

**AGENDA RESULTS
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETINGS
CITY OF COLUMBUS, OHIO
APRIL 13, 2023**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, APRIL 13, 2023**, 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 POLICY ITEM WAS HEARD ON THE 4:30 P.M. AGENDA:

Kevin Wheeler – Assistant Director for Growth Policy, Department of Development; 614-645-6057; kjwheeler@columbus.gov
Zoning code update – progress presentation to the Development Commission.

THE FOLLOWING APPLICATIONS WERE HEARD FOLLOWING THE POLICY ITEM:

- APPLICATION:** [Z22-071](#)
Location: **400 E. CAMPUS VIEW BLVD. (43235)**, being 12.38± acres located on the north side of East Campus View Boulevard, 500± feet east of Crosswoods Drive (610-208792; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-1, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Campus View Endeavors, LLC; c/o Dave Perry, Agent; David Perry Company; 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): Wood Stone Cols. Campus View, LLC; c/o Michael Pruzan; Parkstone Capital; 27 Radio Circle Drive, Suite 201A; Mt. Kiso, NY 10549.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL 7-0; motion to vote by Ingwersen, seconded by Keyes-Shanklin.

2. **APPLICATION:** [Z23-003](#)
Location: **3573 AGLER RD. (43219)**, being 28.38± acres located on the south side of Agler Road, 875± feet west of Stelzer Road (520-143575 and 3 others; Northeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited manufacturing and commercial development.
Applicant(s): Keith Massa; Schottenstein Property Group; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL 6-0-1; motion to vote by Onwukwe, seconded by Keyes-Shanklin.

3. **APPLICATION:** [Z22-099](#)
Location: **3440 W. BROAD ST. (43204)**, being 1.20± acres located on the north side of West Broad Street, 475± east of North Wilson Road (Part of 010-006891 & 010-006683; Greater Hilltop Area Commission).
Existing Zoning: C-4, Commercial District.
Request: M, Manufacturing District (H-35).
Proposed Use: Vehicle storage and wholesaling.
Applicant(s): Grant Avenue Properties Ltd.; Donald T. Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL 7-0; motion to vote by Carey, seconded by Keyes-Shanklin.

4. **APPLICATION:** [Z22-100](#)
Location: **1264 E. MAIN ST. (43205)**, being 0.09± acres located at the northwest corner of East Main Street and Linwood Avenue (010-302564; Near East Area Commission).
Existing Zoning: C-4, Commercial District.
Request: AR-O, Apartment-Office District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Jianshen Cai; 4698 Trabue Road; Columbus, OH 43228.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL 7-0; motion to vote by Golden, seconded by Conroy.

5. APPLICATION: [Z22-092](#)
Location: **5142 CENTRAL COLLEGE RD. (43081)**, being 9.89± acres located on the north side of Central College Road, 440± feet east of Course Drive (220-002126, 010-266123, and 220-000183; Rocky Fork - Blacklick Accord Panel).
Existing Zoning: R, Rural District (Annexation Pending).
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): David Ruma; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Aleks and Natasha Babamovski; 5142 Central College Road; Westerville, OH 43081.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL 7-0; motion to vote by Golden, seconded by Ingwersen.

6. APPLICATION: [Z22-033](#)
Location: **1555 MCNAUGHTEN RD. (43232)**, being 7.87± acres located on the west side of McNaughten Road, 900± south of Riverton Road (010-203913 & 010-109374; Far East Area Commission).
Existing Zoning: RRR, Restricted Rural Residential 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.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Plaza Properties, Inc.; 3016 Maryland Avenue; Columbus, OH 43054.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

DISAPPROVAL 4-3; motion to vote by Ingwersen, seconded by Keyes-Shanklin.

7. APPLICATION: [Z22-078](#)
Location: **5860 ROCHE DR. (43229)**, being 2.48± acres located on the east side of Roche Drive, 160± feet north of Covington Road (010-085780; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: AR-O, Apartment Office District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): National Church Residences; c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.
Property Owner(s): Rollmore, Inc. 136 West Columbus Street; Mount Sterling, OH 43143.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL 7-0; motion to vote by Ingwersen, seconded by Onwukwe.

111 N. Front Street – Columbus OH 43215 – 614-645-7433 – 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		