

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2005**

3. **APPLICATION:** **Z05-004**
 Location: **115 EAST MOLER STREET (43231)**, being 0.40± acres located at the southwest corner of East Moler Street and South Fourth Street (010-033452).

 Existing Zoning: C-4, Commercial District.
 Request: L-P-1, Limited Parking District.
 Proposed Use: Private parking lot.
 Applicant(s): John P. and Mary E. Schneider; 5516 Classics Court; Dublin Ohio, 43017
 Property Owner(s): The Applicant.
 Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicant is requesting the L-P-1, Limited Parking District as a follow up rezoning for a Council Variance that was granted for an existing parking lot.
- To the north is the applicant's facility in the C-4, Commercial District. To the south is a single-family dwelling zoned in the C-4, Commercial District. To the east across Fourth Street is a commercial building and single-family homes zoned in the C-4, Commercial District. To the west are single-family dwellings in the R-4, Residential District.
- The L-P-1, Limited Parking District text addresses landscaping materials and buffering.
- The site lies within the boundaries of The *South Side Plan* (2002), which does not contain a site specific recommendation.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-P-1, Limited Parking District would permit continuation of the existing parking lot which is consistent with the zoning and land use patterns of the area.