

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 8, 2003**

1.     **APPLICATION:**                    **Z03-002**  
      **Location:**                    **2881 OLENTANGY RIVER ROAD (43202)**, being 12.29± acres located on the west side of Olentangy River Road, 580± feet north of Ackerman Road.
- Existing Zoning:**                C-4, Commercial District.  
      **Request:**                        CPD, Commercial Planned Development District.  
      **Proposed Use:**                  Restaurant and gasoline sales.  
      **Applicant(s):**                 Prospect Wango, LLC; c/o Fred J. Simon, Atty.; 75 East Wilson Bridge Road; Worthington, Ohio 43085.
- Property Owner(s):**          The Applicant.  
      **Planner:**                        Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 12.29± acre site is zoned in the C-4, Commercial District and developed with a mixed-use shopping center anchored by a grocery store, and two freestanding restaurants. The applicant is requesting the CPD, Commercial Planned Development District for the addition of gasoline sales in conjunction with the existing grocery store, and a third freestanding restaurant within the shopping center site.
- To the north across Harley Drive is a hotel and restaurant in the C-4, Commercial District. To the east is a bank in the C-4 Commercial District, and across Olentangy River Road is a cemetery in the R-1, Residential District. To the south are a hotel, an office building, and gasoline sales in the C-4, Commercial District, and across Ackerman Road is multi-family residential development in the L-UCRPD, Limited University College Research Park Development District. To the west is an office building in the AR-O, Apartment Residential Office District, and an office warehouse in the M-1, Manufacturing District.
- The CPD text commits to customary use restrictions, landscaping, lighting controls, and provides variances for the minimum number of required parking spaces (a reduction of 117 spaces total) and the building setback along Olentangy River Road. A parking analysis was completed for the shopping center and revealed that the lot is parked considerably below capacity during all periods of the day. Additionally, a 24-space parking waiver was issued in May 1992.
- Olentangy River Road is identified by the *Columbus Thoroughfare Plan* as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would allow for the addition of gasoline sales in conjunction with the existing grocery store, and a third freestanding restaurant within the shopping center site. The proposed CPD text commits to customary use restrictions and development standards consistent with the established zoning and development patterns of the area.