

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 13, 2010**

1. **APPLICATION:** **Z10-006 (ACCELA # 10335-00000-00078)**  
**Location:** **2353 INNIS ROAD (43224)**, being 3.4± acres located on the south side of Innis Road, 237± feet east of Westerville Road. (010-146482; North East Area Commission)  
**Existing Zoning:** R, Rural and R-1, Residential Districts.  
**Request:** C-2, Commercial District.  
**Proposed Use:** C-2 Office uses.  
**Applicant(s):** Capital Park Family Health Center Corp; c/o David L. Hodge, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Columbus Housing Partnership Inc; 562 East Main Street; Columbus, OH 43215.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The applicant requests the C-2, Commercial District to develop office uses. The applicant has reduced the size of the site to be rezoned from 7.7± acres down to 3.44± acres.
- To the north across Innis Road are a mixture of residential and commercial uses in Franklin County. To the south is undeveloped land zoned in the R-1, Residential District. To east are multiple-family dwellings in the AR-12, Apartment Residential District. To the west, across Westerville Road, is a gasoline station and convenience store in Franklin County.
- The site lies within the boundaries of the *Northeast Area Plan (2007)* which proposes Office- Commercial Light-Industrial use for the site.
- The *Columbus Thoroughfare Plan* identifies Refugee Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

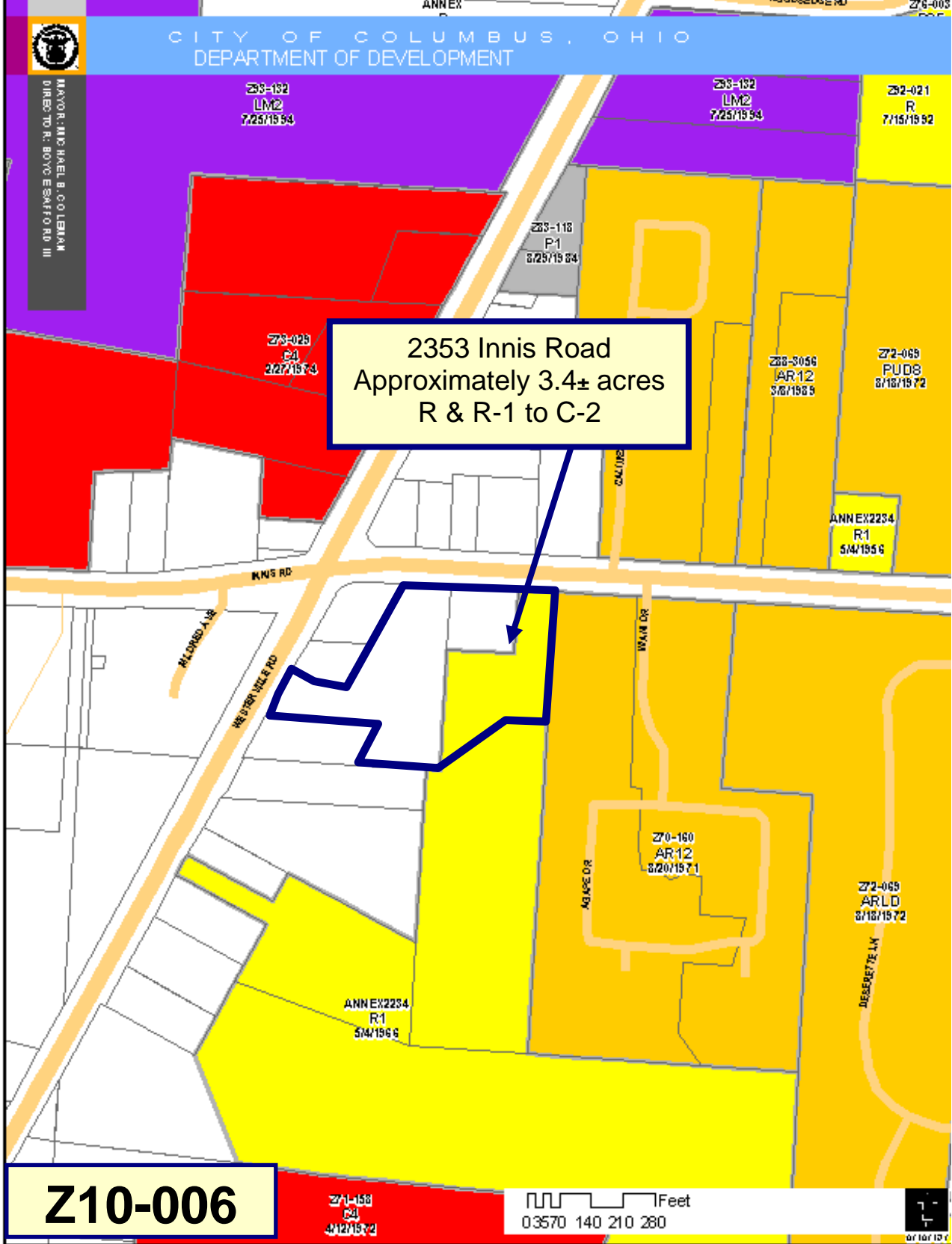
**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested C-2, Commercial District would allow office uses and is compatible with the *Northeast Area Plan (2007)*, the surrounding development and with the established zoning pattern of the area.



