

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 10, 2003**

7.     **APPLICATION:**                 **Z03-008**  
       **Location:**                   **603 NORTH WAGGONER ROAD (43004)**, being 0.67± acres located on the west side of North Waggoner Road, 126± feet north of Waggoner Woods Drive.
- Existing Zoning:**             R, Rural District.  
       **Request:**                     L-C-2, Limited Commercial District.  
       **Proposed Use:**               Office and daycare development.  
       **Applicant(s):**               Joseph J. Recchie, Sr.; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.  
       **Property Owner(s):**         The Applicant.  
       **Planner:**                     Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- This 0.67± acre site is undeveloped and zoned in the R, Rural District. The applicant requests the L-C-2, Limited Commercial District for office and daycare development.
- To the north and west is land zoned in the R-2, Residential District where a single-family subdivision is in the early phases of construction. To the south and east is single-family residential development in the L-R-2, Limited Residential District.
- The site lies within “Focus Area A” in the *East Broad Street Study* (2000) which recommends that the Focus Area as a whole be developed in accordance with either TND, Traditional Neighborhood Development or TOD, Transit Oriented Development standards. Since this site is a residual tract, the *East Broad Street Study* recommendation does not apply.
- The proposed limitation text commits to a development plan, restricts uses to all offices, veterinarian offices and daycare, and contains provisions for a 25-foot parking and a 50-foot building setback along Waggoner Road, 75% maximum lot coverage, street trees, lighting controls, and buffering along the north, west and south property lines that include a landscaped 15-foot building and parking setback.
- The *Columbus Thoroughfare Plan* identifies Waggoner Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested L-C-2, Limited Commercial District, with use restrictions and development standards in consideration of the surrounding single-family residential development, is an appropriate land use for this location.