

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 13, 2008**

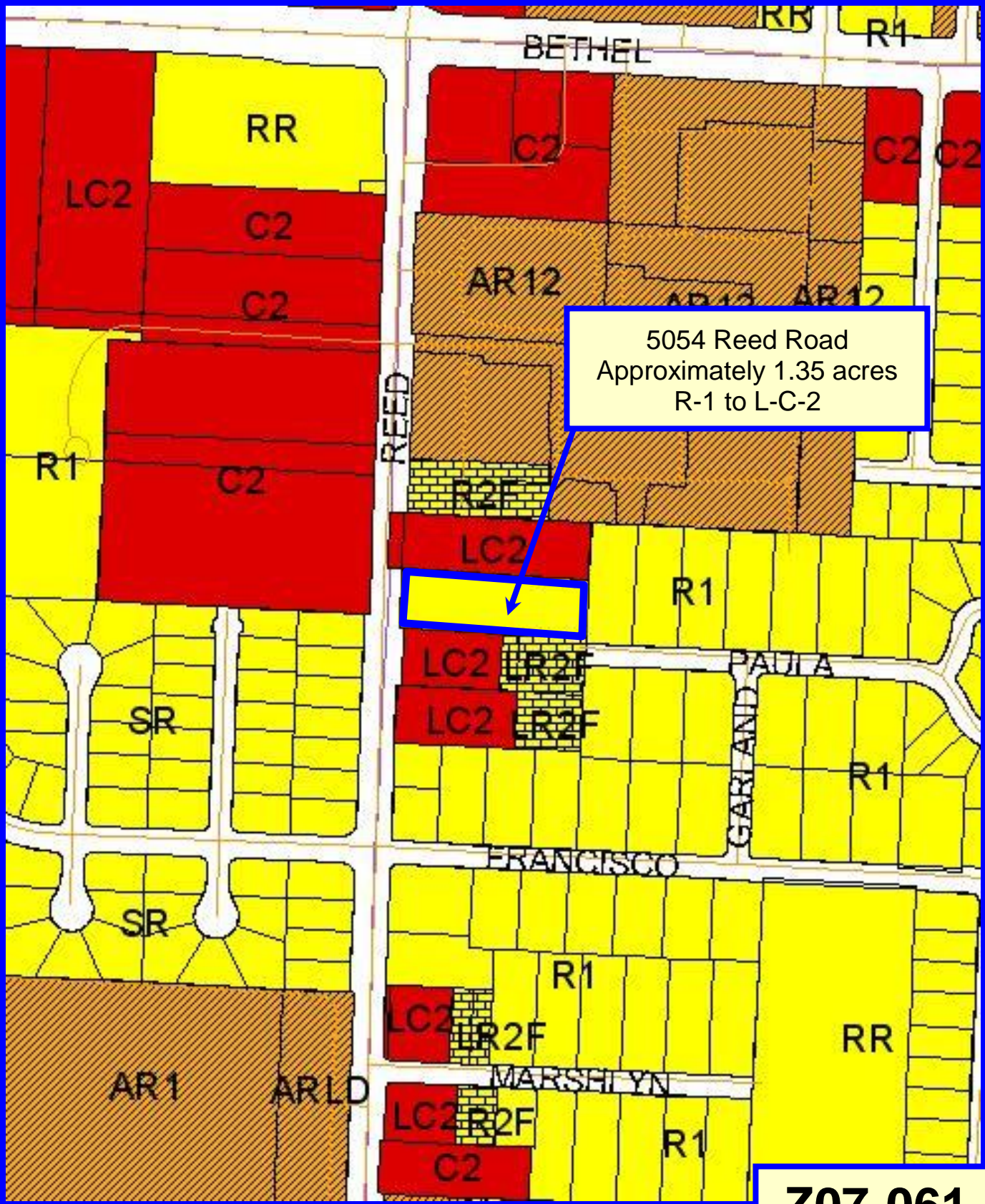
7.     **APPLICATION:**                    **Z07-061**  
      **Location:**                     **5054 REED ROAD (43220)**, being 1.35± acres located on the east side of Reed Road, 509± feet north of Francisco Road (010-113664).  
  
