

**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](mailto:tedietrich@columbus.gov)  
Shannon Pine; 645-2208; [spine@columbus.gov](mailto: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