

## AGENDA RESULTS

### DEVELOPMENT COMMISSION ZONING MEETING

CITY OF COLUMBUS, OHIO

AUGUST 14, 2008

The Development Commission of the City of Columbus **HELD** a public hearing on the following applications on **Thursday, August 14, 2008**, beginning at **6:00 P.M.** at the **CITY OF COLUMBUS, I-71 NORTH COMPLEX** at 757 Carolyn Avenue, Columbus, OH 43224 in the lower level **HEARING ROOM**.

Further information may be obtained by visiting the City of Columbus Zoning Office website at [http://development.columbus.gov/NeighborhoodsandResidents/boards\\_commissions/dev\\_commission/index.asp](http://development.columbus.gov/NeighborhoodsandResidents/boards_commissions/dev_commission/index.asp) or by calling the Building Services Division Council Activities section at 645-4522.

#### **THE FOLLOWING APPLICATIONS WERE HEARD ON THE 6:00 P.M. AGENDA:**

1.     **APPLICATION:**                 **Z08-033**  
       **Location:**                 **5598 OLENTANGY RIVER ROAD (43235)**, being 4.51± acres located east of the intersection of Olentangy River Road and Meeklyn Drive, (010-151293).  
  
       **Existing Zoning:**         R, Rural, RR, Rural Residential, LRR, Limited Rural Residential, & R-1, Residential Districts.  
  
       **Request:**                     L-R-1, Limited Residential District.  
       **Proposed Use:**             Single-family residential development.  
       **Applicant(s):**             Connie J. Klema, Atty.; P.O. Box 991; Pataskala, OH 43062.  
       **Property Owner(s):**     The Bigler Co., LTD; 5356 Bethel Reed Park; Columbus, OH 43220.  
       **Planner:**                   Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (6-0)**

2.     **APPLICATION:**                 **Z08-021**  
       **Location:**                 **619-699 HARRISBURG PIKE (43223)**, being 10.13± acres located west of the intersection of Harrisburg Pike and Brown Road (570-104192, 010-065707; Southwest Area Commission).  
  
       **Existing Zoning:**         M-2, Manufacturing and M, Manufacturing Districts.  
       **Request:**                     C-4, Commercial District.  
       **Proposed Use:**             Commercial development.  
       **Applicant(s):**             Central Point Shopping Center Limited; c/o Eric Leibowitz; 191 West Nationwide Boulevard; Columbus, OH 43215.  
  
       **Property Owner(s):**     Central Point Shopping Center Limited; 191 West Nationwide Boulevard; Columbus, OH 43215.  
  
       **Planner:**                   Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

**APPROVAL (6-0)**

**3. APPLICATION: Z07-007**  
**Location:** **4519 PARSONS AVENUE (43207)**, being 62.42± acres located at the southwest corner of I-270 and Parsons Avenue (495-283047).  
**Existing Zoning:** R, Rural District.  
**Request:** L-MHP, Limited Manufactured Home Park District.  
**Proposed Use:** Residential development.  
**Applicant(s):** Greenlawn Realty Company; c/o David Perry; The David Perry Company; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215 and Donald Plank; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.  
**Property Owner(s):** Mary I. Younkin; c/o David Perry; The David Perry Company; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215 and Donald Plank; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.  
**Planner:** Walter Green; 645-2485; [wagreen@columbus.gov](mailto:wagreen@columbus.gov)  
**APPROVAL (6-0)**

**4. APPLICATION: Z07-037**  
**Location:** **1941 STELZER ROAD (43219)**, being 6.55± acres located at the southwest corner of Stelzer Road and Citygate Drive (Northeast Area Commission; 520-181149).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development and L-M, Limited Manufacturing Districts.  
**Proposed Use:** Commercial development.  
**Applicant(s):** Sean & Barbara Brogan; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Sean & Barbara Brogan; P.O. Box 09764; Columbus, OH 43219.  
**Planner:** Walter Green; 645-2485; [wagreen@columbus.gov](mailto:wagreen@columbus.gov)  
**DISAPPROVAL (0-6)**

**5. APPLICATION: Z08-034**  
**Location:** **4943 NORTH HIGH STREET (43214)**, being 0.68± acres located at the northwest corner of North High Street and Rathbone Avenue, (010-109853 & 010-110530; Clintonville Area Commission).  
**Existing Zoning:** AR-1, Apartment Residential, & CPD, Commercial Planned Development Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Parking lot expansion.  
**Applicant(s):** Central Ohio Transit Authority; c/o Brian Metz, Agent; TranSystems Corporation; 5747 Perimeter Drive, Suite 240; Dublin, OH 43017.  
**Property Owner(s):** Alex Couldais; 107 E State Street; Athens, OH 45701; & Central Ohio Transit Authority; 1600 McKinley Avenue; Columbus, OH 43214.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)  
**APPROVAL (6-0)**

**6. APPLICATION: Z08-032**  
**Location:** **5609 TRABUE ROAD (43228)**, being 0.7± acres located on the south side of Trabue Road, 310± feet east of Saint James Lutheran Lane (560-137453).  
**Existing Zoning:** R-1, Residential District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** Low Country Imports; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Rosemary Stanley; 5609 Trabue Road, Columbus, OH 43215.  
**Planner:** Dana Hitt, AICP; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**APPROVAL (6-0)**

**7. APPLICATION: Z08-029**  
**Location:** **3488 TRABUE ROAD (43204)**, being 4.2± acres located on the north side of Trabue Road, 200± feet west of Builders Place (200-001834).  
**Existing Zoning:** R, Rural District (Annexation Pending).  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Manufacturing and/or office use.  
**Applicant(s):** Brexton Construction LLC; c/o Timothy P. Galvin, Agent; 815 Grandview Avenue, Suite 300, Columbus, OH 43125.  
**Property Owner(s):** Arroyo Pinon Ltd; 815 Grandview Avenue, Suite 300, Columbus, OH 43125.  
**Planner:** Dana Hitt, AICP; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**APPROVAL (6-0)**

**8. APPLICATION: Z08-007**  
**Location:** **5475 NORTH HAMILTON ROAD (43230)**, being 2.5± acres located on the west side of Hamilton Road, 800± feet south of Menerey Lane (010-210808).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development.  
**Proposed Use:** Commercial development, automobile service station, and fast food businesses.  
**Applicant(s):** New Albany Company, LP; c/o John P. Kennedy, Attorney; 500 South Front Street, Suite 1200; Columbus, OH 43215.  
**Property Owner(s):** New Albany Company, LLC; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.  
**Planner:** Walter Green; 645-2485; [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

**TABLED BY DC**