

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2011**

- 4. APPLICATION: Z10-007 (ACCELA # 10335-00000-00080)**
Location: 1675 GEORGESVILLE SQUARE DRIVE (43228), being 16.35± acres located at the northeast corner of Holt Road and Georgesville Square Drive. (010-240799, Westland Area Commission)
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Revise CPD text and plan regarding outdoor display.
Applicant(s): Lowes Home Centers Inc, c/o Sherry P. Luckey; 1605 Curtis Bridge Road; Wilkesboro, NC 28697.
Property Owner(s): KIR Georgesville 019 LLC; c/o Dave Seibel; Kimco Realty Corporation; 5737 Bigger Road; Dayton, OH 45440.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

BACKGROUND:

- o The 16.35± acre site is developed with a Lowe's Home and Garden Center and zoned in the CPD, Commercial Planned Development District. The applicant is proposing to revise the existing CPD, Commercial Planned Development District text and site plan to conform an existing landscape nursery. Since 2003, this nursery has been the subject of one rezoning, one rezoning amendment and a Council variance and now this rezoning in an effort to deal with outdoor storage, display, and sales of materials. This application was tabled at the July 14th, 2011 Development Commission meeting.
- o To the north and east is the Georgesville Square Shopping Center and outparcels which include a supermarket, movie theater, retail stores, and restaurants zoned in the L-C-4, Limited Commercial District. To the south is a detention pond and multi-unit dwellings beyond that zoned in the L-AR-12, Limited Apartment Residential District. To the west across Holt Road are commercial uses and single-family dwellings zoned in the L-C-4, Limited Commercial and L-R-2, Limited Residential Districts respectively.
- o In 2002, in order to deal with Code enforcement violations, rezoning Z02-034 was approved to allow outdoor sales/displays in specific areas in front and along the south side of the building and outdoor storage enclosed by a fence at the rear of the building adjacent Holt Road.
- o However, Z02-034 was not complied with and additional Code enforcement violations were issued. In December 2005, rezoning Z02-034 was amended modifying the CPD text to reflect additional screening requirements and display areas and to replace the existing site plan with a new site plan illustrating said additional screening and display areas. CV05-019 was approved along with the amended rezoning to allow outdoor storage in bulk primarily for gardening supplies. The site plan was agreed upon by the City of Columbus Code Enforcement and the

Applicants as part of a pending case in the Environmental Court. However the amended Z02-034 and accompanying CV05-019 were not complied with leading this application, Z10-007.

- o Based on discussions from the July Development Commission meeting, the applicants expanded the front display area to include seasonal material and have incorporated screening on three sides, with the side facing the parking area being open. The applicants are proposing to install the screening material on the fence and the garden center and back storage area.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicants propose to expand the front display area and have incorporated screening on three sides, with the side facing the parking area being open. The applicants are proposing to install the screening material on the fence and the garden center and back storage area. Provided the applicants comply with this revised plan, this plan provides a balance between the applicant's operational needs versus the neighbor's desire not to have to view unsightly piles of building materials for sale.

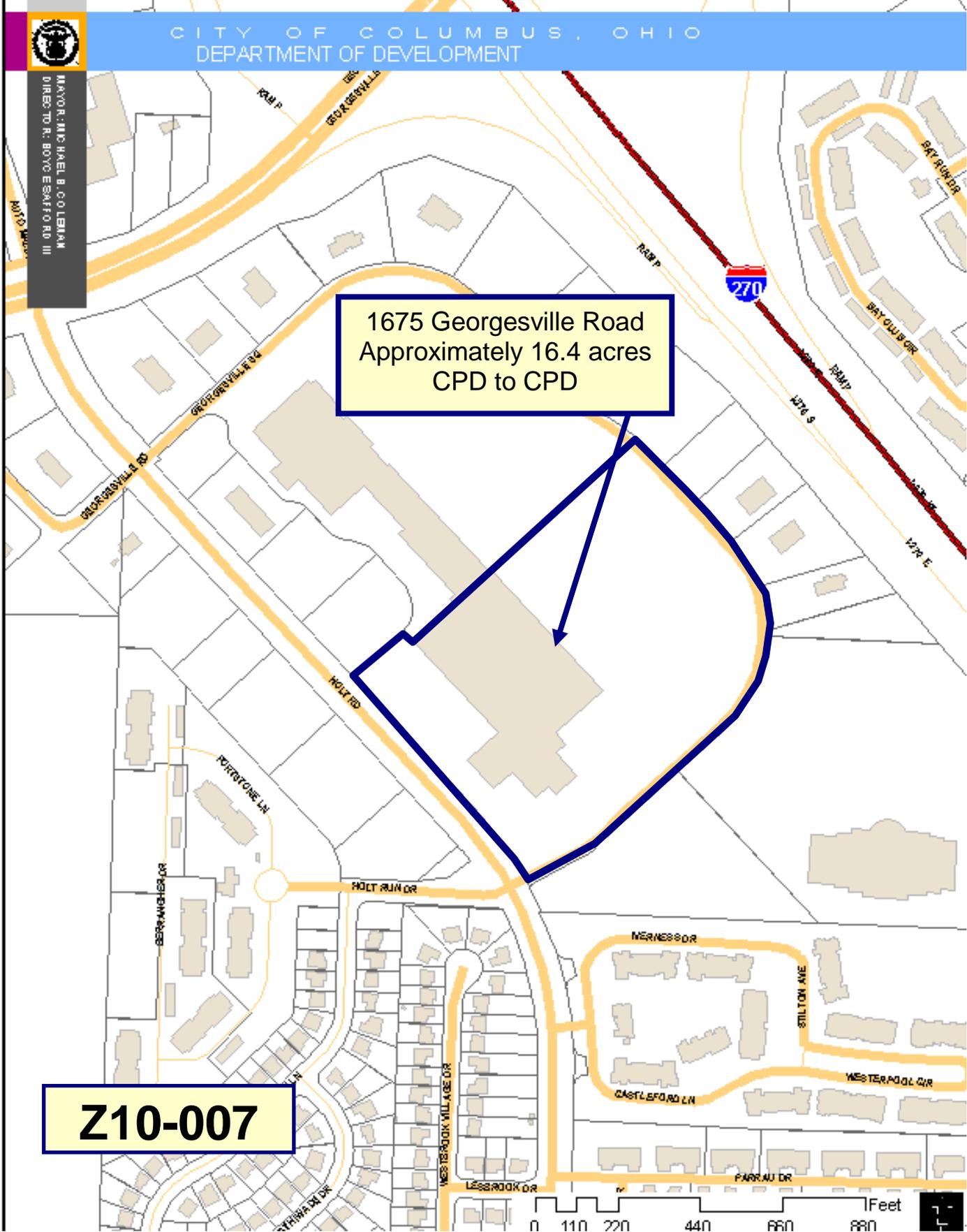


CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT

MAYOR: MICHAEL B. COLEMAN
DIRECTOR: R. BOYO ESQUIFO RD III

1675 Georgesville Road
Approximately 16.4 acres
CPD to CPD

Z10-007



Hitt, Dana

From: waclpitts@aol.com
Sent: Friday, July 08, 2011 3:53 PM
To: vandermeulenl@progressiveae.com; Hitt, Dana
Cc: mnmckay@att.net
Subject: Re: Z10-007, A Few Things...

I checked back on this. The issue was brought up at the November 17, 2010 Westland Area Commission meeting. The following is what I had in the minutes from the meeting.

- An attorney for Lowe's was present and asked for a rezoning request that would allow an outdoor display area at the 1675 Georgesville Rd. location. The variance would allow seasonal items to be displayed in front of the store. Outdoor display areas such as these are common with stores such as Lowe's. When presented to the Zoning Committee, the committee approved the allowance. Dorothy Jantzen made the motion to approve the rezoning and it was seconded by Bill Steimer. All approved and the motion passed.

Mike McKay is the Chairman of the Zoning Committee and you may want to contact him if you need further information. He would have submitted paperwork to the city on this. I am getting ready to go out of town Saturday morning so I will be unable to attend the hearing Thursday, July 14. (Also, don't think I'll have access to email). I have spoken to Mike about this and I believe he may be able to attend Thursday's meeting. I'm copying him on this. His email is mnmckay@att.net

Linda Pitts
Chair, Westland Area Commission



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 # 210-007

Being first duly cautioned and sworn (NAME) BRIAN MASSENGILL, DESIGN/ENGINEERING DIRECTOR, LOWE'S HOME CENTERS, INC.
of (COMPLETE ADDRESS) 1605 CURTIS BRIDGE RD., WILKESBORO, NC 28697
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. <u>LOWE'S HOME CENTERS, INC.</u> <u>1605 CURTIS BRIDGE RD.</u> <u>WILKESBORO, NC 28697</u> <u>ATTN: BRIAN MASSENGILL, DESIGN/ENG. DIR.</u> <u>336-658-2206</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

B. Massengill

Subscribed to me in my presence and before me this 2nd day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Michelle L. Martin

My Commission Expires:

April 06, 2016

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

