

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

6. **APPLICATION:** **Z06-041**
 Location: **5038 EAST DUBLIN-GRANVILLE ROAD (43081)**, being
 3.03± acres located on the north side of Dublin-Granville
 Road, 1060± feet west of Hamilton Road (220-000542).

 Existing Zoning: R, Rural District.
 Request: L-C-4, Limited Commercial District.
 Proposed Use: Commercial Development.
 Applicant(s): New Albany Company, LLC.; c/o John P. Kennedy, Esq;
 Kennedy Partners, LLC; 500 South Front Street; Suite
 1200; Columbus, OH 43215.

 Property Owner(s): New Albany Company, LLC.; PO Box 490; New Albany,
 OH 43053.

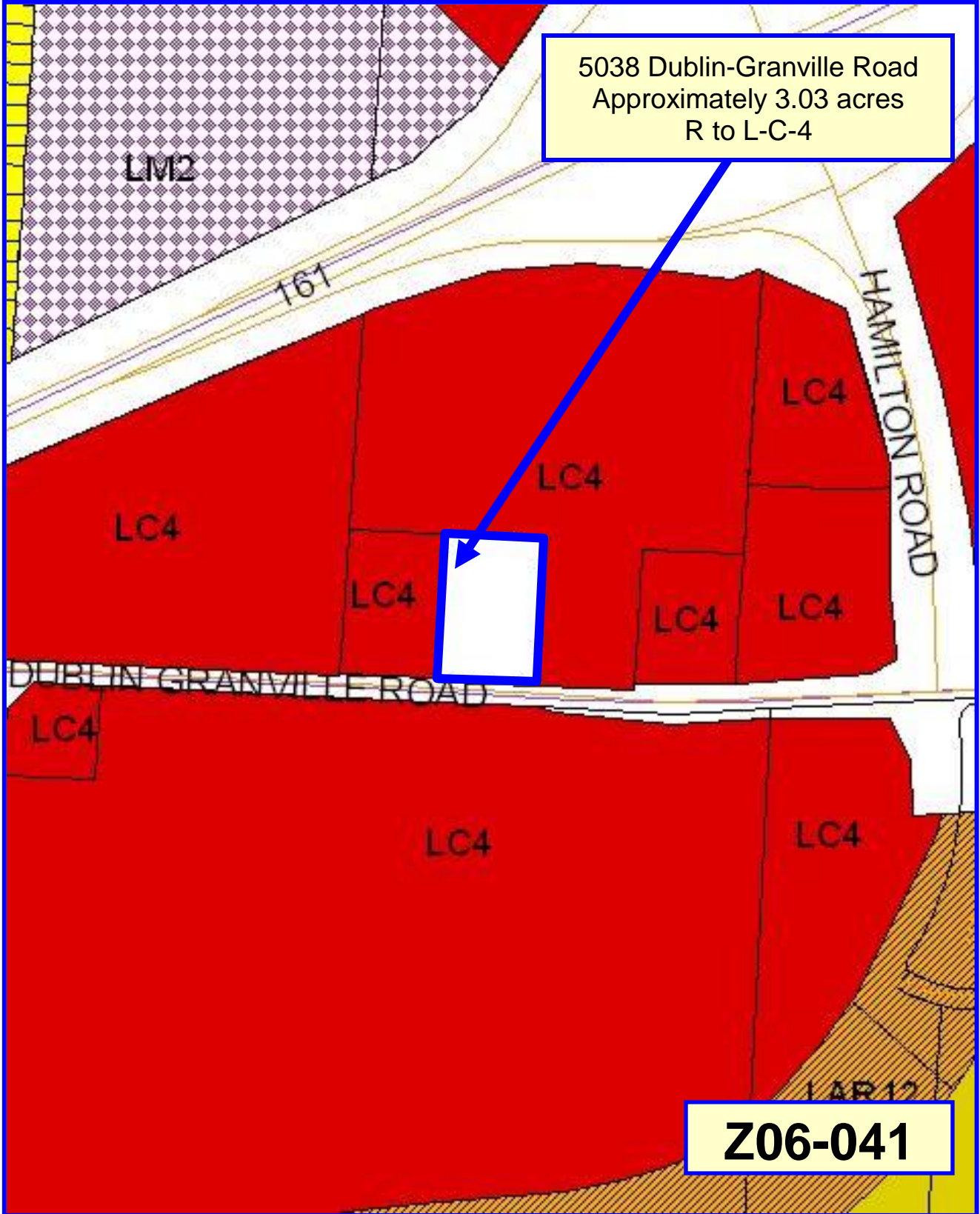
 Planner: Walter Green, 645-2485, wagreen@columbus.gov

