

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 11, 2024**

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

1. **APPLICATION:** [Z24-022](#)
 Location: **6955 HARLEM RD. (43081)**, being 9.10± acres located on the west side of Harlem Road, 400± feet north of Central College Road (010-278013 and 220-001876; Rocky Fork Blacklick Accord Panel).

 Existing Zoning: R, Rural District.
 Request: L-AR-1, Limited Apartment Residential District (H-35).
 Proposed Use: Multi-unit residential development.
 Applicant(s): Preferred Living, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

 Property Owner(s): Norman Singer; 5918 Wyndale Drive, Westerville, OH 43081.
 Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

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

2. **APPLICATION:** [Z24-015](#)
 Location: **115 HUTCHINSON AVE. (43235)**, being 2.49± acres located on the south side of Hutchinson Avenue, 150± feet west of High Cross Boulevard (610-192709; Far North Columbus Communities Coalition).

 Existing Zoning: CPD, Commercial Planned Development District.
 Request: L-AR-2, Limited Apartment Residential District (H-110).
 Proposed Use: Multi-unit residential development.
 Applicant(s): Perennial Housing Partners LLC, c/o Rebecca Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.

 Property Owner(s): ANR Columbus Hotel LLC; 1808 North Wells Street; Chicago, IL 60614.
 Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

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

3. APPLICATION: [Z24-017](#)
Location: **951 FREBIS AVE. (43206)**, being 0.40± acres located on the south side of Frebis Avenue; 50± feet east of Oakwood Avenue (010-087186, 010-087187, 010-087188; Columbus South Side Area Commission).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Commercial development.
Applicant(s): Gordon Property Management LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street; Columbus, OH 43215.
Property Owner(s): Gordon Property Management LLC; 1272 Brookcliff Avenue; Columbus, OH 43219.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

APPROVAL (5-0) motion to vote by Keyes-Shanklin, seconded by Ingwersen; conditioned on the Applicant revising the requested height district to H-35

4. APPLICATION: [Z24-021](#)
Location: **278 S. GLENWOOD AVE. (43223)**, being 0.10± acres located on the east side of Glenwood Avenue, 380± feet north of Sullivant Avenue (010-018394; Franklinton Area Commission).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District (H-200).
Proposed Use: Mixed-use development.
Applicant(s): Pink Development and Construction LLC; c/o Robert Ellis; PO Box 8174, Columbus, OH 43201
Property Owner(s): Two 91 Holdings LLC; c/o Sean Knoppe; 850 Twin Rivers Drive, PO Box 2018; Columbus, OH 43218.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

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



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	Director's Office	(614) 645-7776	Weights & Measures Section	(614) 645-7397
Building Plan Review	(614) 645-7562	Engineering Plan Review	(614) 645-0032	Zoning Clearance	(614) 645-8637
Code Enforcement	(614) 645-2202	License Section	(614) 645-8366	Zoning Confirmation Letters	(614) 645-8637
Customer Service Center	(614) 645-6090	Research/Records Center	(614) 645-6082	Zoning Public Hearings	(614) 645-4522