

# MEETING AGENDA



## Planning & Zoning Commission

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026  
and Live-Streaming on YouTube

Thursday, July 14, 2022 | 7:00 pm

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Approval of the Meeting Minutes – June 9, 2022**
5. **Oath to Tell the Truth**
6. **Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)**
7. **Postponed Cases:**

**CASE 1: PZ-22-27 – CODE AMENDMENT – Backyard Chickens & Rear Yard Beekeeping**

**APPLICANT:** City of Hilliard, 3800 Municipal Way, Hilliard, OH 43026.

**REQUEST:** Review & approval of an amendment to Hilliard Code Sections 505.14 & 1121.07 to permit non-commercial raising of chickens and honeybees, Section 1121.08 to specify standards for the raising of chickens and Section 1121.09 to specify standards for the raising of honeybees.

8. **New Cases:**

**CASE 2: PZ-22-31 - CHASE BANK – 4199 Parkway Lane**

**PARCEL NUMBER:** 050-003211

**APPLICANT:** Rachel Wolff, Mannik Smith Group, 1160 Dublin Road, Suite 100, Columbus, OH 43215; Vaughn Benson, FMS Architects, 995 W. 3<sup>rd</sup> Avenue, Columbus, OH 43212; Max Hartings, Equity, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; Jim Byun AIA, NCARB, J.P. Morgan Chase & Co., 10 S. Dearborn Street, 25<sup>th</sup> Floor, Chicago, IL 60603; Central Ohio Transit Authority, 1600 McKinley Avenue, Columbus, OH 43222.

**REQUEST:** Review & approval of a lot split under the provisions of Hilliard Code Section 1188.05 to create a 0.89-acre parcel, and a Level “B” Site Plan under the provisions of Hilliard Code Chapter 1131 for a 3,410-square-foot bank.

**CASE 3: PZ-22-32 - TRUEPOINTE MIXED USE DEVELOPMENT – 4525 Trueman Boulevard**

**PARCEL NUMBER:** 050-003043 & 050-010984

**APPLICANT:** Trueman Boulevard LLC, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; RRIHQ LLC, 4653 Trueman Boulevard, Hilliard, OH 43026; and Shawn Boysko, Equity Construction Solutions, 4653 Trueman Boulevard, Suite 200, Hilliard, OH 43026.

**REQUEST:** Review & approval of a PUD Modification under the provisions of Hilliard Code Section 1117.08 for a mixed-use development including office, commercial, restaurant, hotel and residential uses on 27.73 acres.

**CASE 4: PZ-22-33 – AMAZON DATA CENTER – 4120 Scioto Darby Road**

**PARCEL NUMBERS:** 050-003336, 050-002806, 050-003210, 050-0002427, 050-002299 & 050-002301

**APPLICANT:** Amazon Data Services, Inc., 410 Terry Avenue North, Seattle, WA 98108; c/o Isabella Culliton, Kimley-Horn, 7965 North High Street, Columbus, OH 43235.

**REQUEST:** Review & approval of a Level “B” Site Plan consisting of 7 data center buildings and additional security and utility buildings on 152.13 acres in accordance with Chapter 1131 of the Zoning Code.

**CASE 5: PZ-22-36 – JC & COMPANY – 4010 Main Street**

**PARCEL NUMBERS:** 050-000132

**APPLICANT:** Brian Long, JC & Company, 4010 Main Street, Hilliard, OH 43026; 4010 Main Street, LLC. 4010 Main Street, Hilliard, OH 43026

**REQUEST:** Approval of an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115.05 for exterior building colors.

**CASE 6: PZ-22-37 – OLD HILLIARD, LTD – 4055 Main Street**

**PARCEL NUMBERS:** 050-000084, 050-000188

**APPLICANT:** Old Hilliard, LTD, PO Box 1471 Hilliard, OH 43026; c/o Andrew Warnock, 3523 Goldenrod Street, Hilliard, OH 43026

**REQUEST:** Approval of an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115.05 for exterior modifications that include metal awnings.

- 9. Discussion Items
- 10. Chairman’s Communication
- 11. Committee Communications
- 12. Adjournment

[END OF AGENDA | JULY 14, 2022]