

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 11, 2004**

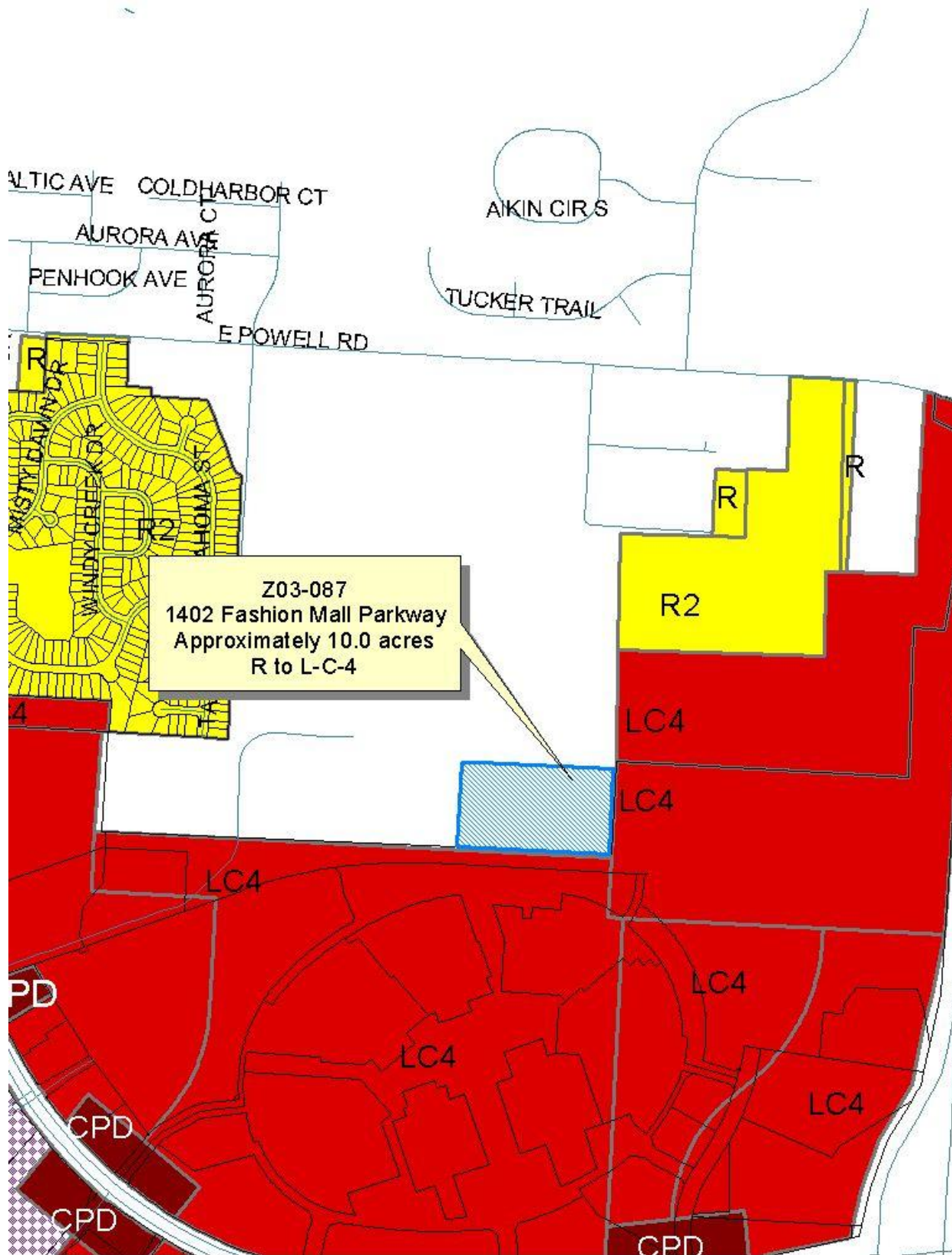
1. **APPLICATION:** **Z03-087**  
**Location:** **1402 FASHION MALL PARKWAY (43240)**, being 10.0± acres located on the north side of Fashion Mall Parkway, 832± feet west of Lyra Drive (027-31843101021000)  
**Existing Zoning:** R, Rural District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Unspecified commercial development.  
**Applicant(s):** N.P. Limited; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

