



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 12, 2006**

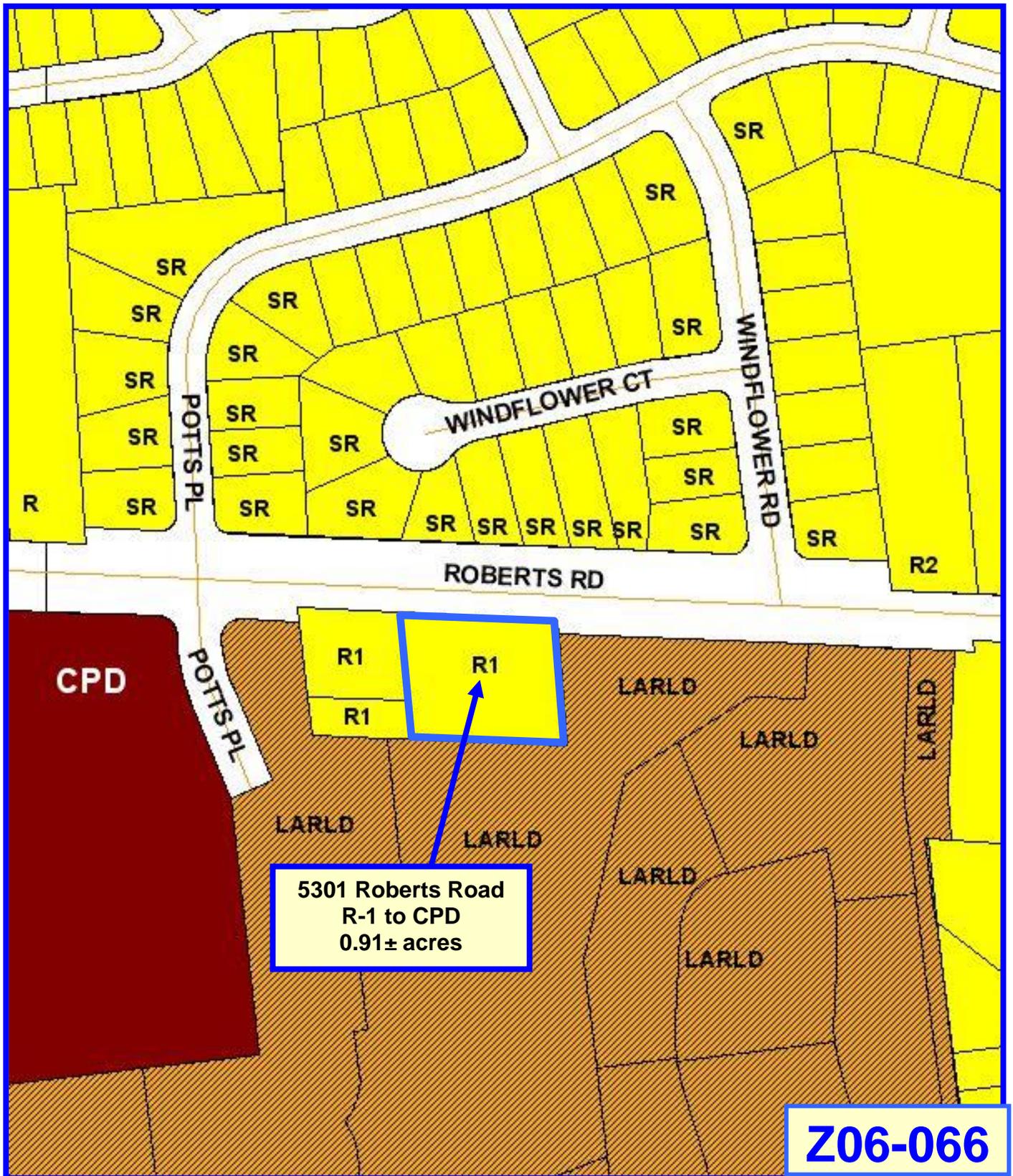
- 2. APPLICATION: Z06-066**
- Location:** **5301 ROBERTS ROAD (43026)**, being 0.68± acres located on the south side of Roberts Road, 300± feet west of Windflower Road (560-154604).
- Existing Zoning:** R-1, Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Office, day care, and veterinarian uses.
- Applicant(s):** Brian M. Murray; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215 and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215.
- Property Owner(s):** Rosemary Schwaigert; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215 and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215.
- Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