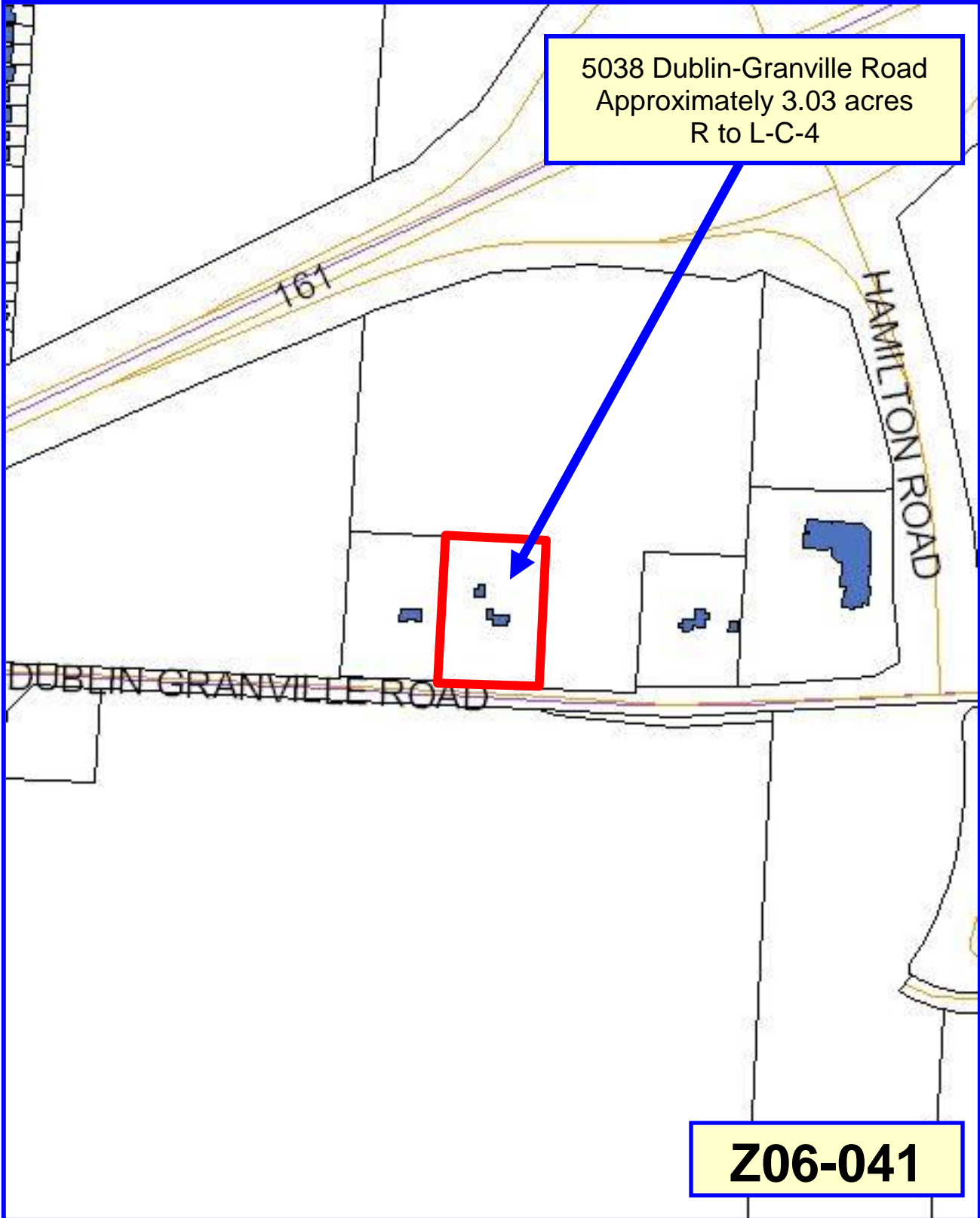
BACKGROUND:

