

Z08-064

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 12, 2009**

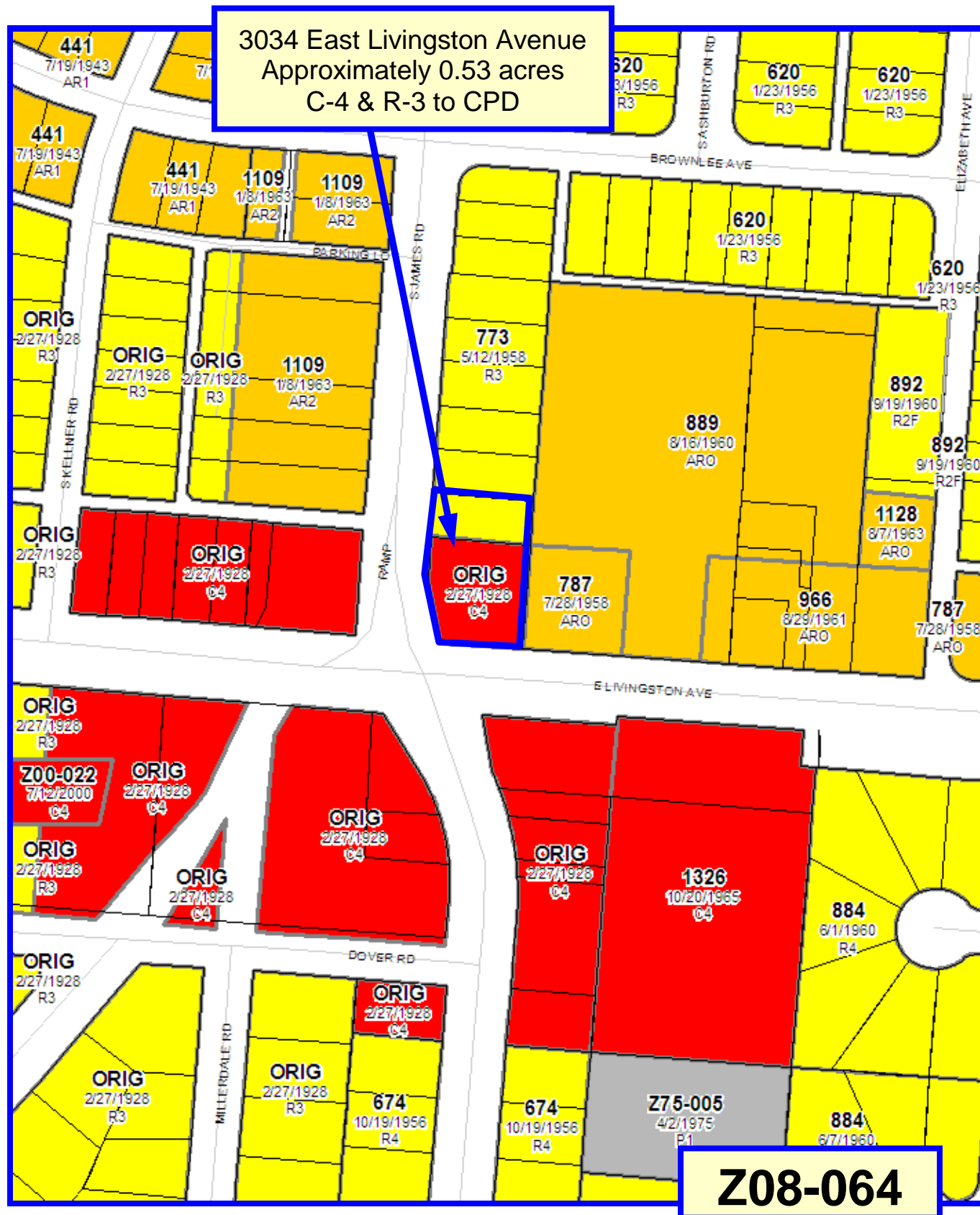
- 2. APPLICATION: Z08-064**
Location: **3034 EAST LIVINGSTON AVENUE (43227)**, being 0.53± acres located on at northeast corner of East Livingston Avenue and James Road (010-024750 & 010-095783).
Existing Zoning: C-4, Commercial, and R-3, Residential Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Electric substation.
Applicant(s): Columbus Southern Power Co.; c/o Robert A. Meyer Jr., Atty.; Porter Wright Morris & Arthur LLP; 41 South High Street; Columbus, Ohio 43215.
Property Owner(s): Columbus Southern Power Co.; P.O. Box 16428; Columbus, Ohio 43216.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

