

ID Description

- A One Story Frame over Basement
- B Frame Attached Garage
- C Masonry Stoop (4' by 6')
- D Open Porch

* - ADDED AT DEVELOPMENT COMMISSION MEETING

Z05-053 LIMITATION TEXT

EXHIBIT A

OWNER / APPLICANT
MIKE CROWE

11-7-05

Mike Crowe

Z05-053

Exhibit A

B

Z05-053 LIMITATION TEXT

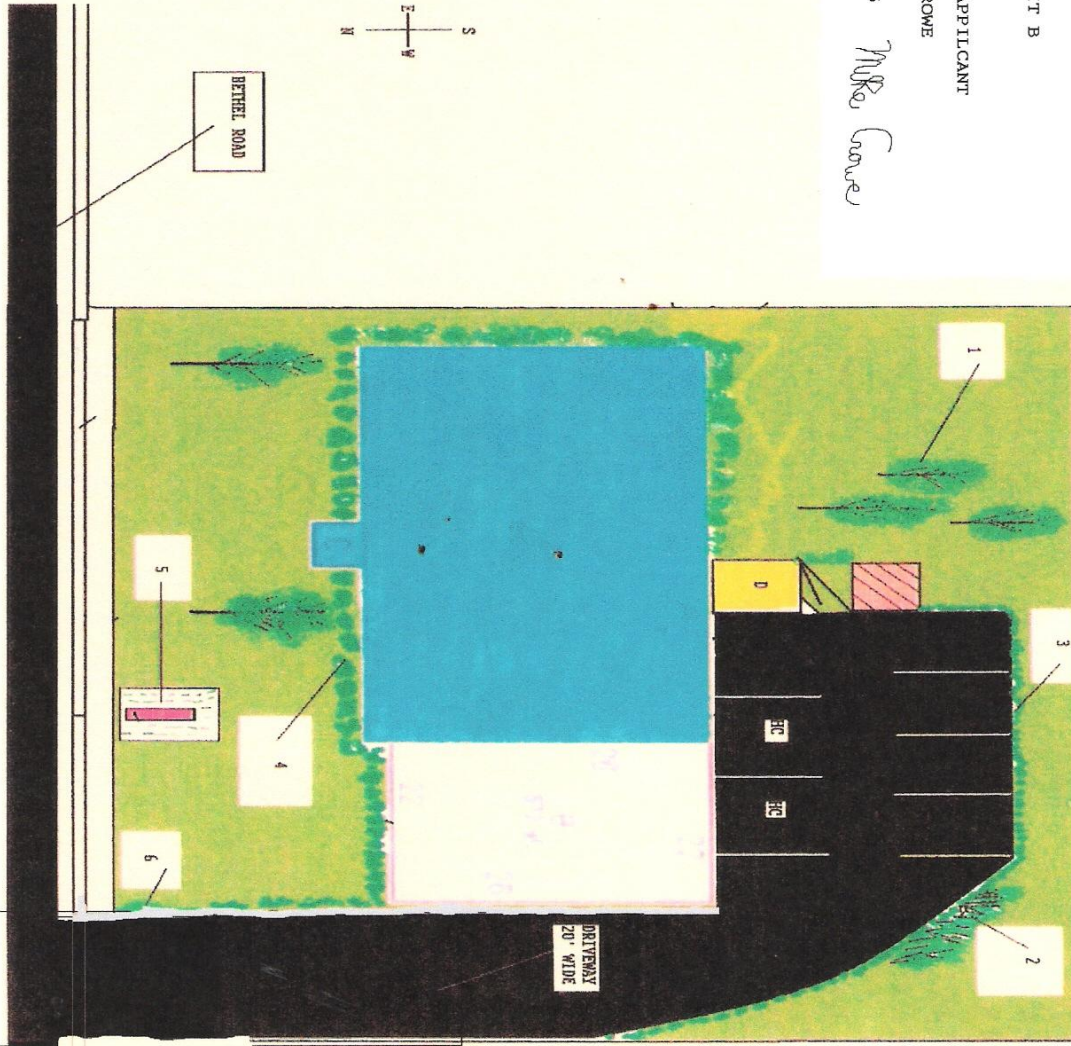
EXHIBIT B

OWNER / APPLICANT

MIKE CROWE

11-7-05

Mike Crowe



Z05-053

Exhibit B

OVERHEAD VIEW

2625 BETHEL RD

BACK YARD VIEW

THE BACK YARD WILL BE CLEARED OF ALL BRUSH AND WEEDS. SOME MATURE TREES WILL BE LEFT AND YARD LAWN WILL BE IN PLACE WHERE WEEDS AND THICKETS ONCE STOOD. HEDGES WILL SURROUND THE HOUSE AS WELL AS THE PARKING LOT.

