

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 10, 2016**

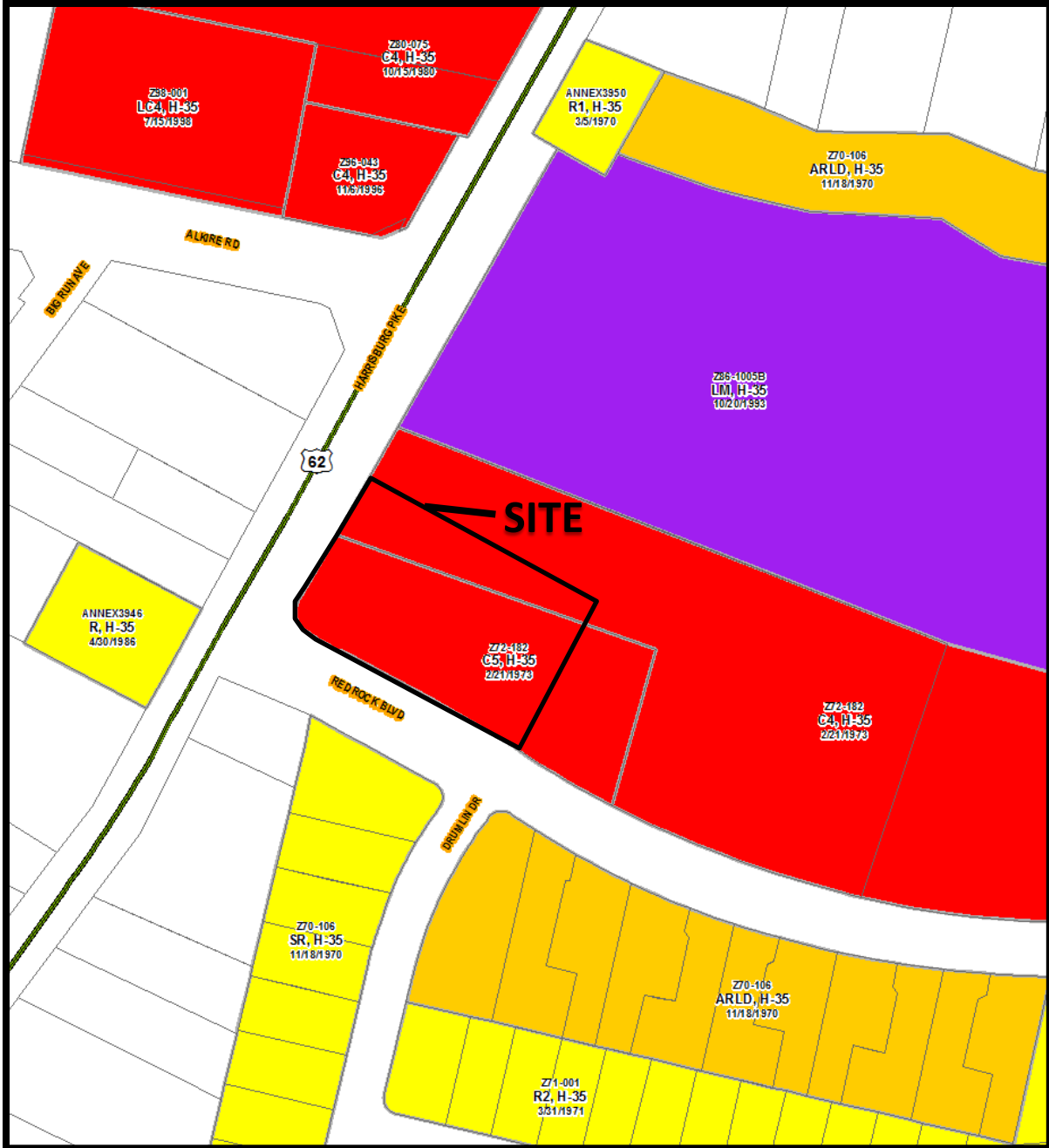
- 6. APPLICATION: Z15-063**  
**Location:** 2162 HARRISBURG PIKE, being 1.1± acres located at the northeast corner of Harrisburg Pike and Red Rock Boulevard (570-160229 & 570-160230; Southwest Area Commission).  
**Existing Zoning:** C-4 and C-5, Commercial Districts.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Commercial retail.  
**Applicant(s):** Morning Star Partners, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Christine E Smith; 2162 Harrisburg Pike; Grove City, OH 43123.  
**Planner:** Michael Maret; 645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

