

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 10, 2005**

- 2. APPLICATION: Z05-003**  
**Location:** 1345 COMMUNITY PARK DRIVE (43229), being 1.2± acres located 935± feet west of Cleveland Avenue (600-175667).  
**Existing Zoning:** R, Rural District.  
**Request:** L-C-2, Limited Commercial District.  
**Proposed Use:** Office development.  
**Applicant(s):** Julian & Evelyn Sanfillipo; c/o Jackson B. Reynolds III, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Evelyn I. Sanfillipo, Trustee; 2081 Pleasant View Drive, Marblehead, Ohio 43440.  
**Planner:** Don Bier, 645-0712, [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- The 1.2± acre site is developed with an abandoned garage. The applicant is requesting the L-C-2, Limited Commercial District for office development.
- Vacant land in the R, Rural District and single-family dwellings in Sharon Township are located north of the site across Community Park Drive. An office building is located east of the site in the C-4, Commercial District. Single-family dwellings in Sharon Township are located south and west of the site.
- The site is located in Sub-area 3 of the *Northland Plan: Volume I* (2001). While the plan recommends residential uses staff believes that the proposed office will provide an appropriate transition between existing unrestricted C-4 commercial zoning and residential uses.
- The limitation text includes development standards that limit total office development to 15,000 square feet and maximum individual office size to 8,000 square feet, address site access, building and parking setbacks, street trees, landscaping along the west property line adjacent to an existing single-family dwelling, building materials, and lighting controls.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant is requesting the L-C-2, Limited Commercial District to develop up to 15,000 square feet of office space. While the *Northland Plan: Volume I* (2001) recommends residential land uses, staff believes that the proposed office development would be an appropriate transitional use between an existing office in the C-4, Commercial District and single-family dwellings located west of the site in Sharon Township. In addition to limiting the amount and scale of office development, the limitation text includes development standards that address site access, setbacks, landscaping in consideration of adjacent residential development, building materials and lighting controls.