

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 14, 2024**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, MARCH 14, 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:**

- APPLICATION:** [Z23-048](#)  
**Location:** **2976 LAZAR RD. (43123)**, being 5.68± acres located on the east side of Lazar Road, 90± feet south of Tanis Drive (570-193906 and 570-193905; Southwest Area Commission).  
**Existing Zoning:** L-M-2, Limited Manufacturing District.  
**Request:** L-M-2, Limited Manufacturing District (H-35).  
**Proposed Use:** Limited manufacturing uses.  
**Applicant(s):** Good Nature; c/o Dave Perry, Agent; Dave Perry Company; 411 East Town Street, Floor 1; Columbus, OH 43215 and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215.  
**Property Owner(s):** Lazarcharmangrano, LLC; c/o Alec McClennan; 7621 Old Rockside Road, Independence, OH 44131.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

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

2. **APPLICATION:** [Z23-037](#)  
**Location:** **2050 E. DUBLIN-GRANVILLE RD. (43229)**, being 1.09± acres located on the north side of East Dublin-Granville Road, 430 feet± west of Maple Canyon Avenue (part of 010-241738; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-C-4, Limited Commercial District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** C+O Shopping, LLC, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** C+O Shopping, LLC; 825 East Dublin-Granville Road; Columbus, OH 43220.

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

3. **Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)  
**APPLICATION:** [Z23-053](#)  
**Location:** **2223 CLEVELAND AVE. (43211)**, being 0.64± acres located at the northwest corner of Cleveland Avenue and Kenmore Road, (010-060963, 010-005907, and 010-060998; South Linden Area Commission).  
**Existing Zoning:** C-3, Commercial District, CPD, Commercial Planned Development District and R-3, Residential District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Library expansion and parking lots.  
**Applicant(s):** Moody Engineering; c/o Gary Davis; 300 Spruce Street, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** Board of Trustees of Columbus Metro Library; 96 South Grant Avenue; Columbus, OH 43215.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

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

4. **APPLICATION:** [Z23-032](#)  
**Location:** **5656 BIXBY RD. (43110)**, being 25.8± acres located on the north side of Bixby Road, northeast of the intersection with US Route 33 (433-322196; Greater South East Area Commission).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** L-AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Michael P. Barr; 5656 Bixby Road, Canal Winchester, OH 43110.  
**Planner:** Phil Ashear; 614-645-1719; [pjashear@columbus.gov](mailto:pjashear@columbus.gov)

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

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

5. **APPLICATION:** [Z23-045](#)  
**Location:** **2195 HOLT RD. (43123)**, being 20.01± acres located at the northwest corner of Holt Road and Tolbert Avenue (570-199792, 570-199767, 570-199975, and 570-199532; Westland Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Robert E. & Katherine D. Williams; 2195 Holt Road; Grove City, OH 43123.  
**Planner:** Jack Mangan; 614-645-8661; [jrmangan@columbus.gov](mailto:jrmangan@columbus.gov)

**DISAPPROVAL (4-1) motion to vote by Keyes-Shanklin, seconded by Ingwerson**

6. **APPLICATION:** [Z23-064](#)  
**Location:** **127-135 E. WOODRUFF AVE. (43201)**, being 0.28± acres located on the southeast corner of Waldeck Avenue and East Woodruff Avenue (010-011867 and 010-046299; University Area Commission).  
**Existing Zoning:** AR-4, Apartment Residential District.  
**Request:** AR-2, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Bart Overly; 922 West Broad Street; Columbus, OH 43222.  
**Property Owner(s):** Indianola Presbyterian Church; 1970 Waldeck Ave.; Columbus, OH 43201.  
**Planner:** Jack Mangan; 614-645-8661; [jrmangan@columbus.gov](mailto:jrmangan@columbus.gov)

7. **APPLICATION:** [Z23-067](#)  
**Location:** **6085 WINCHESTER PIKE (43110)**, being 18.84± acres located on the south side of Winchester Pike, 1100± 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 L-C-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)

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

**THE FOLLOWING APPLICATIONS WERE HEARD ON THE 5:30 P.M. AGENDA:**

8. **APPLICATION:** [Z23-065](#)  
**Location:** **4747 DUBLIN RD. (43221)**, being 14.71± acres located on the west side of Dublin Road, 1,700± feet south of Hayden Run Road (200-000050 and 5 others; Hayden Run West Civic Association).  
**Existing Zoning:** R, Rural District and PUD-8, Planned Unit Development District.  
**Request:** L-ARLD, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Rock Run Developer, c/o Sean Mentel, Atty.; 250 East Town Street, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** 4747 Dublin Road LLC, c/o Sean Mentel, Atty.; 250 East Town Street, Suite 200; Columbus, OH 43215.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

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

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

Director’s Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Code Enforcement	(614) 645-2202	Zoning Public Hearings	(614) 645-4522
Customer Service Center	(614) 645-6090	Zoning Confirmation Letters	(614) 645-8637
Engineering Plan Review	(614) 645-0032		