053 LIMITATION TEXT

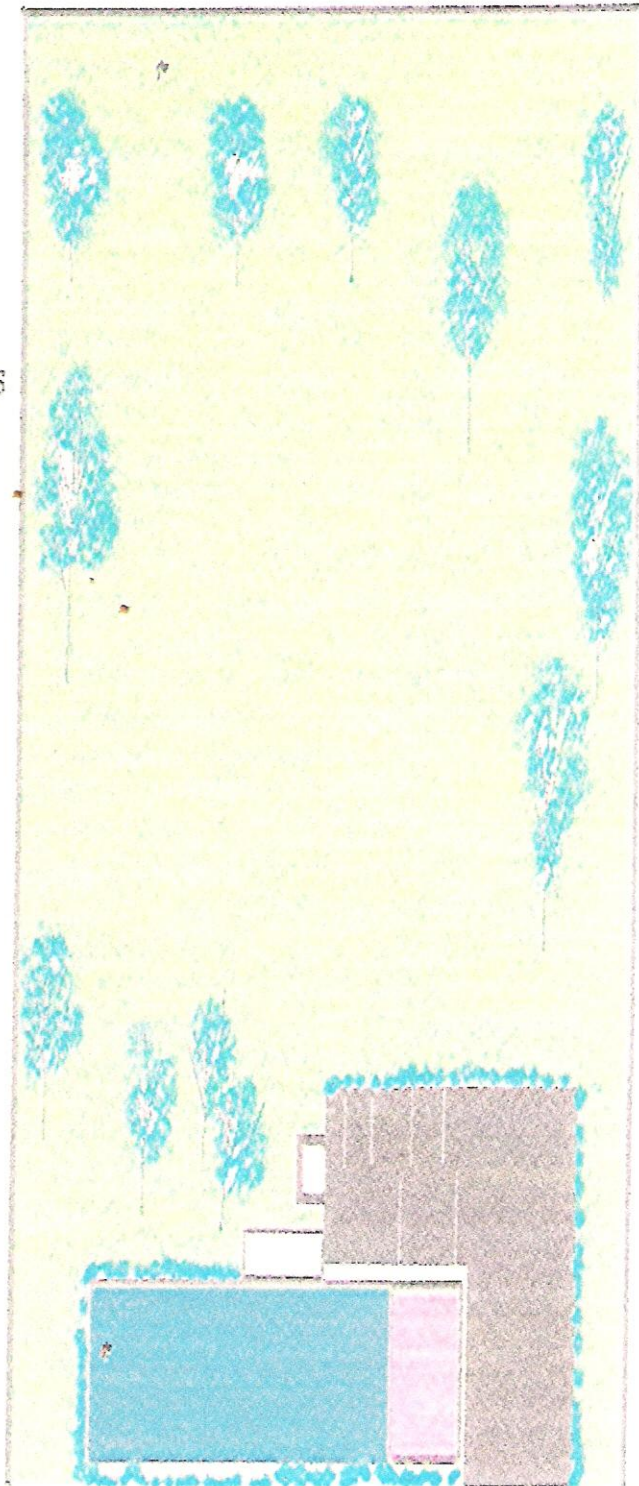
EXHIBIT C

OWNER / APPLICANT

MIKE CROWE

11-7-05

Mike Crowe



Z05-053

Exhibit C

Z05-053 LIMITATION TEXT

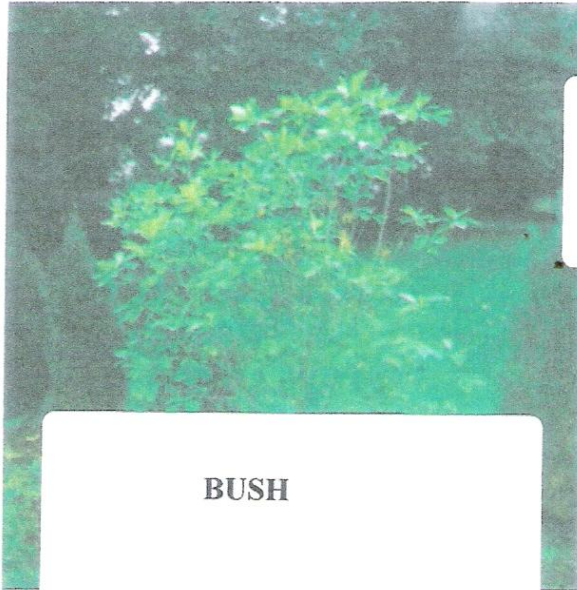
EXHIBIT D

OWNER / APPLICANT
MIKE CROWE

11-7-05

Mike Crowe

1



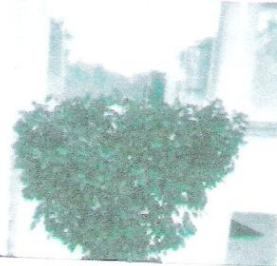
BUSH

WILD GRASS



6

4



SHRUB



5

ANNUALS PLANTED
AROUND YARD SIGN

Z05-053

Exhibit D

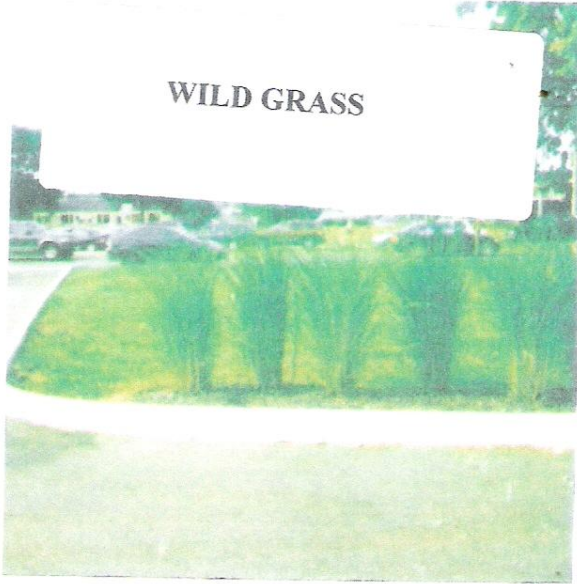
Z05-053 LIMITATION TEXT
EXHIBIT E

OWNER / APPLICANT
MIKE CROWE

11-7-05

Mike Crowe

2



3

Z05-053

Exhibit E

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2005**

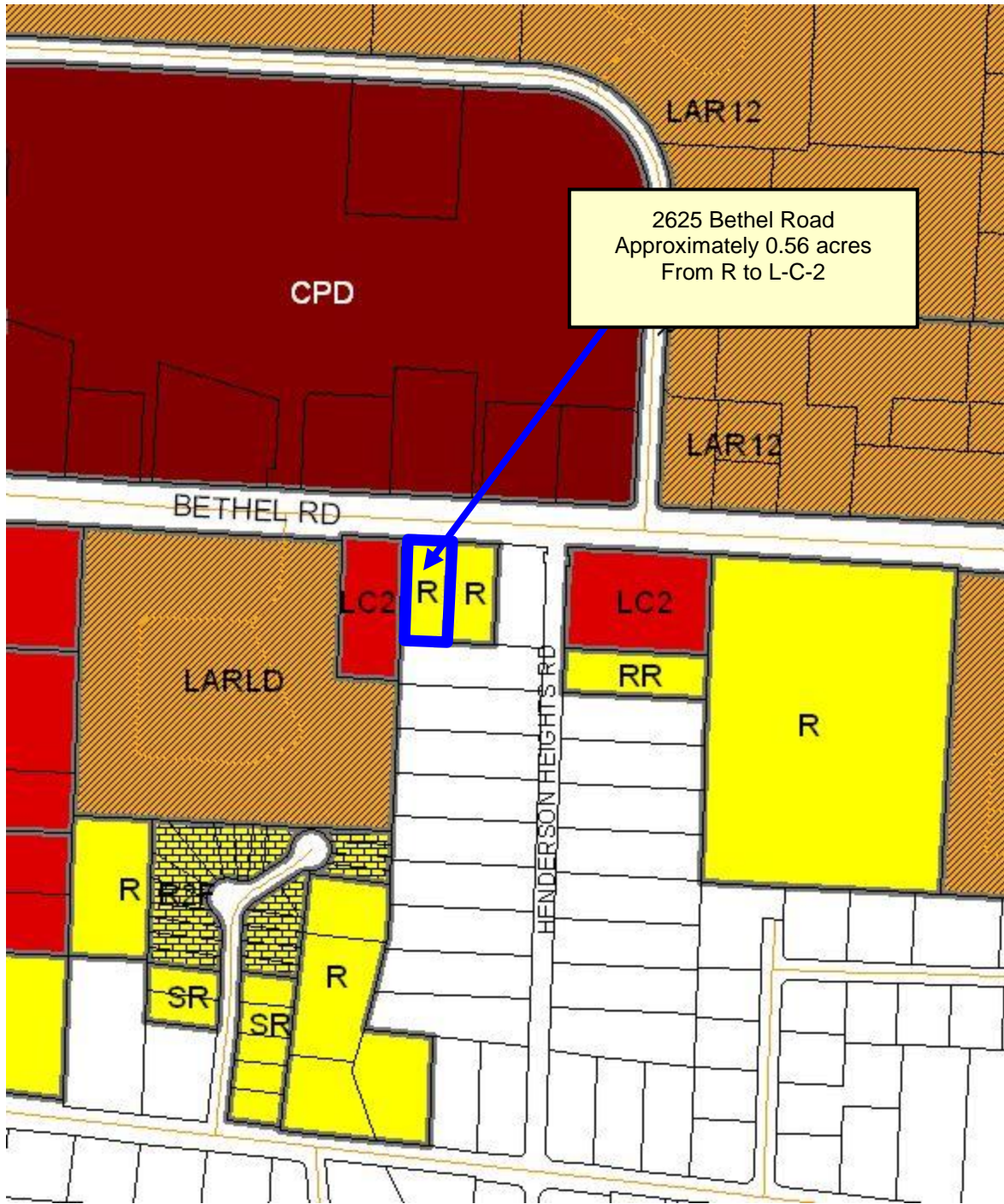
- 8. APPLICATION: Z05-053**
