

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

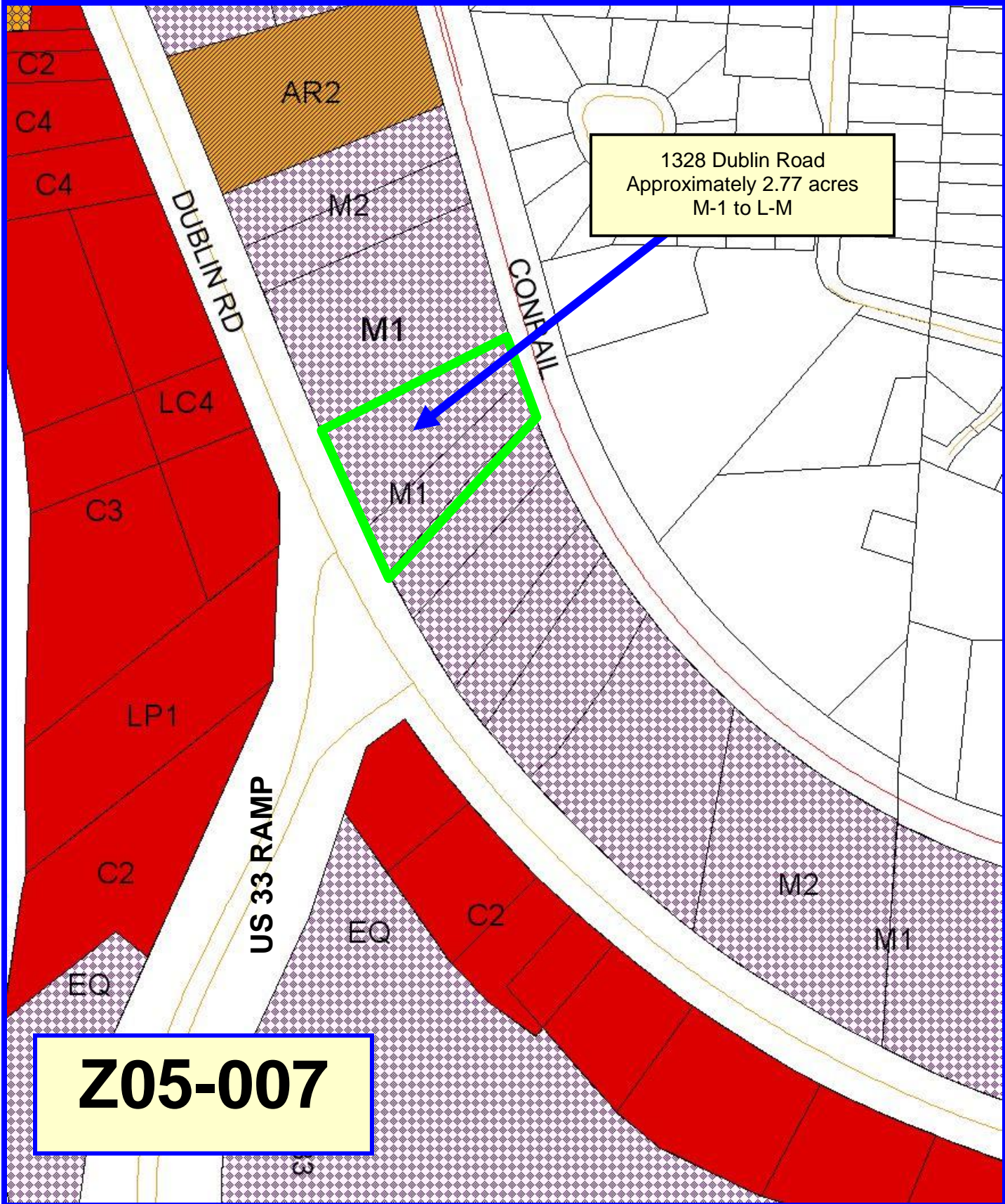
6.    **APPLICATION:**                **Z05-007**  
      **Location:**                **1328 DUBLIN ROAD (43215)**, being 2.77± acres located on the northeast side of Dublin Road, 1000± feet south of Stella Court (010-129542).  
  
