

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 8, 2004**

- 6. APPLICATION: Z03-093**  
**Location:** **1348 McNAUGHTEN ROAD (43068)**, being 1.74± acres located on the east side of McNaughten Road, 105± feet north of Yorkland Road (010-201155).  
**Existing Zoning:** AR-1, Apartment Residential District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** Bernard R. Ruben; c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** Bernard R. Ruben; c/o Orix Capital Markets LLC.  
**Planner:** Don Bier, 645-0712; [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- o The undeveloped 1.74±-acre site is currently zoned in the AR-1, Apartment Residential District. The applicant requests the L-C-4, Limited Commercial District to allow expansion of the strip retail center located to the north.
- o A strip shopping center zoned in the C-4, Commercial District is located to the north. A shopping center zoned in the CPD, Commercial Planned Development District and multi-family dwellings zoned in the L-AR-12, Apartment Residential District are located to the east. Undeveloped land zoned in the AR-1, Apartment Residential District is located to the south. To the west across McNaughten Road are a shopping center zoned in the C-4, Commercial District, multi-family development zoned in the AR-1, Apartment Residential District and a chiropractic office use zoned in the L-C-2, Limited Commercial District.
- o The limitation text includes customary use restrictions and development standards that address site access, landscaping and street trees along McNaughten Road, buffering and screening along the south and west property lines adjacent to residentially zoned parcels, and lighting and graphics restrictions.
- o The *Columbus Thoroughfare Plan* identifies McNaughten Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant's request for the L-C-4, Limited Commercial District to expand an existing strip shopping center is consistent with zoning and development patterns in this area. The limitation text includes customary use restrictions and development standards that address site access, landscaping and street trees, buffering and screening along the south and west property lines adjacent to residentially zoned parcels, and lighting and graphics restrictions.