

A SITE PROPOSAL PLAN

SCALE: 1/8" = 1'-0"

B DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"

C DUMPSTER SECTION

SCALE: 1/8" = 1'-0"

D GATES ELEVATION

SCALE: 1/8" = 1'-0"

E SIDE ELEVATION

SCALE: 1/8" = 1'-0"

F HANDICAP SIGN DETAIL

SCALE: 1/8" = 1'-0"

G LOCATION PLAN

H LAND USE PLAN

ZONING	PREVIOUS ZONING: RESIDENTIAL-1 (R-1) CURRENT ZONING: COMMERCIAL-1 (C-1) ADJACENT PROPERTY ZONING: COMMERCIAL-1 (C-1)
PARCEL INFORMATION	PARCEL ID: 123456789 AREA: 1.2 ACRES OWNER: JOHN DOE
PARKING REGISTRATION	TOTAL SPACES: 20 TOTAL SPACES: 20 (10 VISITING, 10 RESERVED)
CODED PLAN NOTES	1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. SEE ARCHITECTURAL DRAWINGS FOR DETAILS. 3. ALL MATERIALS TO BE APPROVED BY THE CITY ENGINEER.
OWNER/APPLICANT/SUBMITTOR	LEASEHOLD IMPROVEMENTS 7420 WORTHINGTON-GALENA RD COLUMBUS, OH 43085

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3D/Group, Inc.

SP1

Z07-040 Final Revised 11/16/07 by Hammer Group

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 8, 2007**

3. **APPLICATION:** **Z07-040**
 Location: **7420 WORTHINGTON-GALENA ROAD (43085)**, being 1.2± acres located on the east side of Worthington-Galena Road, 225± feet north of Dearborn Drive (610-117340).

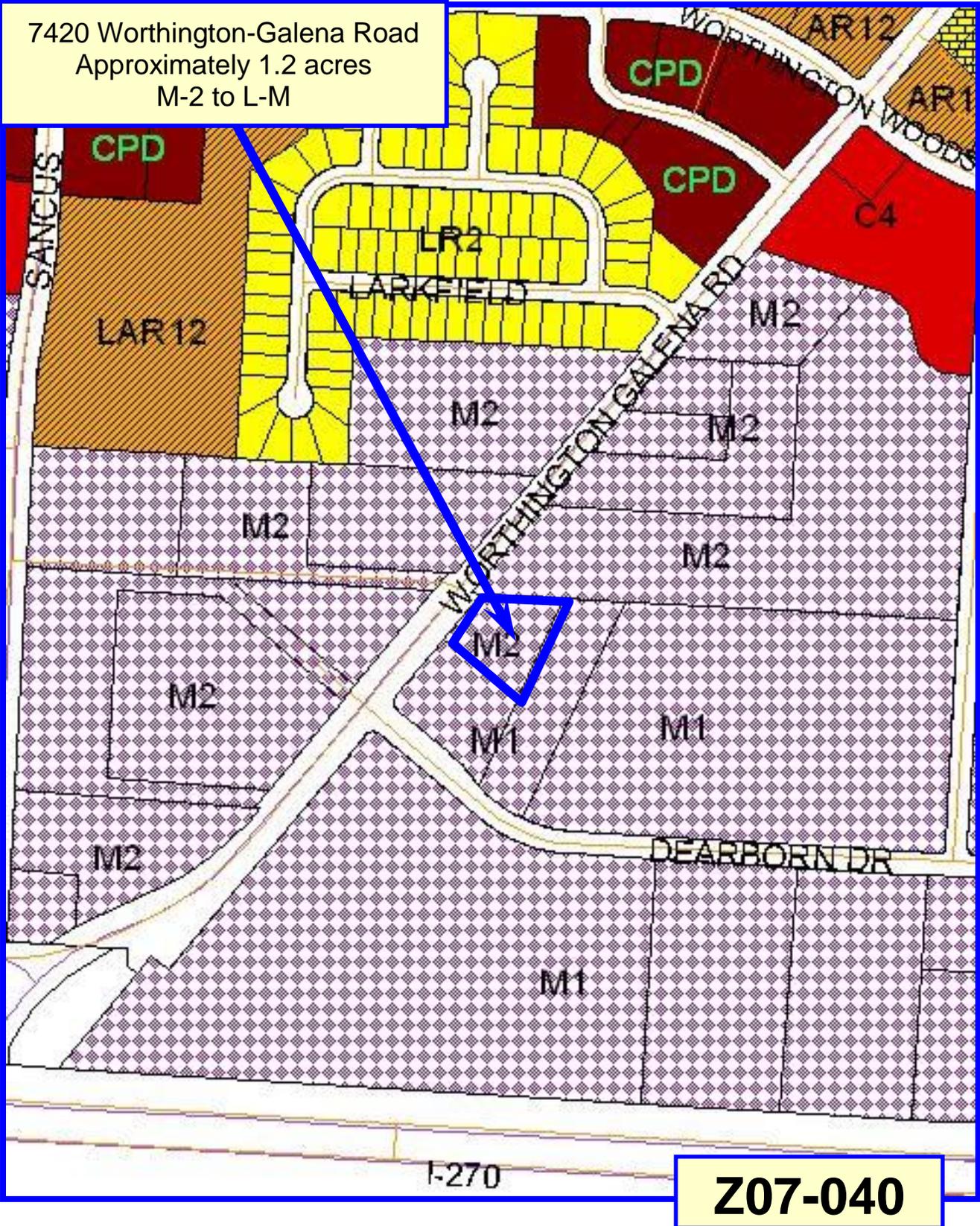
 Existing Zoning: M-2, Manufacturing District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Day spa.
 Applicant(s): European Body and Soul, Inc.; c/o Vicky Tyler; 636 Mawyer Drive; Worthington, OH 43085.
 Property Owner(s): Labors District Council & Contractors Pension Fund of Ohio; 77 Dorchester Square; Westerville, OH 43081.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

