

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 13, 2004**

**20. APPLICATION:** **Z04-028**  
**Location:** **6525 TUSSING ROAD (43068)**, being 0.92± acres located at the southeast corner Tussing Road and Freedom Trail (530-209084).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Expand fuel sales at existing convenience store.  
**Applicant(s):** United Dairy Farmers, Inc.; c/o Dave Perry, Agent; The Dave Perry Company; 145 East Rich Street; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Don Bier, 645-0712, [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- The 0.92± acre site is zoned in the CPD, Commercial Planned Development District and is developed with a convenience store with gas sales. The applicant requests the CPD, Commercial Planned Development District to expand fuel sales at an existing convenience store. The proposed CPD District and site plan would permit all uses currently permitted, replace two (2) existing gas pump islands with four (4) gas pump islands, reduce the building setback for a new gas canopy, and install a sidewalk and landscaping along Freedom Trail.
- A retail shopping center zoned in the CPD, Commercial Planned Development District is located to the north across Tussing Road. Multi-family housing zoned in the ARO, Apartment Residential-Office District is located to the east. A vacant parcel zoned in the L-ARLD, Limited Apartment District is located to the south. Commercial development zoned in the C-4, Commercial District is located to the west across Freedom Trail.
- The proposed use is consistent with the *Brice-Tussing Area Plan (1994)* recommendation for commercial use of this site.
- The CPD text maintains the use restrictions and development standards established by the current CPD District (Z88-3031; ORD 177-89; passed February 6, 1989) except that the building setbacks for the gas canopy are reduced from 25 feet to 15 feet on Tussing Road and Freedom Trail, the Board of Zoning Adjustment is identified as the body to hear applications to vary development standards found in the CPD text or depicted on the CPD site plan, and the applicant has agreed to add trees to the landscaped setback on Tussing Road and Freedom Trail and to build a sidewalk along the site's Freedom Trail frontage in accord with City of Columbus standards. Other development standards that are maintained address building and parking setbacks, building materials, and lighting and graphics restrictions.
- The Columbus Thoroughfare Plan identifies Tussing Road as a 4-2 arterial that requires a minimum of 50 foot of right-of-way from the centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District to expand gas sales at an existing convenience store maintains the use established by the existing CPD District (Z88-3031), which is consistent with the *Brice-Tussing Area Plan* commercial land use recommendation and with the zoning and development pattern in this area. The CPD text maintains development standards of the existing CPD District except that building setbacks for the gas canopy are reduced from 25 feet to 15 feet on Tussing Road and Freedom Trail, and the applicant has agreed to plant trees in the landscaped setback of both streets and a sidewalk built to City of Columbus standards along Freedom Trail frontage.

ORD1160-2004; Z04-028