

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2004**

- 4. APPLICATION: Z03-079**
- Location:** **1120 GEORGESVILLE ROAD (43228)**, being 2.44± acres located on the east side of Georgesville Road, at the Terminus of Hall Road (Greater Hilltop Area Commission; 570-267727).
- Existing Zoning:** R, Rural District.
- Request:** L-C-2, Commercial District.
- Proposed Use:** Church development.
- Applicant(s):** City of Refuge Worship Center; 1120 Georgesville Road; Columbus, Ohio 43228.
- Property Owner(s):** Leo Recio; 3137 Scenic Way; Columbus, Ohio 43085.
- Planner:** Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- o The 2.44±-acre site is developed with an office building that was zoned in the CC, Community Commercial District in Franklin County. The applicant requests the L-C-2, Limited Commercial District to construct an addition to the existing building for use as a church. This is a comparable zoning request.
- o A veterinary clinic and horse barns are located to the north in Franklin Township. A single-family subdivision zoned in the SR, Residential District is located to the east. A commercial use in Franklin Township and single-family subdivision zoned in the SR, Residential District are located to the south. Commercial uses and multi-family dwellings are located to the west across Georgesville Road, and are zoned in the L-C-2, Limited Commercial, R, Rural and L-ARLD, Limited Apartment Residential Districts, respectively.
- o The Greater Hilltop Area Commission recommends approval of this zoning request.
- o The limitation text includes development standards that address site access and setbacks from Georgesville Road, landscaping and buffering, including a conservation easement to be granted to the Department of Recreation and Parks, and lighting and graphics restrictions.
- o The *Columbus Thoroughfare Plan* identifies Georgesville 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-2, Limited Manufacturing District to expand an existing office building for use as a church is consistent with the established zoning and development patterns of the area, and maintains the applicant's option to redevelop the site at a later date for C-2, Commercial uses. The limitation text includes development standards that address site access, landscaping along Georgesville Road frontage, use of building materials that match the existing building, a conservation easement along the stream, and standard lighting and graphics restrictions.