

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2020**

- 8. APPLICATION: Z20-051**
- Location:** **1328 HARRISBURG PIKE (43223)**, being 0.56± acres located at the southeast corner of Harrisburg Pike and Little Avenue (140-003271 and 140-003269; Southwest Area Commission).
- Existing Zoning:** R, Rural District (pending annexation).
- Request:** C-4, Commercial District (H-35).
- Proposed Use:** Commercial development.
- Applicant(s):** Thompson Thrift Development, Inc., c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor, Columbus, OH 43215.
- Property Owner(s):** Robert R. Cook; 3293 Grove Park Drive; Grove City, OH 43123; and Thomas B. Fritz, Trustee; 1855 Harbor Light Lane; Saint George Island, FL 32328.
- Planner:** Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

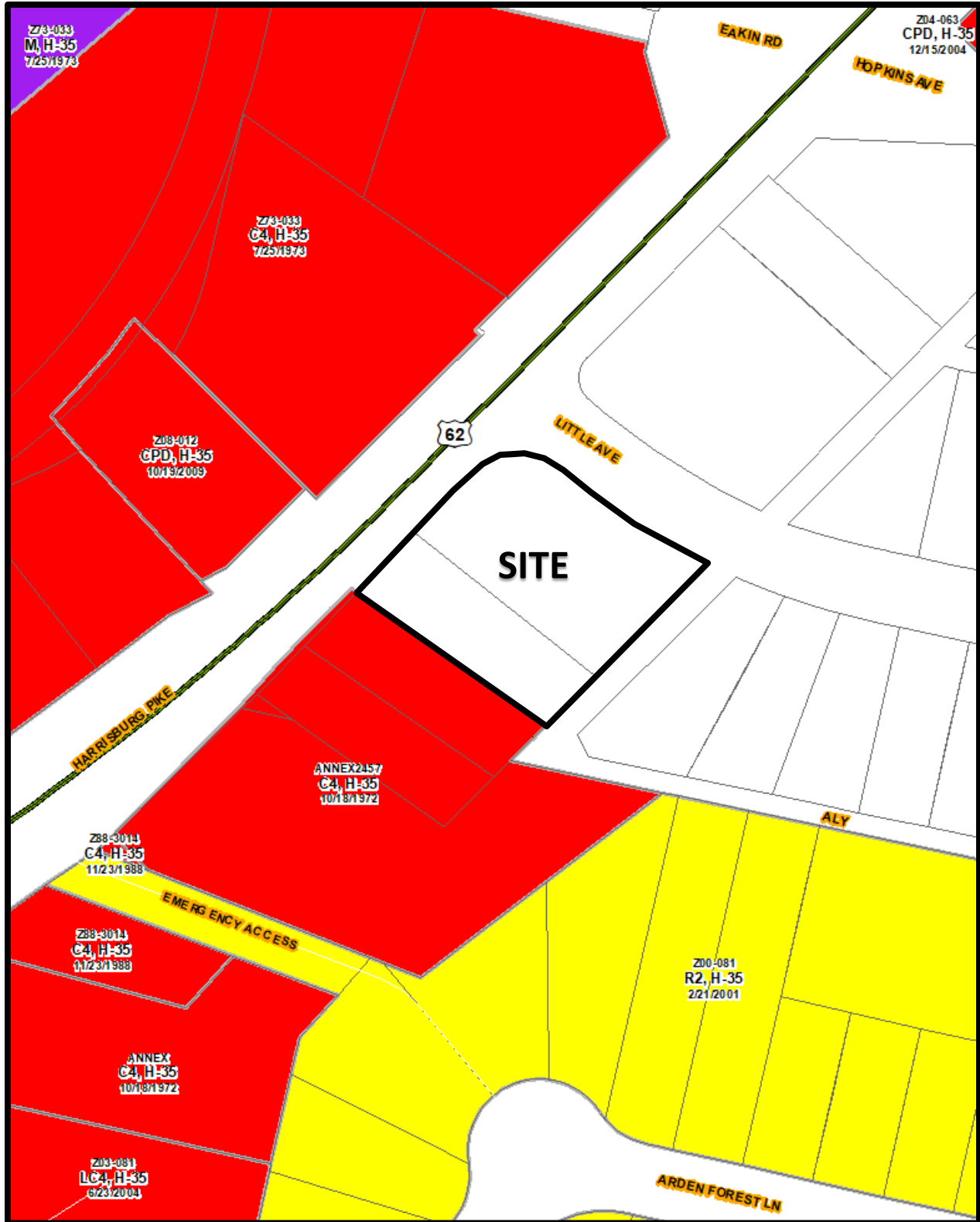
BACKGROUND:

- The 0.56± acre site consists of two parcels developed with an eating and drinking establishment and parking lot pending annexation from Franklin Township. The requested rezoning is a comparable request from the CS, Community Service District in Franklin County to the C-4, Commercial District to permit the construction of a commercial development.
- North of the site is a hotel in Franklin Township. South of the site is an auto parts retail store in the C-4, Commercial District. East of the site are single-unit dwellings in Franklin Township. West of the site across Harrisburg Pike is a fuel sales facility and a commercial building zoned in the C-4, Commercial and CPD, Commercial Planned Development districts.
- Concurrent Council variance CV20-055 has been filed to permit a retail bank with variances to allow a parcel line to divide a driveway and aisle, and to reduce parking and building setbacks. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of the *Southwest Area Plan* (2009), which recommends community commercial land uses at this location, and includes adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Harrisburg Pike as a