Location: **2625 BETHEL ROAD (43220)**, being 0.56 acres located on the south side of Bethel Road, 275± feet east of Greystone Drive (590-129926).
Existing Zoning: R, Rural District.
Request: L-C-2, Limited Commercial District.
Proposed Use: Office development.
Applicant(s): Michael Crowe, 3370 Stonehenge Court; Columbus, OH 43221.
Property Owner(s): Michael Crowe, 3370 Stonehenge Court; Columbus, OH 43221.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- o The 0.56± acre site is zoned in the R, Rural District and is developed with a single-family dwelling. The applicant is requesting the L-C-2, Limited Commercial District to convert a single-family house into a real estate office in the immediate future and to allow for C-2 uses in the future.
- o To the north across Bethel Road is the Carriage Place Shopping Center zoned in the CPD, Commercial Planned Development District. To the south are single-family dwelling units in the Franklin County. To the east are single-family dwellings zoned in the R, Rural District. To the west is a dentist office L-C-2, Limited Commercial District.
- o The L-C-2 text addresses access, landscaping, building materials and lighting controls.
- o This site falls within the boundaries of *The Northwest Plan, (1991)*, within Subarea 2, which states "Support multi-family and office uses as the most appropriate redevelopment uses."
- o The *Columbus Thoroughfare Plan* identifies Bethel Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

