

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2011**

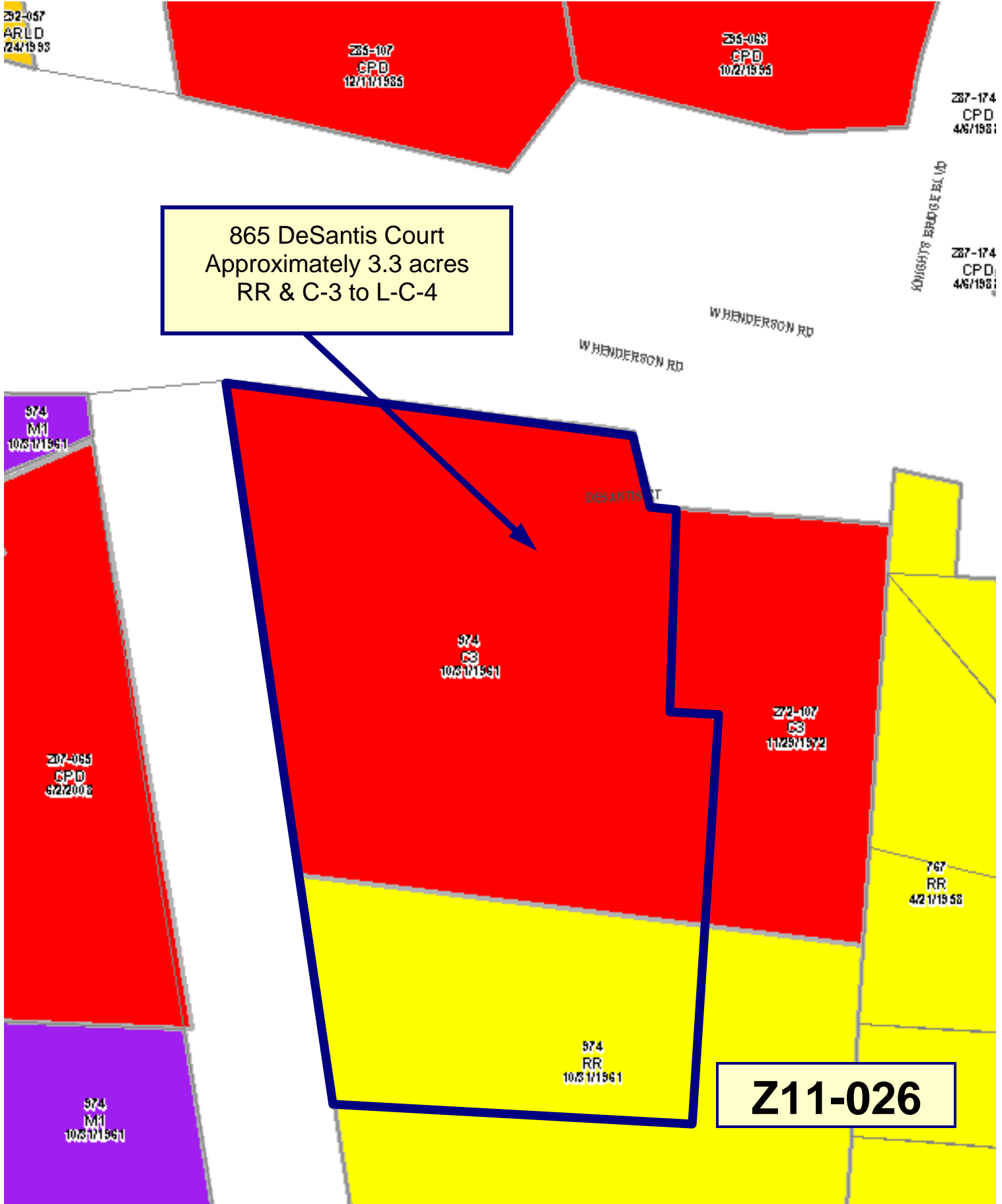
6. **APPLICATION:** **Z11-026 (ACCELA # 11335-00000-00480)**
Location: **865 DESANTIS COURT (43214)**, being 3.3± acres located on the south side of Henderson Road, 1250± feet west of Lauraland Drive South. (010-014735).
Existing Zoning: RR, Rural Residential C-3, Commercial Districts.
Request: L-C-4, Limited Commercial District.
Proposed Use: Commercial Development.
Applicant(s): DeSantis Florists Inc; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, Ohio 43216.
Property Owner(s): DeSantis Florists Inc; 865 DeSantis Court; Columbus, Ohio 43214.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

