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

6. APPLICATION: Z05-007

Location: 1328 DUBLIN ROAD (43215), being 2.77± acres located on the

northeast side of Dublin Road, 1000± feet south of Stella Court

(010-129542).

Existing Zoning: M-1, Manufacturing District.

Request: L-M, Limited Manufacturing District.

Proposed Use: Medical office.

Applicant(s): Dr. Norman Baker, Trustee; c/o David L. Hodge, Atty.; Smith

and Hale; 37 West Broad Street, Suite 725; Columbus, OH

43215.

Property Owner(s): Dr. Norman Baker, Trustee; 5474 Dublin Road, Dublin, Ohio

13215.

Planner: Shannon Pine, 645-2208, spine@columbus.gov

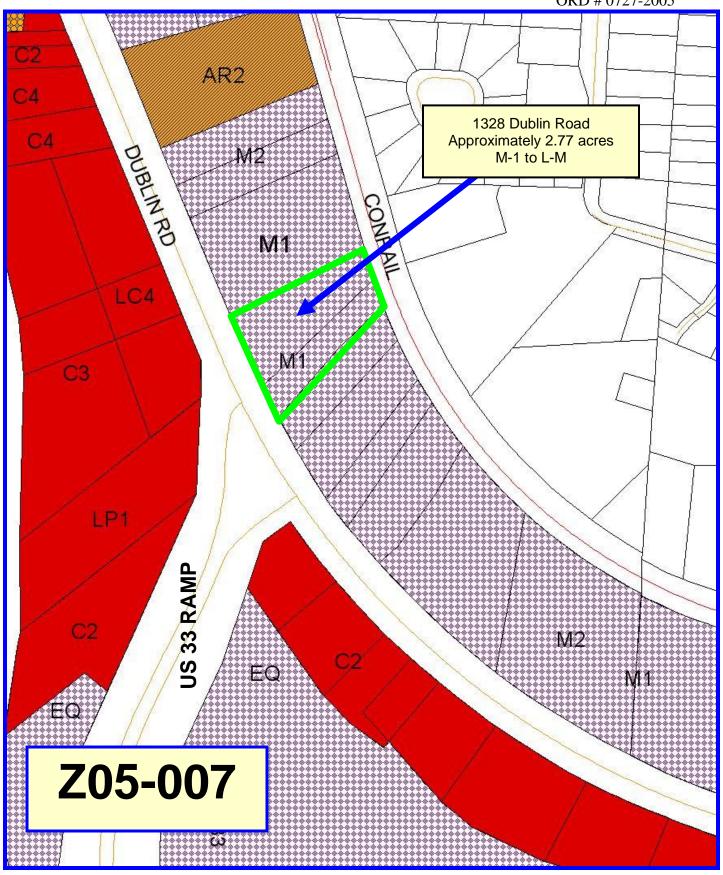
BACKGROUND:

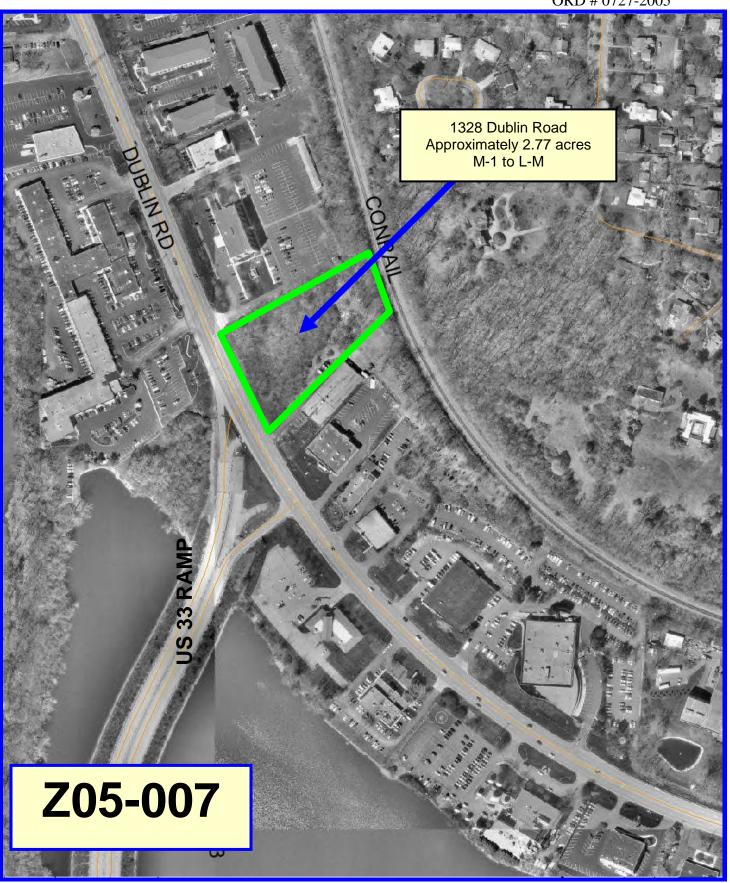
- o The 2.77± acre site is undeveloped and zoned in the M-1, Manufacturing District. The applicant requests the L-M, Limited Manufacturing District to allow medical office use and commercial and industrial development.
- o An office building in the in the M-1, Manufacturing District is located north of the site. Railroad tracks and vacant land in the City of Marble Cliff is located east of the site. An office/warehouse in the M-1, Manufacturing District is located south of the site. An office complex in the L-C-4, Limited Commercial, and C-3, Commercial Districts is located west of the site across Dublin Road.
- The limitation text includes use restrictions and development standards that are consistent with the surrounding development pattern.
- o The Columbus Thoroughfare Plan identifies Dublin Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District for commercial and industrial development with the proposed development standards is consistent with the zoning and development patterns of the area.

ORD # 0727-2005





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 APPLICATION # COUNTY OF FRANKLIN Being first duly cautioned and sworn (NAME) <u>David L. Hodge</u> of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, Columbus, OH 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 and their mailing addresses: NAME COMPLETE MAILING ADDRESS Dr. Norman Baker, TR 5474 Dublin Road, Dublin, OH 43017 SIGNATURE OF AFFIANT Subscribed to me in my presence and before me this day of in the year SIGNATURE OF NOTARY PUBLIC My Commission Expires: This Project Disclosure Statement expressix months after date of notarization.

NATALIE C. PATRICK
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NOTIFY PUBLIC, STATE OF OHIO
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NOTIFY PUBLIC, STATE OF OHIO
NATALIE CO. PATRICK
NOTIFY PUBLIC, STATE OF OHIO

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