

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2006**

1. **APPLICATION:** **Z05-088**
 Location: **1386 FRANK ROAD (43223)**, being 0.41± acres located on the north side of Frank Road, 400± feet east of Finland Avenue (Southwest Area Commission, 140-001696).

 Existing Zoning: R, Rural District.
 Request: L-C-4, Limited Commercial District.
 Proposed Use: Commercial and automotive sales development.
 Applicant(s): Brad Kennan; 3343 Kropp Road; Grove City, OH 43123.
 Property Owner(s): Charles R. Lang; 1504 Hiner Road; Orient, OH 43146.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o This application was tabled by the Development Commission at the January 11, 2006 meeting so that the applicant could obtain a recommendation from the Southwest Area Commission and work out issues with adjacent property owners. The site has been reduced from 1.45± acres to 0.41± acres and only includes two parcels that front on Frank Road. The site is undeveloped and is zoned in the R, Rural District. The applicant requests the L-C-4, Limited Commercial District for commercial development that will allow expansion of an automobile sales business that is located to the west of the site.

- o To the north is vacant land in the R, Rural District. To the east is a single-family dwelling in the R, Rural District. To the south across Frank Road is a restaurant and industrial uses in the M, Manufacturing District. To the west is an automobile sales business in the L-C-4, Limited Commercial District.

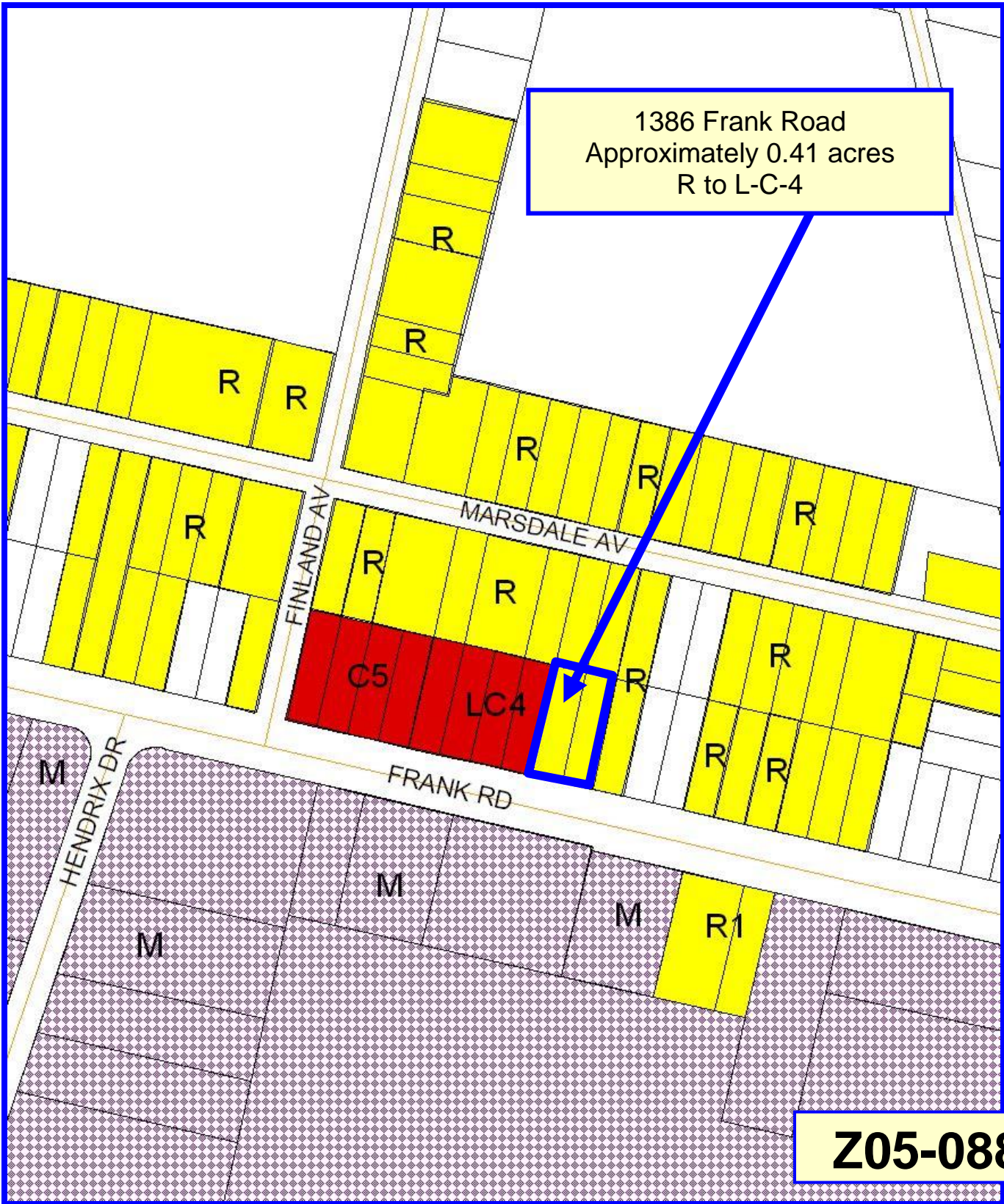
- o The site is located within the boundaries of the Southwest Area Commission whose response is for approval of the proposed zoning district.

- o The proposed limitation text includes use restrictions, a 60-foot building setback and 10-foot parking setback from adjacent residentially zoned properties, screening commitments, landscaping, and lighting controls.

- o The *Columbus Thoroughfare Plan* identifies Frank Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow commercial development that is consistent with the adjacent L-C-4 District. The proposed limitation text incorporates use restrictions, screening, and lighting controls which allow the proposed L-C-4 District to be more compatible with the surrounding residential development.



Z05-088



1386 Frank Road
Approximately 0.41 acres
R to L-C-4

Z05-088



City of Columbus
Mayor Michael B. Coleman

**Department of Development
Building Services**

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS
STANDARDIZED RECOMMENDATION FORM

Group Name: South West Area Commission Meeting Date: 1/18/2006

Case Number: 205-088 Case Type: Council Variance Rezoning

Zoning Address: 1386 Frank Road Applicant: Brad Kennen

Person(s) Representing Applicant at Meeting: Brad Kennen, Charles Lang

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant
Response
Yes No

1.	_____	<input type="checkbox"/>	<input type="checkbox"/>
2.	_____	<input type="checkbox"/>	<input type="checkbox"/>
3.	_____	<input type="checkbox"/>	<input type="checkbox"/>
4.	_____	<input type="checkbox"/>	<input type="checkbox"/>
5.	_____	<input type="checkbox"/>	<input type="checkbox"/>
6.	_____	<input type="checkbox"/>	<input type="checkbox"/>
7.	_____	<input type="checkbox"/>	<input type="checkbox"/>
8.	_____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For Against _____

Signature / Title of Authorized Representative: Ruf Bettencourt, Chair

Daytime Phone Number: 614-283-6372

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

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 # 205-088

Being first duly cautioned and sworn (NAME) Brad Kennan
of (COMPLETE ADDRESS) 3343 Krupp Rd, Grove Ctry, OH 43123
deposes and states that (he/she) is the APPLICANT, AGENT OF 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. Charles R Lang 1504 Hine Rd Orient, OH 43146 Employees: 11 Charles Lang - 614.875.9508	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of OCT, in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here