

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2015**

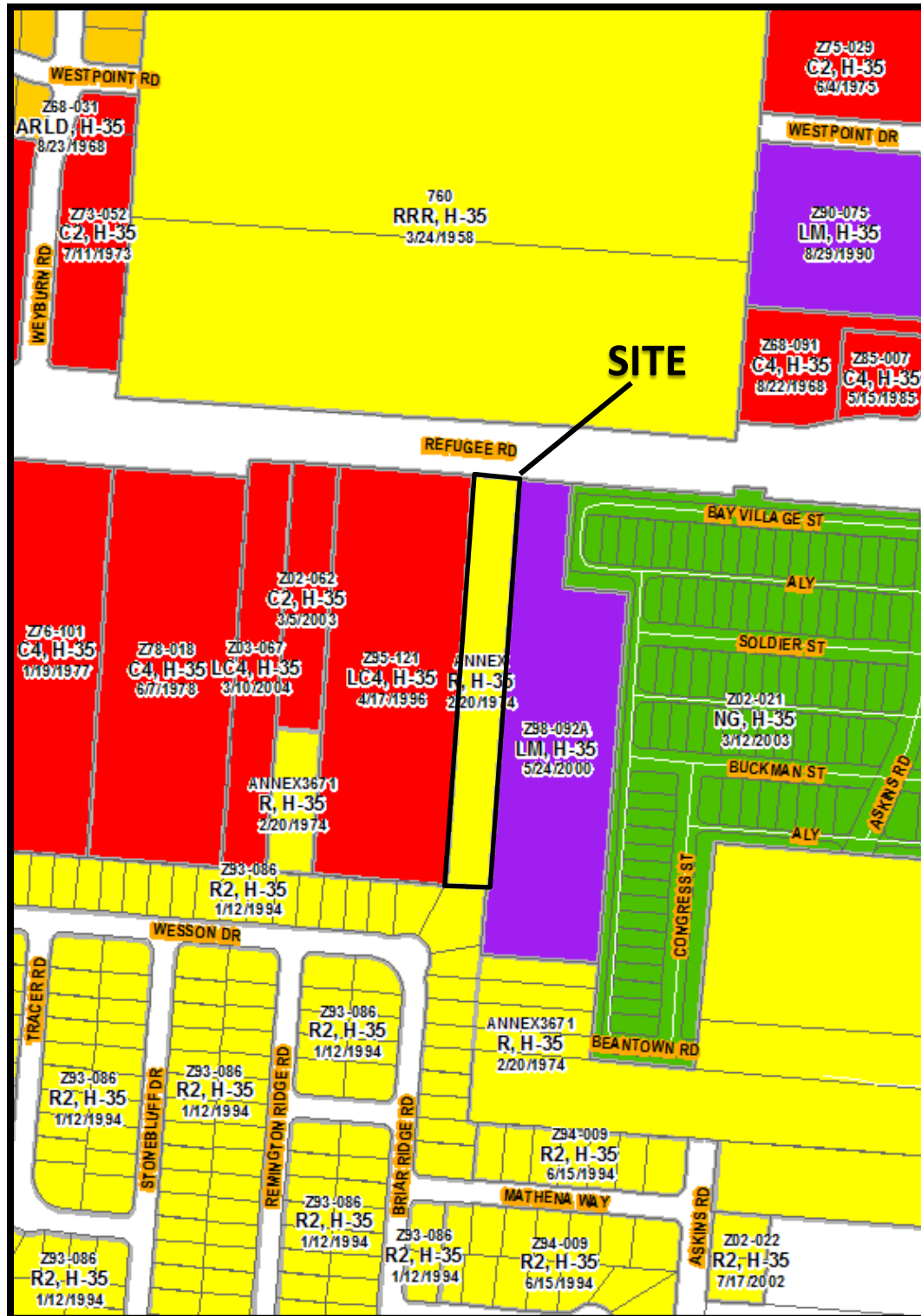
- 4. APPLICATION: Z15-044**
Location: **3599 REFUGEE ROAD (43232)**, being 1.76± acres located on the south side of Refugee Road, 872± feet west of Askins Road (530-158220).
Existing Zoning: R, Rural District
Request: C-4, Commercial District.
Proposed Use: Unspecified commercial development.
Applicant(s): J. Michael Feyes; 1326 Carnoustie Court; Grove City, OH 43123.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 645-6665; tedietrich@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 1.76± acre site is developed with three commercial buildings in the existing R, Rural District as was assigned to the property upon annexation into the City of Columbus in 1974. The requested C-4, Commercial District will allow new commercial uses to utilize existing structures on the property.
- North across Refugee Road is undeveloped land zoned in the RRR, Restricted Rural Residential District. To the east is a self-storage development zoned in the L-M, Limited Manufacturing District. To the south is a single-unit subdivision zoned in the R-2, Residential District. To the west is a small strip shopping plaza and other commercial buildings zoned in the L-C-4, Limited Commercial District.
- This request is also a result of a mapping error that occurred during the transition from the paper to digital zoning map that incorrectly incorporated part of the property as already being zoned in the C-4, Commercial District.
- The *Columbus Thoroughfare Plan* identifies Refugee Road as a 4-2D arterial requiring 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-4, Commercial District will secure proper zoning for the existing commercial uses, and will allow additional uses within the existing structures. The request is compatible with the zoning and development pattern along the southern side of Refugee Road.



Z15-044
3599 Refugee Road
Approximately 1.78 acres



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Approximately 1.78 acres

MICHAEL B. COLEMAN, MAYOR

Rezoning ApplicationDEPARTMENT OF BUILDING
AND ZONING SERVICES757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # 215-044STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)J. MICHAEL FEYES1326 CARNOUSTIE CIRCLE GROVE CITY OHIO 43123

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. <u>J. MICHAEL FEYES</u> <u>1326 CARNOUSTIE CR</u> <u>Grove City Ohio 43123</u>	2. <u>CAROL Beng</u> <u>6004 Naughton Ridge Ct</u> <u>Columbus Ohio 43213</u>
3.	4.

SIGNATURE OF AFFIANT

*J. Michael Feyes*Sworn to before me and signed in my presence this 29 day of September, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires



Notary Seal Here

ANTIONETTE M. GILLUM

NOTARY PUBLIC, STATE OF OHIO

COMMISSION EXPIRES JUNE 17, 2019

This Project Disclosure expires six (6) months after the date of notarization.**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.