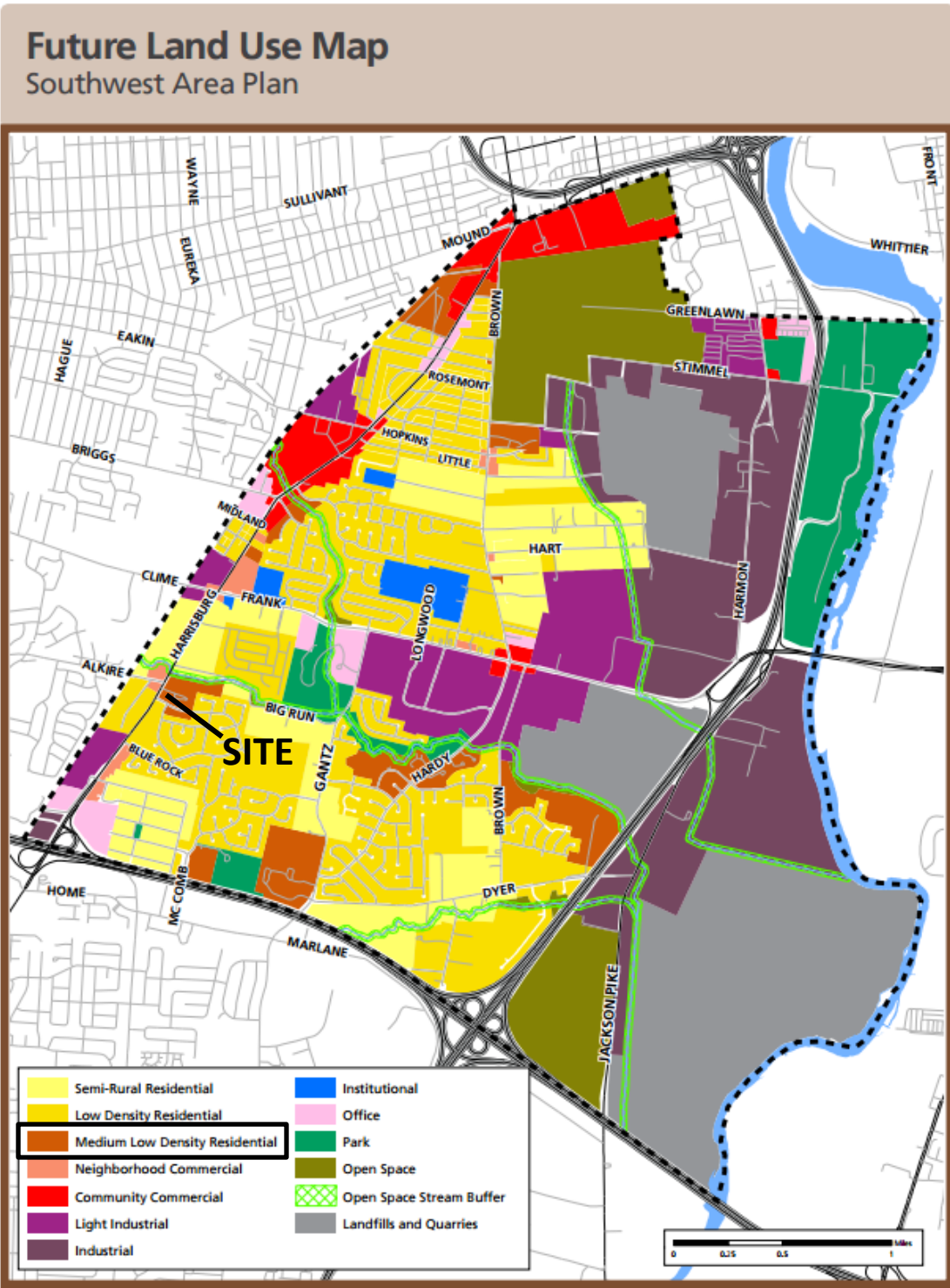
- The 1.1± acre site is zoned C-4 & C-5, Commercial Districts and consists of portions of two parcels, both undeveloped. The applicant requests the L-C-4, Limited Commercial District to allow the development of a commercial retail center.
- To the north of the site is a used auto sales business in the L-M, Limited Manufacturing District. To the south are single-unit dwellings and apartments zoned SR, Suburban Residential and ARLD, Apartment Residential Districts, respectively. To the east is a Single-unit dwelling zoned C-4, Commercial District. To the west are single-unit dwellings and commercial businesses in Franklin Township along the Harrisburg Pike corridor.
- This site is located within the planning area of the *Southwest Area Plan* (2009), which recommends "Medium-Low Density Residential", allowing for a variety of multi-family units such as duplexes, townhouses, condominiums and low-density apartments.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval as there is an existing commercial presence along the corridor in that location.
- The development text permits all C-4, Commercial District uses and commits to C-4 development standards with additional buffering and screening.
- The *Columbus Thoroughfare Plan* identifies (street name) as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-C-4, Limited Commercial District will permit the development of a commercial retail store that is compatible with the density and development standards of adjacent commercial and residential areas along the corridor. Additional screening and landscaping committed to in the limitation text buffers adjacent residential areas. The proposal is not consistent with the land use recommendations of the *Southwest Area Plan*, but has received approvals from the Southwest Area Commission and the Planning Division of the Department of Development.



