



## Legislation Details (With Text)

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**Title:** Notice/Advertisement Title: Development Commission Zoning Meeting Agenda - April 11, 2024  
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The Development Commission of the City of Columbus will hold 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 WILL BE 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 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)

**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)

**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)

**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-35).

**Proposed Use:** Self-storage, truck and equipment rental, RV storage, truck and equipment maintenance, & 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):** Arec 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)

**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)

**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)

**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)

**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; Near East 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)

**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)

**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)