester Pike and Gender Road (010-224901; Greater South East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District and LC-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Commercial and retail fuel sales.  
**Applicant(s):** Wx2 Ventures LLC; c/o Tom Warner; 781 Science Boulevard, Suite 100; Columbus, OH 43230; and David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Owner(s):** The Applicant.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**TABLING REQUESTED**

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

2. **APPLICATION:** [Z23-060](#)  
**Location:** **3925 ALUM CREEK DR. (43207)**, being 0.90± acres located at the southeast corner of Alum Creek Drive and Williams Road (530-214691; Far South Columbus Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Imed Realty, LLC; c/o Donald T. Plank, Atty.; Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215.  
**Property Owner(s):** United Dairy Farmers; 3955 Montgomery Road; Cincinnati, OH 45212.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

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

3. **APPLICATION:** [Z22-002](#)  
**Location:** **70 OBETZ RD. (43207)**, being 2.69± acres located on the north side of Obetz Road, 310± feet east of South High Street (part of 010-111574; Far South Columbus Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development  
**Applicant(s):** Woda Cooper Companies, c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.  
**Property Owner(s):** T. Ronald Sams Trustee, c/o Barbara A. Sams Trustee; 138 Jana Kay Court; Columbus, OH 43207.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)  
**APPROVAL (5-0) motion to vote by Ingwersen, seconded by Keyes-Shanklin**

4. **APPLICATION:** [Z24-003](#)  
**Location:** **775 GEORGESVILLE RD. (43228)**, being 32.4± acres located on the west side of Georgesville Road and the south side of Sullivant Avenue (570-207035, 570-144441 & 570-144448; Greater Hilltop Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-60).  
**Proposed Use:** Truck and equipment rentals, self-storage unit lockers, warehouse, shop maintenance facility, recreational vehicle storage (covered and open), shipping container storage (inside) and shipping, and accessory office.  
**Applicant(s):** U-Haul of Central Ohio, Inc. 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):** Arc 36 LLC, c/o Dean Haske; 775 Georgesville Road; Columbus, OH 43228.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)  
**APPROVAL (5-0) motion to vote by Onwukwe, seconded by Ingwersen**

5. **APPLICATION:** [Z24-005](#)  
**Location:** **3375 REFUGEE RD. (43232)**, being 6.0± acres located on the south side of Refugee Road, 465± feet west of Weyburn Road (530-158208; Mideast Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Limited commercial and manufacturing uses.  
**Applicant(s):** Howard Concrete Pumping; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.  
**Property Owner(s):** The Amazing Grace Learning Center, Inc; c/o Grace Dufie; 4249 Eastland Square; Columbus, OH 43232.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)  
**APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded by Onwukwe**

6. **APPLICATION:** [Z23-062](#)  
**Location:** **454 E. 2ND AVE. (43201)**, being 0.26± acres located on the north side of East 2nd Avenue, 150± feet west of North Grant Avenue (010-032852, 010-011936, & 010-054731; Milo-Grogan Area Commission).  
**Existing Zoning:** R-4, Residential District.  
**Request:** L-M, Limited Manufacturing District (H-60).  
**Proposed Use:** Manufacturing access and driveway.  
**Applicant(s):** 454 E 2nd Avenue LLC; c/o Joel Yakovac; and Elizabeth Seedorf, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Owner(s):** The Applicant.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**APPROVAL (4-1), conditioned on the requested height district being revised to an H-35 district, motion to vote by Keyes-Shanklin, seconded by Ingwersen**

7. **APPLICATION:** [Z23-068](#)  
**Location:** **2995 MORSE RD. (43231)**, being 0.69± acres located on the south side of Morse Road, 425± feet west of Westerville Road (010-209624 & 010-209623; Northeast Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Automobile sales  
**Applicant(s):** Columbo Management, LLC c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Columbo Management, LLC; P.O. Box 132304; Columbus, OH 43213.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

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

8. **APPLICATION:** [Z24-009](#)  
**Location:** **1848 ABERDEEN AVE. (43211)**, being 0.20± acres located on the north side of Aberdeen Avenue, 362± feet west of Joyce Avenue (010-069498; Northeast Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** R-3, Residential District (H-35).  
**Proposed Use:** Single-unit dwelling.  
**Applicant(s):** Habitat for Humanity Mid-Ohio; c/o Sarah Arnold; 6665 Busch Boulevard; Columbus, OH 43229.  
**Property Owner(s):** Central Ohio Community Improvement Corporation; 845 Parsons Avenue; Columbus, OH 43206.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**APPROVAL (5-0), conditioned on the applicant receiving a recommendation of approval from the Northeast Area Commission, motion to vote by Ingwersen, seconded by Onwukwe**

9. **APPLICATION:** [Z24-006](#)  
**Location:** **550 THOMAS LN. (43214)**, being 7.22± acres located at the northwest corner of Olentangy River Road and Thomas Lane (010-103227 & six others; No Group).  
**Existing Zoning:** I, Institutional District & L-I, Limited Institutional District.  
**Request:** CPD, Commercial Planned Development District (H-110).  
**Proposed Use:** Commercial Development.  
**Applicant(s):** OhioHealth Corporation; c/o Matthew E. Moberg, Atty.; Porter Wright; 41 South High Street, Suites 2800-3100; Columbus, OH 43215.  
**Property Owner(s):** Riverside Methodist Hospital; 3353 Olentangy River Road; Columbus, OH 43214.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

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

10. **APPLICATION:** [Z24-001](#)  
**Location:** **2005 DEMOREST RD. (43123)**, being 8.79± acres located on the west side of Demorest Road, 90± feet north of Demorest Highlands Lane (160-000126, 160-002175, 160-002146, and 160-000228; Westland Area Commission).  
**Existing Zoning:** R, Rural District (upon annexation)  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Apartment complex.  
**Applicant(s):** Metro Development LLC, c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Jackie Lee McNabb, c/o Gayle Penix; 2005 Demorest Road; Grove City, OH 43123.  
**Planner:** Jack Mangan; 614-645-8661; [jrmangan@columbus.gov](mailto:jrmangan@columbus.gov)

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

111 N. Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://bzs.columbus.gov)

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