

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 13, 2006**

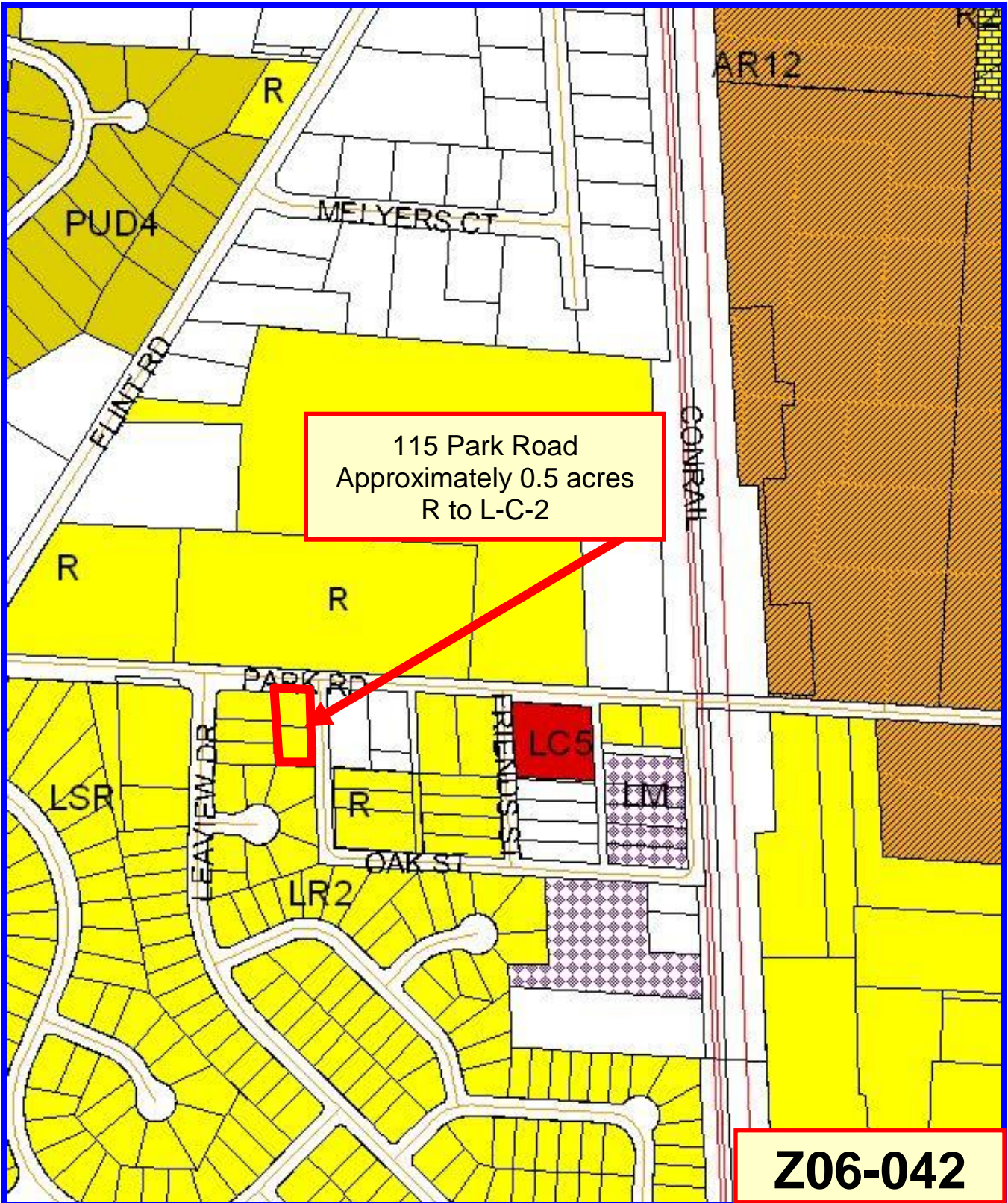
6. **APPLICATION:** **Z06-042**
 Location: **115 PARK ROAD (43235)**, being 0.5± acres located at the southwest corner of Park Road and West Street (610-231138).
 Existing Zoning: R, Rural District.
 Request: L-C-2, Limited Commercial District.
 Proposed Use: Commercial Photography Studio.
 Applicant(s): Peter and Tracy Coe; 278 Glenmont Avenue; Columbus, OH 43214.
 Property Owner(s): Peter and Tracy Coe; 278 Glenmont Avenue; Columbus, OH 43214.
 Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

