

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2011**

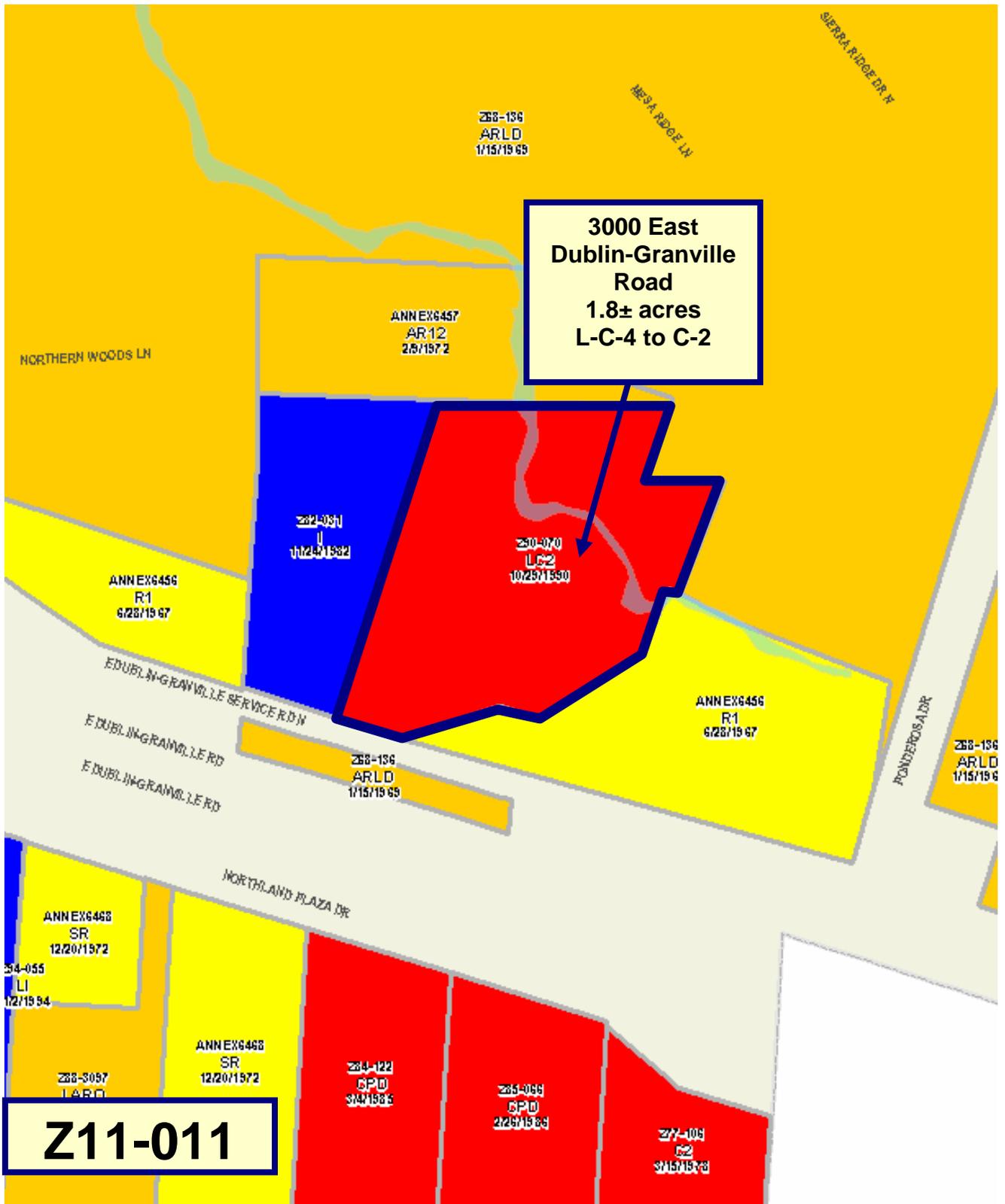
7. **APPLICATION:** **Z11-011 (11335-00000-00173)**
 Location: **3000 EAST DUBLIN GRANVILLE ROAD (43231)**, being
 1.8± acres located on the north side of East Dublin-
 Granville Road, 505± feet west of Ponderosa Drive
 (600-114078)
 Existing Zoning: L-C-2, Limited Commercial District.
 Request: C-2, Commercial District
 Proposed Use: Office uses.
 Applicant(s): Saeed Kharazi; c/o Behzad Vedaie, Innovative
 Engineering Group Inc; 1415 East Dublin-Granville
 Road, Suite 104; Columbus, OH 43229
 Property Owner(s): Saeed & Kimberly Kharazi; 3000 East Dublin-Granville
 Road; Columbus, OH 43231.
 Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

