

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 13, 2004**

- 8. APPLICATION: Z04-033**
Location: **5478 NORTH HAMILTON ROAD (43230)**, being 1.63± acres located on the east side of North Hamilton Road, 1463± feet south of Preserve Boulevard (220-000930).
Existing Zoning: R, Rural District (annexation pending).
Request: L-C-4, Limited Commercial District.
Proposed Use: Commercial development.
Applicant(s): Ed Claeys; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
Property Owner(s): Kevin and Thomas Donley; 1353 White Oak Lane; New Albany, Ohio, 43054.
Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The 1.63± acre site is developed with a single-family dwelling. The site is being annexed into the City of Columbus, at which time it will be zoned in the R, Rural District. The applicant wishes to rezone the site to the L-C-4, Limited Commercial District to develop auto detailing and office uses.
- Vacant land zoned in the L-C-4, Limited Commercial District is located to the north. A single-family subdivision zoned in the PUD-6, Planned Unit Development District is located to the east. A single-family dwelling used as an office is located to the south in Plain Township. Land zoned in the L-C-4, Limited Commercial District is located across North Hamilton Road to the west.
- The site is located within the Preserve District of the *Northland Plan: Volume II* (2002), which recommends that rezoning of parcels adhere to the Northland Development Standards.
- The limitation text provides use restrictions and development standards that require a forty (40) foot landscaped parking setback and sixty (60) foot building setback from North Hamilton Road, a fifty (50) foot wide landscaped buffer zone with mounding along the east property line, lighting and graphics restrictions, and development standards consistent with the *Northland Development Standards*. The applicant is working with the Transportation Division to establish development standards for site access, cross ingress/egress easements and a north to south service road on the east half of the site.
- The Columbus Thoroughfare Plan identifies North Hamilton Road as a 42-D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant's request for the L-C-4, Limited Commercial District to develop an auto detailing business and offices is consistent with zoning and development trends along North Hamilton Road. The limitation text provides use restrictions and development standards that are consistent with the *Northland Development Standards* and surrounding L-C-4, zoning districts.