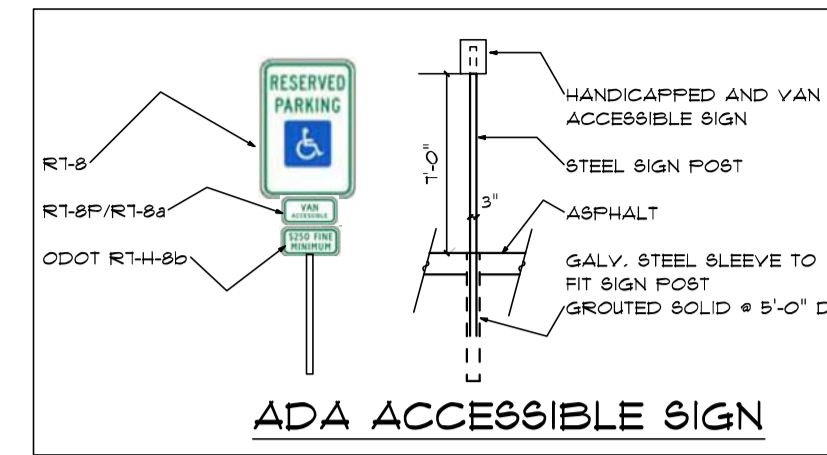
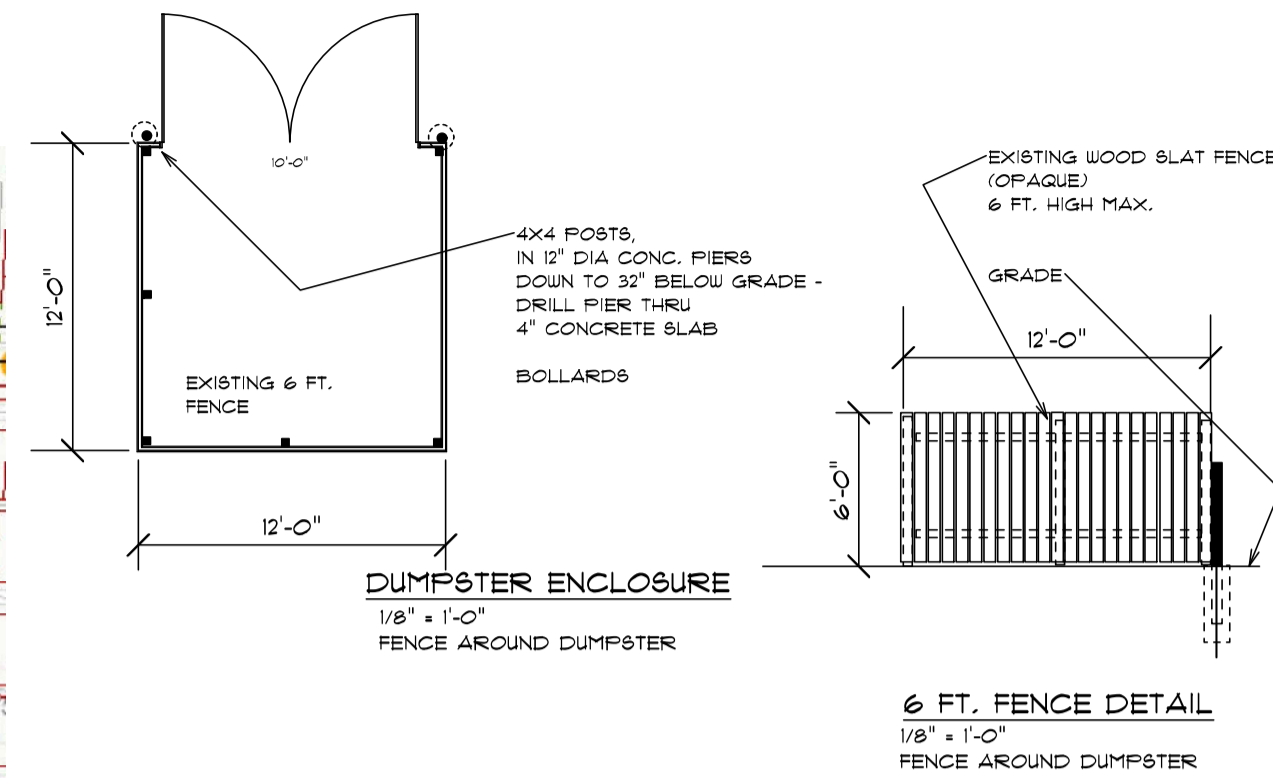


