

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2016**

- 4. APPLICATION: Z15-041**
Location: **2270 INNIS ROAD (43224)**, 1.39± acres located at the northwest corner of Innis and Westerville Roads (190-000456 and 190-000043; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: C-4, Commercial District.
Proposed Use: Unspecified commercial development.
Applicant(s): Myong H. Kim; c/o Dave Perry; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 645-6665; tedietrich@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

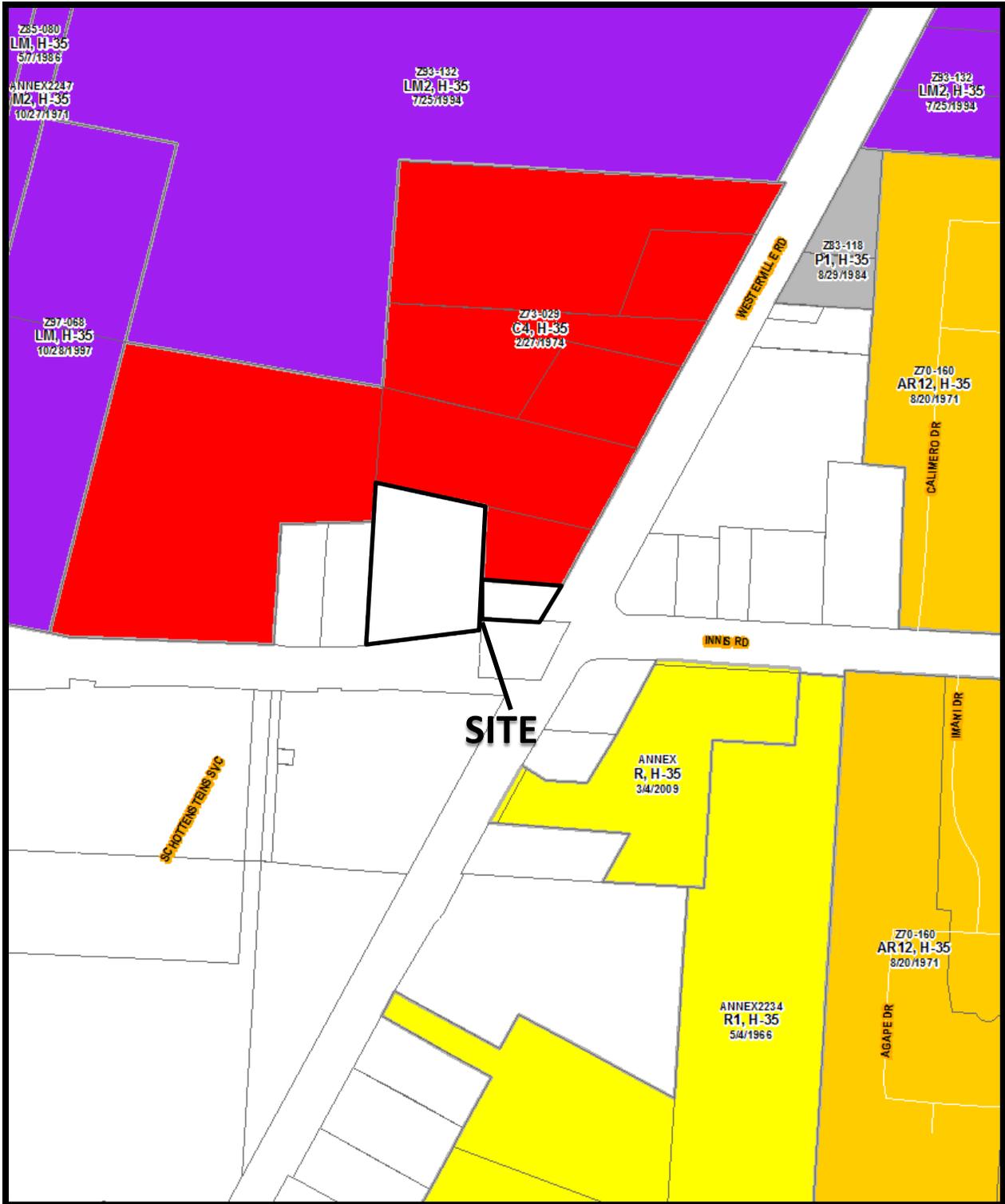
- The 1.39± acre site consists of two parcels zoned R, Rural District. The western parcel has a vacant residential dwelling. The eastern parcel is undeveloped except for a billboard sign on the northern edge of the property. Both parcels were subject to annexation petition case (AN15-007) from Mifflin Township into the City of Columbus, which was approved on 12/7/2015. The request to C-4, Commercial District is considered a comparable rezoning since the property had a CS, Community Service zoning designation in Franklin County.
- To the north of the site is a daycare center zoned in the C-4, Commercial District. Across Westerville Road on the northeast corner is an auto repair service facility in Mifflin Township. On the southeast corner with Westerville Road there is a vacant commercial development in Mifflin Township. To the south across Innis Road and to the west are auto sales businesses in Mifflin Township. Also abutting a portion of the site to the west is a post office in the C-4, Commercial District.
- The site is located within in the planning area of the *Northeast Area Plan (2007)*, which recommends Employment Center uses for this location, including office, commercial, and light industrial uses. Staff recognizes that a rezoning to C-4, Commercial District continues the development pattern of this particular area and reflects the recommended land use of the Plan.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation was for approval, but the written recommendation had not been received at the time this report was finalized.
- A traffic access study will be required by the Department of Public Service, Division of

Traffic Management at the time of site compliance review.