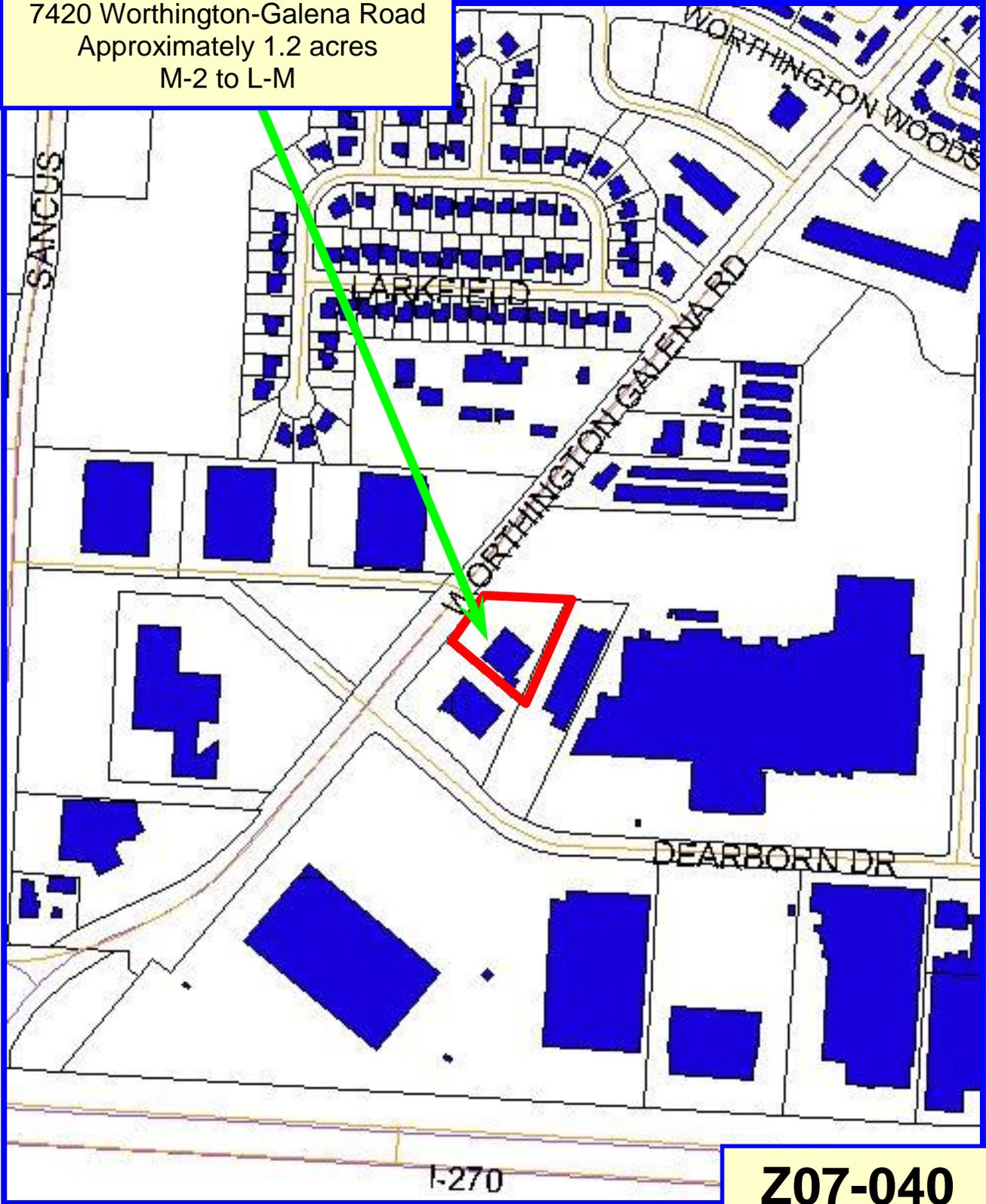
- The 1.2± acre site is developed with an office/warehouse, and is zoned M-2, Manufacturing District. The applicant requests the L-M, Limited Manufacturing District to allow a day spa along with industrial and office uses.
- To the north is a softball field that is part of an industrial development in the M-2, Manufacturing District. To the east and south are office/warehouses in the M-1, Manufacturing District. To the west across Worthington-Galena Road is an office/warehouse in the M-2, Manufacturing District.
- The site is located within the planning area of *The Far North Plan* (1994), but not within a designated subarea that gives land use recommendations.
- The limitation text includes development standards addressing use restrictions, setbacks, landscaping, and lot coverage. The text commits to a development plan which depicts extensive exterior site improvements.
- The *Columbus Thoroughfare Plan* identifies Worthington-Galena Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow a day spa use while retaining the ability to use the property for industrial purposes. The proposed limitation text incorporates development standards addressing use restrictions, setbacks, landscaping, and lot coverage. The text commits to a development plan which depicts extensive exterior site improvements. The request is consistent with the zoning and development patterns of the area.



7420 Worthington-Galena Road
Approximately 1.2 acres
M-2 to L-M



Z07-040

F.N.C.C.C.

8147 Flint Road
Columbus, OH 43235
October 3, 2007

RE: Z07--040

Development Commission
City of Columbus
757 Carolyn Avenue
Columbus, OH 43224

Shannon Pine

We heard this rezoning at our FNCCC meeting October 2, 2007.

The proposed rezoning is for an existing property at 7420 Worthington-Galena Road, from M-2 to L-M.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**, with the limited text that was submitted.

The vote was unanimous.

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, President of FNCCC

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 # 207-040

Being first duly cautioned and sworn (NAME) Vicky Tyler
of (COMPLETE ADDRESS) 636 Mawyer Dr. Worthington OH 43085
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. European Body and Soul, Inc. c/o Vicky Tyler 636 Mawyer Drive Worthington, OH 43085	2. Labors District Council & Contractors Pension Fund of Ohio 77 Dorchester Square Westerville, OH 43081
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 3RD day of SEPTEMBER, in the year 2007

SIGNATURE OF NOTARY PUBLIC

[Signature: Robert U. Carson]

My Commission Expires:

12-11-2007

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

Notary Seal Here