

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2021**

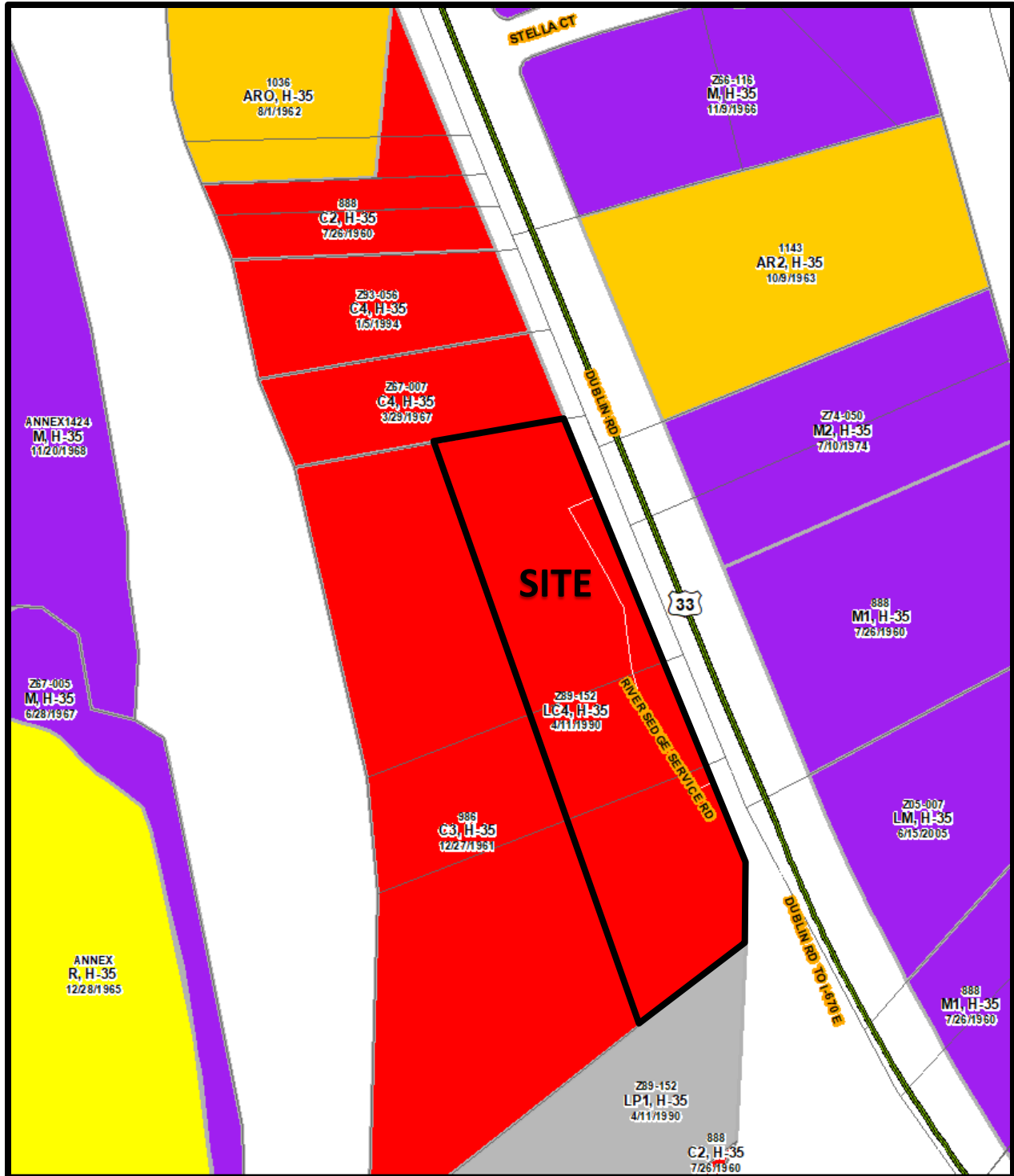
- 5. APPLICATION: Z21-058**
- Location:** **1335 DUBLIN RD. (43215)**, being 3.15± acres located on the southwest side of Dublin Road, 500± southeast of Stella Court (part of 010-129609, 010129568, and 010-129569; West Scioto Area Commission).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** C-3, Commercial District (H-35).
- Proposed Use.** Medical aesthetics clinic.
- Applicant(s):** Face Forward Aesthetics; c/o Amanda Mahoney, Agent; 1335 Dublin Road 124-D; Columbus; OH 43215.
- Property Owner(s):** RiversEdge Corporate Center; 1335 Dublin Road 113-C; Columbus, OH 43215.
- Planner:** Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

BACKGROUND:

- The site consists of a portion of three parcels zoned in the L-C-4, Limited Commercial District (Z89-152), which permits an office complex with restaurant uses. The requested C-3, Commercial District will establish a unified zoning district for the existing commercial development, and will allow a medical aesthetics clinic use within the existing building. Rezoning is necessary because the existing L-C-4 district prohibits clinics.
- North of the site is a commercial building in the C-4, Commercial District. East of the site across Dublin Road are commercial office buildings and a self-storage facility in the M-1, Manufacturing, M-2, Manufacturing, and L-M, Limited Manufacturing districts. West of the site is the remaining portion of the office complex zoned in the C-3, Commercial District. South of the site is undeveloped land in the L-P-1, Limited Parking District.
- The site is not located within a planning area, but *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018) are applicable to the site.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Dublin Road as an Urban Commuter Corridor with 120 feet of right-of-way.