- The *Columbus Thoroughfare Plan* identifies Westerville Road as a 4-2D arterial requiring 60 feet of right-of-way from centerline. Innis Road is identified as a 4-2 arterial requiring 50 feet of right-of-way from centerline.

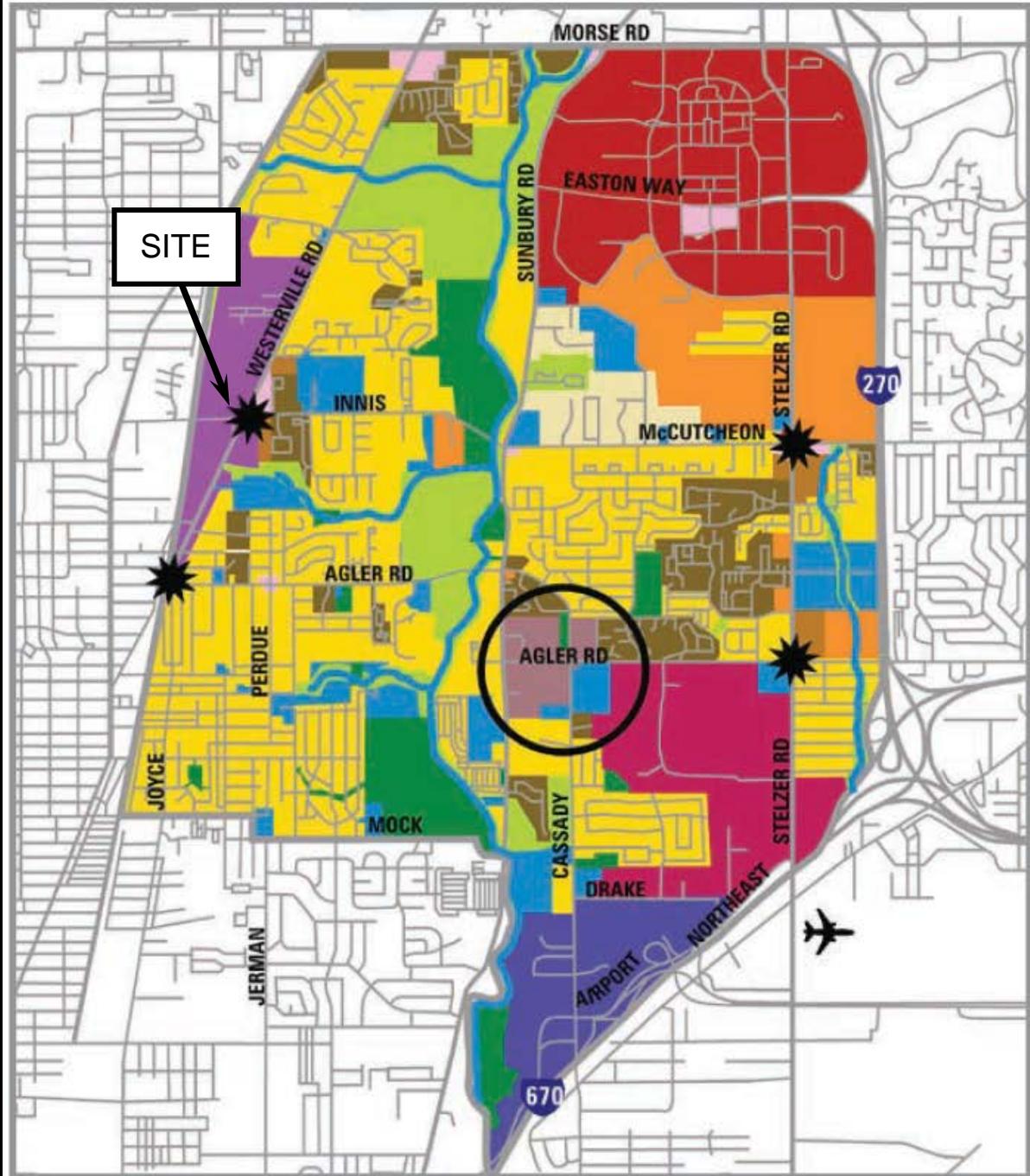
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-4, Commercial District, is comparable to the CS, Community Service zoning designation in Franklin County, and is compatible with the zoning and development pattern at the intersection of Innis and Westerville Roads. While the other three corners of this intersection are in Mifflin Township, the land uses are regional commercial in nature. Also, the site is bordered by properties to the north and to the west that are zoned C-4, Commercial District.



Z15-041
 2270 Innis Road
 Approximately 1.39 acres
 R (Pending) to C-4

Figure 5. Land Use Plan



Z15-041
 2270 Innis Road
 Approximately 1.39 acres
 R (Pending) to C-4



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2270 Innis Road
Approximately 1.39 acres
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