

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2011**

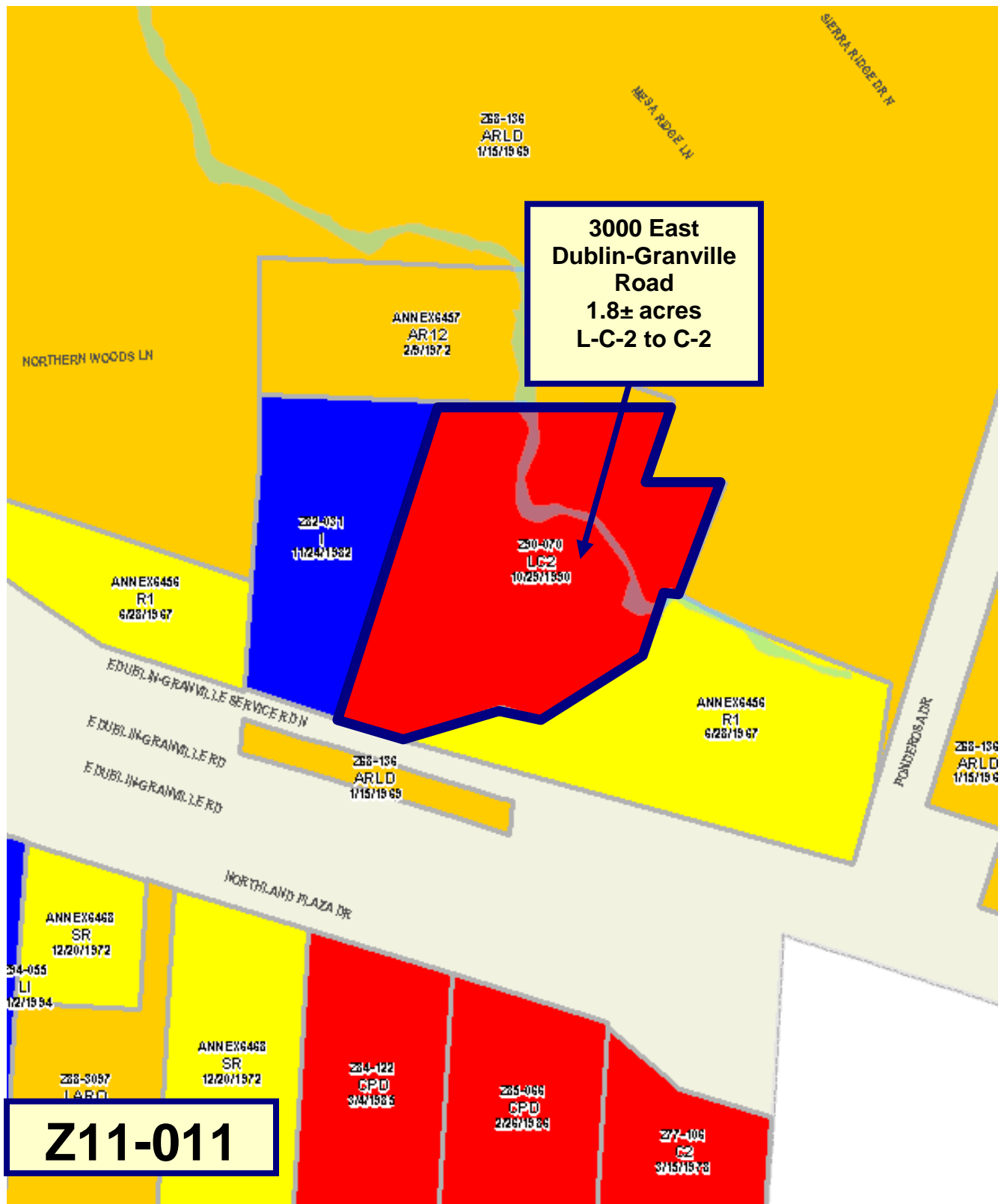
- 7. APPLICATION:** **Z11-011 (11335-00000-00173)**
Location: **3000 EAST DUBLIN GRANVILLE ROAD (43231)**, being 1.8± acres located on the north side of East Dublin-Granville Road, 505± feet west of Ponderosa Drive (600-114078)
Existing Zoning: L-C-2, Limited Commercial District.
Request: C-2, Commercial District
Proposed Use: Office uses.
Applicant(s): Saeed Kharazi; c/o Behzad Vedaie, Innovative Engineering Group Inc; 1415 East Dublin-Granville Road, Suite 104; Columbus, OH 43229
Property Owner(s): Saeed & Kimberly Kharazi; 3000 East Dublin-Granville Road; Columbus, OH 43231.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