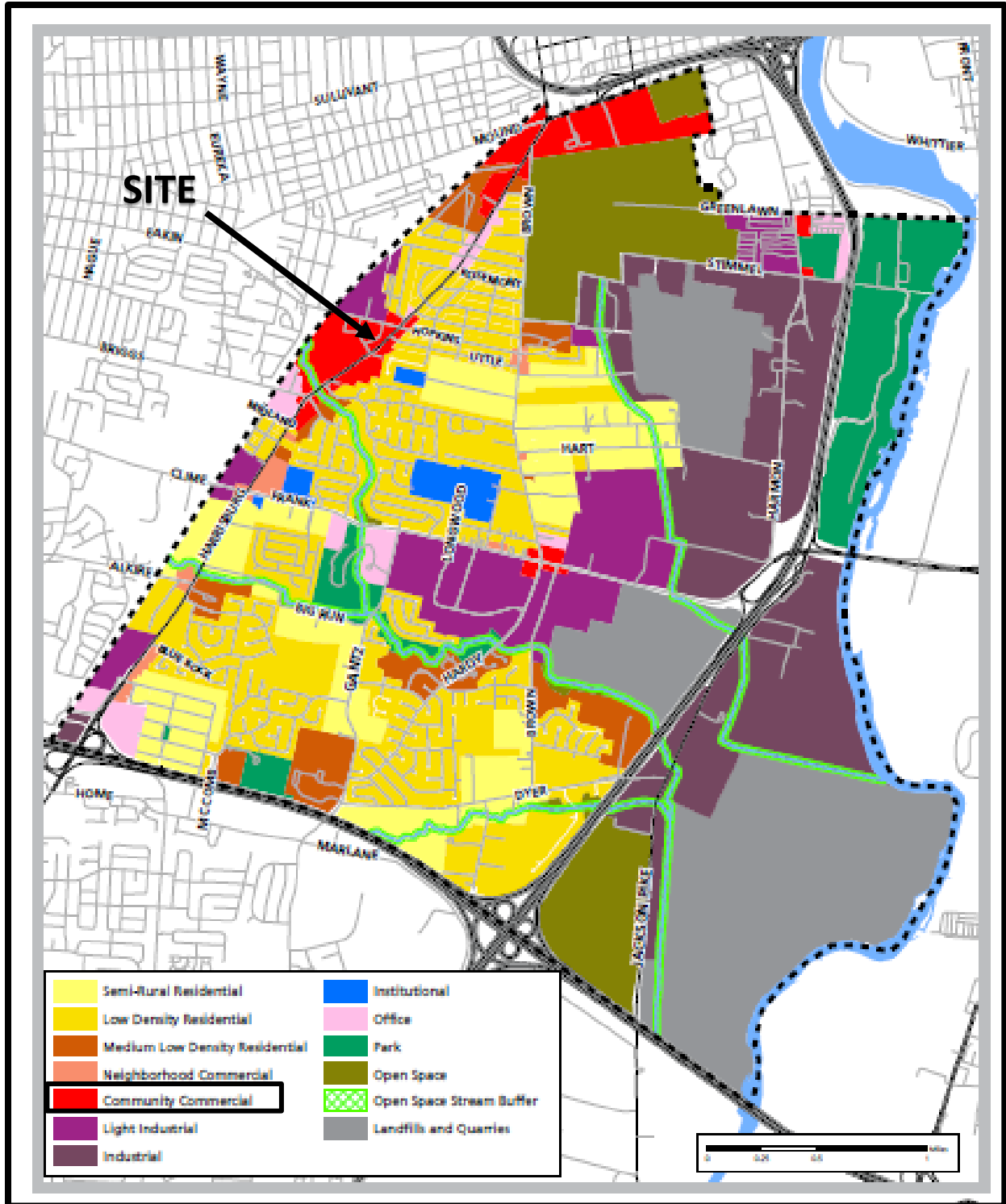
Suburban Commuter Corridor with 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed C-4, Commercial district will permit most commercial uses and will allow the development of a retail bank. The request is consistent with the *Southwest Area Plan's* recommendation for community commercial land uses, and with the surrounding commercial zoning pattern along Harrisburg Pike. The proposed development is also consistent with C2P2 Design Guidelines, which recommends that the building incorporate high quality and durable building materials.



Z20-051
1368 Harrisburg Pike
Approximately 0.563 acres
R to C-4



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Z20-051
1368 Harrisburg Pike
Approximately 0.563 acres
R to C-4

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z20-051

Address: 1328 Harrisburg Pike

Group Name: Southwest Area Commission

Meeting Date: July 21, 2020

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: 7-0

Signature of Authorized Representative: 

SIGNATURE

Chair

RECOMMENDING GROUP TITLE

614519 0436

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 4 columns and 2 rows containing party information: 1. Thompson Thrift Dev't, Inc.; 2. Thomas B. Fritz, Tr.; 3. Robert R. Cook; 4. (Empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank (Handwritten signature)

Subscribed to me in my presence and before me this 22nd day of June, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf (Handwritten signature)

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.

MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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 all checks payable to the Columbus City Treasurer