

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 12, 2002**

- 2. APPLICATION: Z02-042**  
**Location:** 5240 WARNER ROAD (43081), being 11.89± acres located on the north side of Warner Road, 3300± feet west of Harlem Road.  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** Boomer Landco LLC; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.  
**Property Owner(s):** The applicant.  
**Planner:** Dana Hitt, AICP, 645-2395; dahitt@cmhmetro.net

**BACKGROUND:**

- This 11.89± acre site is was formerly developed with single-family dwellings that have been demolished and has been zoned in the R, Rural District since annexation from Plain Township. The applicant is requesting comparable zoning to the General Business and Local Business zoning that existed in Plain Township prior to annexation. The proposed CPD plan anticipates the extension of Hamilton Road intersecting the site from the south. The site consists of four sub-areas. Sub-area A is proposed for auto-oriented and commercial uses based on the C-4, Commercial District. Sub-areas B and C are proposed for office, restaurant and retail uses based on the C-4, Commercial District. Sub-area D is proposed for office and commercial use based on the C-2, Commercial District.
- To the north and the east is undeveloped land zoned in the L-R-2, Limited Residential District and L-AR-12, Limited Apartment Residential District. To the south is a single-family dwelling and undeveloped land zoned in the L-C-3, Limited Commercial, CPD Commercial Planned Development District and land in Plain Township. Rocky Fork Creek runs along the site's eastern boundary. To the west is a single-family dwelling in Plain Township.
- The applicant commits to dedicating 3.0± acre within the Rocky Fork Creek floodway to the City of Columbus in the form of a scenic/conservation easement. The CPD text provides customary use restrictions and development standards for building materials, screening of rooftop mechanicals, street trees and landscaping. The applicant requests variances in the Commercial Planned Development text reducing the Hamilton Road building setback in subareas A and B from 60 to 25 feet and from 60 feet to 5 feet in subareas C and D. Additionally the applicant requests variances for driveways and parking aisles to cross property lines as well as for shared parking in all four subareas.
- The site is located within the boundaries of the *Rocky Fork/Blacklick Accord*, which recognizes the existing commercial zoning as the most appropriate land use. The Rocky Fork Blacklick Accord Panel has provided a recommendation of approval.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposal is consistent with the zoning and development trends along Warner Road. The requested CPD, Commercial Planned Development District would permit carefully controlled commercial development in compliance with the land use recommendations of the *Rocky Fork/Blacklick Accord*. The submitted CPD text and site plan provide appropriate use restrictions and development standards including lighting, landscaping, buffering, building design and materials and pedestrian circulation.