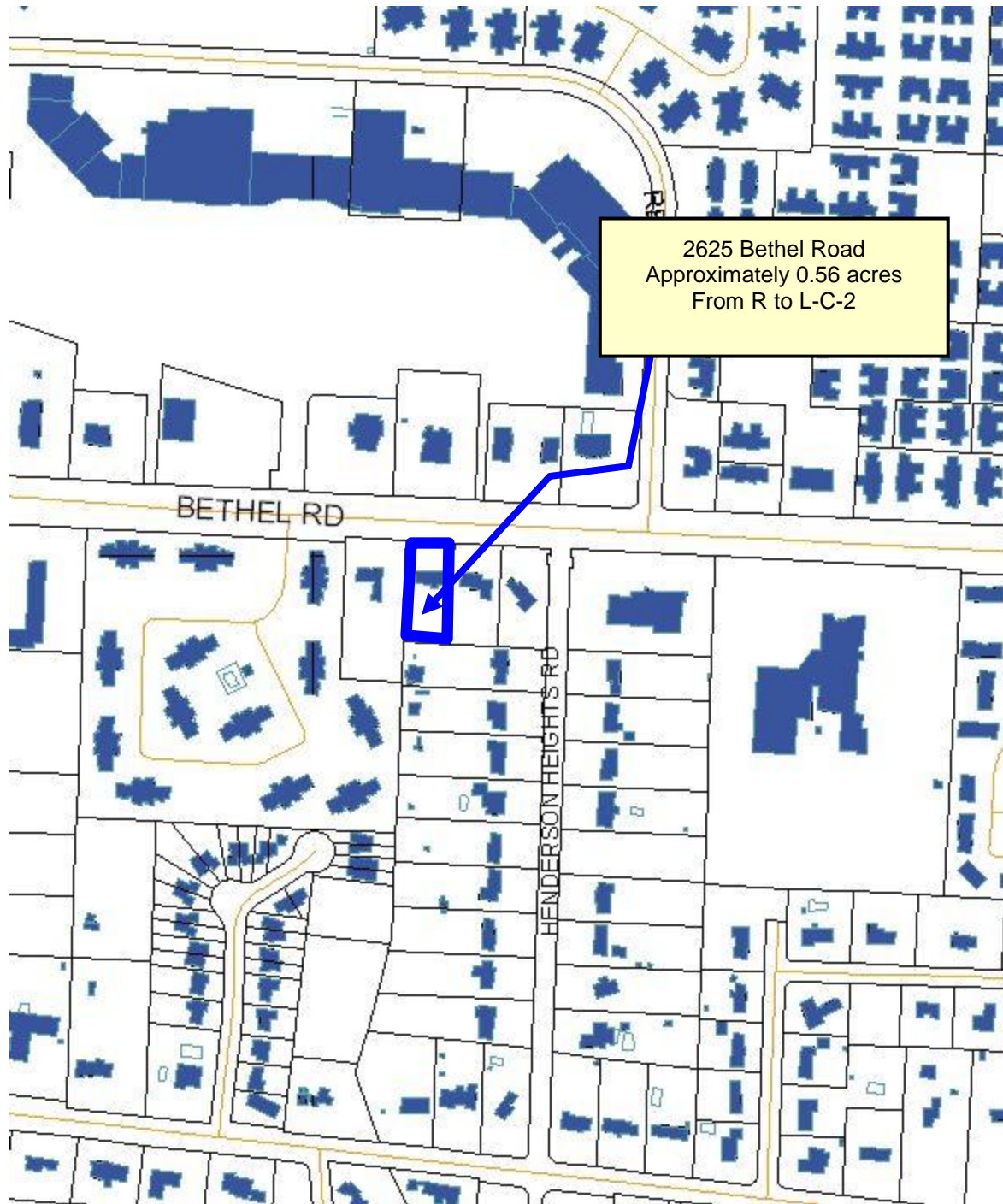
CITY DEPARTMENTS' RECOMMENDATION: Approval.

Although the text still requires some minor changes, Staff finds the proposed L-C-2, Limited Commercial District to be compatible with surrounding uses and consistent with the land use recommendations of *The Northwest Plan (1991)*, which states, "Support multi-family and office uses as the most appropriate redevelopment uses."



