

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 10, 2006**

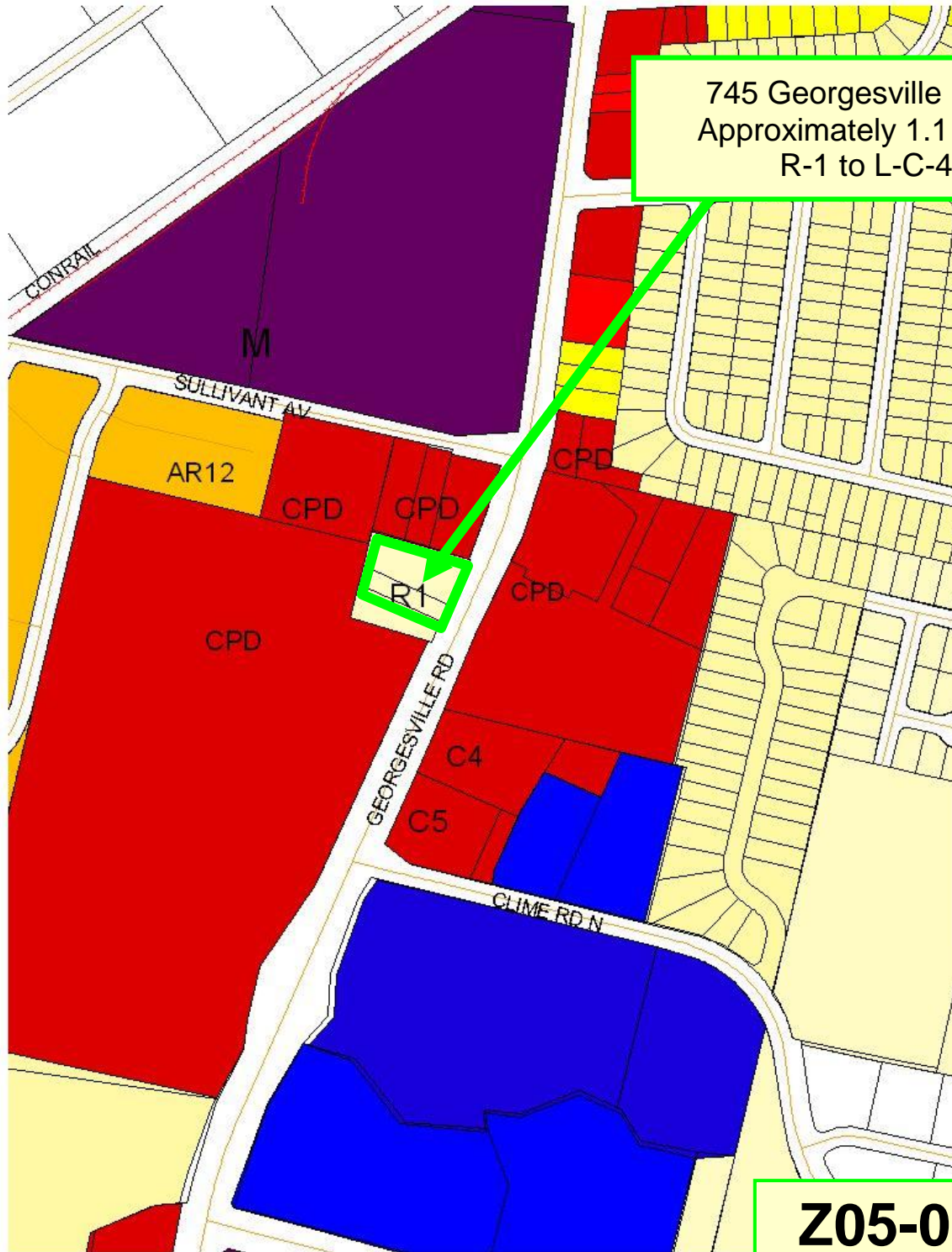
1. **APPLICATION:** **Z05-078**
 Location: **745 GEORGESVILLE ROAD (43228**, being 1.1± acres located on the west side of Georgesville Road, 133± feet south Sullivant Avenue (Greater Hilltop Area Commission;).
- Existing Zoning:** R-1, Residential District.
 Request: L-C-4, Limited Commercial District.
 Proposed Use: Retail commercial development.
 Applicant(s): Hugh D. Campbell, Trustee; c/o Christopher A. Rinehart, Atty., Carlile, Patchen and Murphy, LLP; 366 East Broad Street; Columbus, Ohio 43215.
- Property Owner(s):** The Applicant.
 Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicant requests the L-C-4, Limited Commercial District to allow unspecified commercial development.
- To the north, east and west are commercial developments, all zoned in the CPD, Commercial Planned Development District. To the south is a small parcel of vacant land zoned R-1.
- The site is located within the boundaries the *Greater Hilltop Plan (2001)* but no specific recommendations are provided.
- This site lies within the boundaries of the Greater Hilltop Area Commission whose recommendation has not been received as of preparation of this report.
- The limitation text commits to street trees, limits lot coverage to eighty percent and provides lighting limitations.
- The *Columbus Thoroughfare Plan* identifies Georgesville Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

