

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 10, 2005**

- 4. APPLICATION: Z05-005**
- Location:** **5701 CLEVELAND AVENUE (43231)**, being 0.83± acres located on the west side of Cleveland Avenue, 370± feet north of Dublin-Granville Road (010-104530).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Restaurant.
- Applicant(s):** TJQ Realty, LLC; c/o Jeffrey L. Brown, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** TJQ Realty, LLC; 2155 Strathshire Hall Lane; Powell, Ohio 43065.
- Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 0.83± acre site is undeveloped and is zoned in the L-C-4, Limited Commercial District. The applicant is requesting the L-C-4, Limited Commercial District for unspecified commercial development to allow a full service curb cut.
- To the north is a single-family dwelling zoned in the C-2, Commercial District. To the south is an office building zoned in the C-2, Commercial District. To the east across Cleveland Avenue is a shopping center and outlots in the C-4, Commercial District. To the west is a parking lot and vacant field zoned in C-4, Commercial District.
- The L-C-4, Limited Commercial District text provides use limitations, addresses landscaping materials and calls for shared access.
- The site lies within the boundaries of Area 5 of the *Northland Plan Volume I* (2001), which recommends “higher intensity commercial uses be oriented to the intersections of SR 161 and I-270.”
- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 6-2 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 would permit commercial development which is consistent with the zoning and land use patterns of the area.