      **Existing Zoning:**                R-1, Residential District.  
      **Request:**                        L-C-2, Limited Commercial District.  
      **Proposed Use:**                   Office.  
      **Applicant(s):**                   Richard E. Guyer; c/o David L. Keister, Atty.; 5248 Bethel-Reed Park; Columbus, OH 43220.  
  
      **Property Owner(s):**           5054 Reed Road, LLC; 5054 Reed Road, Columbus, OH 43220.  
      **Planner:**                         Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 1.35± acre site is zoned R-1, Residential District, and is developed with a single-family dwelling. A Council variance was approved in December 2007 (CV07-042) to allow office uses. The requested L-C-2, Limited Commercial District was submitted to fulfill a condition of the Council variance that a rezoning application be filed to an appropriate zoning district within six months of the date of passage of the variance.
- To the north is a medical office in the L-C-2, Limited Commercial District. To the east is a single-family dwelling in the R-1, Residential District. To the south is an office in the L-C-2, Limited Commercial District, and a two-family dwelling in the L-R-2F, Limited Residential District. To the west is an office in the C-2, Commercial District, and a single-family dwelling in the R-1, Residential District.
- The site is located within the boundaries of the *Northwest Plan (2007)*, but is not within a subarea that gives land use recommendations. The Plan does call for compatible infill development, however.
- The limitation text contains similar development standards of the surrounding L-C-2 Districts, including use restrictions, landscaping, street trees, screening and lighting controls. Building and parking setbacks of fifty feet are proposed along the eastern property line, and twenty feet along the southern property line where it abuts residentially zoned property. Evergreen trees planted at a ratio of one per twenty linear feet shall be installed within these setback areas if the building or parking lot are expanded or replaced.
- The *Columbus Thoroughfare Plan* identifies Reed Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested L-C-2, Limited Commercial District would permit office uses with adequate limitations and separation from existing residences. The request is consistent with the *Northwest Plan* recommendation for compatible infill development, and the established zoning and development patterns of the area.



5054 Reed Road  
Approximately 1.35 acres  
R-1 to L-C-2

**Z07-061**



**Z07-061**



Post Office Box 20134  
Columbus, OH 43220

*Community Enrichment  
Through Participation!*

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**Sent via Electronic Mail**

March 6, 2008

David L. Keister, Esq.  
5248 Bethel-Reed Park  
Columbus, Ohio 43220  
[davekeister@sbcglobal.net](mailto:davekeister@sbcglobal.net)

Re: 5054 Reed Road

Dear Attorney Keister,

On March 5, 2008, the Northwest Civic Association ("NWCA") formally reviewed and voted on the application of 5054 Reed Road, Columbus Ohio 43220 to be rezoned as L-C-2, Limited Commercial District. NWCA voted to **approve** this rezoning with a vote of seven to three.

NWCA appreciates that two presentations were made about this property to our Board of Trustees. We also would like to thank property owner Richard Guyer, as well as yourself, for graciously collaborating with the adjacent neighbors in order to come to an agreeable setback plan.

Please share these results with the City of Columbus, Development Commission.

Sincerely,

A handwritten signature in black ink that reads "William Carleton". The signature is written in a cursive, flowing style.

William Carleton, Vice-President  
Northwest Civic Association

Cc: John Ehlers, President and Zoning Chair

WC/jaa

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



**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 # 207-061

Being first duly cautioned and sworn (NAME) David L. Keister, Esq.  
of (COMPLETE ADDRESS) 5248 Bethel-Reed Park, Columbus, Ohio 43220  
deposes and states that (he/she) is the ~~XXXXXX~~ 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. 5054 Reed Road, LLC 5054 Reed Road Columbus, Ohio 43220 0 Richard E. Guyer (614) 507-4918	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*David L. Keister*

Subscribed to me in my presence and before me this 27 day of December, in the year 2007

SIGNATURE OF NOTARY PUBLIC

*Kathleen M. Meiresonne*

My Commission Expires:

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

Notary Seal Here



KATHLEEN M. MEIRESONNE  
Notary Public, State of Ohio  
My Commission Expires 03-23-10