CITY OF COLUMBUS, OHIO  
DEPARTMENT OF DEVELOPMENT

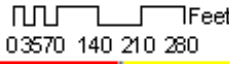
MAYOR JIM TAVEL  
DIRECTOR R. BOYD ESCHERICH III



2353 Innis Road  
Approximately 3.4± acres  
R & R-1 to C-2

**Z10-006**

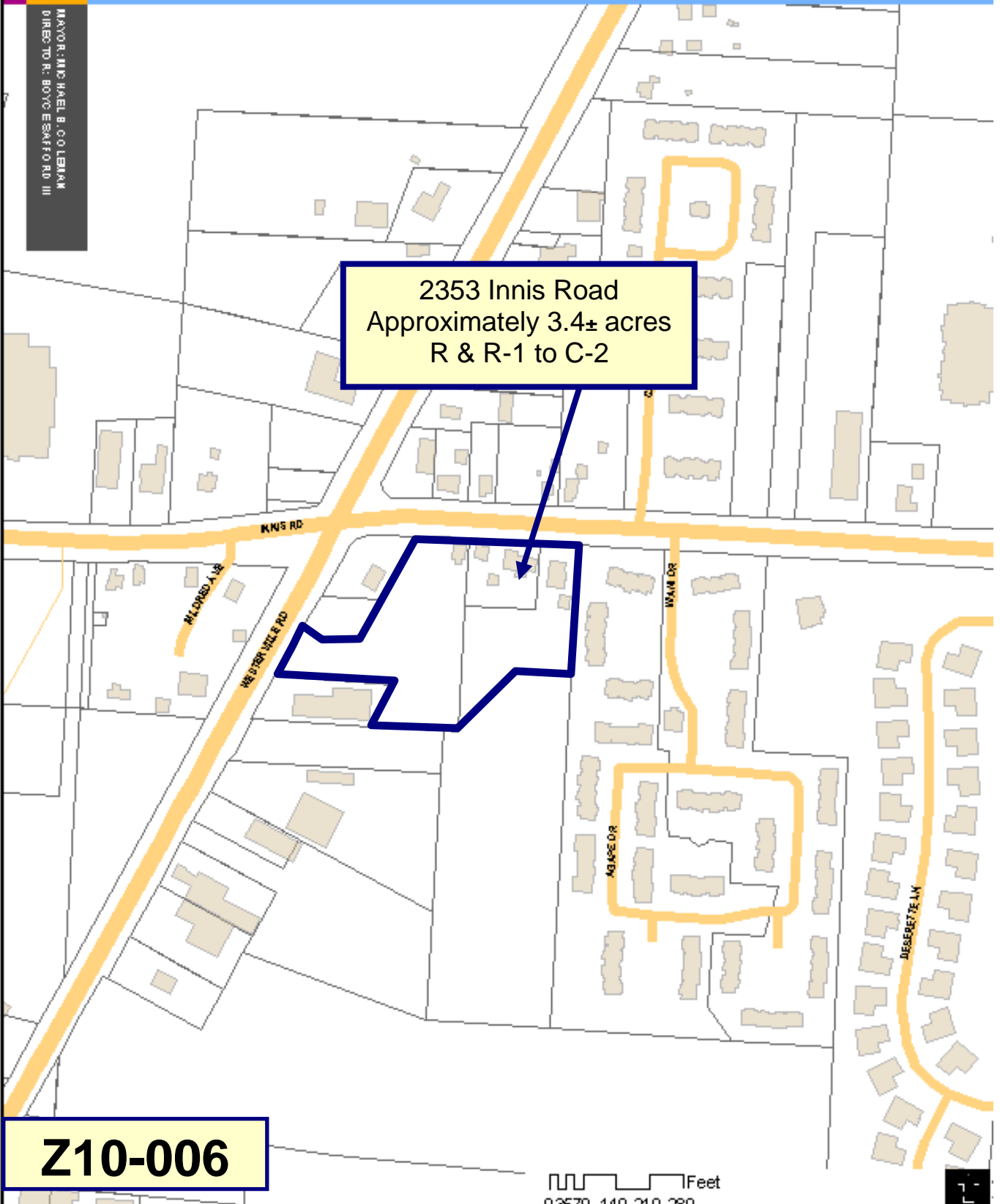
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CITY OF COLUMBUS, OHIO  
DEPARTMENT OF DEVELOPMENT

