

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 13, 2004**

- 15. APPLICATION: Z03-017**
- Location:** **2476 LOCKBOURNE ROAD (43211)**, being 4.2± acres located on the east side of Lockbourne Road, 440+ feet south of State Route 104. (010-112358).
- Existing Zoning:** L-M-2, Limited Manufacturing and District.
- Request:** CPD, Commercial Planned Development District and L-M-2, Limited Manufacturing District.
- Proposed Use:** Restaurant and office/warehouse development
- Applicant(s):** Zorin Properties; c/o Robert N. Shamansky, Agent; 88 E. Broad St.; Suite 900; Columbus, Ohio 43215.
- Property Owner(s):** Robert N. Shamansky; 88 E. Broad St.; Suite 900; Columbus, Ohio 43215.
- Planner:** Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The 4.2± acre site is developed with a single-family dwelling and zoned in the L-M-2, Limited Manufacturing and District. The applicant requests the CPD, Commercial Planned Development District to develop a restaurant with a drive-thru on Sub Area A, a 1.06± acre portion of the site with frontage on Lockbourne Road, and office and warehouse uses in Sub Area B, the 3.47± acre balance of the site that will take access to Koebel Road.
- A residential dwelling zoned in the L-M-2, Limited Manufacturing District is located to the north. Single-family residential dwellings zoned in the R-2, Residential District are located to the east and south. A church zoned in the R-2, Residential District are located to the west.
- The site is located within the boundaries of the *Trisouth Neighborhood Plan (2003)*. The proposed restaurant with drive-through window, office and limited scale warehouse development is consistent with Plan recommendations for mixed use development.
- The CPD text restricts the permitted use on Sub area "A" to a restaurant with drive-thru and provides development standards for building and parking setbacks, site access, construction of sidewalks along Lockbourne Road frontage and between Sub areas A and B, headlight screening along Lockbourne Road, screening per C.C. 3342 so long as land to the south is residentially zoned or used, mechanical equipment screening, lighting and graphics restrictions, prohibit vehicular cross ingress/egress between Sub areas A and B, PDO fee commitment, lot split commitment and variance requests to eliminate the requirement for a dedicated by-pass lane for the drive-thru and to reduce the number of required parking spaces from 45 to 35 spaces.
- The L-C-4, Limited Commercial District limitation text permits office commercial and warehouse or storage in bulk uses except that telecommunication antennas and dwelling units permitted per C.C. 3353, less objectionable manufacturing and storage uses permitted per C.C. 3367 are prohibited. In addition to the range of development standards established for Sub area A, the L-M-2 limitation text adds development standards to address building material(s) and roof pitch, a twenty-five (25) foot landscaped buffer zone with wood privacy fence along the east, south and west property lines of Sub area B, set maximum height of buildings to thirty-five (35) feet, limit warehouse building size to 4,999 square feet, prohibit loading docks for warehouses, construct

sidewalks along the Koebel Road access drive, to Sub area A and if developed, along a commercial driveway to Lockbourne Road, prohibit vehicular cross ingress/egress between Sub areas A and B, landscape Koebel Road frontage and comply with C.C. 3342 along east and west property lines of the Koebel Road entry drive corridor.

- The Columbus Thoroughfare Plan identifies Lockbourne Road as a 4-2 arterial that requires a minimum of 50 foot of right-of-way from the centerline.

CITY DEPARTMENTS □ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District to develop a restaurant with drive-thru and L-M-2, Limited Manufacturing District for office and warehouse storage in bulk are consistent with land use recommendations of the *Trisouth Neighborhood Plan*. Use restrictions in the L-M-2 limitation text eliminate less objectionable manufacturing uses permitted by the current L-M-2 district on this site (Z89-116). The Sub area A CPD text provides development standards for site access, screening, sidewalks, and lighting and graphics restrictions. The Sub area B limitation text contains similar development standards and in consideration of adjacent single-family uses provides 25 foot wide fenced and landscaped setbacks and restricts maximum building height to 35 feet, maximum size of warehouses to 4,999 square feet and prohibits loading docks for warehouses.