

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2004**

- 12. APPLICATION: Z04-059**
- Location:** **4001 SOUTH HAMILTON ROAD (43125)**, being 2.13± acres located at the southwest corner of South Hamilton Road and Winchester Pike (530-156578).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Convenience store, car wash, fuel sales.
- Applicant(s):** Plaza – GRB – Hamilton Road, LLC.; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale; 37 West Broad Street, Columbus, Ohio 43215.
- Property Owner(s):** The Applicant.
- Planner:** Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- o The undeveloped 2.13± acre site is zoned in the L-C-4, Limited Commercial District. The applicant requests the CPD, Commercial Planned Development District to develop a convenience store with fuel sales.
- o An abandoned gas station is located to the north across Winchester Pike in the L-C-4, Limited Commercial District. Convenience stores with fuel sales are located at the northeast and northwest corners of Winchester Pike and South Hamilton Road in the C-5, Commercial and CPD, Commercial Planned Development Districts. Undeveloped property south and west of the site is zoned in the L-C-4, Limited Commercial District.
- o The CPD text includes use restrictions and development standards for buffering, pedestrian access, landscaping, outdoor display, lighting and graphics that are consistent with the adjacent L-C-4, Limited Commercial District established in 2002 (Z02-009). The CPD site plan depicts a 25-foot parking setback and 50-foot building setback.
- o The *Columbus Thoroughfare Plan* identifies Winchester Pike as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline; Hamilton Road as 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline and U.S. Route 33 as a Class F arterial with variable right-of-way requirements.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The Applicant requests the CPD, Commercial Planned Development District to develop a convenience store with fuel sales. The proposed land use is consistent with surrounding zoning and development patterns. The CPD text includes use restrictions and development standards consistent with the L-C-4, Limited Commercial District located directly south and west of this site.