

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2017**

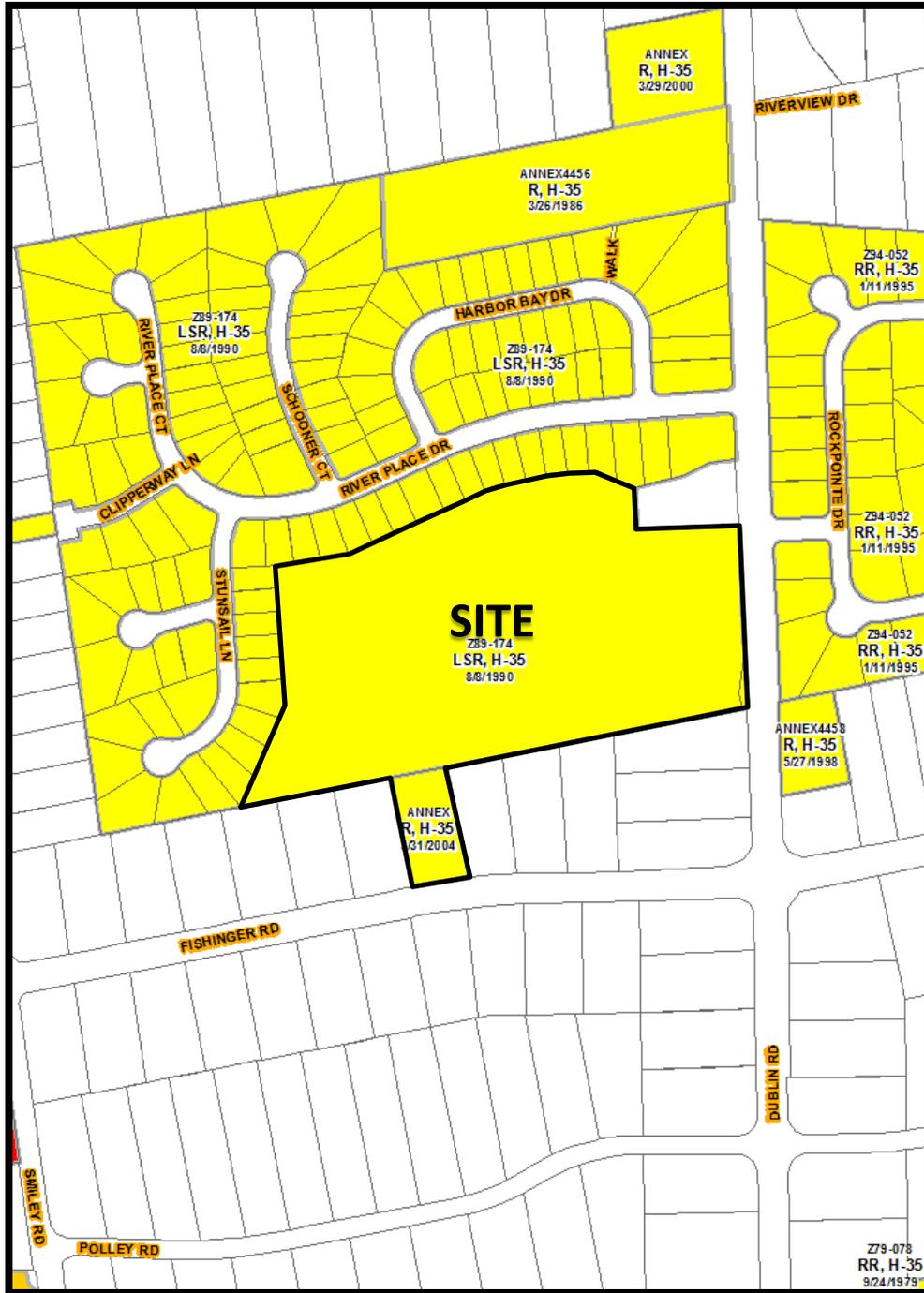
- 3. APPLICATION: Z16-084**
Location: **3777 DUBLIN ROAD (43221)**, being 18.5± acres located on the west side of Dublin Road, 360± feet north of Fishinger Road (560-212186 and 203-271289).
Existing Zoning: L-SR, Limited Suburban Residential District and R, Rural District.
Request: L-SR, Limited Suburban Residential District.
Proposed Use: Updated landscaping provisions.
Applicant(s): First Community Church of Columbus Ohio; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus OH 43215.
Property Owner(s): Same as Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