VICINITY MAP
NO SCALE



PARKING, STRIPING, DUMPSTER LOCATION AND OTHER SITE CHARACTERISTICS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ALL SITE IMPROVEMENTS WILL GO THROUGH THE CITY OF COLUMBUS SITE APPROVAL PROCESS AND ADHERE TO THE COLUMBUS ZONING CODE. THE FRONT AND REAR SETBACKS ARE PART OF THIS REZONING APPLICATION. EXACT LOCATIONS OF PARKING AND DUMPSTER WILL CONFORM TO THE ZONING CODE.

PARKING CALCULATIONS

AREA	SQ FT	PKG RATIO	SPACES REQ.
CAR SALES OFFICE	360	1:200 SF	4
CAR SALES OUTSIDE AREA	4,500	1:500	3
TOTAL REQUIRED SPACES			7
TOTAL PROVIDED SPACES			8
H.C. SPACE (INCL. IN @)			
BIKE RACK			

SITE DATA TABLE

TOTAL SITE AREA	87,120 SQ. FT.	2.00 AC
TOTAL NEWLY DISTURBED AREA	0 SQ. FT.	0 AC
EXISTING DISTURBED AREA	84,088 SQ. FT.	1.93 AC
PRE-DEVELOPED IMPERVIOUS	22,361 SQ. FT.	0.5133 AC
POST-DEVELOPED IMPERVIOUS	22,361 SQ. FT.	0.5133 AC

ZONING AND CODE INFORMATION

PARCEL NUMBER	530-158222
ZONING CLASS	C-2
PROPOSED ZONING CLASS	LC-4
LEGAL DESCRIPTION	3553 REFUGEE PIKE 1.8685 ACRE R21 TII 85
ACREAGE	0.872 AC
CURRENT USE GROUP	M - MERCANTILE
NEW USE GROUP	NO CHANGE OF USE
BUILDING CODE USED	IBC 2011
CONST. CLASSIFICATION	5-B
SPRINKLER	NONE REQUIRED
BUILDING HEIGHT	20 FT.
NUMBER OF FLOORS	ONE
AREA OF BUILDING	360
PROPERTY CLASS	C - COMMERCIAL
TAX DISTRICT	930 - COLUMBUS-GROVEPORT MADISON L&D
SCHOOL DISTRICT	2501 - GROVEPORT-MADISON L&D
CITY	COLUMBUS CITY
LAND USE	461 - USED CAR LOT
NEIGHBORHOOD	X1501
HEIGHT DISTRICT	H-35
COMMERCIAL OVERLAY	NONE
AREA COMMISSION	MID-EAST AREA COMMISSION
FLOOD ZONE	X' MAP NO. 6/17/2008

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2839 Bevelly Park Road
Columbus, OH 43209-2236
Office (614) 238-4944
Cell (614) 537-2654
E-mail: jeannecabral@aol.com

CAR SALES
PARCEL 530-158222
3553 REFUGEE ROAD
COLUMBUS, OH 43232

These drawings are not to be submitted for permits without the Architect's seal below