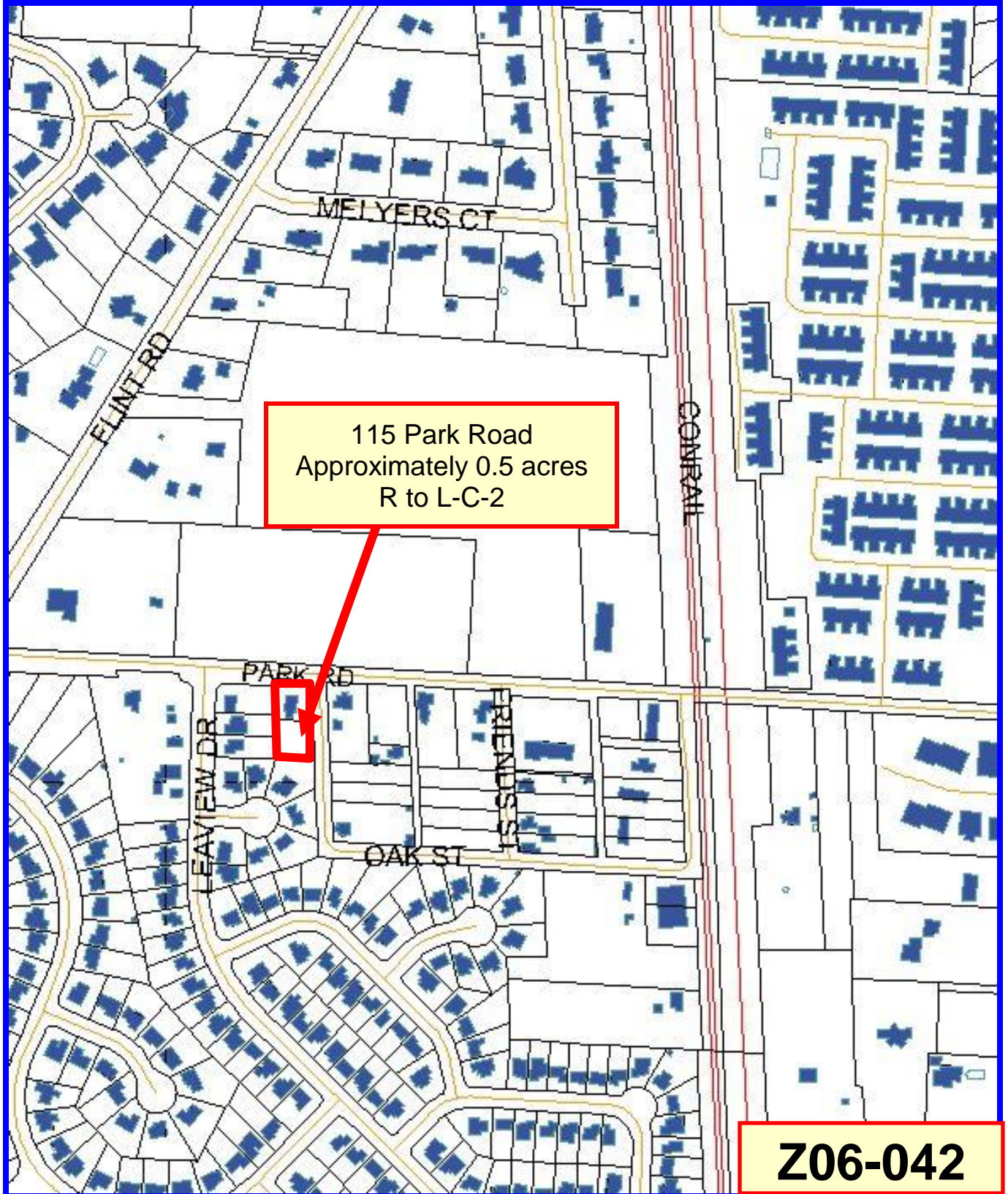
BACKGROUND:

- The site is developed with a former school house dating from the early 20th Century and is zoned in the R-Rural District. The applicant requests the L-C-2, Limited Commercial District.
- To the north, across Park Road is a city park zoned in the R, Rural District. Single-family dwellings in the L-R-2, Limited Residential District are located south of the site. A single-family dwelling in Sharon Township is located to the east of the site. Single-family dwellings in the L-R-2, Limited Residential District are located south west of the site.
- The L-C-2 text excludes drive-through banks as permitted uses, provides building material limitations and design limitations to ensure any additions will be compatible with the existing structure and provides lighting restrictions.
- The site is located within Subarea C4 of *The Far North Plan* (1994), which recommends limiting development to neighborhood-scale uses that service the immediate area, such as a bakery, dry cleaner, pizza restaurant or delicatessen, beauty shop and day care facility.
- The *Columbus Thoroughfare Plan* identifies Park Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

