

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 14, 2003**

- 7. APPLICATION: Z03-047**  
**Location:** **6868 CAINE ROAD (43235)**, being 1.49± acres located on the southeast corner of Caine Road.  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Veterinary clinic.  
**Applicant(s):** Animal Care Centers of America, Mr. C.R. Becket; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus Ohio 43215.  
**Property Owner(s):** ACC Properties; P.O. Box 1005; Findley, Ohio 45839.  
**Planner:** Don Bier, 645-0712; [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- o The 1.49± acre site is zoned in the L-C-4, Limited Commercial District, and is developed with an existing veterinary clinic. The limitation text for the current L-C-4 District on this site does not permit expansion of the building or paved parking lot surface. The applicant is requesting the L-C-4, Limited Commercial District for an addition to the east side of the existing building, an entry canopy on the west side of the building, and future parking expansion.
- o To the north is a vacant field zoned in the L-C-4, Limited Commercial District that is the subject of rezoning request Z03-026 that would allow development of an automobile sales facility in the L-C-4 District. A dance school zoned in the L-C-2, Limited Commercial District is located to the east. Commercial uses zoned in the CPD, Commercial Planned Development District are located to the south. An automobile repair shop zoned in the L-C-4, Limited Commercial District, Dry cleaning shop zoned in the L-M, Limited Manufacturing District and restaurant zoned in the C-4, Commercial District are located to the west.
- o The site is located within Sub area 12 of the *Northwest Plan* (1991), which recommends office and planned commercial uses. The proposed expansion is consistent with the Plan.
- o The L-C-4 limitation text provides customary use restrictions and addresses access, landscaping, building materials and lighting and graphics controls, and Parkland Dedication Ordinance commitments.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed expansion of an existing veterinary clinic zoned in the L-C-4, Limited Commercial District is consistent with use recommendations provided in the *Northwest Plan* (1991). The limitation text maintains use restrictions contained in the existing L-C-4, Limited Commercial District and provides development standards that address site access, street trees, parking lot headlight screening, building materials, lighting and graphics restrictions and animal waste disposal.