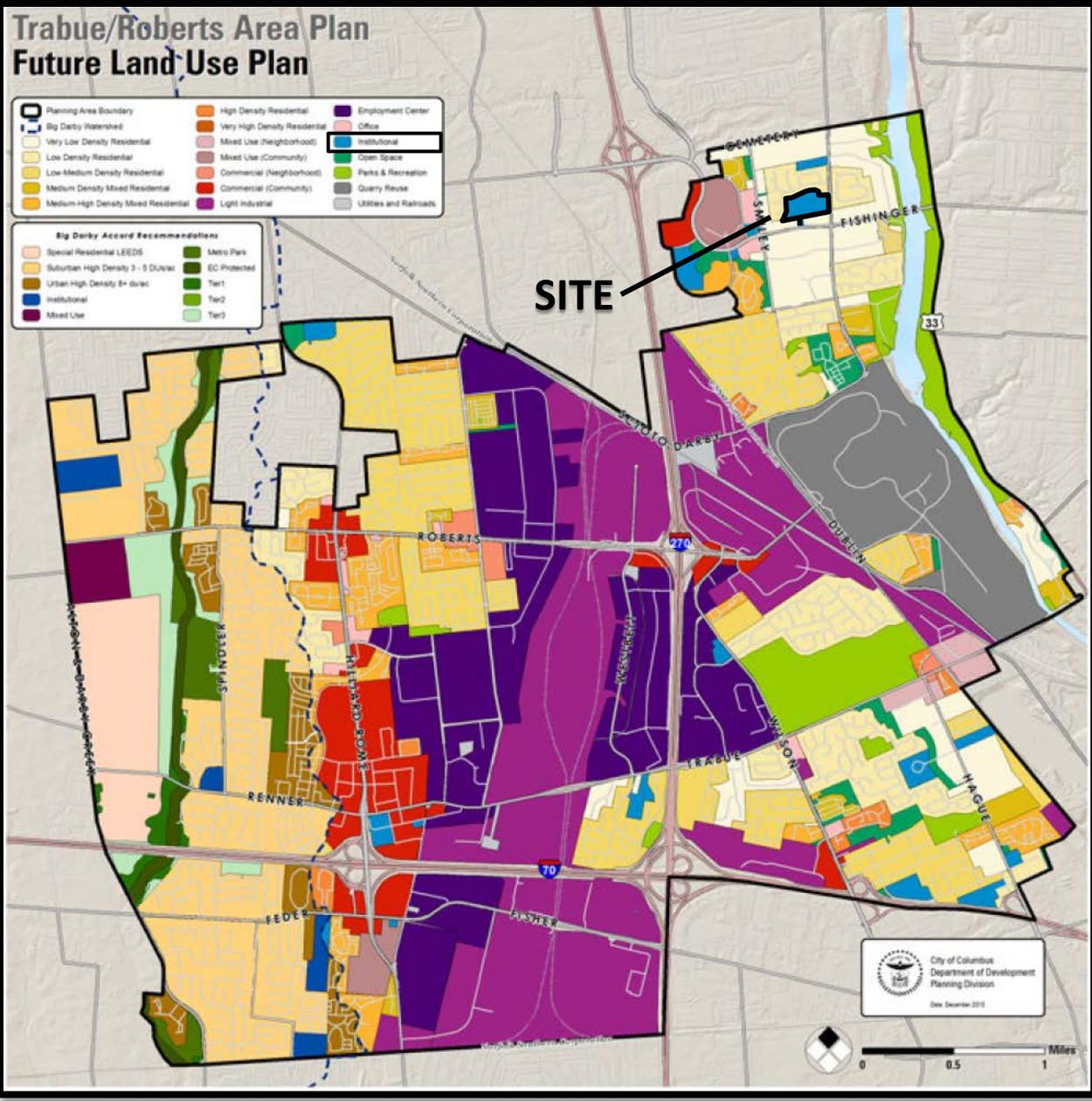
- The 18.5± acre site consists of two parcels zoned in the L-SR, Limited Suburban Residential District and R, Rural District and is developed with a religious facility. The applicant is requesting the L-SR, Limited Suburban Residential District in order to update landscaping provisions along Dublin Road.
- North and west of the site are single-unit dwellings in the L-SR, Limited Suburban Residential District. South of the site are single-unit dwellings in the R-1, Restricted Suburban Residential District in Norwich Township. East of the site are single-unit dwellings in the RR, Rural Residential District.
- The site is within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends institutional land uses at this location.
- The limitation text permits a religious facility, along with associated uses such as a child day care, adult day care, and a school. The text also includes commitments to landscaping and fencing within a 90-foot buffer along Dublin Road, as shown on the submitted site plan.
- 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-SR, Limited Suburban Residential District will allow the applicant to update landscaping and fencing commitments within a 90-foot landscaping buffer along Dublin Road. The request remains consistent with the land use recommendation of the *Trabue/Roberts Area Plan*, and with the zoning and development patterns of the area.



Z16-084
 3777 Dublin Road
 Approximately 18.5 acres
 L-SR & R to L-SR



Z16-084
3777 Dublin Road
Approximately 18.5 acres
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Z16-084
3777 Dublin Road
Approximately 18.5 acres
L-SR & R to L-SR

DEVELOPMENT TEXT

Address: 3777 Dublin Road

Owner: First Community Church of Columbus Ohio

Applicant: Same as owner

Zoning District: L-SR, Limited Suburban Residential District

Date of Text: 1/18/17

Application: Z16-084

1. Introduction: The subject site was rezoned in 1990 to permit either a church and its related facilities or a single-family subdivision. The church wants to expand its facilities and to update the landscaping treatment along Dublin Road to complement the proposed expansion.

2. Permitted Uses: a) Religious facility, (b) adult and child day care center as an accessory use when located within a religious facility building (c) school.

3. Development Standards: Except as otherwise noted herein or on the submitted drawing, the applicable development standards of Chapter 3332 SR of the Columbus City Code shall apply to this site.

A. Density, Height, Lot, and/or Setback Commitments: N/A

B. Access, Loading, Parking and/or Other Traffic Related Commitments: The location of access points shall be subject to the review and approval of the City's Department of Public Service.

C. Buffering, Landscaping, Open Space and/or Screening Commitments: There shall be a ninety foot wide buffer strip along Dublin Road except at the access points. Said ninety foot wide buffer shall be landscaped and fenced in accordance with the submitted site plan.

D. Building Design and/or Interior-Exterior Treatment Commitments: N/A

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments: N/A

F. Graphics and/or Signage Commitments: All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the SR, Suburban Residential District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments: The proposed development shall be developed in general conformance with the submitted site plan that shows the ninety foot wide buffer along Dublin Road. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and

commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision of the Columbus City Code.

Respectfully Submitted,
Jeffrey L. Brown, Esq.