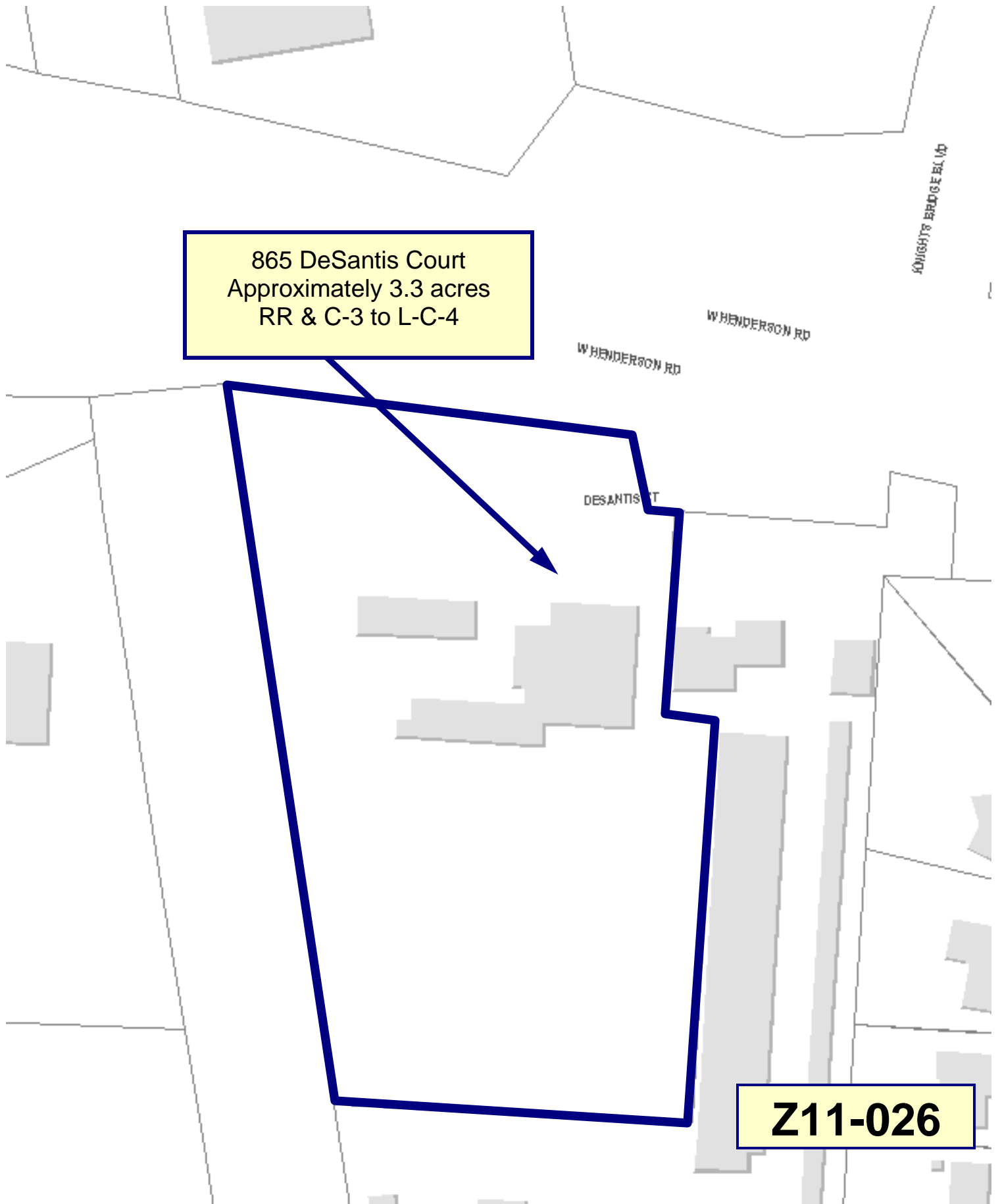
BACKGROUND:

- The site contains the applicants existing business and vacant land. This application is to rezone this site from the RR, Rural Residential and the C-3, Commercial District to the L-C-4, Limited Commercial District to allow more commercial uses.
- To the north across Henderson Road are senior housing units and a sports facility in the CPD, Commercial Planned Development Districts. To the south and east is a self-storage facility zoned in the RR, Rural Residential and C-3 Commercial Districts. To the west is a railroad line beyond which are industrial uses and a conference center zoned in the M-1, Manufacturing and CPD, Commercial Planned Development Districts respectively.
- The limitation text provides for use restrictions, street trees, loading dock screening and commitments to building material finishes.
- The *Columbus Thoroughfare Plan* identifies Henderson Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS **RECOMMENDATION: Approval.**

The requested L-C-4, Limited Commercial District would allow for additional commercial uses at the site. Given the presence of the self-storage facility to the south and east and the railroad line to the west, Staff finds the proposal to be compatible with surrounding development and zoning pattern in the area.





865 DeSantis Court
Approximately 3.3 acres
RR & C-3 to L-C-4

Z11-026



Post Office Box 20134
Columbus, OH 43220

*Community Enrichment
Through Participation!*

Department of Development
City of Columbus
Building Services Division
757 Carolyn Ave.
Columbus, Ohio 43224

Re: Application Z11-026

On October 5, 2011 Application Z11-026., 865 DeSantis Ct, Columbus, OH 43214 came before the Northwest Civic Association's Board of Trustees for review and recommendation.

After hearing the presentation, we expressed our concern for not knowing what would be built if the property were rezoned to L-C-4 (Limited Commercial District). A agreement was reached with the attorney for the applicant to enter into a Good Neighbor Agreement. This Neighbor Agreement will give the Northwest Civic Association the opportunity to review and have input into what is being proposed to be built on the site prior to clearing of the site and issuance of a Zoning Clearance Approval.

With the Good Neighbor Agreement the Board of Trustees voted 5-0 to recommend that Application Z11-026 be approved by the Development Department.

If you have any questions or concerns, please contact me.

Sincerely,



Rosemarie Lisko
Zoning Chair
Rosemarielisko@sbcglobal.net
14-985-1150

Cc: Jill S. Tangeman, Attorney for applicant
Dana Hitt, City Planner
Troy Miller, Zoning Chair, Columbus City Council

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 FRANKLIN

APPLICATION # 211-026

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43216
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. DESANTIS FLORISTS, INC. 865 DeSantis Court, Columbus, Ohio 43214 c/o Jill Tangeman, Esq. #614-464-5608 0 Columbus Employees	2.
3.	4.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 29th day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook

My Commission Expires:

N/A

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.