

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 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, OCTOBER 10, 2024**, 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 WILL BE HEARD ON THE 4:30 PM AGENDA:

- 1. APPLICATION:** [Z21-046](#)
Location: **1100 FRANK RD. (43223)**, being 2.25± acres located at the northwest corner of Frank Road and Brown Road (146-300769 & 10 others; Southwest Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): 1429 Properties, LLC: c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
- 2. APPLICATION:** [Z24-027](#)
Location: **5255 CROSSWIND DR. (43228)**, being 21.06± acres located on the southeast corner of Crosswind Drive and Krieger Street (570-154751; Westland Area Commission).
Existing Zoning: M, Manufacturing 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): Capitol Square Ltd.; 34 South Third Street; Columbus, OH 43215.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

- 3. APPLICATION:** [Z24-025](#)
Location: **5551 SHANNON RD. (43110)**, being 24.46± acres located on the south side of Shannon Road, 1,675± 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 West 2nd Avenue; Columbus, OH 43201.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov
- 4. 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 and parking lot.
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
- 5. APPLICATION:** [Z23-012](#)
Location: **3451 TRABUE RD. (43204)**, being 11.5± acres located on the southwest corner of Trabue Road and McKinley Avenue (146-298090 and 8 others; West Scioto Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): MJK Ventures Trabue LLC, et al; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): MJK Ventures Trabue LLC; 750 Communications Parkway, Suite 200; Columbus, OH 43214.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 5:15 PM AGENDA:

6. **APPLICATION:** [Z24-034](#)
 Location: **3535 OLENTANGY RIVER RD. (43214)**, being 57.4± acres located at the northwest corner of Olentangy River Road and West North Broadway (part of 010-183740, 010-199999, and 010-200000; No Group).

 Existing Zoning: C-3, Commercial District.
 Request: L-C-4, Commercial District (H-200).
 Proposed Use: Hospital campus.
 Applicant(s): OhioHealth Corp.; c/o Doug Scholl; 3535 Olentangy River Road; Columbus, OH 43214.
 Property Owner(s): OhioHealth Corp.; c/o Matthew E. Moberg, Atty.; 41 South High Street, Suites 2800-3100; Columbus, OH 43215.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
7. **APPLICATION:** [Z24-033](#)
 Location: **1661 E. HUDSON ST. (43211)**, being 0.47± acres located at the southwest corner of East Hudson Street and Billiter Boulevard (010-061218 & 5 others; South Linden Area Commission).

 Existing Zoning: C-3, Commercial District.
 Request: R-4, Residential District (H-35).
 Proposed Use: Single and two-unit dwellings.
 Applicant(s): Brian Higgins; P.O. Box 8159; Columbus, OH 43201.
 Property Owner(s): Central Ohio Community Improvement Corporation; 845 Parsons Avenue; Columbus, OH 43201.
 Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov
8. **APPLICATION:** [Z24-011](#)
 Location: **1429 SCHROCK RD. (43229)**, being 0.72± acres located at the southeast corner of Schrock Road and Ambleside Drive (610-132388; Northland Community Council).

 Existing Zoning: C-4, Commercial District & C-5, Commercial District.
 Request: L-C-4, Limited Commercial District (H-35).
 Proposed Use: Limited commercial development.
 Applicant(s): Queen 1 Auto Sale Inc.; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
 Property Owner(s): Queen 1 Auto Sale Inc.; 1429 Schrock Road; Columbus, OH 43229.
 Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

9. **APPLICATION:** [Z24-023](#)
Location: **2121 VELMA AVE. (43211)**, being 34.32± acres located on the north side of Black and Gold Boulevard, 310± feet west of Velma Avenue (010-249124 & part of 010-067015; No Group).
Existing Zoning: R-4, Residential District & M, Manufacturing District.
Request: CPD, Commercial Planned Development District (H-110).
Proposed Use: Sports stadium and accessory fields.
Applicant(s): Crew SC Training Company, LLC; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): State of Ohio OEC; 717 East 17th Avenue; Columbus, OH 43211.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov
10. **APPLICATION:** [Z24-031](#)
Location: **2025 LEONARD AVE. (43219)**, being 1.37± acres located at the southwest corner of Leonard Avenue and Brentnell Avenue (010-055122 & 010-047757; North Central Area Commission).
Existing Zoning: AR-12, Apartment Residential District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited manufacturing uses.
Applicant(s): V.A.T. Inc.; c/o Jackson Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Knot Your Bus LLC; 2407 Leonard Avenue; Columbus, OH 43219.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@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

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