

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2003**

- 6. APPLICATION: Z03-067**
Location: **3541 REFUGEE ROAD (43232)**, being 1.87± acres located on the south side of Refugee Road, 440± feet east of Weyburn Road. (530-158214)
Existing Zoning: R, Rural District.
Request: L-C-4, Commercial District.
Proposed Use: Used car sales.
Applicant(s): Jeremy T. Letzelter; 1127 Chaser Street; Blacklick, Ohio 43004.
Property Owner(s): Terrence L. and Elizabeth A. Letzelter; 18351 Hopewell Road; Mt. Vernon, Ohio 43050.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The 0.1.87± acre site is developed with a single-family dwelling and two-car garage and is zoned in the R, Rural District. The applicant requests the L-C-4, Limited Commercial District to develop the site for used car sales.
- To the north across Refugee Road are farm fields and produce market zoned in the RRR, Restricted Rural Residential District. An office zoned in the C-2, Commercial District and undeveloped parcel zoned in the R, Rural District are located to the east. A single-family subdivision zoned in the R-2, Residential District is located to the south. A miniature golf course zoned in the C-4, Commercial District is located to the west.
- The limitation text includes customary use restrictions and development standards that address site access, building (100') and parking (50') setbacks from the south lot line, landscaped buffering for any development within 200 feet of the south property line, street trees and a sidewalk along Refugee Road, and lighting and graphics restrictions.
- The *Columbus Thoroughfare Plan* identifies Refugee Road as a Class C arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff supports the proposed used automobile dealership in the L-C-4, Limited Commercial District because the limitation text provides customary use restrictions and development standards that address site access and provides rear lot line building and parking setbacks, buffering, screening and lighting restrictions in consideration of single-family dwellings located to the south.