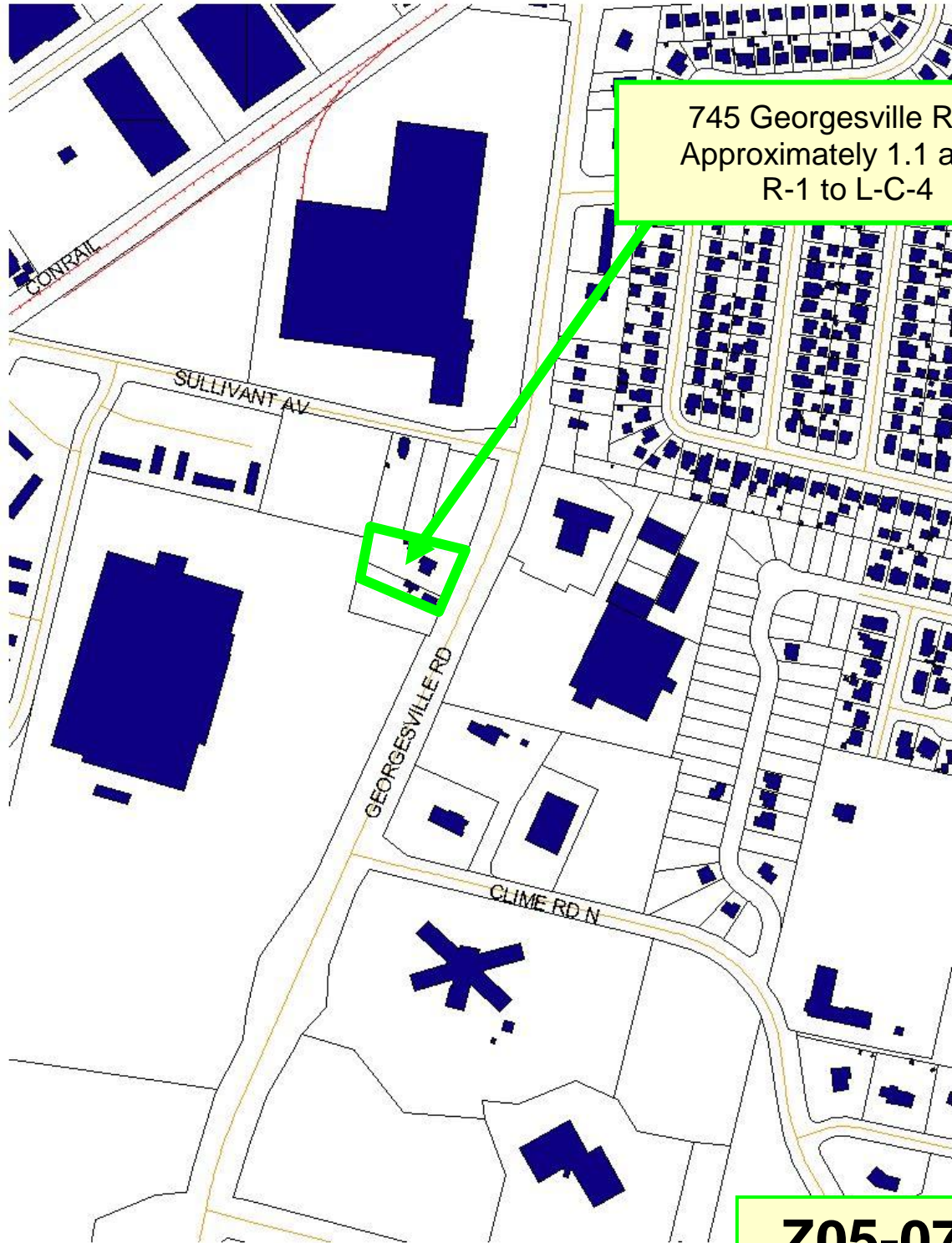
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District would permit commercial development compatible with established zoning and development patterns of the area.



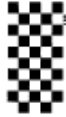
745 Georgesville Road
Approximately 1.1 acres
R-1 to L-C-4

Z05-078



745 Georgesville Road
Approximately 1.1 acres
R-1 to L-C-4

Z05-078



SEP 21 06 05:48P

P. 1

SEP 21 2006 5:47

Greater Hilltop Area Commission

Post Office Box 44435 • Columbus, Ohio 43204 • Hilltop, USA

September 21, 2006

Christopher A. Rinehart
Carlile Patchen & Murphy LLP
366 East Broad Street
Columbus, Ohio 43215

Re: 745 Georgesville Road

Dear Mr. Rinehart:

This letter replaces a similar letter that was faxed to Dana Hitt on or about 01-Sep-06. That letter was apparently not received by staff.

The Greater Hilltop Area Commission approved the request made by the owner of the property at 745 Georgesville Road. The Commission requested additional language be added regarding the dumpster screening. You agreed to this change.

Please contact me with any questions at 404.3024. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Gary L. Baker, II".

Gary L. Baker, II
Chairman

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # Z05-078

Being first duly cautioned and sworn (NAME) Christopher A. Rinehart
of (COMPLETE ADDRESS) 366 East Broad Street, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Hugh D. Campbell, Trustee Regulator Properties P.O. Box 9086 San Rafael, CA 94912 0 / (415) 453-9393	2. Sue A. Campbell, Trustee Regulator Properties P.O. Box 9086 San Rafael, CA 94912 0 / (415) 453-9393
3.	4.

SIGNATURE OF AFFILIANT

Christopher A. Rinehart

Subscribed to me in my presence and before me this 38th day of August, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Donna D. Peart

My Commission Expires:

This Project Disclosure Statement expires six months after date of notary seal.

Notary Seal Here



DONNA D. PEART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES APRIL 8, 2009