      **Existing Zoning:**        M-1, Manufacturing District.  
      **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 43215.  
  
      **Planner:**                 Shannon Pine, 645-2208, [spine@columbus.gov](mailto: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.
- o 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.

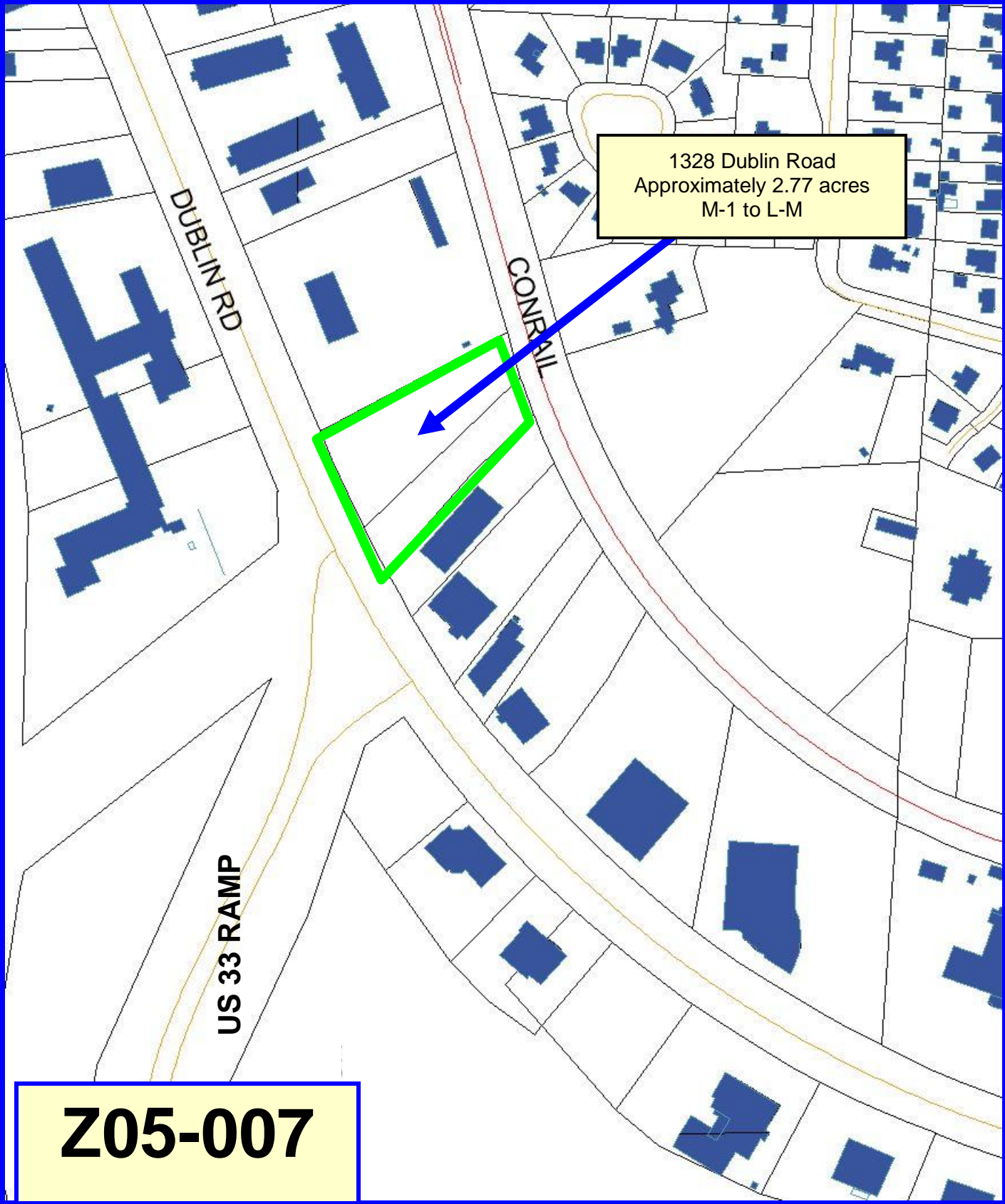
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

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.