Z15-063  
2162 Harrisburg Pike  
Approximately 1.1 acres  
C-4/C-5 to LC-4



City of Columbus · Franklin Township · Jackson Township :: Franklin County, Ohio


Z15-063  
2162 Harrisburg Pike  
Approximately 1.1 acres  
C-4/C-5 to L-C-4



Z15-063  
2162 Harrisburg Pike  
Approximately 1.1 acres  
C-4/C-5 to LC-4

**Re: Z15-063 (2162 Harrisburg Pike)**

Coe, Stefanie <[scoe@mpwservices.com](mailto:scoe@mpwservices.com)>

 You replied to this message on 3/2/2016 2:20 PM.

Red Category

Sent: Wed 2/17/2016 11:12 PM

To: Jeff Brown; Maret, Michael J.

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Jeff/Michael,

The SWAC voted unanimously to support this application at the February 17, 2016 meeting.

If there are any questions please let me know.

Thanks,

**Stefanie Lynn Coe, JD | Secretary & General Counsel | Director of Corporate Health & Safety**

Office: 740.927.8790 x5638 | Direct: 740.928.7041 | Fax: 614.635.3477 | Cell: 614.519.0436

MPW Industrial Services Group, Inc. | 9711 Lancaster Road SE, Hebron, Ohio 43025

[www.mpwservices.com](http://www.mpwservices.com)

[scoe@mpwservices.com](mailto:scoe@mpwservices.com)

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #                     Z15-063                    

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)                     Jeffrey L. Brown                    

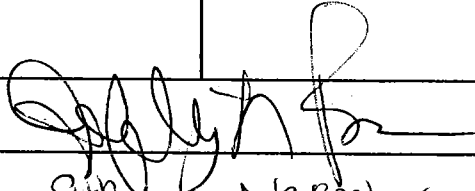
of (COMPLETE ADDRESS)                     37 West Broad Street, Suite 460, Columbus, OH 43215                    

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

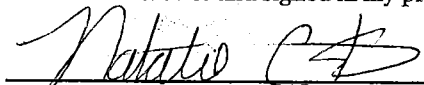
Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

<p>1. Morning Star Partners LLC 1404 Vine Street Cincinnati, OH 45202 Kyle Kitzmiller - (513) 731-8885 _____ Columbus based employees</p>	<p>2. Christine E Smith 2162 Harrisburg Pike Grove City, OH 43123</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 8<sup>th</sup> day of November, in the year 2016



SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/14/2020

Notary Seal Here



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

*This Project Disclosure expires six (6) months after the date of Notarization.*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer