

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2007**

1. **APPLICATION:** **Z07-029**
 Location: **259 NORTON ROAD (43228)**, being 0.74± acres located on the west side of Norton Road, 816± feet north of Sullivant Avenue (570-220944; Westland Area Commission).
- Existing Zoning:** L-R-2, Limited Residential District.
 Request: L-C-1, Limited Commercial District.
 Proposed Use: Commercial development.
 Applicant(s): Emily Bibyk; 5046 Lukens Road; Grove City, Ohio 43123.
 Property Owner(s): George & Emily Bibyk; 5046 Lukens Road; Grove City, Ohio 43123.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

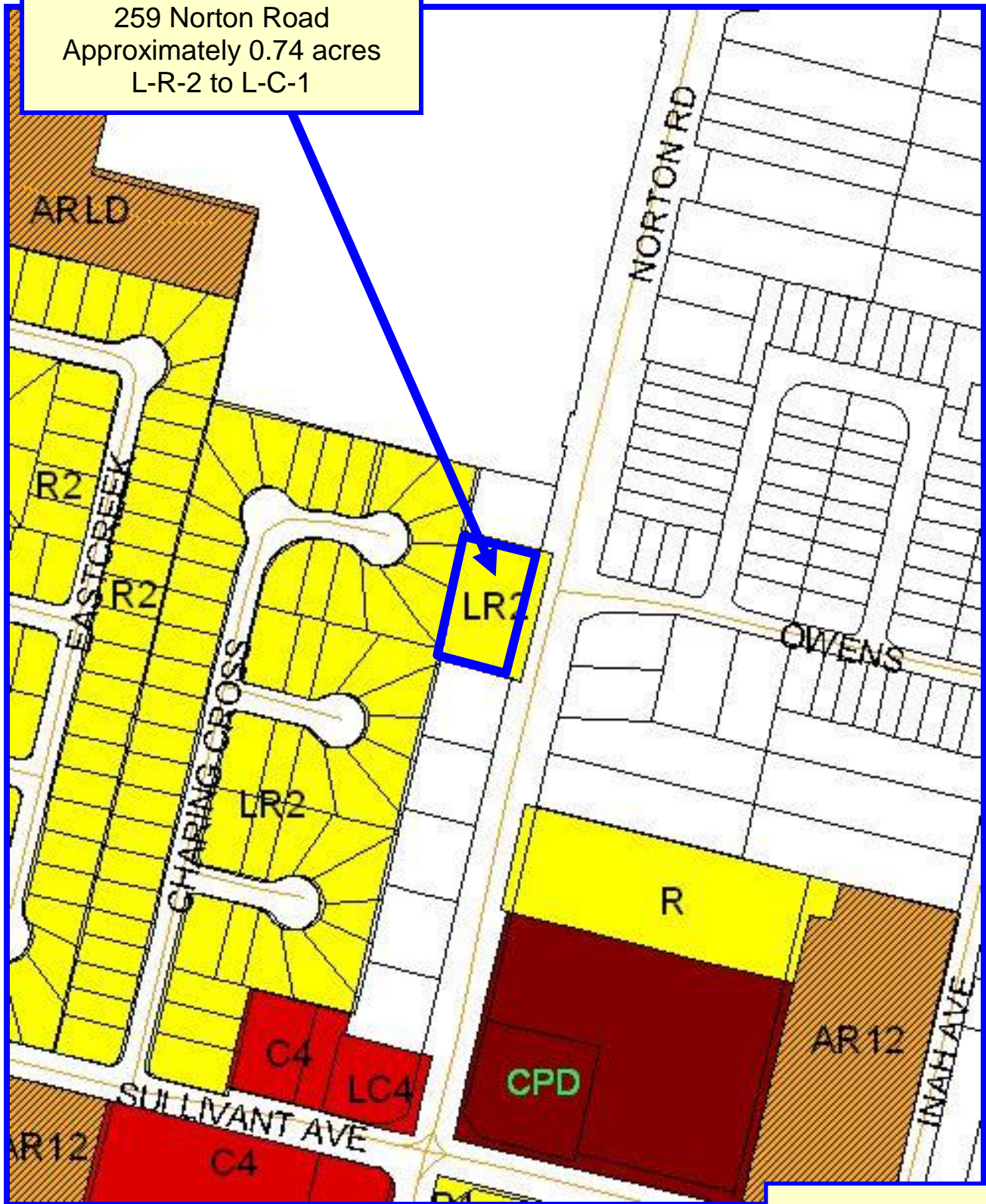
BACKGROUND:

