

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 9, 2003**

7.    **APPLICATION:**                    **Z02-071**  
      **Location:**                    **3715 WEST DUBLIN-GRANVILLE ROAD (43017)**, being 0.71±  
  acres located at the south side West Dublin-Granville Road,  
  522± feet east of Sawmill Road.  
  
      **Existing Zoning:**            C-3, Commercial District.  
      **Request:**                    L-C-4, Limited Commercial District.  
      **Proposed Use:**               Automobile sales.  
      **Applicant(s):**             Tansky Partners; c/o Jeffrey L. Brown, Atty.; 37 West Broad  
  Street; Columbus, Ohio 43215.  
  
      **Property Owner(s):**       The Applicant.  
      **Case Planner:**            Don Bier, Jr., 645-0712; [drb@columbus.gov](mailto:drb@columbus.gov)

**BACKGROUND:**

- The 0.71± acre gravel lot is undeveloped and zoned in the C-3, Commercial District. The Development Commission voted 5-0 to recommend approval of applicant's request to rezone from C-3, Commercial to the L-C-4, Limited Commercial District on November 14, 2003. The applicant wishes to revise the limitation text to delete a commitment to remove an existing billboard.
- To the north across West Dublin-Granville Road is a large retail center with restaurants on outlots, all zoned in the CPD, Commercial Planned Development District. An auto garage and billboard, zoned in the L-C-4, Limited Commercial District, are located to the east, beyond which are retail uses zoned in the C-3, Commercial District. An auto dealership zoned in the CPD, Commercial Planned Development District and retail uses zoned in the L-C-4, Limited Commercial District are located to the south. An automobile dealership and retail store located to the west are zoned in the CPD, Commercial Planned Development and C-3, Commercial Districts, respectively.
- The site falls within the boundaries of *Northwest Plan* (1991) but not within a designated sub-area.
- The limitation text addresses customary use restrictions and development standards for parking setbacks, site access, landscaping that includes a fence and headlight screening, 85% maximum lot coverage, screening of loading areas, a sidewalk along West Dublin-Granville Road, lighting and graphics restrictions.
- The *Columbus Thoroughfare Plan* identifies West Dublin-Granville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

In November 2002 City of Columbus staff and the Development Commission supported applicant's request to rezone from the C-3, Commercial District to the L-C-4, Limited Commercial District to expand an automobile dealership. The November 2002 limitation text included a commitment to remove an existing billboard. Applicant has since decided that it would be in his best interest to retain the billboard and requests reconsideration by the Development Commission to remove the commitment described above. Subject to applicable graphics standards billboards are permitted in the C-3 and C-4 Commercial Districts. Information provided to Zoning Clearance and Council Activities staff indicates that removal of this billboard would allow application for a new billboard on the southeast corner lot fronting Sawmill and Dublin-Granville Roads, so long as a utility pole is removed.