JEANNE M. CABRAL, LICENSE #9018
EXPIRATION DATE 12-31-2021

DATED: 1-21-21

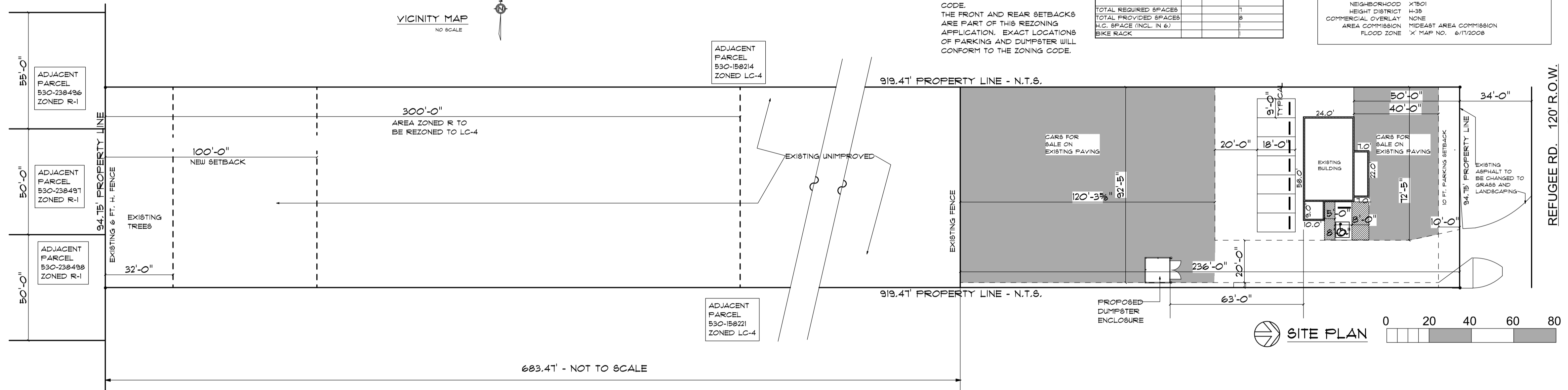
3-5-21

JOB NUMBER: CM.4219

SITE PLAN
SITE DATA
CHART
VICINITY MAP
ZONING INFO

SHEET:

SP-1



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 8, 2021**

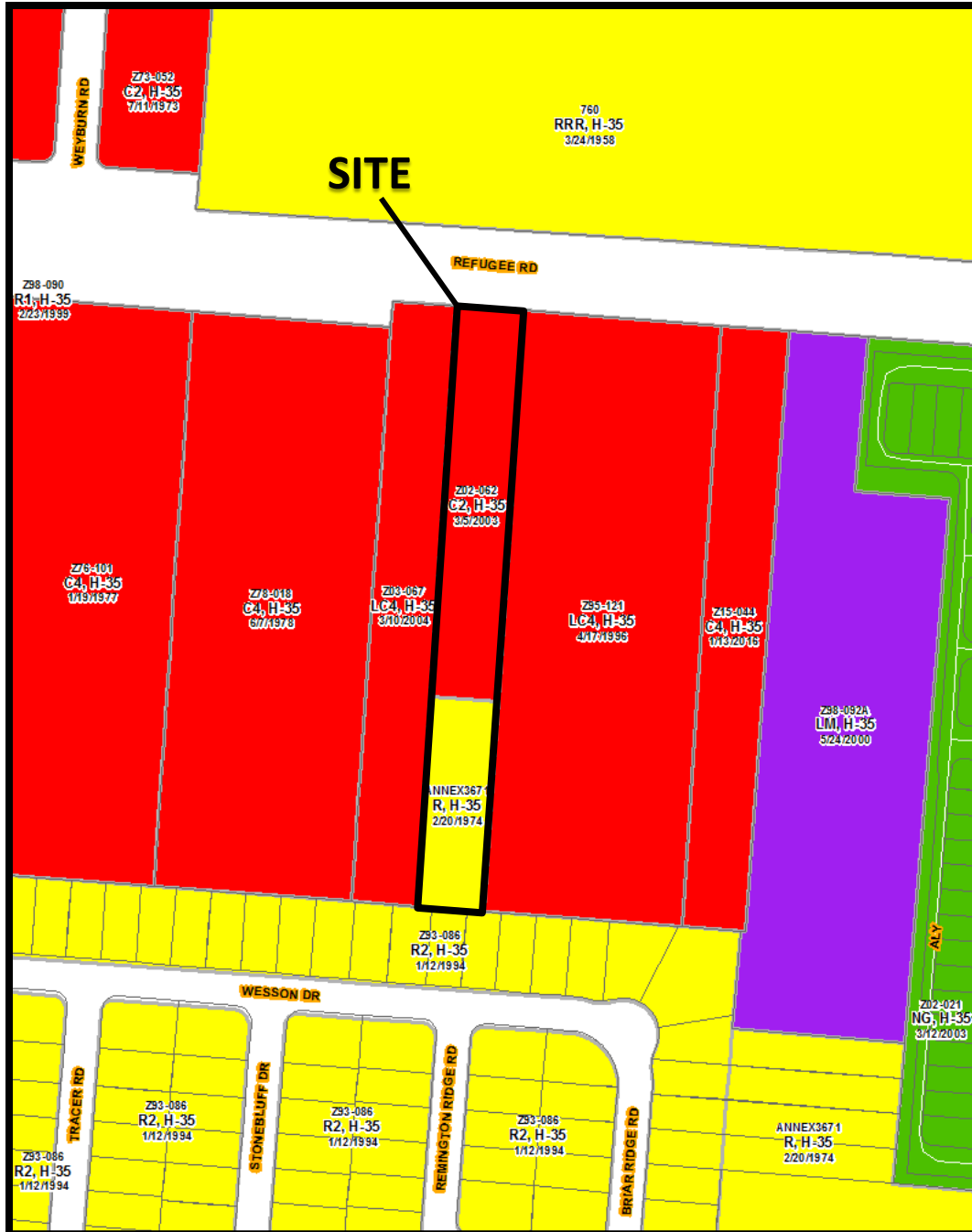
- 9. APPLICATION: Z19-038**
Location: **3553 REFUGEE RD. (43232)**, being 1.87± acres located on the south side of Refugee Road, 550± feet east of Weyburn Road (530-158222; Mideast Area Commission).
Existing Zoning: R, Rural District and C-2, Commercial District.
Request: L-C-4, Limited Commercial District (H-35).
Proposed Use: commercial development.
Applicant(s): Jeanne Cabral; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): 1414 Property Unlimited LLC; c/o Wael Abdullah; 3553 Refugee Road; Columbus, OH 43232.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 1.87± acre site consists of single split zoned parcel being utilized for automobile sales, without zoning clearance, in the C-2, Commercial and R, Rural districts. Order number 19470-01296 has been filed by Code Enforcement for not being a permitted use, parking or keeping inoperable motor vehicles, and not having a Certificate of Zoning Clearance. The applicant requests the L-C-4, Limited Commercial District in order to allow a variety of general commercial uses as well as automobile sales on the lot.
- North across Refugee Road is undeveloped land in the RRR, Restricted Rural Residential District. To the east is a small strip shopping plaza and other commercial buildings in the L-C-4, Limited Commercial District. To the south is a single-unit subdivision in the R-2, Residential District. To the west is an automobile sales lot in the L-C-4, Limited Commercial District.
- The site is not located within a planning area, but is subject to the recommendations of *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Mideast Area Commission, whose recommendation is pending their April 20, 2021 meeting. The request was previously considered as an unrestricted C-4 district by the Mideast Area Community Collaborative in 2019 with a recommendation of disapproval.
- The limitation text contains use restrictions and includes setback, landscaping, screening, and tree preservation provisions. A site plan commitment is included in the limitation text which demonstrates removal of pavement within the required parking setback area with landscaping installed.
- The *Columbus Multimodal Plan* identifies Refugee Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will secure proper zoning for an automobile sales lot. The limitation text contains use restrictions and includes setback, landscaping screening, and tree preservation provisions. The request is consistent with the established development pattern along Refugee Road, and includes appropriate buffering from the residential development that abuts the site to the south.



