

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 13, 2003**

1. **APPLICATION:** **Z03-071**
Location: **1283 GEORGESVILLE ROAD (43328)**, being 0.82± acres located on the west side of Georgesville Road opposite Parkwick Drive (Greater Hilltop Area Commission; 010-266004).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Gasoline sales.
Applicant(s): Murphy Oil USA, Inc.; c/o Tom Bentley; 131 South Robertson Street; New Orleans, Louisiana 70112.
Property Owner(s): Wal-Mart Real Estate Business Trust; c/o Kimley-Horn and Associates; Erickson Mendoza; 11044 Research Blvd, Suite B-210; Austin, Texas 78759.
Planner: Dana Hitt, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 0.82± acre undeveloped site is zoned in the L-C-4, Limited Commercial District. The applicant requests the CPD, Commercial Planned Development District to develop gasoline sales.
- To the north, south and west is land currently under development in the L-C-4, Limited Commercial District. To the east of the site, across Georgesville Road is land zoned in the R, Rural, C-2 and C-5 Commercial Districts.
- The enclosed CPD Site Plan and Text establish development standards for lighting, landscaping, and outdoor display and is consistent with the commitments of the existing L-C-4, Limited Commercial District Text.
- The subject site lies within the boundaries of the *The Greater Hilltop Plan: 2001*, which does not specifically address the site.
- The site will back onto Georgesville Road, which is identified on the *Columbus Thoroughfare Plan* as a 4-2D arterial.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The Applicant requests the CPD, Commercial Planned Development district to develop gasoline sales. The proposed use is consistent with the land-use and zoning patterns of the area and consistent with the commitments of the previous L-C-4, Limited Commercial District Text.