

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 8, 2003**

- 3. APPLICATION: Z03-073**  
**Location:** 4004 CLEVELAND AVENUE (43219), being 3.22± acres located on the east side of Cleveland Avenue, 279± feet north of Ferris Road (010-057939).  
**Existing Zoning:** C-2, Commercial and R, Rural Districts.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Retail development.  
**Applicant(s):** Benny Tran; 3389 Cleveland Avenue; Columbus, Ohio 43224.  
**Property Owner(s):** Richard L. Cash; c/o Jason W. Richards, Esq.; 67 East Wilson Bridge Road; Columbus, Ohio 43085.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- This application was tabled at the December 11, 2003 Development Commission Meeting. The 3.22± acre site is undeveloped and is zoned in the R, Rural and C-2 Commercial Districts. The applicant requests the L-C-4, Limited Commercial District to permit limited C-4 uses and all C-3, C-2 and C-1, Commercial District uses.
- To the north is a dwelling in the R-1, Residential District. To the east is an abandoned railroad right-of-way and single-family dwellings in Franklin County. To the south across Ferris Road is a retail development zoned in the C-4, Commercial District. To the west across Cleveland Avenue are single-family dwellings in Washington Township.
- The site is located within Area 27 of *the Northland Plan Volume I* (2001) which recommends “the area remain residential.” However an examination of the Subarea shows that although the area west of Cleveland Avenue is almost exclusively residential, the portion of the subarea along Cleveland Avenue is mostly commercial in nature to the north and south.
- The L-C-4 limitation text limits the uses to 19 specific C-4 uses and all C-3, C-2 and C-1 uses. Development standards addressing buffering, street trees, lighting and building materials are provided.
- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue and Ferris Road as 4-2D and C arterials respectively requiring a minimum of 60 feet and 30 feet of right-of-way respectively from centerline.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested L-C-4, Limited Commercial District would permit limited commercial development consistent with the zoning and land use patterns of the area. The proposed development is not consistent with the *Northland Plan Volume I*, however deviation can be supported because although the area west of Cleveland Avenue is almost exclusively residential, the portion of the subarea along Cleveland Avenue is mostly commercial in nature to the north and south.