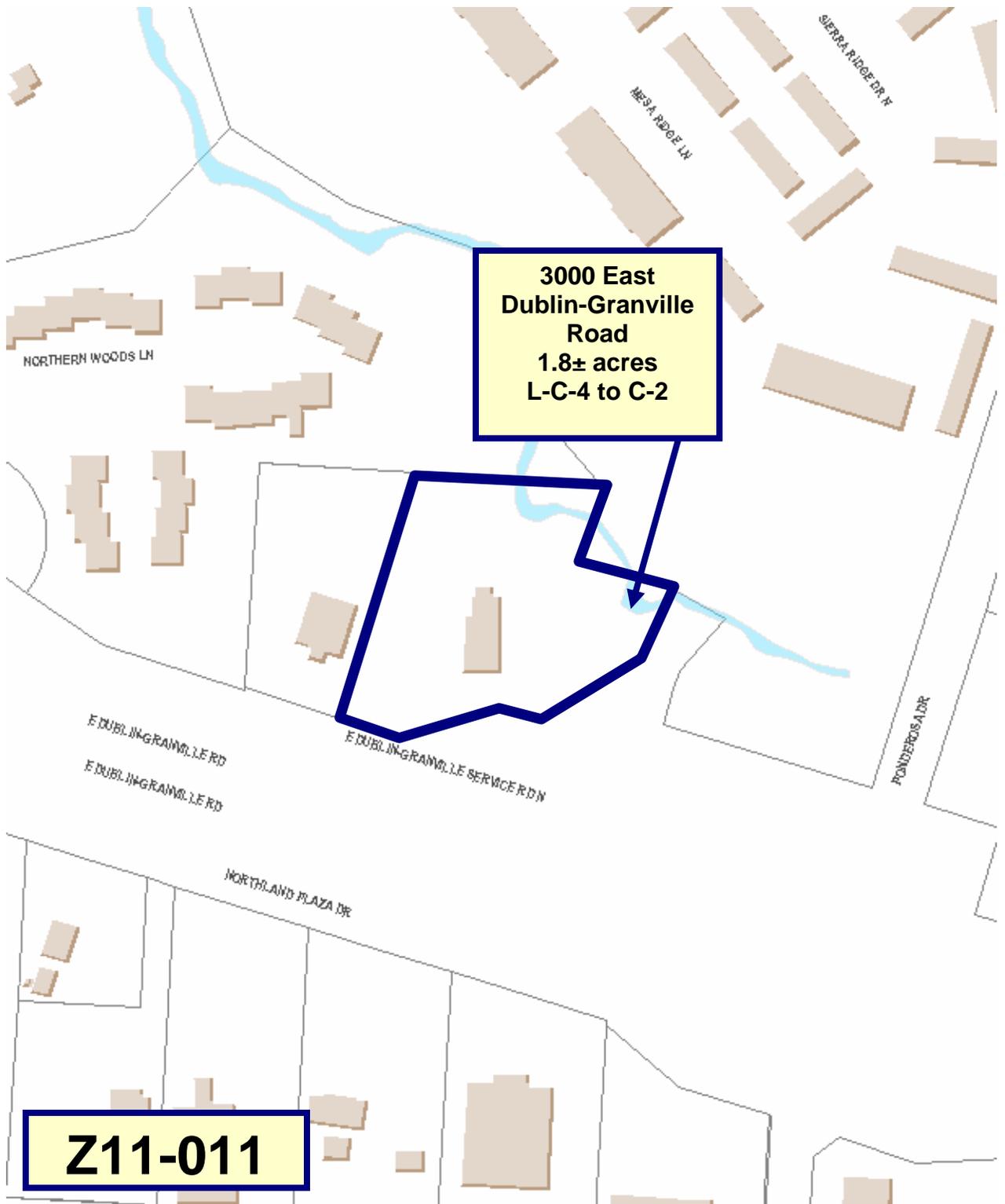
BACKGROUND:

- The applicant seeks a rezoning to the C-2, Commercial District to expand an existing building because the existing L-C-2, commits to a site plan and building size smaller than what the applicant requires.
- To the north are multiple-unit dwellings in the AR-12 and ARLD Apartment Residential Districts. To the south across Dublin-Granville Road are office uses in the CPD, Commercial Planned Development District. To the east is vacant land in the R-1, Residential District. To the west is a child care facility zoned in the I, Institutional District.
- The site falls within the boundaries of the *Northland Plan I*, (2001) but not within a designated subarea.
- The *Columbus Thoroughfare Plan* identifies Dublin-Granville Road as a 4-2DS arterial requiring 98 feet of right-of-way from the centerline.

CITY DEPARTMENTSRECOMMENDATION: Approval.

The requested C-2, Commercial District would allow expansion of building for C-2 uses and is compatible with the surrounding development and with the established zoning pattern of the area.





Dear Mr. Hitt:

The Northland Community Council Development Committee heard Z11-011 last night, including a presentation by property owner Saeed Kharazi of E-net and his engineering consultant Behzad Vedaie of Innovative Engineering Group, Inc..

The Committee voted unanimously (7-0) to support (without conditions) the application to rezone the subject parcel from LC-2 (with City Council variance permitting C4 uses) to C-2.

Please contact me if you have any questions.

Dave Paul
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Acting Chair, NCC Development Committee
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