

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2025**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, MAY 8, 2025**, 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 <https://www.columbus.gov/Business-Development/Building-Zoning-Services/Boards-and-Commissions/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:** [Z25-005](#)
Location: **8570 N. HIGH ST. (43035)**, being 14.9± acres located on the east side of North High Street, 300± feet north of Lazelle Road (318-343-01-006-000 and 318-343-01-008-000; Far North Columbus Communities Coalition).
Existing Zoning: R, Rural District (pending annexation).
Request: ARLD, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Ronald H. Rice, Successor Trustee; P.O. Box 65; Grove City, OH 43123.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov
- 2. APPLICATION:** [Z22-050](#)
Location: **824 KINNEAR RD. (43235)**, being 7.7± acres located on the north side of Kinnear Road, 900± feet west of Olentangy River Road (420-307999 and 420-308000; No Group).
Existing Zoning: R, Rural District.
Request: AR-3, Apartment Residential District (H-110).
Proposed Use: Multi-unit residential development.
Applicant(s): Livingston Limited, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Livingston Limited, LLC; 2099 Lytham Road; Columbus, OH 43220.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

3. **APPLICATION:** [Z24-073](#)
Location: **4743 & 4745 CLEVELAND AVE. (43231)**, being 0.86± acres located on the west side of Cleveland Avenue; 93± feet south of Taymouth Road (600-213487 & 600-213487; Northland Community Council).
Existing Zoning: R, Rural District.
Request: C-2, Commercial District (H-35).
Proposed Use: Commercial development.
Applicant(s): Central Ohio Investment Properties LLC; c/o Jackson Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Central Ohio Investment Properties LLC; 2600 Tiller Lane, Suite A; Columbus, OH 43231.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov
4. **APPLICATION:** [Z25-004](#)
Location: **6680 LOCKBOURNE RD. (43137)**, being 1.92± acres located on the east side of Lockbourne Road, 1,300± feet south of London-Groveport Road (Part of 495-263119; Far South Columbus Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Electrical sub-station.
Applicant(s): South Central Power Company; c/o Curtis H. Knapp, Atty.; 1160 Dublin Road; Columbus, OH 43215.
Property Owner(s): Prushing Farms Partners LLC; c/o Pinchal & Co.; 4400 Post Oak Parkway, Suite 2350; Houston, TX 77027.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 5:00 PM AGENDA:

5. **APPLICATION:** [Z24-029](#)
Location: **2300 SOBECK RD. (43232)**, being 37.05± acres located at the northern terminus of Sobek Road (part of 010-109331; Mideast Area Commission).
Existing Zoning: L-I, Limited Institutional District & L-M, Limited Manufacturing District.
Request: L-UCRPD, Limited University-College Research-Park District (H-60).
Proposed Use: Educational uses.
Applicant(s): Columbus State Community College District; c/o Jeffery L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): First Church of God Inc.; 3480 Refugee Road; Columbus, OH 43232.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

6. **APPLICATION:** [Z25-009](#)
Location: **7444 CUBBAGE RD. (43081)**, being 34± acres located on the east side of Cubbage Road 2,400± feet north of Central College Road (110-006075, 600-318726, 600-318728, 600-318729, and 600-318727; No Group).
Existing Zoning: R, Rural District.
Request: PUD-4, Planned Unit Development District and R-1, Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): EC New Vision Ohio, c/o Michael Shannon, Atty.; 8000 Walton Parkway; Suite 120, New Albany, OH 43054.
Property Owner(s): Ciminello Land Co, LLC; 7858 Calverton Square; New Albany, OH 43054.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov
7. **APPLICATION:** [Z24-072](#)
Location: **1941 STELZER RD. (43219)**, being 4.1± acres located at the southwest corner of Stelzer Road and Citygate Drive (520-181149, 010-181147 and 010-181148; Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-M, Limited Manufacturing District (H-60).
Proposed Use: Limited manufacturing uses.
Applicant(s): Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Magoo Properties Inc.; PO Box 09764; Columbus, OH 43209.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov
8. **APPLICATION:** [Z24-040](#)
Location: **156 DERING AVE. (43207)**, being 5.78± acres located at the northwest corner of Dering Avenue and South 5th Avenue (010-116096; 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): Chris Vallette; 72 Mill Street; Gahanna, OH 43230.
Property Owner(s): Frank Ferri; 2707 Bromfield Place; Lewis Center, OH 43035.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 5:30 PM AGENDA:

9. **APPLICATION:** [Z24-038](#)
Location: **7642 HAYDEN RUN RD. (43026)**, being 142.5± acres located on the north side of Hayden Run Road, 4,000± feet west of Cosgray Road (120-000189, 120-000232 and 272-000206; Hayden Run West Civic Association).
Existing Zoning: R, Rural District.
Request: L-AR-1, Limited Apartment Residential District & CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Abbasi Farms, Ltd. c/o Thomas L Hart, Atty.; 5029 Cemetery Road; Hilliard, OH 43026.
Property Owner(s): Abassi Farms, Ltd.; 4875 Wellspring Court; Dublin, OH 43016.
Planner: Phil Ashear; 614-645-1719; PJAshear@Columbus.gov
10. **APPLICATION:** [Z24-070](#)
Location: **2618 BETHESDA AVE. (43219)**, being 10.18± acres located at the northwest corner of Bethesda Avenue and Sunbury Road (010-156433 and 010-166702; North Central Area Commission).
Existing Zoning: R, Rural District and R-2, Residential District.
Request: AR-1, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Elmington Capital, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Praise Temple Community Church Inc.; 1159 Clinton Street, Columbus, OH 43221.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov



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

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