

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2012**

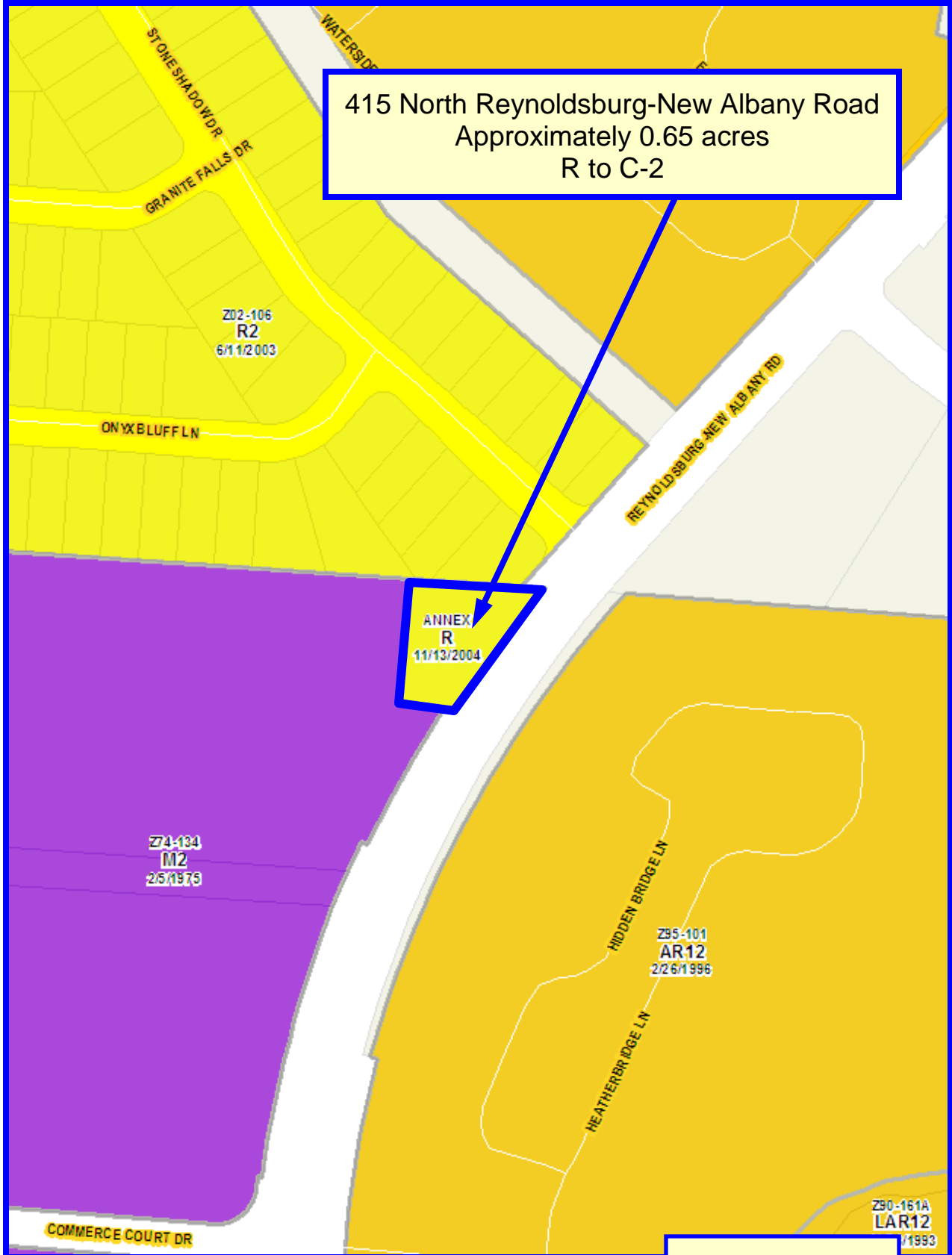
- 2. APPLICATION: Z12-019 (12335-00000-00164)**
Location: 415 NORTH REYNOLDSBURG-NEW ALBANY ROAD (43004),
being 0.65± acres located on the west side of North
Reynoldsburg-New Albany Road, 44± feet south of Stone
Shadow Drive (440-273468; Far East Area Commission).
Existing Zoning: R, Rural District.
Request: C-2, Commercial District.
Proposed Use: Office.
Applicant(s): Kevin G. Smith; c/o Michael T. Shannon, Atty.; Crabbe, Brown
& James, LLP; 500 South Front Street, Suite 1200; Columbus,
OH 43215.
Property Owner(s): Kevin G. and Virginia L. Smith; 66 South Chesterfield Road;
Columbus, OH 43209.
Planner: Shannon Pine, 645-2208, spine@columbus.gov.

BACKGROUND:

- The 0.65± acre site is developed with an insurance office building that became designated in the R, Rural District upon annexation in 2004. The requested C-2, Commercial District will conform the existing office use.
- To the north is a single-unit subdivision in the R-2, Residential District. To the east across North Reynoldsburg-New Albany Road is an apartment complex in the AR-12 Apartment Residential District. To the south and west is industrial development in the M-2, Manufacturing District.
- The site is located within the planning area of the *Broad-Blacklick Plan* (2011), which recommends office uses for this location.
- The site is located within the boundaries of the Far East Area Commission whose recommendation is for approval of the requested C-2, Commercial District.
- The *Columbus Thoroughfare Plan* identifies Reynoldsburg-New Albany Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed C-2, Commercial District will conform an existing insurance office. The request is compatible with the zoning and development patterns in the area, and with the land use recommendations of the *Broad-Blacklick Plan*.



Z12-019

Plan Recommendations

415 Reynoldsburg-New Albany Road

Future Land Use Plan

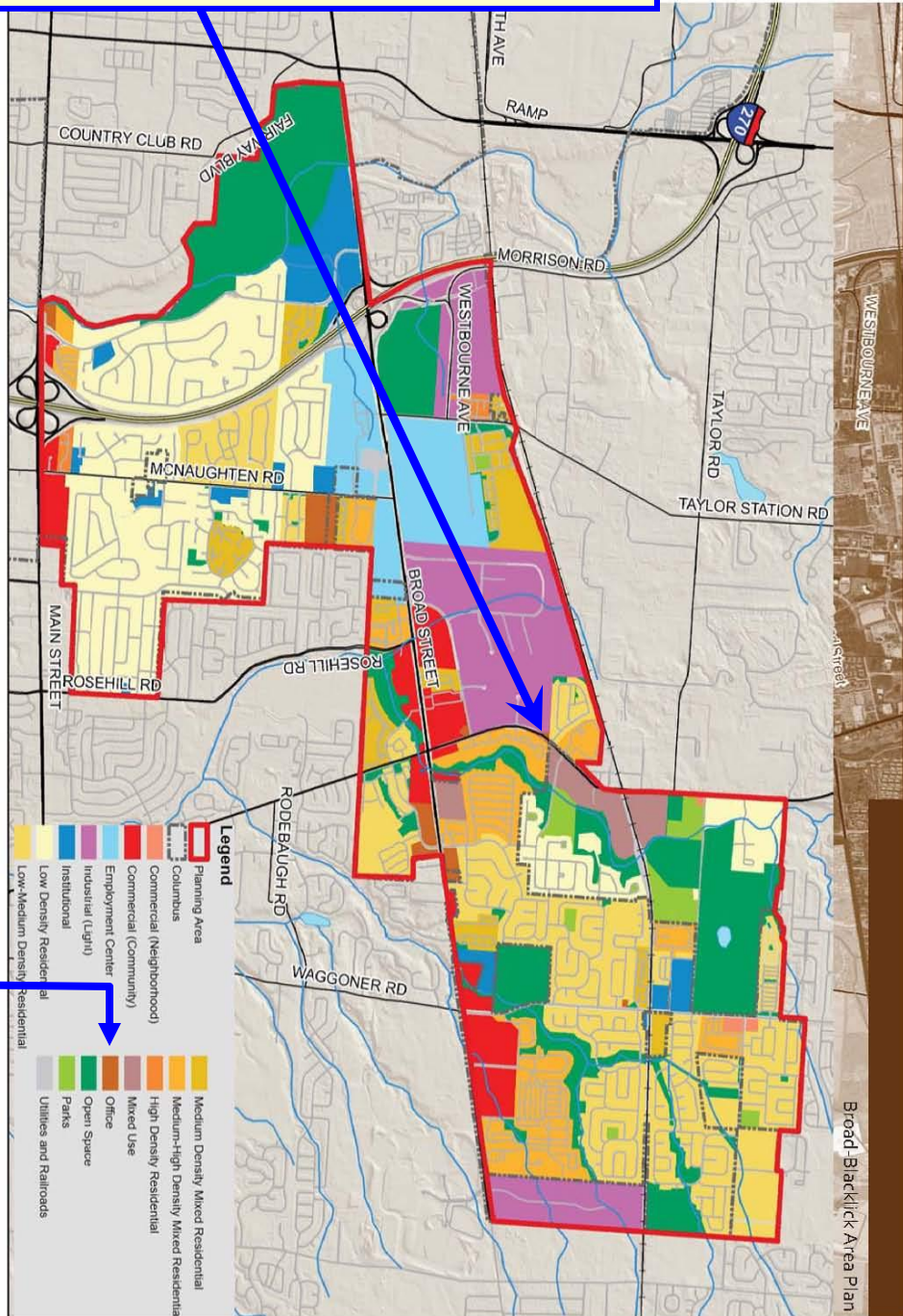


FIGURE 15: FUTURE LAND USE PLAN

City of Columbus
Department of Development
Planning Division
December 2010



Z12-019



415 North Reynoldsburg-New Albany Road
Approximately 0.65 acres
R to C-2

Z12-019

ZONING/REZONING/VARIANCE APPLICATION STAFF REPORT

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

APPLICANT: KEVIN SMITH STATE FARM INS
APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: Z12-019

DATE RECEIVED City of Columbus Dept Building & Zoning Service: 3/30/2012
AREA COMMISSION: FAR EAST AREA COMMISSION
DATE RECEIVED BY AREA COMMISSION: 04/07/2012 LE

LOCATION AND ZONING REQUEST:
Certified address: 415 N REYNOLDSBURG-NEWALBANY RD ZIP: 43004
Parcel Number for Certified Address: 440-273468
Current Zoning District: R RURAL Requested Zoning District: C-2
Proposed Use or reason for rezoning request:
 To continue existing use of office
Proposed Height District: H-35

APPLICANT CONTACT: Applicant / Property Owner / Attorney-Agent
Name Michael Shannon
Phone: 614 229-4506 **Fax** 229-4559 **Cell:**
Email: MSHANNON@CBJLAWYERS.COM

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:
NORTH: BUFFER ZONE 20' "R-2" SINGLE FAMILY RESIDENCE
EAST: RTE 256 NEW ALBANY REYNOLDS BURG RD
SOUTH: TRIANGULAR LOT SAME AS EAST
WEST: M-2