Z19-038
'3553 Refugee Rd"
Approximately 1.87 acres
R & C-2 to @C-4



Z19-038
'3553 Refugee Rd"
Approximately 1.87 acres
R & C-2 to @C-4

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z19-038

Address: 3553 REFUGEE RD

Group Name: MIDEAST AREA COMMISSION

Meeting Date: April 13, April 20, 2021

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis
for recommendation below)

Approval
 Disapproval

NOTES:

① Owners to erect new fencing per conversation at site meeting

② Only one (1) business name is to be displayed - not three

③ Address #'s need repaired.

Vote: Yes, approved

Signature of Authorized Representative: [Signature]

SIGNATURE
MAC Zoning Chair

RECOMMENDING GROUP TITLE
614-456-9409

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z19-038

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

Being first duly cautioned and sworn (NAME) JEANNE M. CABRAL
of (COMPLETE ADDRESS) 2939 BELXEY PARK RD. COLUMBUS, OH 43209

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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. 1414 PROPERTY UNLIMITED LLC - WAEL ABDULLAH, 614-804-4737 3553 REFUGEE RD. COLUMBUS, OH 43232 2 EMPLOYEES	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jeanne M. Cabral

Sworn to before me and signed in my presence this 22 day of JANUARY, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

3/7/2022
My Commission Expires

Notary Seal Here



CHRISTOPHER SPANN
Notary Public, State of Ohio
My Commission Expires 03-07-2022

This Project Disclosure Statement expires six (6) months after date of notarization.