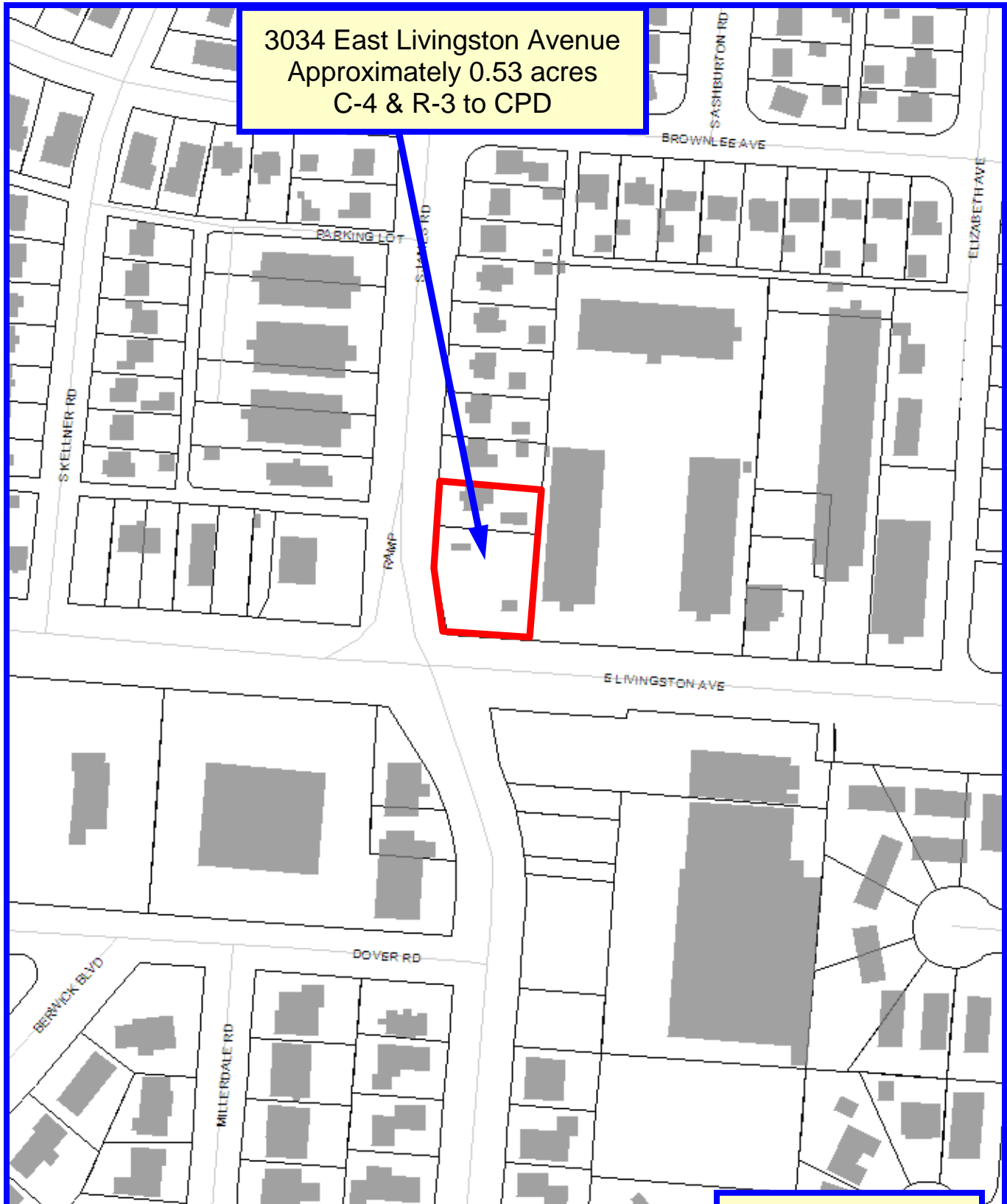
BACKGROUND:

- o The 0.53± acre site is comprised of two parcels, one of which is developed with an electric substation in the C-4, Commercial District, and a vacant lot in the R-3, Residential District formerly developed with a single-family dwelling. The applicant requests the CPD, Commercial Planned Development District to secure proper zoning for the substation and to allow expansion for vehicular access purposes onto the R-3 property.
- o To the north is a single-family dwelling in the R-3, Residential District. To the east is multi-family residential development in the AR-O, Apartment Residential Office District. To the south across East Livingston Avenue is mixed commercial development in the C-4, Commercial District. To the west across James Road are a retail store in the C-4, Commercial District, and a multi-family dwelling in the AR-2, Apartment Residential District.
- o The CPD text establishes the electric substation as the only use permitted in accordance with the I, Institutional District standards except for yard and area regulations that cannot conform to the I District requirements. The proposal also includes commitments for site access, landscaping and fencing, and lighting controls.
- o The *Columbus Thoroughfare Plan* identifies East Livingston Avenue and James Road as 4-2D arterials requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will conform and existing electric substation and allow for expanded vehicular access. The substation will be the only use permitted on this site, and the CPD plan and text provide development standards for setbacks, site access, landscaping and fencing, and lighting controls. The requested CPD, Commercial Planned Development District is consistent with the zoning and development patterns of the area.





3034 East Livingston Avenue
Approximately 0.53 acres
C-4 & R-3 to CPD

Z08-064

**Columbus Public Health
Healthy Places Program Comments for Z08-064**

The Healthy Places program reviews rezoning applications for active living features. The following recommendations were made by Healthy Places but not addressed by the developer:

This site is within a quarter mile of a COTA bus stop and school and within a half mile of a recreation center, park and two other schools. Healthy Places recommends the following considerations to encourage an active living lifestyle. 1) Signage or texturized sidewalks at points where cars cross the sidewalk to alert drivers of pedestrian traffic. 2) Sidewalks are recommended to be 7 feet in walkable urban commercial environments.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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 #

208-064Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr.of (COMPLETE ADDRESS) Porter Wright Morris & Arthur LLP, 41 S. High Street, Columbus, OH 43215deposes and states that (he/she) is the ~~XXXXXXXXXXXXXXXXXXXX~~ 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. Columbus Southern Power Company P.O. Box 16428 Columbus, OH 43216	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robert A. Meyer, Jr.Subscribed to me in my presence and before me this 1st day of December, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Julia A. Brown

My Commission Expires:

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

Notary Seal Here



JULIA A. BROWN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 27, 2009