

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 13, 2024**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, JUNE 13, 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 WERE HEARD ON THE 4:30 PM AGENDA:

- APPLICATION:** [Z24-018](#)
Location: **740 N. WILSON RD. (43204)**, being 14.36± acres located on the east side of North Wilson Road, 505± feet north of Fisher Road (570-213771 and five others; Greater Hilltop Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Commercial and less-objectionable manufacturing uses.
Applicant(s): Skyworks, LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Cristo Rey Ministries, Inc.; 1778 Dividend Drive; Columbus, OH 43228.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded Ingwersen

- APPLICATION:** [Z24-019](#)
Location: **2125 MARBLE CLIFF OFFICE PARK (43215)**, being 1.17± acres located on the southeast corner of Marble Cliff Office Park and Dublin Road (010-269009; No Group).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited commercial and less-objectionable manufacturing uses.
Applicant(s): Annex Seven Ltd.; c/o Laura Comek; 175 South High Street, Suite 700; Columbus, OH 43215.
Property Owner(s): Jane Setterlen; c/o Laura Comek; 175 South High Street, Suite 700; Columbus, OH 43215.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded Ingwersen

3. **APPLICATION:** [Z24-012](#)
Location: **3755 RIDGE MILL DR. (43026)**, being 5.20± acres located on the southwest side of Ridge Mill Drive, 600± feet east of Fishinger Boulevard (560-294238; West Scioto Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-O, Apartment-Office District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): The Dune Companies, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): MGM Millrun LLC; 485 Metro Place South, Suite 270; Dublin, OH 43017.
Planner: Phil Ashear; 614-645-1719; pjashear@columbus.gov

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded Ingwersen

4. **APPLICATION:** [Z24-013](#)
Location: **1598-1614 GREENWAY AVE. (43203)**, being 0.41± acres located on the north side of Greenway Avenue, 370± feet east of Taylor Avenue (010-050855, 010-024796, 010-050798, 010-023950, and 010-042883; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Request: AR-2, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Dora Loft Apartments, LLC, 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): City of Columbus, Land Bank; c/o John Turner; 845 Parsons Ave, Columbus OH 46206.
Planner: Alyssa Saltzman; 614-645-9625; adsaltzman@columbus.gov

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded Ingwersen

5. **APPLICATION:** [Z24-014](#)
Location: **4480 DESANTIS CT. (43214)**, being 3.3± acres located at the southwest corner of DeSantis Court and West Henderson Road (010-299637 and 112 others; Northwest Civic Association).
Existing Zoning: L-C-4, Limited Commercial Development.
Request: AR-O, Apartment Office District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Park Madison LLC, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Alyssa Saltzman; 614-645-9625; adsaltzman@columbus.gov

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded Ingwersen

6. **APPLICATION:** [Z23-071](#)
Location: **1834 SULLIVANT AVE. (43223)**, being 4.03± acres located at the northwest corner of Sullivant Avenue and Townsend Avenue (010-308998; Greater Hilltop Area Commission).
Existing Zoning: AR-1, Apartment Residential District & R, Rural District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Police substation.
Applicant(s): Bhakti Bania; 326 South High Street; Columbus, OH 43215.
Property Owner(s): City of Columbus; 90 West Broad Street; Columbus, OH 43215.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded Onwukwe

7. **APPLICATION:** [Z24-004](#)
Location: **6334 REFUGEE RD. (43110)**, being 5.01± acres located at the northwest corner of Refugee Road and Gender Road (530-125631; Greater South East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District & L-ARLD, Limited Apartment Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): Impeccable Development; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): SS Panhandle Group LLC; 2709 War Wagon Way; Leander, TX 78641.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

TABLED (5-0) motion to vote by Keyes-Shanklin, seconded Ingwersen

8. **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

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded Onwukwe; conditioned on the Applicant providing a two-foot high undulating mound with the continuous landscaping hedge, shown on the site plan, along Gender Road and Winchester Pike.



Main Offices: 111 North Front Street | Columbus, Ohio 43215 | **P:** (614) 645-7433 | **F:** (614) 645-0082 | columbus.gov/bzs
License, Weights & Measures Offices: 4252 Groves Road | Columbus, Ohio 43232 | **P:** (614) 645-8366 | **F:** (614) 645-8912

Building Compliance Section (614) 645-1733
Building Plan Review (614) 645-7562
Code Enforcement (614) 645-2202
Customer Service Center (614) 645-6090

Director's Office (614) 645-7776
Engineering Plan Review (614) 645-0032
License Section (614) 645-8366
Research/Records Center (614) 645-6082

Weights & Measures Section (614) 645-7397
Zoning Clearance (614) 645-8637
Zoning Confirmation Letters (614) 645-8637
Zoning Public Hearings (614) 645-4522