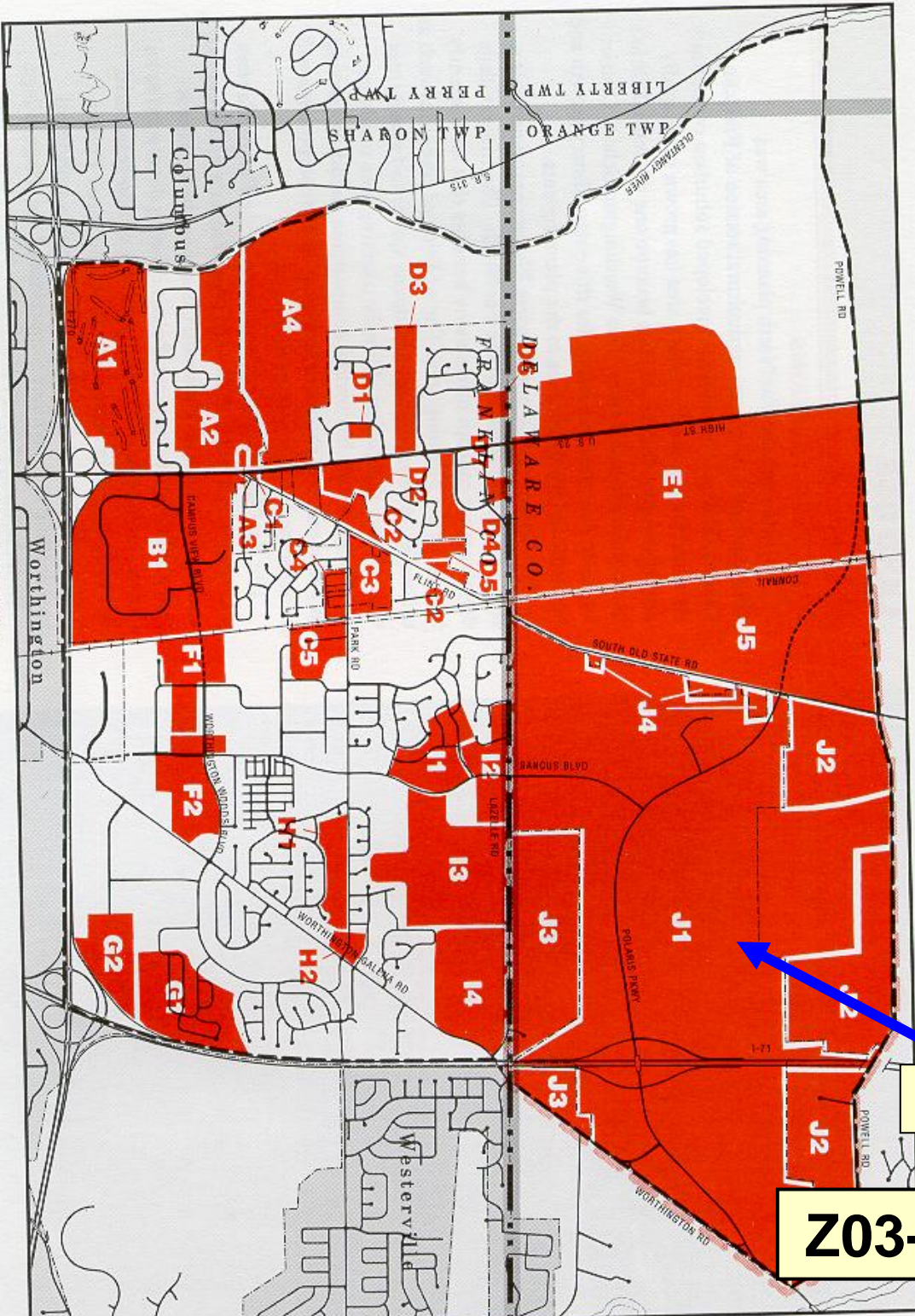
- o This application was tabled at the January 8, 2004 Development Commission Meeting by the recommendation of the Development Commission members. The undeveloped 10.0-acre lot is currently zoned in R, Rural District. The applicant requests the L-C-4, Limited Commercial District to allow additional commercial development adjacent to an existing regional mall.
- o The site is bounded by vacant land and a church in Delaware County to the north, vacant land zoned in the L-C-4, Limited Commercial District to the east, a regional mall zoned in the L-C-4, Limited Commercial District to the south, and vacant land in Delaware County to the west.
- o The limitation text is consistent with the surrounding L-C-4 Districts and includes customary use restrictions and development standards that address building and parking setbacks, landscaping, mechanical and dumpster screening, height restrictions, buffering and screening along the north property line adjacent to residentially zoned property, and lighting controls.
- o The site lies within Subarea J1 of *The Far North Plan* (1994), which supports regional mall, auto-oriented commercial, corporate office, and high-tech and light assembly industrial uses.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant's request for the L-C-4, Limited Commercial District for regional commercial development is consistent with the *Far North Plan* (1994) and the zoning and development patterns of the area.