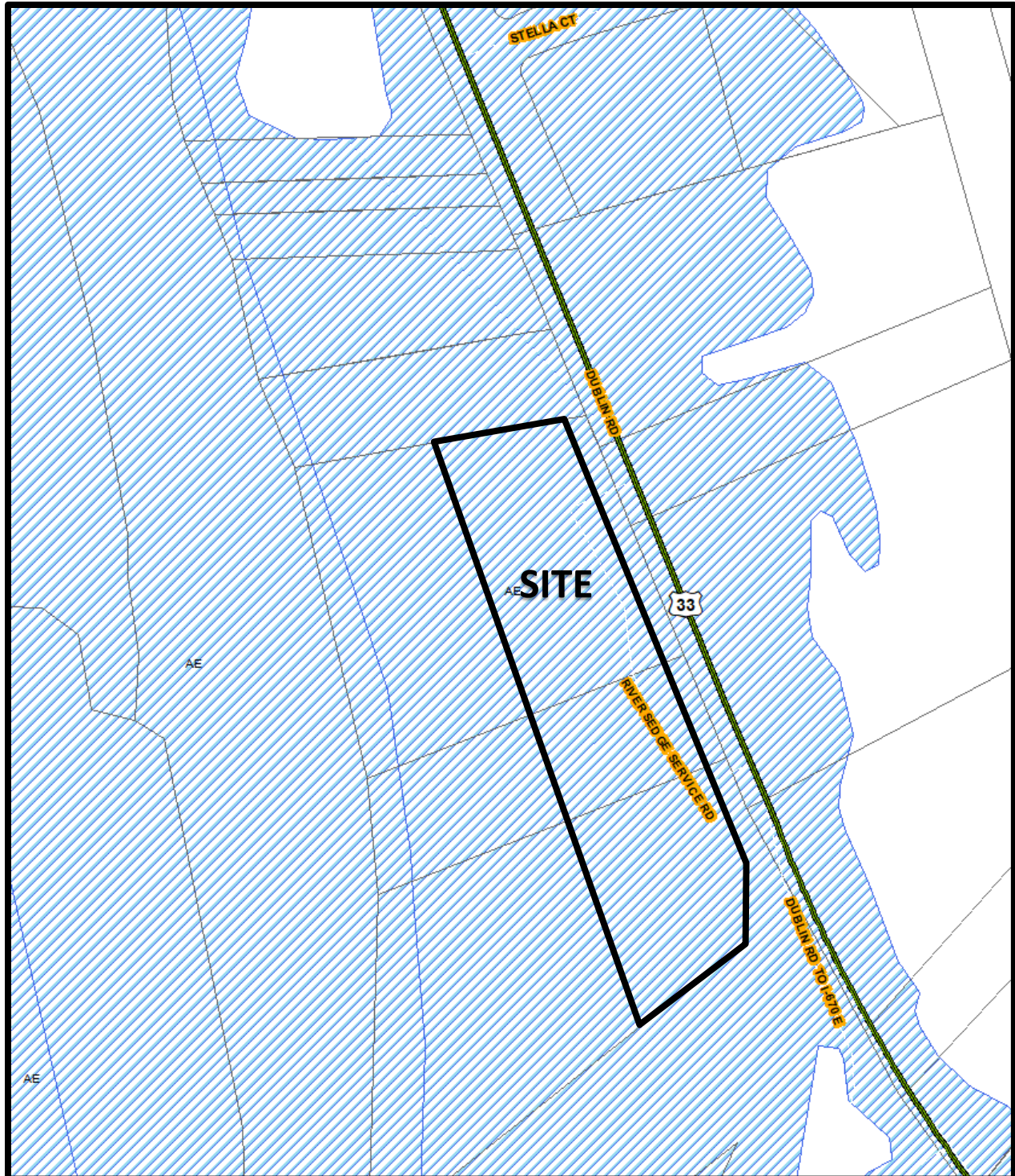
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed C-3, Commercial District will establish a unified zoning district for an existing commercial development, and will allow a medical clinic as a permitted use. Staff supports the request as there is no adopted land use plan at this location, and the request does not represent an introduction of an incompatible use to the surrounding neighborhood.



Z21-058
1335 Dublin Rd.
Approximately 3.15 acres
L-C-4 to C-3

Flood plain map



Z21-058
1335 Dublin Rd.
Approximately 3.15 acres
L-C-4 to C-3



Z21-058
1335 Dublin Rd.
Approximately 3.15 acres
L-C-4 to C-3

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)**

Case Number	Z21-058
Address	1335 Dublin Road
Group Name	West Scioto Area Commission
Meeting Date	August 19 2021
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

This application was approved by a unanimous vote of the WSAC Commission at its August 19, 2021 meeting.

Vote	6-0 (2 commissioners were absent)
Signature of Authorized Representative	Kristen E. McKinley <small>Digitally signed by Kristen E. McKinley Date: 2021.08.31 12:26:34 -04'00'</small>
Recommending Group Title	WSAC
Daytime Phone Number	6144049220

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-058

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

Being first duly cautioned and sworn (NAME) KATHLEEN ROSS

of (COMPLETE ADDRESS) 1335 DUBLIN RD 113C 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 in the following format:

Name of Business or individual (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. RiversEdge Corporate Center, LLC 1335 Dublin Rd 113-C Columbus, Oh 43215 614-486-9400 Kathleen Ross, Managing Partner Employees: 4	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFILIANT

Kathleen Ross

Sworn to before me and signed in my presence this 16 day of JUNE, in the year 2021

Melinda M Reynolds

SIGNATURE OF NOTARY PUBLIC

8-23-21

My Commission Expires

Notary Seal Here



MELINDA M. REYNOLDS
NOTARY PUBLIC, STATE OF OHIO
FRANKLIN COUNTY
My Commission Expires 8/23/2021

This Project Disclosure Statement expires six (6) months after date of notarization.