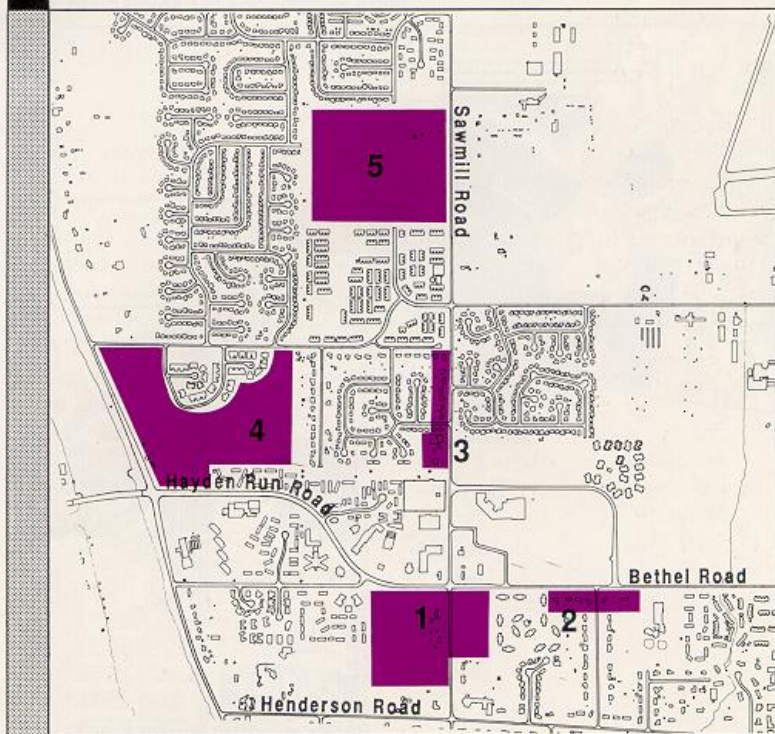
2625 Bethel Road
Approximately 0.56 acres
From R to L-C-2

Z05-053



Z05-053

Sawmill and Bethel Area



Recommendations

Sawmill and Bethel Area

Subarea 1:

Subarea consists of three undeveloped parcels that are located at the intersection of two major arterials. The current zoning is Rural (R) and Commercial Planned Development (CPD). The subarea is characterized by shopping centers, gas stations, and restaurants to the north; large-lot, single-family homes to the south; apartments to the east; and offices to the west. A portion of the area is located in Perry Township.

- Support planned commercial as the most appropriate development at the intersection. (See Appendix B.)
- Endorse residential development with a suggested maximum density of eight units per acre south of the development at the intersection.
- Apply the Sawmill Corridor Development Standards.

Subarea 2:

Site is located on the south side of Bethel Road directly across from the Carriage Place shopping center. Located in Perry Township, it has developed as large-lot, single-family homes under Franklin County jurisdiction. Adjacent development consists of apartments, a church, restaurants, and a shopping center. Site may experience redevelopment pressures.

- Support multi-family and office uses as the most appropriate redevelopment uses.
- Evaluate the conversion of residential structures to office commercial uses on a case by case basis. The rezoning process should be followed for any redevelopment, rather than the Council variance process.
- Apply the Bethel Road Development Standards.

Subarea 3:

The subarea is developed as several, large-lot, single-family homes. The homes, located on the west side of Sawmill Road between the electric substation and West Case Road, will be adversely affected by the planned roadway improvements. The widening of Sawmill Road will take a major portion of the front yards, and a road divider will eliminate left turn access into the property. The subarea will experience redevelopment pressures. The current zoning is Rural (R).

- Encourage that the subarea redevelops as planned office or institutional uses. Intense retail development is not appropriate.
- Discourage the conversion of residential structures to commercial uses. The rezoning process should be followed for any redevelopment, rather than the Council variance process.
- Redevelopment proposals should limit the number of curb cuts along Sawmill Road to improve the efficiency of traffic movement.
- Apply the Sawmill Corridor Development Standards.



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 # 205-053

Being first duly cautioned and sworn (NAME) MICHAEL CROWE
of (COMPLETE ADDRESS) 3370 STONEHENGE CT COLUMBUS, OHIO 43221
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. MICHAEL CROWE 3370 STONEHENGE CT COLUMBUS, OHIO 43221	2. CONNIE CROWE 4867 PLEASANT VALLEY DR COLUMBUS, OHIO 43220
3. <u>Co</u>	4.

SIGNATURE OF AFFIANT

Michael Crowe

Subscribed to me in my presence and before me this 25th day of July, in the year 2005

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

12/9/09

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



WILLIE B. WHEAT, JR.
Notary Public, State of Ohio
My Commission Expires
December 9, 2009