

**AGENDA  
DEVELOPMENT COMMISSION  
POLICY AND ZONING MEETINGS  
CITY OF COLUMBUS, OHIO  
JUNE 8, 2023**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, JUNE 8, 2023**, 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 POLICY ITEM WILL BE HEARD ON THE 4:30 P.M. AGENDA:**

**Presentation and Discussion (no action)**

**1. Minor Zoning Code changes:** Chapter 3312, Off-Street Parking and Loading; miscellaneous corrections and adjustments to Chapter 3333, Apartment Districts; Chapter 3365, M-1 Manufacturing District; and Chapter 3367; M-2 Manufacturing District.  
Shannon Pine; Chief Zoning Official  
Department of Building and Zoning Services  
614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**THE FOLLOWING APPLICATIONS WILL BE HEARD IMMEDIATELY AFTER THE POLICY ITEM:**

1.     **APPLICATION:**             [Z23-004](#)  
       **Location:**             **5200 WINCHESTER PIKE. (43110)**, being 27.56± acres located on the north side of Winchester Pike, 1,650± east of Shannon Road (535-307599 & 535-307600; Greater South East Area Commission).  
       **Existing Zoning:**         R, Rural District.  
       **Request:**                 L-M, Manufacturing District (H-35).  
       **Proposed Use:**           Light manufacturing and lumber yard.  
       **Applicant(s):**           Strait Real Estate LLC & Arnold Estate Investments II LLC; c/o Thomas L. Hart, Atty.; 5029 Cemetery Road; Hilliard, OH 43206.  
       **Property Owner(s):**     The Applicant.  
       **Planner:**                 Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

2. **APPLICATION:** [Z23-020](#)  
**Location:** **3662 AGLER RD. (43219)**, being 1.65± acres located at the northwest corner of Agler Road and Stelzer Road (520-162411; Northeast Area Commission).  
**Existing Zoning:** R-1, Residential District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Automobile repair and paint shop.  
**Applicant(s):** Xyzit Property Group, LLC c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Kenneth C. Baker Tr.; 2650 Stelzer Road; Columbus, OH 43219.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
3. **APPLICATION:** [Z23-002](#)  
**Location:** **6675 SHOOK RD. (43137)**, being 9.31± acres located at the southwest corner of Shook Road and London-Groveport Road (150-000429; Far South Columbus Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Central Ohio Transit Authority (COTA) c/o Brian Metz, Agent.; 400 West Nationwide Boulevard, Suite 225; Columbus, OH 43215.  
**Property Owner(s):** Columbus Regional Airport Authority; 4600 International Gateway; Columbus, OH 43219.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
4. **APPLICATION:** [Z23-013](#)  
**Location:** **5285 GENDER RD. (43110)**, being 4.77± acres located on the west side of Gender Road, 1,600± feet north of Lehman Road (490-169288; Greater Southeast Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Vatri Development and Construction; Sean Mentel; 250 East Town Street, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** Larry G. Vatri; 5285 Gender Road; Columbus, OH 43110.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

5. **APPLICATION:** [Z23-018](#)  
**Location:** **1480 CHESAPEAKE AVE. (43212)**, being 0.16± acres located on the north side of Chesapeake Avenue, 500± feet east of North Star Avenue (010-300798; Fifth by Northwest Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Eric D. Martineau; 3006 North High Street, Suite 1A; Columbus, OH 43202.  
**Property Owner(s):** T. Jordan and Megan Tarrier; 1968 North Devon Road; Columbus, OH 43212.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
6. **APPLICATION:** [Z23-022](#)  
**Location:** **2802 E. 5TH AVE. (43219)**, being 0.18± acres located at the northwest corner of East 5<sup>th</sup> Avenue and Morris Avenue (010-031623; East Columbus Civic Association).  
**Existing Zoning:** C-2, Commercial District.  
**Request:** C-4, Commercial District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Ormabuk Motors, LLC; 1407 Gray Meadow Drive; Columbus, OH 43223.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
7. **APPLICATION:** [Z23-024](#)  
**Location:** **4300 ALKIRE RD. (43228)**, being 6.4± acres located on the north side of Alkire Road, 400± feet west of Demorest Road (160-000220; Westland Area Commission).  
**Existing Zoning:** R, Rural District (Pending Annexation).  
**Request:** L-AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development LLC; c/o Jeffery L. Brown, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Bible Truth Tabernacle; P.O. Box 44035; Columbus, OH 43204.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
8. **APPLICATION:** [Z23-023](#)  
**Location:** **4975 WARNER RD. (43081)**, being 5.41 ± acres located on the south side of Warner Road, 2,000 feet± west of North Hamilton Road (200-00617 & 200-00620; Rocky Fork-Black Accord).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** AR-1, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Edward Hock, et al; 4975 Warner Road; Columbus, OH 43081.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

9. **APPLICATION:** [Z22-061](#)  
**Location:** **1171 CLEVELAND AVE. (43201)**, being 0.08± acres located at the northeast corner of Cleveland Avenue and Essex Avenue (010-044566; Milo-Grogan Area Commission).  
**Existing Zoning:** AR-3, Apartment Residential District.  
**Request:** CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Automobile charging station.  
**Applicant(s):** Columbus Yellow Cab Co.; c/o Jackson B. Reynolds, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

111 N. Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://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		