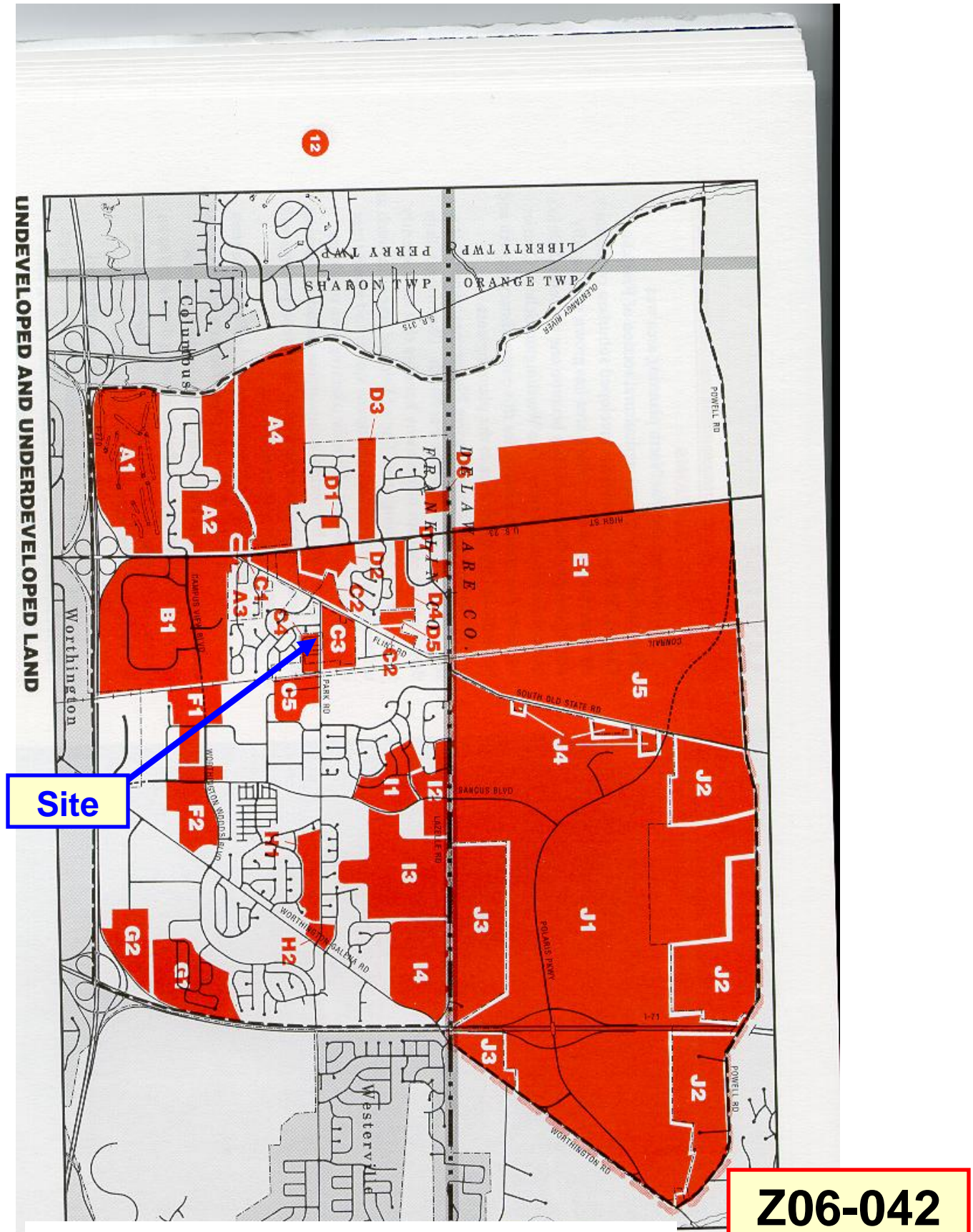
The requested L-C-2, Limited Commercial District would permit the development of office uses and provides limitations to help ensure that any additions will be compatible with the existing structure. Staff finds this consistent with established zoning and development patterns of the area.





115 Park Road
Approximately 0.5 acres
R to L-C-2

Z06-042



F.N.C.C.C.

P.O Box 261504
Columbus, OH 43226
June 7, 2006

RE: Z06-042

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

Dana Hitt,

We heard this rezoning at our FNCCC meeting June 6, 2006.

The proposed rezoning is for an existing property at 115 Park Road. The applicant wishes to rezone from R-rural to C-2.

This property is unique in the fact that it has an over one hundred old historic church on the site, which is currently being used as a photo studio. It has been renovated and improved without hurting the outside appearance. This rezoning is really just to bring it within current use. The neighbors were in favor of this rezoning.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**. The vote was nine in favor non opposed.

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

Truly,

Daniel Province, President of FNCCC

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 # 06335-0-00042

Being first duly cautioned and sworn (NAME) Peter and Tracy Coe
of (COMPLETE ADDRESS) 115 Park Pl., Columbus OH 43235
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. <u>Peter Coe</u> <u>278 Glenmont Ave</u> <u>Columbus, OH 43214</u> <u>614-888-8644</u>	2. <u>Tracy Coe</u> <u>278 Glenmont Ave</u> <u>Columbus, OH 43214</u> <u>614-261-0988</u>
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2 day of May, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jan 3 2011

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

Notary Seal Here



NEAL SEABORN
Notary Public, State of Ohio
My Commission Expires Jan. 3, 2011
Recorded in Franklin County