

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 8, 1998**

- 12. APPLICATION: Z98-058**
Location: **5300 NORTH HAMILTON ROAD (43230)**, being 7.0± acres located at the northeast corner of Hamilton and Thompson Roads.
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): The New Albany Company; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): Allan Spencer; and Syntaxis, Inc.; c/o The applicant.

BACKGROUND:

- This site lies at the northeast corner of North Hamilton Road and Thompson Road and is currently zoned in the L-C-4, Limited Commercial District. To the north is a pending rezoning into the L-C-4, Limited Commercial District which is proposed to be developed with an automatic car wash and other retail uses. A 100 foot wide by 1000 foot deep parcel lies to the east in Plain Township, beyond which lies vacant land in the R, Rural District which is part of the 940+ acre rezoning proposal which follows on this agenda. Land to the west, across North Hamilton Road, is developed with a church and a single family residence in the R, Rural District and two single family dwelling in the county.
- The CPD District is necessary to incorporate a variance to the required setback for proposed entry features to exceed 6 feet in height. The submitted CPD text applies nearly identical controls as nearby L-C-4, Limited Commercial Districts. Those nearby districts establish a comprehensive development pattern for North Hamilton Road utilizing common use restrictions, lighting, screening, and building design restrictions as well as a uniform roadway landscaping treatment. The most recent such rezoning proposal was heard at the February 12, 1998 Development Commission hearing and is pending city council action for nearly 12 acres to the north. That rezoning request (Z98-017) is supported by city staff and the Development Commission.
- Hamilton Road is identified by the Columbus Thoroughfare Plan as a 4-2D arterial requiring a minimum 60 feet of right of way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

City staff recognizes controlled commercial development as an appropriate land use for this location. Nearly 300 acres of land along this portion of Hamilton Road has been zoned since 1991 to the L-C-4, Limited Commercial Districts with the intent to establish a unified, consistent development pattern. The proposed CPD, Commercial Planned Development District applies nearly identical use restrictions and development controls as those existing thus continuing the intended character of this commercial corridor.