- The 0.74± acre site is developed with a single-family dwelling and is zoned L-R-2, Limited Residential District. The applicant requests the L-C-1, Limited Commercial District for neighborhood commercial development.
- To the north is a single-family dwelling in Prairie Township that appears to also be used for a business. To the east across Norton Road and to the south are single-family dwellings in Prairie Township. To the west is a single-family subdivision in the L-R-2, Limited Residential District.
- This site is within the boundaries of the Westland Area Commission whose recommendation has not yet been received.
- The site is located within the planning area of *The Westland Plan* (1994) which recognizes the site as existing residential development. Some of the single-family dwellings in this corridor that are located within Prairie Township have been converted to office and neighborhood commercial uses.
- The limitation text includes development standards addressing use restrictions, landscaping, fencing, mechanical equipment screening, and lighting controls. A fifteen-foot wide landscaped buffer area is proposed along the north, west, and south property lines adjacent to single-family residential development.
- The *Columbus Thoroughfare Plan* identifies Norton Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

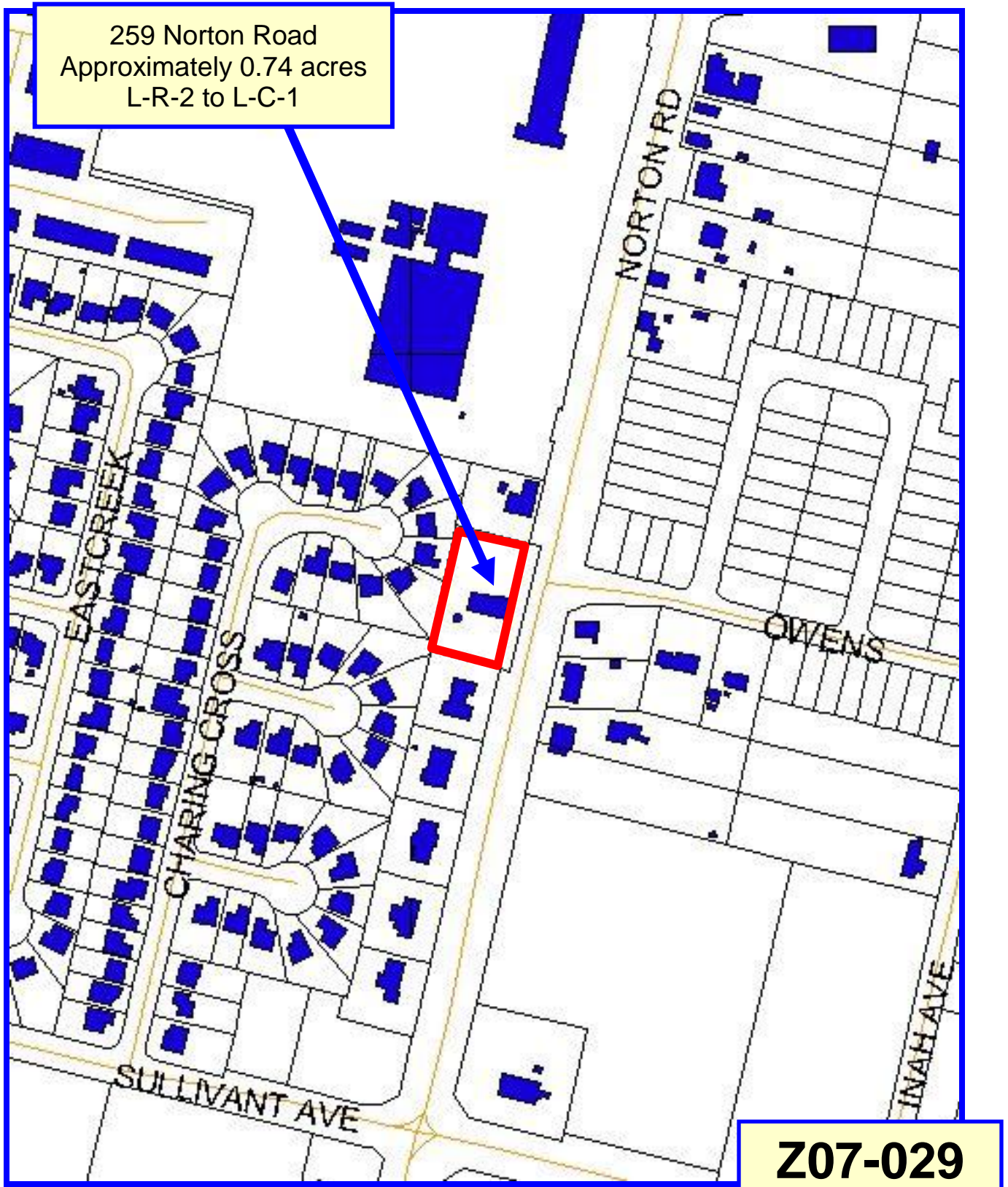
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-1, Limited Commercial District will allow neighborhood commercial development. The proposed limitation text incorporates use restrictions, screening, and lighting controls which allow the proposed L-C-1 District to be more compatible with the surrounding residential development.