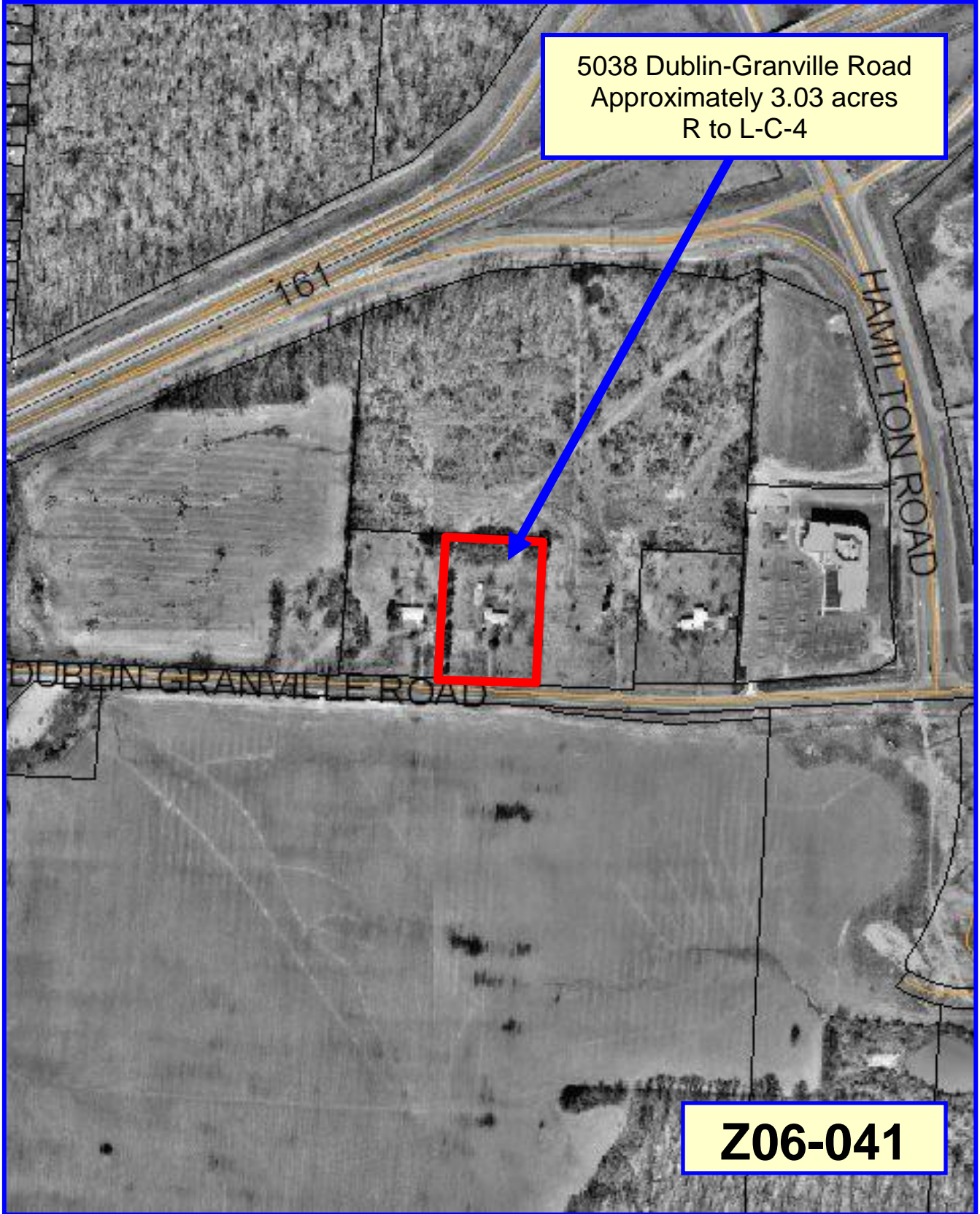
- The 3.03± acre site is developed with a single-family residence and zoned in the R, Residential District. The applicant is requesting the L-C-4, Limited Commercial District, for commercial development.
- To the north, east, south and west of the site is undeveloped property in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of the Preserve District in the *Northland Plan: Volume II (2002)*, which does not make a specific land use recommendation for the site.
- The L-C-4 text commits to building density, setbacks, lot coverage, parking lot trees, building materials and lighting controls.
- The *Columbus Thoroughfare Plan* identifies Dublin-Granville 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-4, Limited Commercial District would allow commercial development. The limitation text commits to customary development standards. The proposed development is consistent with the zoning and development patterns of the area.







