

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 8, 2003**

- 3. APPLICATION: Z03-015**  
**Location:** 4930 REED ROAD (43220), being 0.51± acres located at the southeast corner of Reed Road and Marshlyn Court.  
**Existing Zoning:** L-C-2, Limited Commercial District.  
**Request:** L-C-2, Limited Commercial District.  
**Proposed Use:** Office development.  
**Applicant(s):** Troon Management LTD; c/o W. Vincent Rakestraw, Atty.; 4930 Reed Road; Columbus, Ohio 43235.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- This 0.51± acre site is developed with an office within a converted single-family dwelling and zoned in the L-C-2, Limited Commercial District. The applicant requests the L-C-2, Limited Commercial District to redevelop the site with a new office building and change the parking and landscaping commitments within the current L-C-2 text.
- To the north across Marshlyn Court is an office building in the L-C-2, Limited Commercial District, and a two-family dwelling in the L-R2-F, Limited Residential District. To the east is a two-family dwelling in the R2-F, Residential District. To the west across Reed Road is multi-family development in the ARLD, Apartment Residential District. To the south is an office building in the C-2, Commercial District.
- The site lies within the planning area of *The Northwest Plan* (1990), but is not in a designated subarea that gives a recommendation.
- The proposed limitation text includes a 50-foot building setback with buffering provisions from the residential uses to the north and east, as well as customary use restrictions, landscaping, and lighting controls.
- 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 allow redevelopment of the site for office use utilizing limitations and standards consistent with established zoning and development patterns of the area.