259 Norton Road
Approximately 0.74 acres
L-R-2 to L-C-1



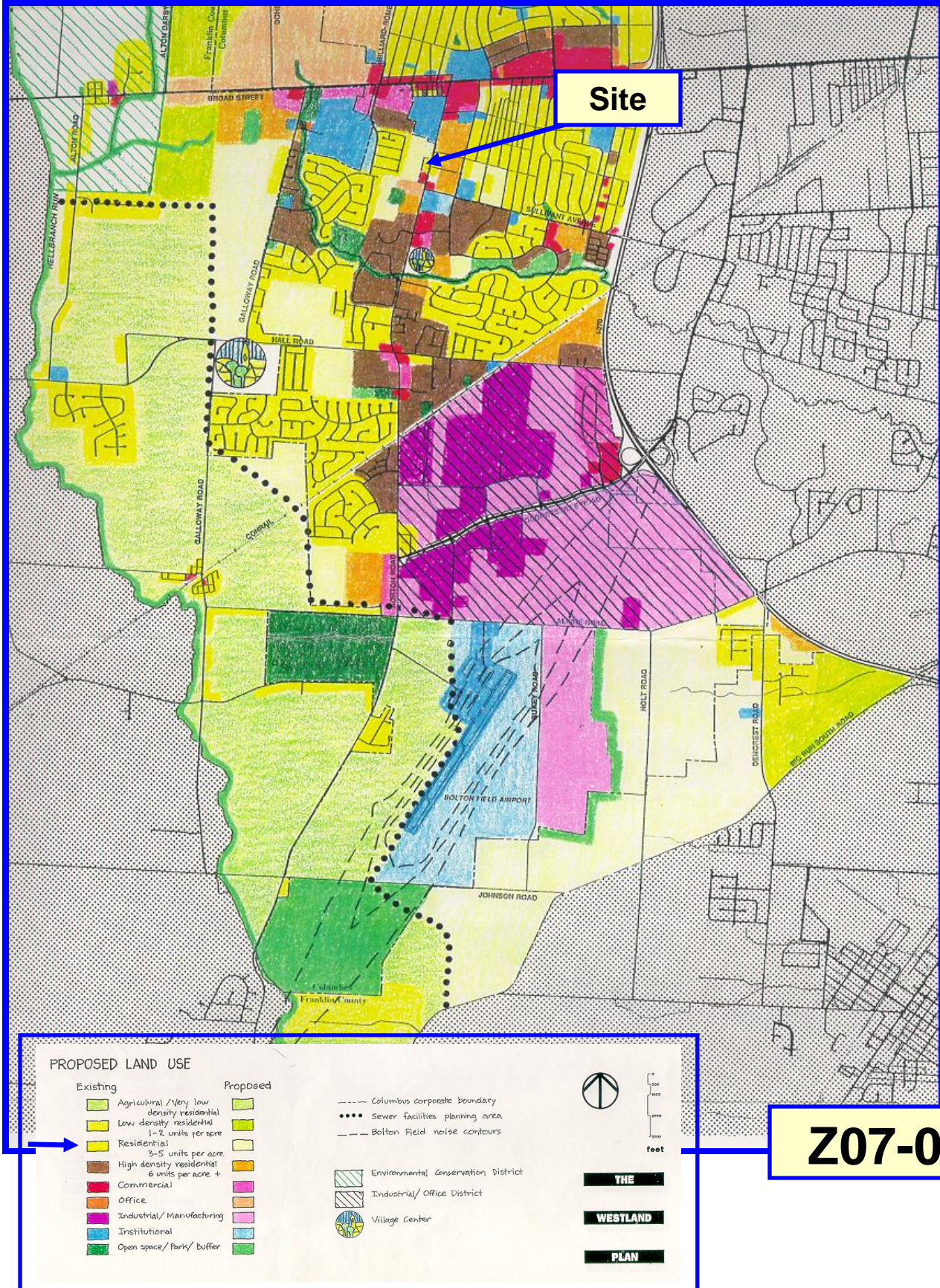
Z07-029



259 Norton Road
Approximately 0.74 acres
L-R-2 to L-C-1

Z07-029







City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue ♦ Columbus, Ohio ♦ 43224 ♦ (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: Westland Area Commission Meeting Date: August 15, 2007

Case Number: 207-029 Case Type: ☐ Council Variance ☒ Rezoning

Zoning Address: 259 Norton Road Applicant: Emily Bibyk

Person(s) Representing Applicant at Meeting: Emily Bibyk

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

	Applicant Response	
	Yes	No
1. <u>Business shall close by 9:00 p.m.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Business shall not open before 7:00 a.m.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>Fence shall be with a stone or brick foundation to match</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>building materials</u>	<input type="checkbox"/>	<input type="checkbox"/>
4. <u>Keep height of light fixtures to less than 18 feet</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <u>Have a monument-style sign.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

☐ Approval ☐ Disapproval ☒ Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 15 Against 2

Signature / Title of Authorized Representative: Mike McKay, Chairman

Daytime Phone Number: 644-9159

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.STATE OF OHIO
COUNTY OF FRANKLINAPPLICATION # 207-029

Being first duly cautioned and sworn (NAME)

Emily Bibyk
 of (COMPLETE ADDRESS) 5046 Lukens Rd. Grove City OH 43123
 deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following
 is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the
 subject of this application in the following format:

Name of business or individual
 Business or individual's address
 Address of corporate headquarters
 City, State, Zip
 Number of Columbus based employees
 Contact name and number

1. <u>George & Emily Bibyk</u> <u>5046 Lukens Rd</u> <u>Grove City, OH 43123</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

EBibykSubscribed to me in my presence and before me this 11th day of June, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Ashley Barnett

My Commission Expires:

2/21/11*This Project Disclosure Statement expires six months after date of expiration*

Notary Seal Here



Ashley Barnett
 Notary Public, State of Ohio
 My Commission Expires 2/21/11