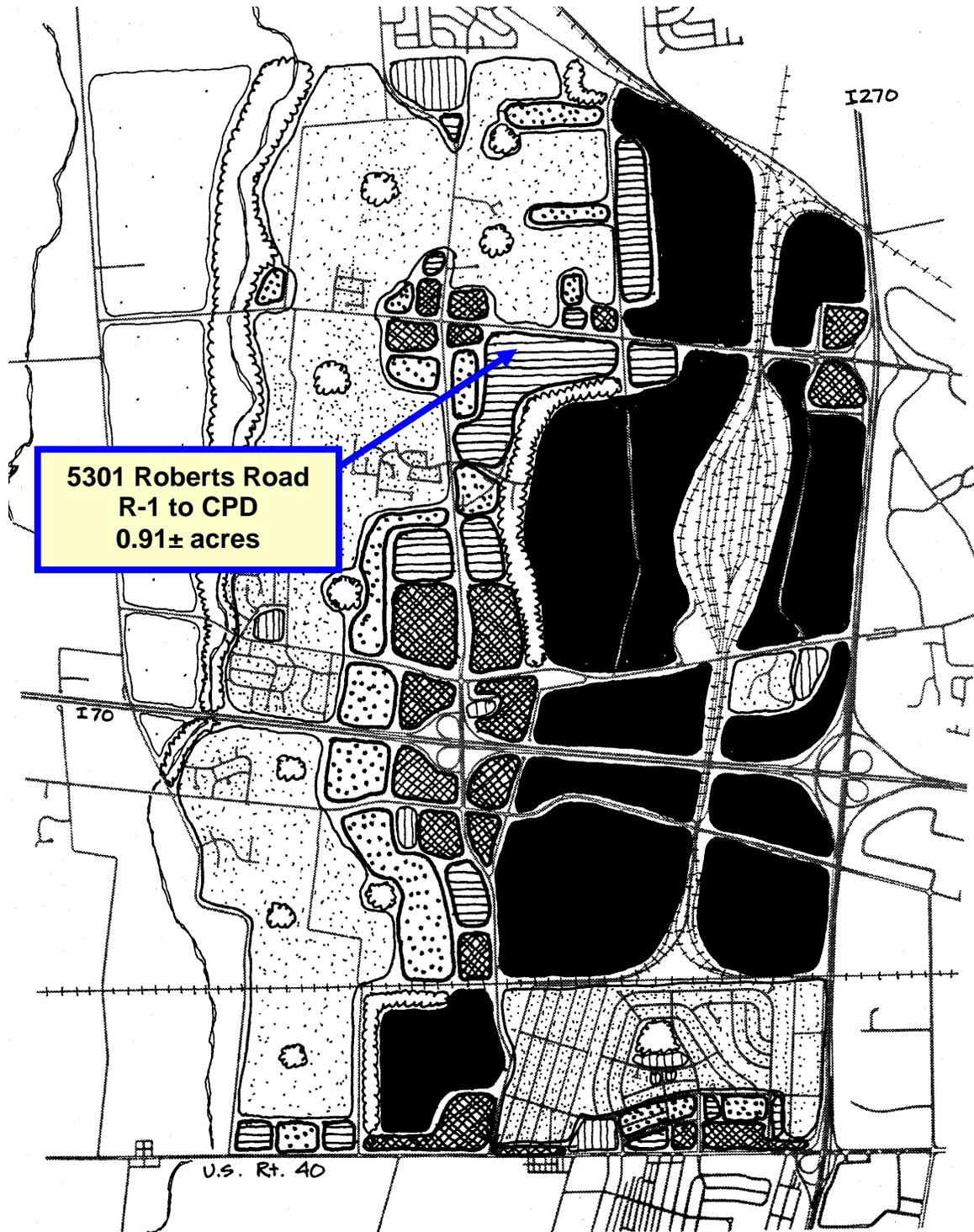
- o The applicant is requesting the CPD, Commercial Planned Development District to adapt the existing house for office use and allow for possible redevelopment. A building setback variance is requested because right-of-way dedication would render the existing building non-conforming. The request indicates that if the existing building is replaced, a new building must comply with *Columbus Thoroughfare Plan* requirements for Roberts Road.
- o To the north across Roberts Road are single-family homes zoned in the SR, Suburban Residential District. To the south and east is an apartment complex zoned in the L-ARLD, Limited Apartment Residential District. To the west is a single-family dwelling zoned in the R-1, Residential District.
- o The CPD text provides for an easement to the property owner to the west for access to the new Roberts Road driveway if it is rezoned for commercial use so driveways may be shared. The CPD Text prohibits monopole antennas, drive-through uses, and billboards. Street trees are provided for. Finally, the CPD Text provides commitments to building materials, prohibits roof-top mechanical units, and provides lighting limitations.
- o The site is within the planning area of the *West Columbus Interim Development Department Concept: 1991* which recommends office / transitional development.
- o Roberts Road is a "4-2" arterial, requiring 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District is consistent with the land use recommendations in the *West Columbus Interim Development Concept* (1991) and would permit controlled office, daycare and veterinarian development consistent with established zoning and development patterns of the area. The proposed limitation text includes customary use restrictions and buffering provisions along the north and east property lines.







- Recommended Land Use
- |                       |                      |                     |                   |
|-----------------------|----------------------|---------------------|-------------------|
| Residential SFD (low) | Residential Multi-F. | Institutional       | Commercial        |
| Residential SFD       | Open Space/Park      | Office/Transitional | Industrial/Manuf. |

Recommendation

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 # Z06 - 066

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., Columbus, Ohio 43215  
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Rosemary Schwaigert C/o David Perry The David Perry Company 145 E. Rich St., 3rd Floor Columbus, Ohio 43215 # of Employees: 0	2. Brian M. Murray Better Backs Chiropractic 5409 Roberts Road Hilliard, Ohio 43026 # of Employees: 4 Contact: Brian Murray (771-4200)
3. Contact: David Perry (614)228-172	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 3<sup>rd</sup> day of July, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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



STACEY L. DANZA  
Notary Public, State of Ohio  
My Commission Expires 11-05-08