PROBLEMS/COMMENTS:
 In 2004 this parcel was annexed from Jefferson Twp to the City of Columbus. It was originally zoned R being part of an agricultural tract that has been subsequently subdivided into residential. This parcel was purchased in 2001 and used from then to present as an insurance office. No change in Zoning District.

ZONING COMMITTEE RECOMMENDATION: APPROVAL

The requested C-2 Commercial District will allow the existing Insurance Office to continue as an Office.

The request is consistent with the zoning and development patterns of the area, and with the land use recommendations. Proper buffers between the parcel and residential District are in place.

SITE VISITED: **DATE:** 4-15 **BY:** W HAMNER / L MARSHALL

PICTURES: **DATE:** **BY:**

APPLICATION:	Z12-019	PARCEL:	440-273468
AREA COMMISSION:	FAR EAST AREA COMMISSION		
SCHEDULED TO BE PRESENTED TO FEAC ON: <u>5-1-2-12</u>			
Notification of Identifiable Civic Organization recognized by the City:			
Organizations:	NONE		
Emailed date:	_____	Email Received Notification:	_____ BY: _____
Notification of Applicant or legal representative:			
M SHANNON / KEVIN SMITH			
Emailed Date:	4-25-12	Email Received Notification:	4-25-12 BY: <u>L Marshall</u>
<u>APPLICANT COMMENTS:</u>			
<u>CIVIC ORGANIZATION COMMENTS:</u>			
<u>AREA COMMISSION COMMENTS DECISION ACTIONS:</u>			
-			
<u>DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT</u>			
DATE:	TO: _____		
-			
<u>DECISIONS NOTIFICATION CONFIRMED:</u>		DATE:	BY:

From: Postmaster
Sent: Wednesday, April 25, 2012 8:35 AM
To: MSHANNON@CBJLAWYERS.COM; Kevin.Smith.bxyw@StateFarm.com
Subject: Relayed: NOTICE OF PUBLIC HEARING Z12-019 5-1-2012

Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:
MSHANNON@CBJLAWYERS.COM
Kevin.Smith.bxyw@StateFarm.com
Subject: NOTICE OF PUBLIC HEARING Z12-019 5-1-2012



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # 212-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 500 S. Front St. Columbus, OH 43215 (Suite 1200)
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

1. Kevin G. Smith 66 S. Chesterfield Rd. Columbus, Ohio 43209 (614) 864-8780	2. Virginia L. Smith 66 S. Chesterfield Rd. Columbus, Ohio 43209 (614) 864-8780
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 13th day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC Carol A. Stewart

My Commission Expires: _____ CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014



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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer