

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 14, 2003**

15. **APPLICATION:** **Z03-044**
Location: **2645 BETHEL ROAD (43220)**, being 1.02± acres located on the south side of Bethel Road, 106± feet east of Greystone Drive.
Existing Zoning: R, Rural District.
Request: L-C-2, Limited Commercial District.
Proposed Use: Office commercial uses.
Applicant(s): Dr. Khaled A. Farag; 733 Weston Park Drive; Powell, Ohio 43065.
Property Owner(s): Dorothy Powell; 612 Orchard Court; Timperville, Ohio 43450.
Planner: Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- o The 1.2± acre site is zoned in the R, Rural District and is developed with a single-family dwelling. The applicant is requesting the L-C-2, Limited Commercial Development District to allow office uses.
- o To the north across Bethel Road is the Carriage Place Shopping Center zoned in the CPD, Commercial Planned Development District. To the south are multi-family dwelling units zoned in the L-ARLD, Limited Apartment Residential District. To the east are single-family dwellings zoned in the R, Rural District. To the west are multi-family dwelling units zoned in the L-ARLD, Limited Apartment Residential District.
- o The L-C-2 text addresses access, landscaping, building materials and lighting controls.
- o This site falls within the boundaries of *The Northwest Plan, (1991)*, within Subarea 2, which states “Support multi-family and office uses as the most appropriate redevelopment uses.”
- o The *Columbus Thoroughfare Plan* identifies Bethel Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The proposed L-C-2, Limited Commercial District is compatible with surrounding uses and is consistent with the land use recommendations of *The Northwest Plan (1991)*, which states, “Support multi-family and office uses as the most appropriate redevelopment uses.”