**Z03-087**



**Subarea I.2:** This subarea is the undeveloped land

- fronting along the southside of Lazelle Road that is located adjacent to Sancus Boulevard. Bordering development includes Polaris Centers of Commerce, water tower, and site of future fire station on the north, single-family and multi-family development on the south and west, and undeveloped land on the east. The existing zoning is Commercial Planned Development (CPD) and Commercial (C2, C3, C4, and C5).
- Support auto-oriented commercial uses as the most appropriate development for the parcels fronting on the intersection.
  - Support neighborhood-oriented commercial development for the remaining portions of the subarea.
  - All future development must be sensitive to the residential development located south of the subarea.

**Subarea I.3:** This is a large, 93-acre undeveloped tract of land that is located south of Lazelle Road. The subarea is owned by the Worthington School District and has been reserved as a site for additional school buildings. Adjacent development consists of single-family homes on the south and multi-family apartments on the west. Undeveloped land borders the site on the north and east. The existing zoning is Rural (R) and Institutional (I).

- Support development of the subarea as school facilities for the Worthington School District.
- If the entire subarea is not needed for school buildings, develop with public uses such as a library, community park and recreation center, and police substation. Additional appropriate uses for the subarea include private recreation facilities, a church, or medical facilities.

**Subarea I.4:** This large, 65-acre subarea is located in the southwest quadrant of Lazelle Road and Worthington Galena Road. The major portion of the subarea is developed as Grace

Brethren Church. The undeveloped portion of the subarea has been reserved by the church as the location for a private high school. Adjacent development consists of single-family homes on the north, multi-family apartments on the south and east, and undeveloped land on the west. Current zoning is Institutional (I), Residential (R2F), and Rural (R).

- Support development of this subarea with land uses that support the mission of the church. Appropriate uses include: expanded church facilities, church parking, retirement housing, church-operated school, and church-related athletic facilities.

**Area J: Polaris****Subarea J.1:** This subarea is the 1200± acre Polaris

Centers of Commerce that is currently being developed as a mixed-use industrial, office, and commercial complex. The subarea is designated as an employment and shopping component of the fringe village. Adjacent development consists of single-family homes that have been developed on large lots. The subarea is zoned Limited Manufacturing (LM), Commercial Planned Development (CPD), and Limited Commercial (LC4).

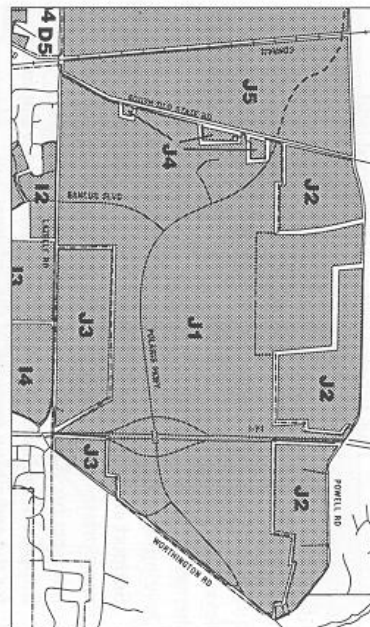
- Support development of subarea in accordance with current plans and existing zoning. The land uses planned for the subarea include a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial.
- Support auto-oriented commercial uses at the major intersections along Polaris Parkway and at the northwest and northeast corners of the Sancus Boulevard and Lazelle Road intersection.
- Support the Special Development Standards contained in the zoning text for Polaris that are designed to protect

- adjacent single-family residential development from the negative impacts of commercial and industrial development.
- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

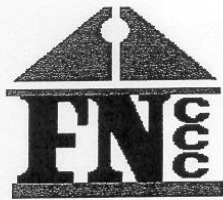
**Subarea J.2:** This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

**Subarea J.3:** The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.



FAR NORTH COLUMBUS COMMUNITIES COALITION

January 6, 2004

Shannon Pine  
Development Commission  
757 Carolyn Ave.  
Columbus, Ohio 43224

Re: Z03-087, 1402 Fashion Mall Parkway

Ms. Pine:

The Far North Columbus Communities Coalition heard Dave Perry, representing N.P. Limited, present plans for the rezoning of this property from R to L-C-4 at our November 4, 2003 meeting. The FNCCC voted unanimously FOR the re-zoning proposal with no abstentions.

If can answer any questions, please call me at work, 577-4175.

Sincerely,

Michael Louisin  
President  
Far North Columbus Communities Coalition

Cc: Dave Perry