

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2011**

5. **APPLICATION:** **Z11-033 (ACCELA # 11335-00000-00632)**
 Location: **46 SOUTH JAMES ROAD (43213)**, being 0.06± acres located on the east side of South James Road, 340± feet south of East Broad Street (010-082247).

 Existing Zoning: C-2, Commercial District.
 Request: C-3, Commercial District.
 Proposed Use: Commercial use.
 Applicant(s): Lyn Underwood; 946 Grandon Avenue; Bexley, Ohio 43209.

 Property Owner(s): Langeen LLC; 946 Grandon Avenue; Bexley, Ohio 43209.

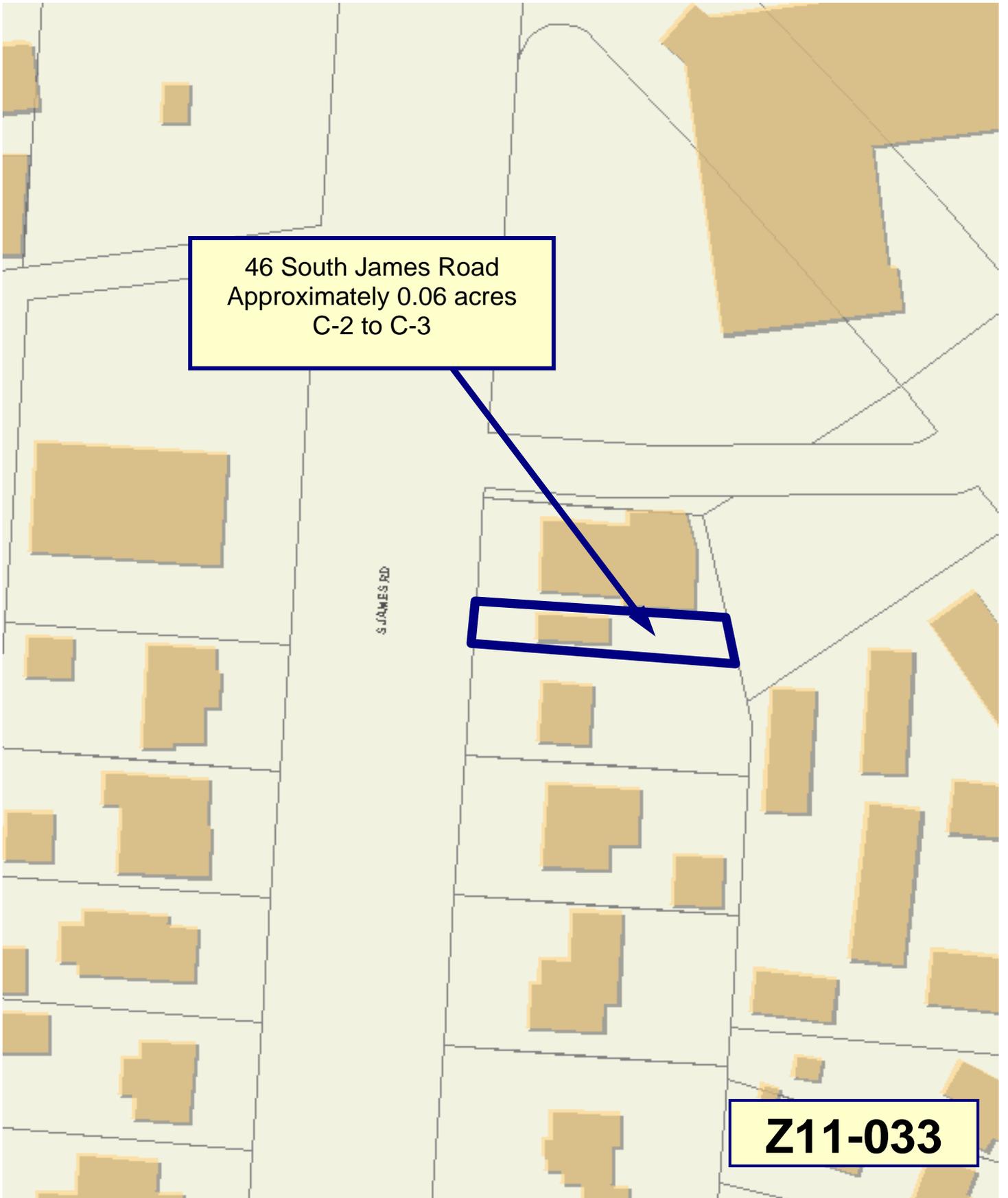
 Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

BACKGROUND:

- The applicant is applying for a rezoning to allow commercial uses at this site. Currently the site is zoned in the C-2, Commercial District which permits office uses only.
- To the north is an office building in the C-2, Commercial District. To the south is a salon in the L-C-3, Limited Commercial District. To the east is a parking lot zoned in the R-4, Residential District. To the west across South James Road is a commercial building in the C-4, Commercial District and a single-unit dwelling in the R-1, Residential District.
- The site falls within the boundaries of the *Eastmoor: Main & Broad Corridor Revitalization Plan*,(2007) but the Plan does not address the site.
- The *Columbus Thoroughfare Plan* identifies East Broad Street as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested C-3, Commercial District would allow more intensive commercial uses at the site and is compatible with the surrounding development and zoning pattern of the area.



46 South James Road
Approximately 0.06 acres
C-2 to C-3

S JAMES RD

Z11-033

An aerial photograph of a residential street. A yellow callout box with a black border is positioned in the upper-middle section of the image. A blue arrow points from the bottom of this box to a specific lot on the right side of the road. The lot is also outlined with a blue rectangle. The surrounding area includes houses, lawns, and a parking lot with several cars. The street name 'S JAMES RD' is visible on the road.

46 South James Road
Approximately 0.06 acres
C-2 to C-3

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