

**STAFF REPORT STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 8, 2002**

1. **APPLICATION:** **Z02-035**
 Location: **44 WILLIAMS ROAD (43207)**, being 0.82± acres located on the north side of Williams Road, 200± feet east of South High Street.
- Existing Zoning:** R-2, Residential District.
 Request: L-C-4, Limited Commercial District.
 Proposed Use: Commercial development.
 Applicant(s): RF Venture I LLC; c/o Michael T. Shannon, Atty. and Laura MacGregor Comek, Atty.; 500 South Front Street, 12th Floor; Columbus, Ohio 43215.
- Property Owner(s):** The applicant.
 Case Planner: Niki Warncke; 645-2485; nowarncke@cmhmetro.net

BACKGROUND:

- o The 0.82± acre site is developed with a single-family dwelling and zoned in the R-2, Residential District. The applicant requests the L-C-4, Limited Commercial District to expand the auto sales use from the contiguous parcel located to the west fronting South High Street.
- o To the north is a restaurant with a drive-thru fronting South High Street zoned in the L-C-4, Limited Commercial District. To the east and to the south across Williams Road are single-family dwellings zoned in the R-2, Residential District.
- o The limitation text includes use restrictions and development standards that address parking setbacks, buffering, landscaping, and lighting.
- o The *Columbus Thoroughfare Plan* identifies Williams Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline South High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant is requesting the L-C-4, Limited Commercial District to allow expansion of the adjacent auto sales business located to the west fronting South High Street. The limitation text includes use restrictions and development standards that address parking setbacks, buffering, landscaping, and lighting.