

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 8, 2024**

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, AUGUST 8, 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 WILL BE HEARD ON THE 4:30 PM AGENDA:**

- 1. APPLICATION: Z20-034**  
**Location:** **2700 E. 6<sup>th</sup> AVE. (43219)**, being 0.87± acres located at the northwest corner of North Cassady Avenue and East 6<sup>th</sup> Avenue (010-067096 & 3 others; East Columbus Civic Association).  
**Existing Zoning:** M-2, Manufacturing and AR-1, Apartment Residential District.  
**Request:** L-M, Limited Manufacturing District. (H-35)  
**Proposed Use:** Limited commercial and manufacturing uses.  
**Applicant(s):** 2700 Properties LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** 2700 Properties LLC; 3310 East Powell Road; Lewis Center, OH 43035.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
- 2. APPLICATION: Z24-025**  
**Location:** **5551 SHANNON RD. (43110)**, being 24.456± acres located on the south side of Shannon Road 1675± feet northeast of Winchester Pike (430-271216; Greater Southeast Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** ARLD, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Vista Residential Partners, c/o David Hodge, Atty; 8000 Walton Parkway, Suite 260, New Albany, OH 43054.  
**Property Owner(s):** Man Land CW LLC; 77 W 2<sup>nd</sup> Ave., Columbus, OH 43201.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**TABLING REQUESTED**

3. **APPLICATION:** **Z23-010**  
**Location:** **494 ST. CLAIR AVE. (43203)**, being 1.17± acres located on the east side of St. Clair Avenue, 60± feet south of Old Leonard Avenue (010-004474 & 010-026447; Near East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District and R-2F, Residential District  
**Request:** AR-O, Apartment-Office District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** National Church Residences; c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.  
**Property Owner(s):** The Trinity Baptist Church of Columbus, OH; 461 St. Clair Avenue; Columbus, OH 43203.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
4. **APPLICATION:** **Z24-021**  
**Location:** **278 S. GLENWOOD AVE. (43223)**, being 0.10± acres located on the east side of Glenwood Avenue, and 380± feet north of Sullivant Avenue (010-018394; Franklinton Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** CPD, Commercial Planned Development District (H-110).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Pink Development and Construction LLC; c/o Robert Ellis; PO Box 8174; Columbus, OH 43201  
**Property Owner(s):** Two 91 Holdings LLC; c/o Sean Knoppe; 850 Twin Rivers Drive, PO Box 2018; Columbus, OH 43218.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)



**Main Offices:** 111 North Front Street | Columbus, Ohio 43215 | **P:** (614) 645-7433 | **F:** (614) 645-0082 | [columbus.gov/bzs](http://columbus.gov/bzs)  
**License, Weights & Measures Offices:** 4252 Groves Road | Columbus, Ohio 43232 | **P:** (614) 645-8366 | **F:** (614) 645-8912

**Building Compliance Section** (614) 645-1733  
**Building Plan Review** (614) 645-7562  
**Code Enforcement** (614) 645-2202  
**Customer Service Center** (614) 645-6090

**Director's Office** (614) 645-7776  
**Engineering Plan Review** (614) 645-0032  
**License Section** (614) 645-8366  
**Research/Records Center** (614) 645-6082

**Weights & Measures Section** (614) 645-7397  
**Zoning Clearance** (614) 645-8637  
**Zoning Confirmation Letters** (614) 645-8637  
**Zoning Public Hearings** (614) 645-4522