5038 Dublin-Granville Road
Approximately 3.03 acres
R to L-C-4

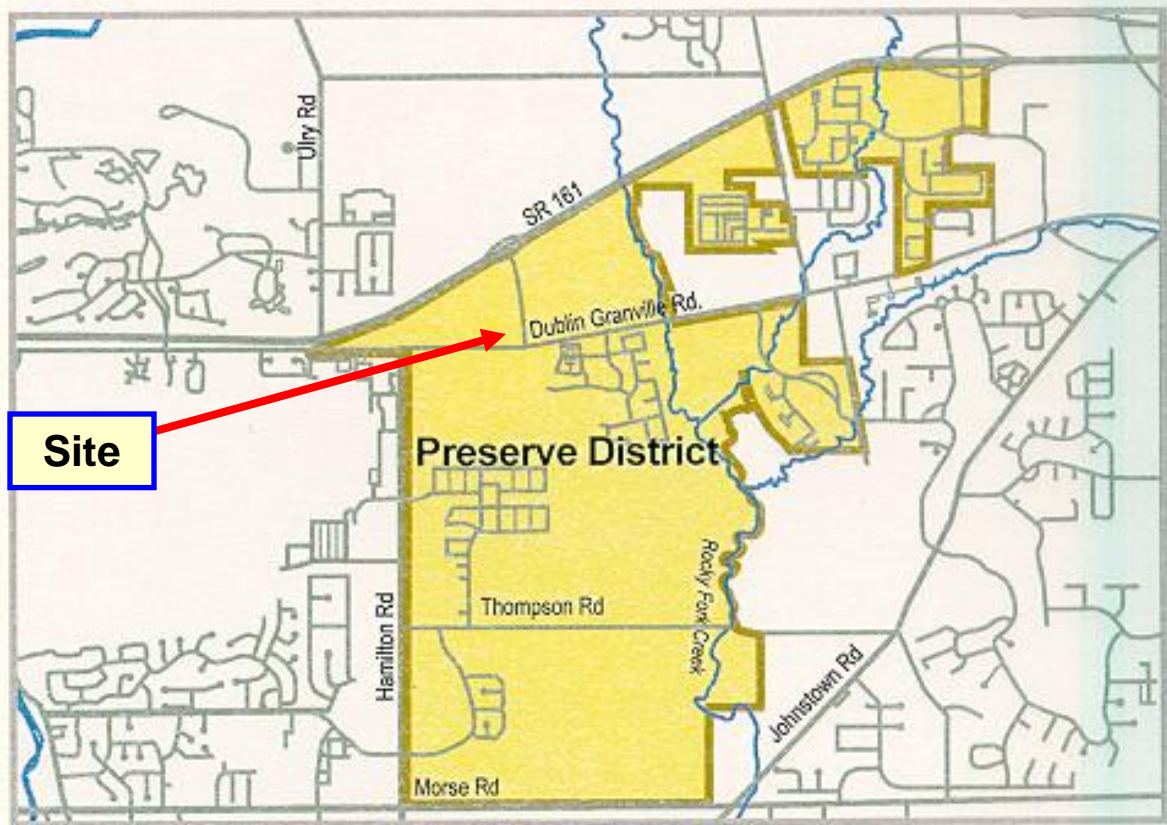
Z06-041

Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District



Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: John P. Kennedy	From: Jeff Murray
Fax: 614-939-8325	Pages: 5
Phone: 614-939-8000 Z06-041	Date: 5/15/06
Re: 5038 Dublin Granville Rd.	Email: rmartin@cbjlawyers.com

Dear Mr. Kennedy and Mr. Shannon,

Our committee voted for conditional approval of this application.

Please provide me an updated copy of your text with the following changes:

- List of building materials
- Northland's standard list of prohibited uses under the C4 zoning code or evidence that these uses are no longer permitted under the code.
- Lot coverage not to exceed 80%
- Add Northland Development standards for parking lot landscaping and screening.

If you have any questions please contact me at:

Work, 614-882-8558

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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 # 206-041

Being first duly cautioned and sworn (NAME) John P. Kennedy, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, Columbus, Ohio 43215
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

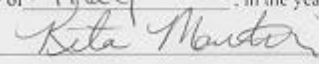
If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. The New Albany Company, New Albany Company, LLC 8000 Walton Parkway, Suite 120 New Albany, Ohio 43054 Columbus-Based Employees: -0- Contact: John P. Kennedy, Esq. (229-4551)	2.
3.	4. 

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1st day of May, in the year 2006

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

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

Notary Seal Here



RITA J. MARTIN
Notary Public, State of Ohio
My Commission Expires 11-02-11