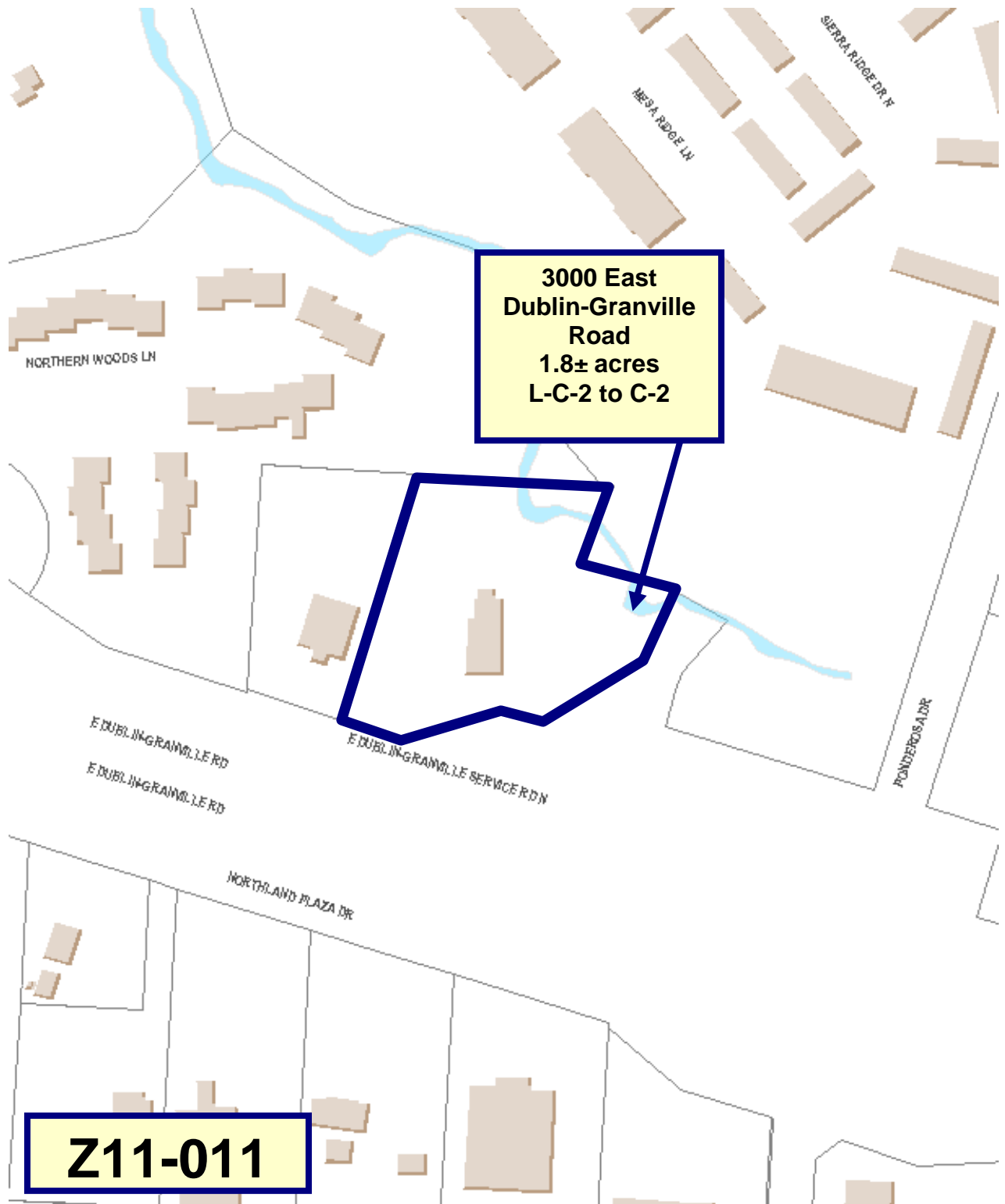
BACKGROUND:

- The applicant seeks a rezoning to the C-2, Commercial District to expand an existing building because the existing L-C-2, commits to a site plan and building size smaller than what the applicant requires.
- To the north are multiple-unit dwellings in the AR-12 and ARLD Apartment Residential Districts. To the south across Dublin-Granville Road are office uses in the CPD, Commercial Planned Development District. To the east is vacant land in the R-1, Residential District. To the west is a child care facility zoned in the I, Institutional District.
- The site falls within the boundaries of the *Northland Plan I*, (2001) but not within a designated subarea.
- The *Columbus Thoroughfare Plan* identifies Dublin-Granville Road as a 4-2DS arterial requiring 98 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested C-2, Commercial District would allow expansion of building for C-2 uses and is compatible with the surrounding development and with the established zoning pattern of the area.





Dear Mr. Hitt:

The Northland Community Council Development Committee heard Z11-011 last night, including a presentation by property owner Saeed Kharazi of E-net and his engineering consultant Behzad Vedaie of Innovative Engineering Group, Inc..

The Committee voted unanimously (7-0) to support (without conditions) the application to rezone the subject parcel from LC-2 (with City Council variance permitting C4 uses) to C-2.

Please contact me if you have any questions.

Dave Paul
President, Northland Community Council
Acting Chair, NCC Development Committee
Cell: (614)325-8217
Email: dpaul@fpcivic.org

**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # Z11-011

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Saeed Kharazi
 of (COMPLETE ADDRESS) 3000 E. Dublin Granville Road, Columbus, Ohio 43231
 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

1. E-Net, Inc. 3000 E. Dublin Granville Road Columbus, Ohio 43231	2. <u>Saeed Kharazi</u> <u>7 employees.</u>
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of March, in the year 2011

SIGNATURE OF NOTARY PUBLIC



My Commission Expires: 12-08-13
 MELISSA D. COLMENARES

NOTARY PUBLIC
 STATE OF OHIO
 Recorded in
 Franklin County
 My Comm. Exp. 12/08/13

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
 For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer