

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 14, 2008**

- 2. APPLICATION: Z08-021**
- Location:** 619-699 HARRISBURG PIKE (43223), being 10.13± acres located west of the intersection of Harrisburg Pike and Brown Road (570-104192, 010-065707; Southwest Area Commission).
- Existing Zoning:** M-2, Manufacturing and M, Manufacturing Districts.
- Request:** C-4, Commercial District.
- Proposed Use:** Commercial development.
- Applicant(s):** Central Point Shopping Center Limited; c/o Eric Leibowitz; 191 West Nationwide Boulevard; Columbus, OH 43215.
- Property Owner(s):** Central Point Shopping Center Limited; 191 West Nationwide Boulevard; Columbus, OH 43215.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

- This application was tabled at the July 10, 2008 Development Commission meeting. There is ongoing discussion between staff and the applicant regarding right-of-way dedication, but no resolution at this time.
- The 10.13± acre site is developed with an existing shopping center and zoned in the M, Manufacturing and M-2, Manufacturing Districts. The applicant is requesting the C-4, Commercial District to conform the shopping center on the entire site. Retail uses are not permitted in the M-2 district.
- To the north of the site is a shopping center zoned in the M, Manufacturing District. To the east is a shopping center in the C-4, Commercial District. To the south is a single-family residential development located in Franklin Township. To the west, across the railroad tracks are warehouses and a retail establishment in the M, Manufacturing District.
- The Southwest Area Commission recommended approval of this request.
- The *Columbus Thoroughfare Plan* identifies Harrisburg Pike as a 4-2d arterial requiring a minimum of 60 feet of right-of-way from the centerline and Mound Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

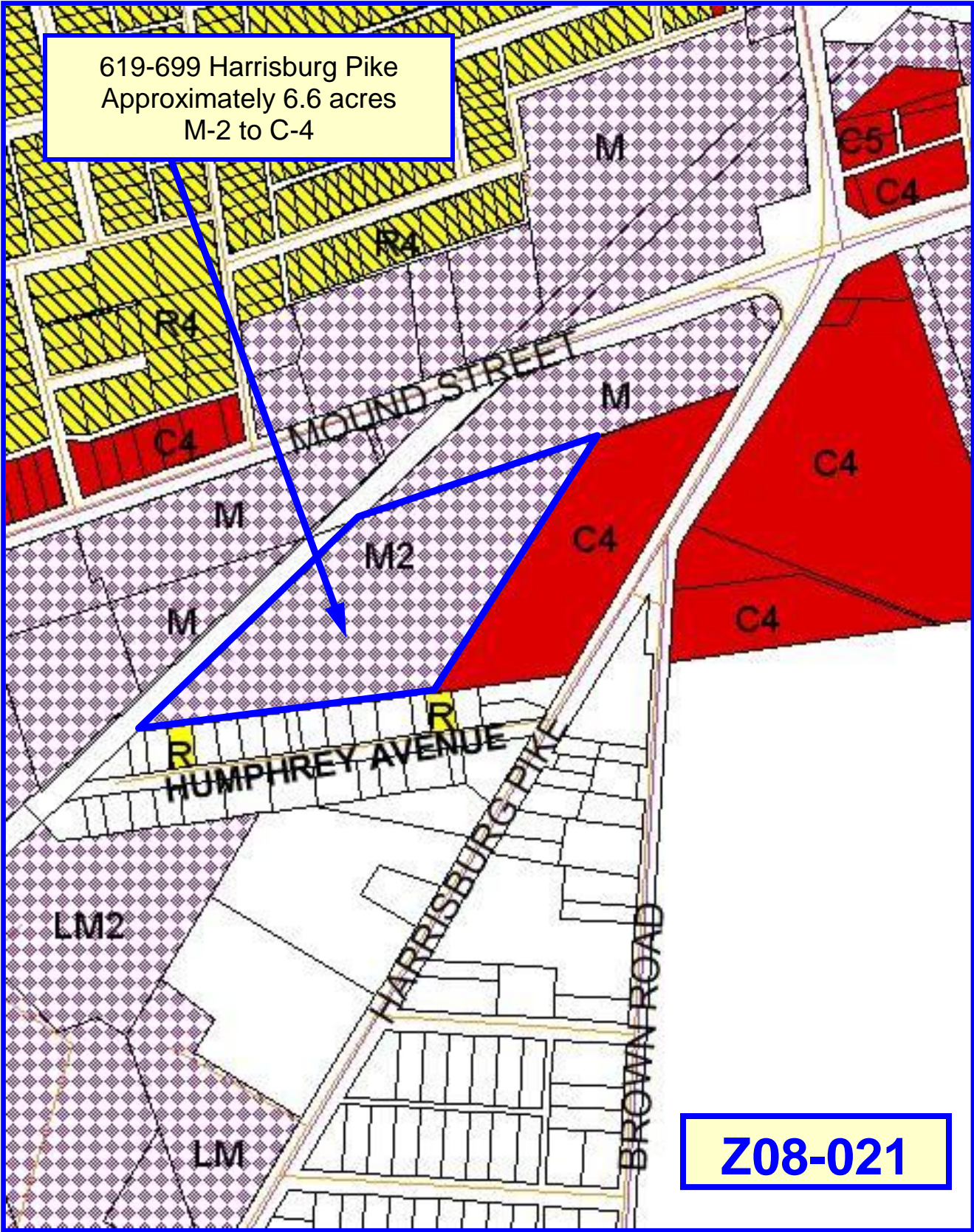
CITY DEPARTMENTS RECOMMENDATION: Approval.*

Staff supports the use, however, the right-of-way issue has not been resolved, therefore staff recommends disapproval. Staff's recommendation will be revised to approval with the resolution of this issue.

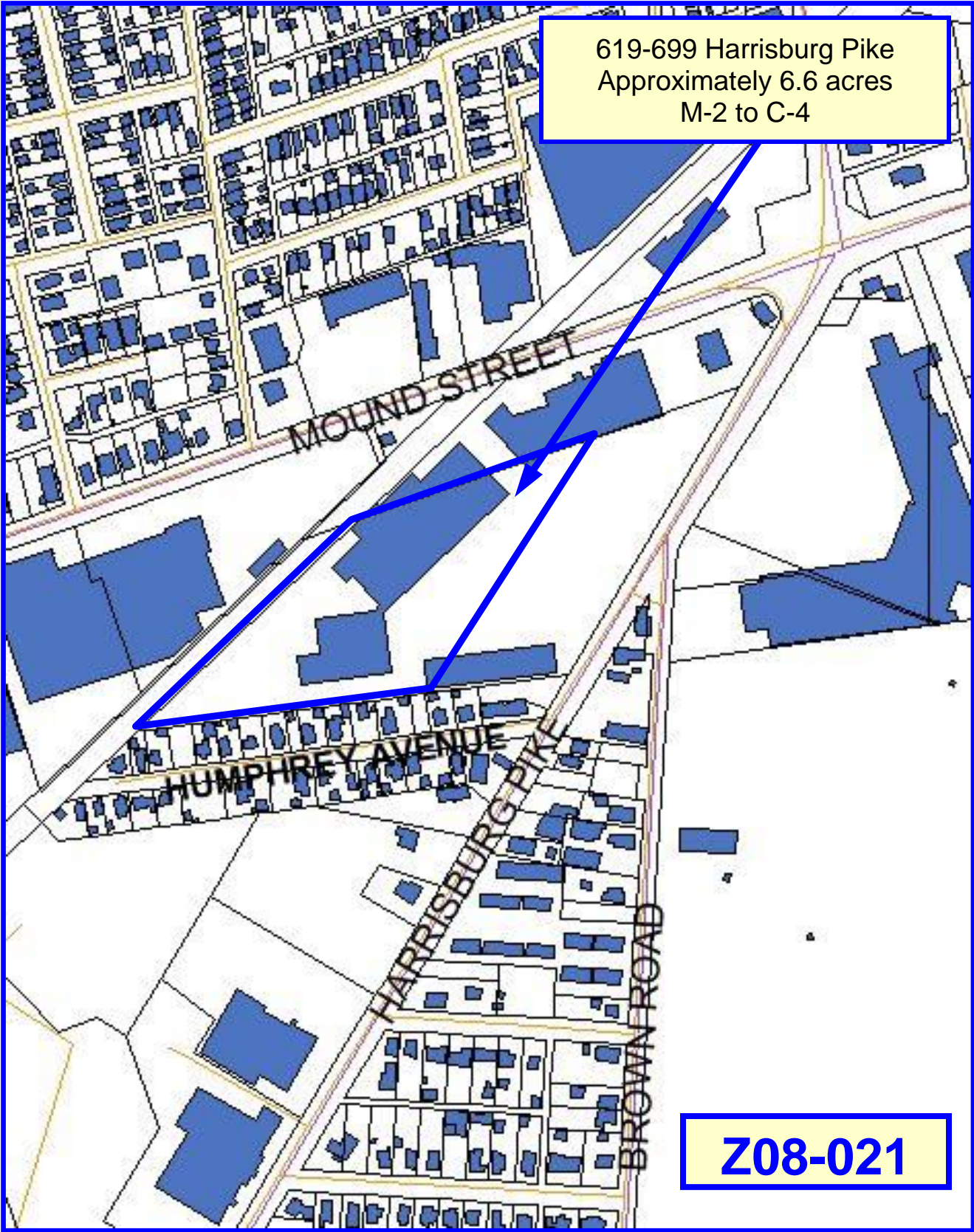
The proposed C-4, Commercial District, will conform an existing shopping center. The rezoning will remove the M-2, Manufacturing District which is currently adjacent to the single-family residential uses to the south. The request will not introduce a new use and is compatible with development in the area.

*The staff recommendation was for disapproval due to a right-of-way issue that had not been resolved. The site included areas zoned in the M, Manufacturing and M-2, Manufacturing Districts. The applicant reduced the site to 6.6 acres, as shown on the following maps, including only the area zoned M-2, which does not permit commercial uses. The M-2 portion of the site was not adjacent to any roads, so the right-of-way issue was no longer pertinent. Staff is now in approval of the request.

619-699 Harrisburg Pike
Approximately 6.6 acres
M-2 to C-4

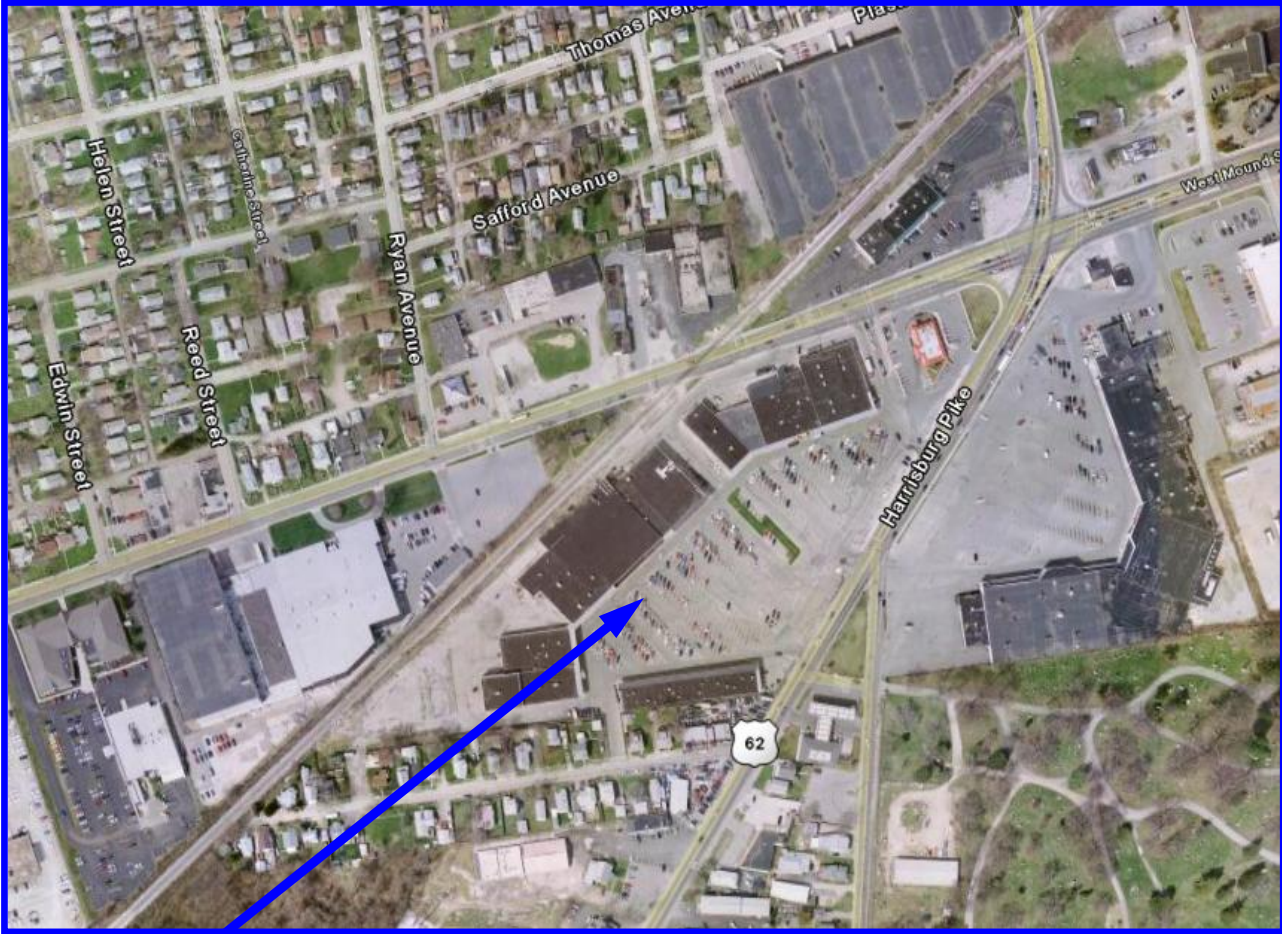


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City of Columbus | Department of Development | Building Services Division | 757 Gady Avenue, Columbus, Ohio 43224

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS



GROUP NAME Southwest Area Commission MEETING DATE 6/18/08

CASE NUMBER 08335-0000-00208 Case type Council Variance Rezoning

ZONING ADDRESS CENTRAL POINT SHIPPING CENTER APPLICANT CASTO ORGANIZATION

PERSON(S) REPRESENTING APPLICANT AT MEETING ERIC ELEIBOWITZ 614-228-5331

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area commission see note at the bottom.

Applicant Response

	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response)
Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Unanimous approval Southwest Area Commission

Recommending Commission / Association / Accord Partner Vote: For Against _____

Signature / Title of Authorized Representative Ralph Hein - Chair
Daytime phone number 614-596-1462 Southwest Area Comm.

NOTE TO AREA COMMISSIONS; Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval." Recommendations for "Conditional Approval" will be treated as a "Disapproval." If, at the time the ordinance is sent to Council, any condition that has checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

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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 # 208-021

Being first duly cautioned and sworn (NAME) Eric Leibowitz
of (COMPLETE ADDRESS) 191 W. Nationwide Blvd. Ste. 200 Columbus, OH 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

1. Central Point Shopping Center Limited 191 W. Nationwide Blvd. Ste. 200 Columbus, OH 43215 0 Employees Eric Leibowitz 228-5331	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Eric Leibowitz

Subscribed to me in my presence and before me this 23 day of April, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Molly P. Benadum

My Commission Expires:

12/9/2011

This Project Disclosure Statement expires six months after date of notarization.



MOLLY P. BENADUM
Notary Public, State of Ohio
My Commission Expires 12-09-2011

208-021