

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 9, 2025**

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, JANUARY 9, 2025**, 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 <https://www.columbus.gov/Business-Development/Building-Zoning-Services/Boards-and-Commissions/Development-Commission> or by calling the Department of Building and Zoning Services, Council Activities Section at 614-645-4522.

**THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 4:30 PM AGENDA:**

- 1. APPLICATION:** [Z24-002](#)  
**Location:** **5432 N. HAMILTON RD. (43054)**, being 1.55± acres located 300± feet east of North Hamilton Road, and 760± feet north of Thompson Road (010-295572; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** AR-2, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Homeport; c/o Laura M. Comek, Atty.; Comek Law; 17 South High Street, Suite 100; Columbus, OH 43026.  
**Property Owner(s):** EQ 5430 N. Hamilton LLC; 4653 Trueman Boulevard, Suite 100; Hilliard, OH 43026.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)
- 2. APPLICATION:** [Z24-053](#)  
**Location:** **2897 JOHNSTOWN RD. (43219)**, being 2.3± acres located on the southeast side of Johnstown Road; 170± feet west of Bridgeway Avenue (445-318735; No Group).  
**Existing Zoning:** R, Rural District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Limited manufacturing uses.  
**Applicant(s):** Airport Commerce Park LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.  
**Owner(s):** Airport Commerce Park LLC; c/o Jeff Gregg; 875 North High Street, Suite 300; Columbus, OH 43215  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

- 3. APPLICATION:** [Z24-036](#)  
**Location:** **1175 GALLOWAY RD. (43206)**, being 22.3± acres located on the west side of Galloway Road 130± feet south of Greenhaven Avenue (246-326963; Westland Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** AR-12, Apartment Residential District (H-35).  
**Proposed Use:** Townhome complex.  
**Applicant(s):** Maronda Homes, LLC of Ohio, c/o Rebecca J. Mott, Atty.; 411 East Town Street, Fl. 2; Columbus, OH 43228.  
**Property Owner(s):** Anaya Communities, LLC, 416 Evergreen Terrace; Columbus, OH 43215.  
**Planner:** Dane Kirk; 614-645-7973; [DEKirk@columbus.gov](mailto:DEKirk@columbus.gov)
- 4. APPLICATION:** [Z24-050](#)  
**Location:** **106 WEST CASTLE RD. (43207)**, being 5.64± acres located at the western terminus of West Castle Road (010-113144, 010-113382, 010-113143, 010-112085, 010-113154, and 010-113142; Far South Columbus Area Commission).  
**Existing Zoning:** SR, Suburban Residential.  
**Request:** AR-1, Apartment Residential (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** TWG Development, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.  
**Property Owner(s):** Shamrock Club of Columbus, Inc.; 60 West Castle Road; Columbus, OH 43207.  
**Planner:** Dane Kirk; 614-645-7973; [DEKirk@columbus.gov](mailto:DEKirk@columbus.gov)
- 5. APPLICATION:** [Z24-054](#)  
**Location:** **2280 OCTOBER RIDGE RD. (43223)**, being 1.1± acres located on the east side of October Ridge Road, 225± feet south of Harrisburg Pike (570-143610; Southwest Area Commission).  
**Existing Zoning:** R-1, Residential District.  
**Request:** ARLD, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Kareem Amr; 243 North 5th Street; Columbus, OH 43215.  
**Property Owner(s):** Stephens Consulting Group, LLC, c/o Samuel Stephens; P.O. Box 1892; Powell, OH 43065.  
**Planner:** Dane Kirk; 614-645-7973; [DEKirk@columbus.gov](mailto:DEKirk@columbus.gov)

**THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 5:00 PM AGENDA:**

6. **APPLICATION:** [Z24-049](#)  
**Location:** **1378 MT. VERNON AVE. (43203)**, being 0.09± acres on the north side of Mt. Vernon Avenue, 310± feet west of Graham Street (010-034776; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Request:** R-4, Residential District (H-35)  
**Proposed Use:** Three-unit dwelling.  
**Applicant(s):** Pink Development and Construction LLC; P.O. Box 12128; Miami, FL 33101.  
**Property Owner(s):** Kylan Hansard; c/o Tara Williams, Agent; 3075 Elmreeb Avenue; Columbus, OH 43219.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
7. **APPLICATION:** [Z24-056](#)  
**Location:** **3355 REFUGEE RD. (43232)**, being 8.55± acres located on the south side of Refugee Road, 1,800± feet east of Winchester Pike (530-156568; Mideast Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** AR-1, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Columbus Metropolitan Housing Authority; c/o Jackson B. Reynolds, III, Atty; 37 West Broad Street, Suite 260; Columbus, OH 43215.  
**Property Owner(s):** Columbus Metropolitan Housing Authority; 880 East 11<sup>th</sup> Avenue; Columbus, OH 43211.  
**Planner:** Phil Ashear; 614-645-1719; [pjashear@columbus.gov](mailto:pjashear@columbus.gov)
8. **APPLICATION:** [Z24-055](#)  
**Location:** **540 ANNAPOLIS WAY (43203)**, being 5.83± acres located on the north side of Maryland Avenue at the terminus of Maryland Avenue and Woodland Avenue (010-070431 and 010-098968; Near East Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** L-ARLD, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Connect Realty, LLC, c/o Kelsey Miller, Agent; 577 West Nationwide Boulevard, Suite 600; Columbus, OH 43215, and Thaddeus Boggs, Atty.; 10 West Broad Street, Suite 2300; Columbus, OH 43215.  
**Property Owner(s):** Central Ohio Opportunity Fund, LLC; c/o Bob Lamb; 577 West Nationwide Boulevard, Suite 600; Columbus, OH 43215.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

9. **APPLICATION:** [Z24-047](#)  
**Location:** **1663 DEWEY AVE. (43219)**, being 2.31± acres located on the south side of Dewey Avenue, 1,204± feet east of Joyce Avenue (010-014186; North Central Area Commission).  
**Existing Zoning:** R-1, Residential District & M, Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Commercial and less-objectionable manufacturing uses.  
**Applicant(s):** Rock It Man LLC; c/o Curtis H. Knapp, Atty.; Northwest Law LLC; 1160 Dublin Road, Suite 500; Columbus, OH 43215.  
**Property Owner(s):** The Original McLean Properties LLC; 1496 Delbert Road; Columbus, OH 43219.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 5:30 PM AGENDA:**

10. **APPLICATION:** [Z24-061](#)  
**Location:** **1895 JETWAY BLVD. (43219)**, being 7.98± acres located on the west side of Jetway Boulevard; 1,500± feet north of Old Country Lane (010-255956 and 010-255957; Northeast Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Limited manufacturing uses.  
**Applicant(s):** Jetway, LLC; c/o Aamer Patel; 2028 East Den White Boulevard, Suite 240-6325; Austin, TX 78741.  
**Owner(s):** Jetway, LLC; 2980 Swizer Avenue; Columbus, OH 43219.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
11. **APPLICATION:** [Z24-016](#)  
**Location:** **5371 BACHMAN RD. (43110)**, being 106± acres located on the south side of Bachman Road, 2,770± feet from the intersection of Bachman Road and Winchester Pike (010-255278, 010-255280, and 010-257073; Greater South East Area Commission).  
**Existing Zoning:** NG, Neighborhood General District and NE, Neighborhood Edge District.  
**Request:** PUD-6, Planned Unit Development District and L-ARLD Limited Apartment Residential District (H-35).  
**Proposed Use:** Single and multi-unit residential development.  
**Applicant(s):** Tamarack Land Properties II, LLC; c/o Molly Gwin, Atty.; 2 Miranova Place, Suite 700; Columbus, OH 43215.  
**Property Owner(s):** Lee Smith Farms LLC; 929 Harrison Avenue, Suite 300; Columbus, OH 43215.  
**Planner:** Phil Ashear; 614-645-1719; [pjashear@columbus.gov](mailto:pjashear@columbus.gov)

**12. APPLICATION:** [Z24-024](#)

**Location:** **4970 LINDORA DR. (43232)**, being 0.92± acres located at the southeast corner of Lindora Drive and Carbondale Drive (010-002548; Greater South East Area Commission).

**Existing Zoning:** C-4, Commercial District.

**Request:** L-AR-1, Apartment Residential District (H-35).

**Proposed Use:** Multi-unit residential development.

**Applicant(s):** Tijen Incorporated, LLC, c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Ronald J. O'Brien, Atty; Zeiger Tigges and Little, LLP; 41 South High Street, 3500 Huntington Center; Columbus, OH 43215.

**Property Owner(s):** Tijen Incorporated, LLC; 4970 Lindora Drive, Columbus, OH 43232.

**Planner:** Phil Ashear; 614-645-9625; [PJAshear@columbus.gov](mailto:PJAshear@columbus.gov)



**Main Offices:** 111 North Front Street | Columbus, Ohio 43215 | **P:** (614) 645-7433 | **F:** (614) 645-0082 | [columbus.gov/bzs](http://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