MAYOR: MICHAEL B. COLEMAN  
DIRECTOR: R. BOYD ESCHFO RD III



**Z10-006**

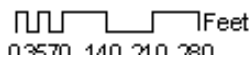
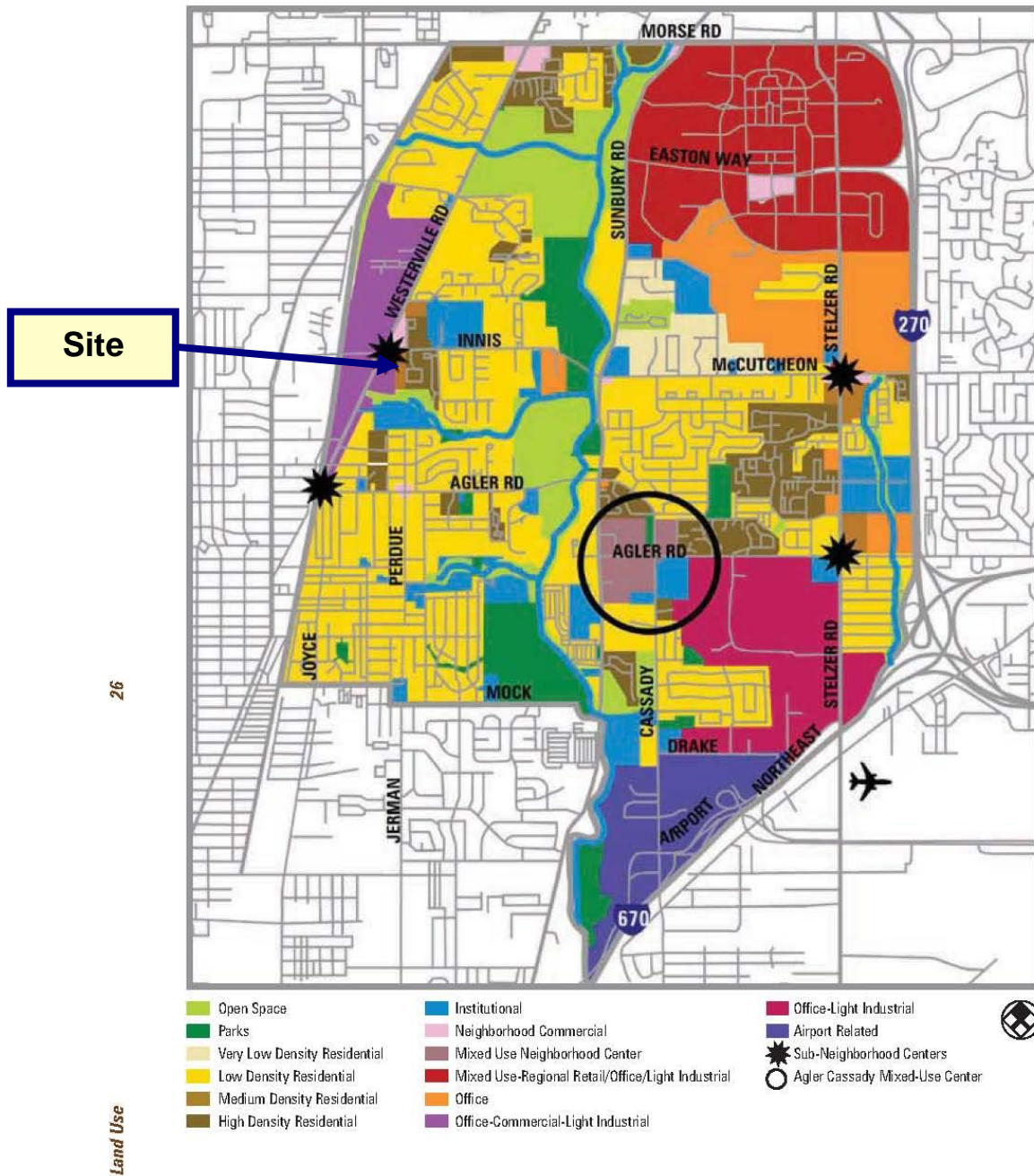




Figure 5. Land Use Plan



**Z10-006**



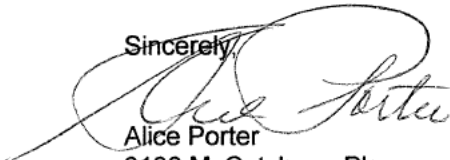
May 10, 2010

Dana Hitt  
Department of Development  
Building & Development Services  
757 Carolyn Ave  
Columbus, OH 43224

Mr. Hitt:

Subject: Z10-006, property known as 2353 Innis Road, Columbus, OH, 43224.  
The North East Area Commission at a public meeting on May 6, 2010, voted to assume **NO** position on the above project. Our decision was based on lack of adequate written information, their indecisiveness, and ability to provide answers to various questions and concerns from the commission.

Sincerely,



Alice Porter  
3130 McCutcheon Place  
Columbus, OH 43219-3399

Cc: Elwood Rayford – NEAC Chair  
David Hodge - Agent

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 # 210-006

Being first duly cautioned and sworn (NAME) David Hodge  
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215  
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

<p>1. Capital Park Family Health Center Corp. 882 S. Hamilton Rd. Whitehall, OH 43213</p> <p>Joy Parker 338-6820 12 Columbus based employees</p>	<p>2. Columbus Housing Partnership 562 E. Main St. Columbus, OH 43215</p> <p>George Tabit 545-4850</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 30<sup>th</sup> day of March in the year 2010

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick

My Commission Expires:

9/4/2010

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



NATALIE C. PATRICK  
Notary Public, State of Ohio  
My Commission Expires 09-04-10