



City of Columbus

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Legislation Text

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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 **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 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

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

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

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

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

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

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

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

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

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