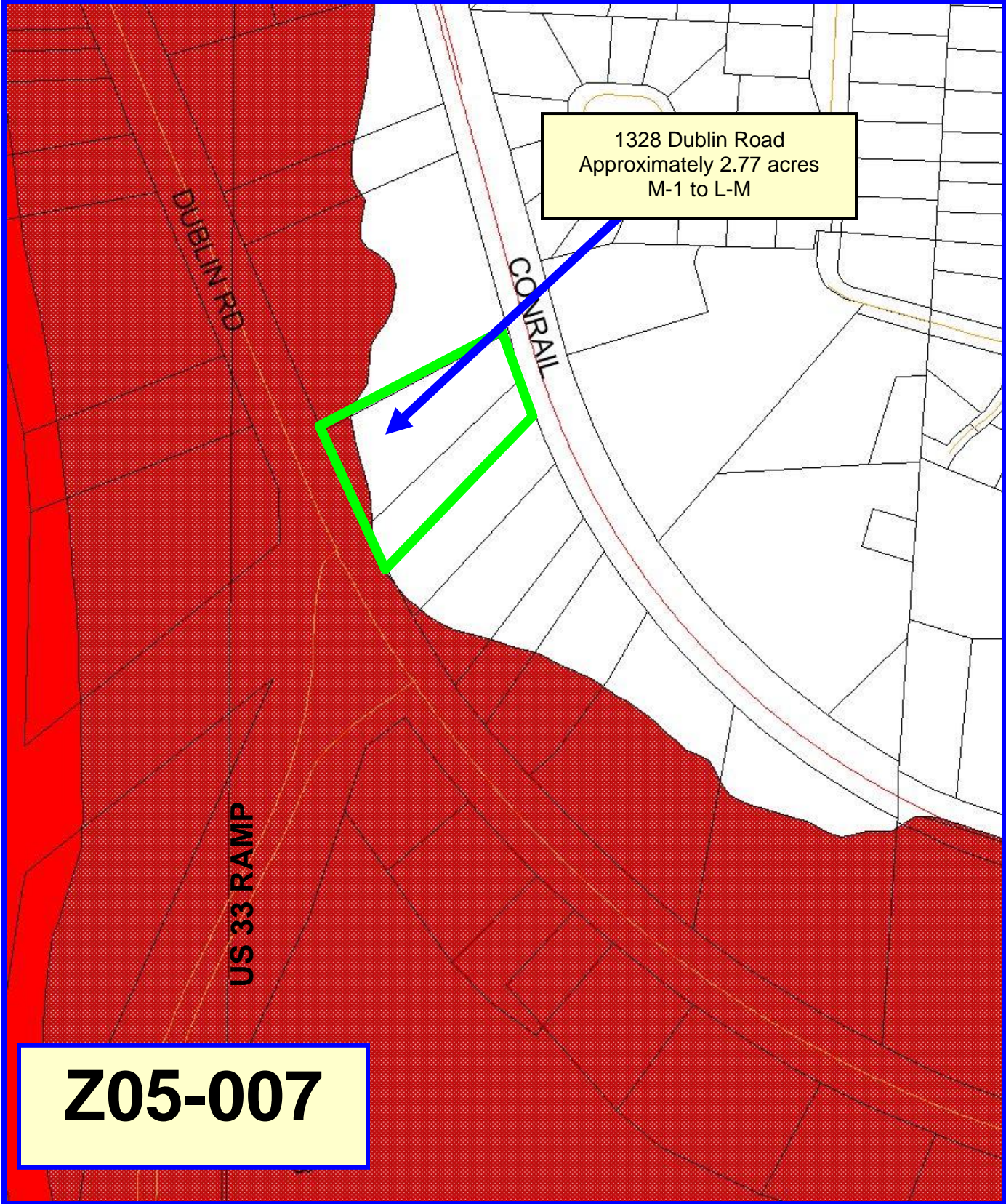
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Approximately 2.77 acres  
M-1 to L-M

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