

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 8, 2012**

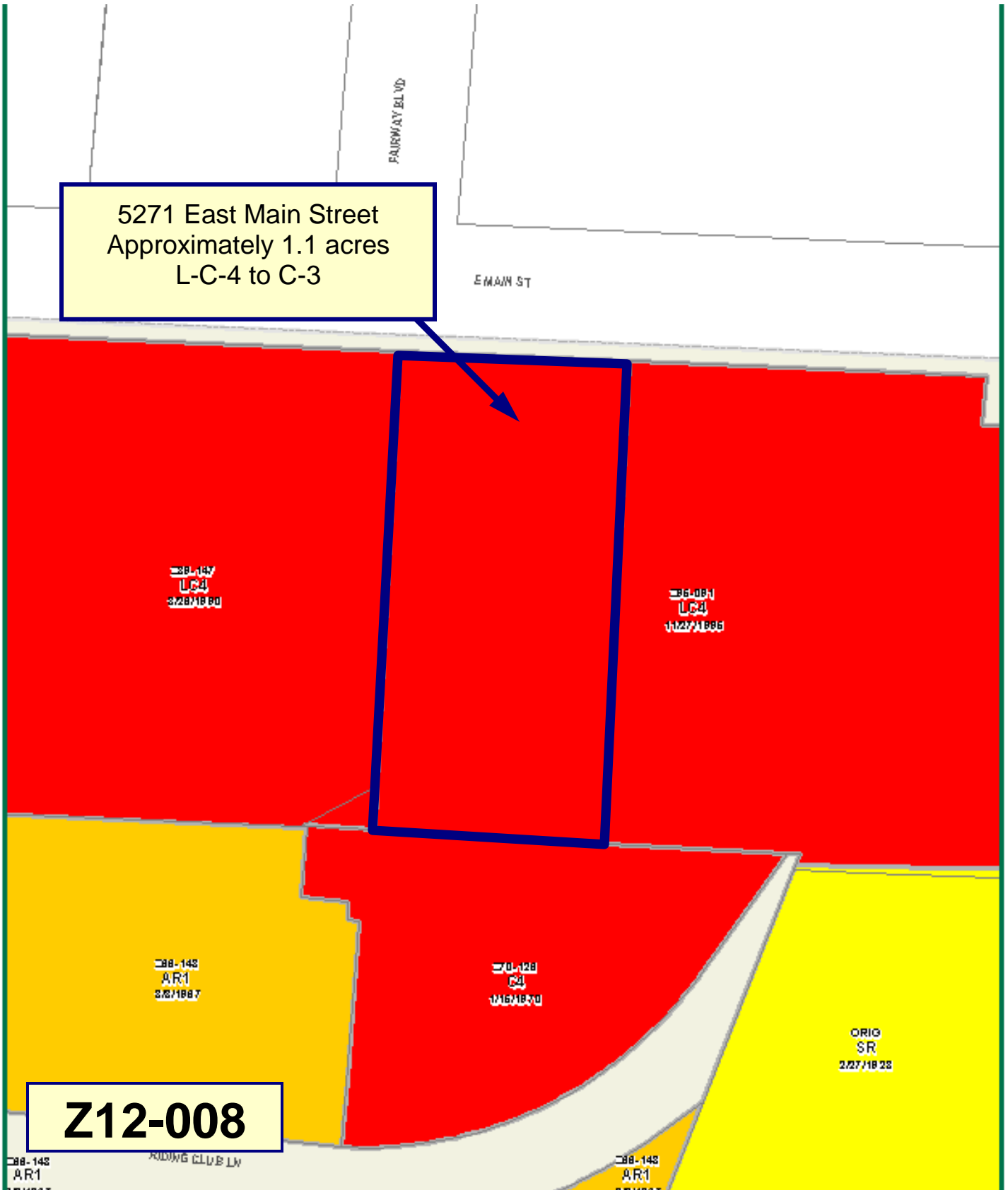
1. **APPLICATION:** **Z12-008 (ACCELA # 12335-00000-00037)**  
**Location:** **5271 EAST MAIN STREET (43213)**, being 1.13± acres located on the south side of East Main Street, 445± feet west of Fountain Lane. (010-233642).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** C-3, Commercial District.  
**Proposed Use:** Commercial use.  
**Applicant(s):** Spirit Master Funding LLC c/o Hope Sherman; 4200 Regent Street; Suite 200; Columbus, OH 43219  
**Property Owner(s):** Spirit Master Funding LLC; 14631 N. Scottsdale Rd; Suite 250; Scottsdale, Arizona 85254.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov).

**BACKGROUND:**

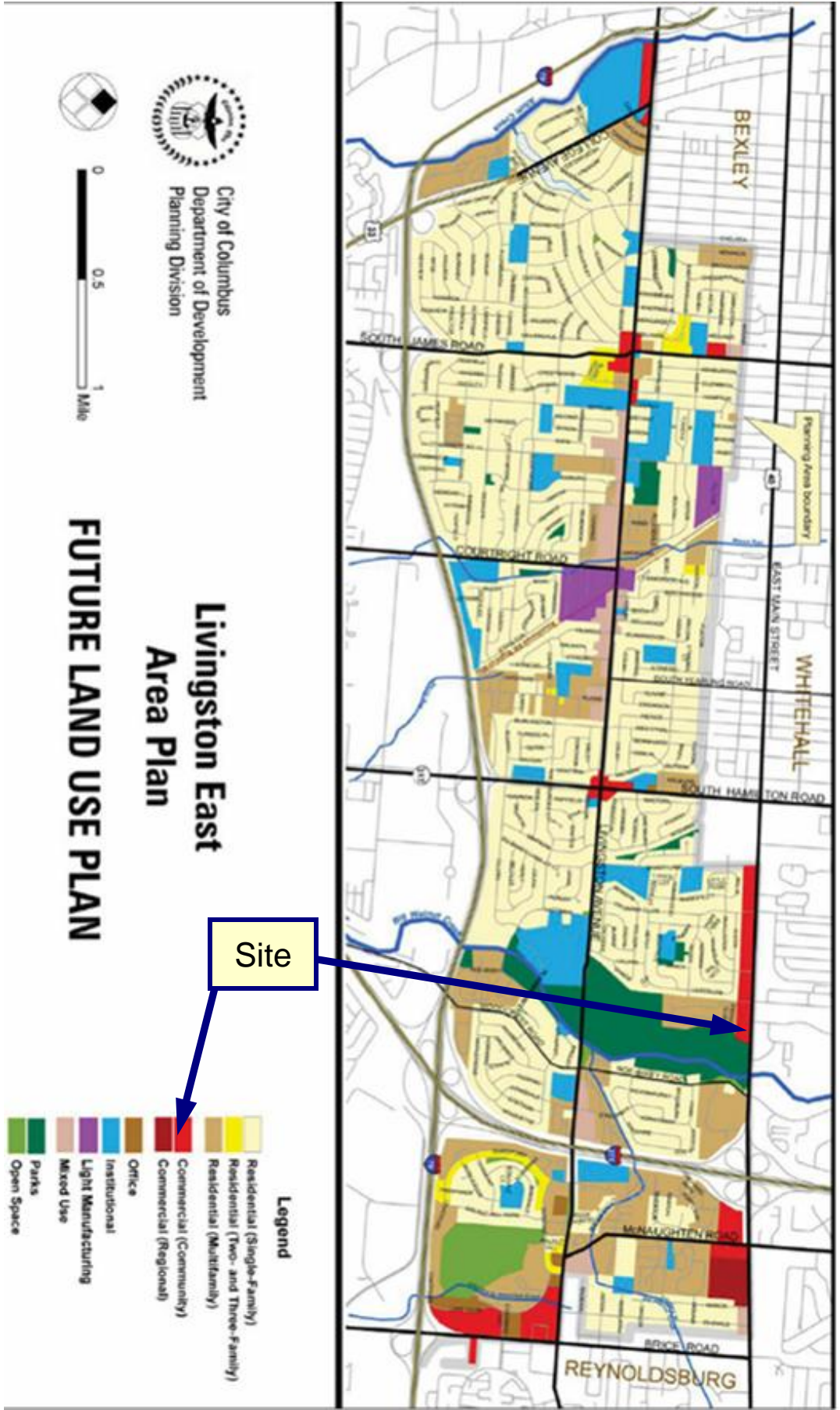
- This application is to rezone this site from the L-C-4, Limited Commercial District to the C-3, Commercial District to allow various commercial uses. The current L-C-4 only permits full service restaurant uses and a rezoning would be required for any other type of use.
- To the north across East Main Street is an office building in the City of Whitehall. District. To the south is an eating and drinking establishment zoned in the C-4, Commercial District. To the east is vacant land in the C-4, Commercial District. To the west is a medical office building in the L-C-4, Limited Commercial District.
- The site falls within the boundaries of the *Livingston East Area Plan* (2009), which calls for commercial development on the site.
- The *Columbus Thoroughfare Plan* identifies East Main Street as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS  RECOMMENDATION: Approval.**

The requested C-3, Commercial District would allow more commercial uses at the site. Staff finds the current limitation text to be far too limiting and supports a zoning that would allow a broader range of uses. Furthermore, the current limitation text contains few limitations while the new updated Zoning Code has landscaping, parking lot landscaping and lighting standards that encompass more than the current limitation text. Based on these considerations, Staff finds the proposed rezoning to be compatible with the surrounding development and zoning pattern of the area.









### REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # Z12-008

STATE OF ~~OHIO~~ Arizona  
COUNTY OF ~~FRANKLIN~~ Maricopa

Being first duly cautioned and sworn (NAME) Gregg A. Seibert  
of (COMPLETE ADDRESS) 14631 N. Scottsdale Rd, Suite 200 Scottsdale, AZ 85254  
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. SpiritMaster Funding, LLC fka Spirit Spe portfolio 2004 LLC 14631 N. Scottsdale Rd, Suite 200 Scottsdale, AZ 85254	2.
3. Leah Lansing 48015 tele 23	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Gregg A. Seibert

Subscribed to me in my presence and before me this 27 day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Leah Lansing  
4-13-15

My Commission Expires:

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



**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