

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBURARY 11, 2003**

- 7. APPLICATION: Z03-050**
Location: **3275 SULLIVANT AVENUE (43204)**, being 0.5± located on the south side of Sullivant Avenue, 260 feet east of Athens Avenue (Greater Hilltop Area Commission; 010-034025).
Existing Zoning: I, Institutional District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Unspecified commercial and institutional uses.
Applicant(s): Millenium Group of Columbus; c/o Thomas Drabick; 6805 Oak Creek Drive; Columbus, Ohio 43229.
Property Owner(s): Millenium Group of Columbus; 1795 Arlington Avenue; Columbus, Ohio 43212.
Planner: John Turner, 645-2485; jmturner@columbus.gov

BACKGROUND:

- This case was tabled at the September 2003 Development Commission Meeting to allow the Applicant additional time to negotiate with Staff. Since the September Meeting, the Applicant has complied with Staff's request to remove C-4 Commercial uses from the limitation text.
- The half acre site is currently developed with a vacant building formerly used as a doctors office and is zoned in the I, Institutional District. The applicant requests the CPD, Commercial Planned Development District to permit most C-3, Commercial and I, Institutional District uses.
- Multi-family dwellings lie to the west of the site in the I, Institutional and AR-1, Apartment Residential Districts. Beginning at the intersection of Athens Avenue and farther to the west lie commercial uses within the C-4, Commercial District. A multi-family dwelling is adjacent the site to the east zoned in the AR-1, Apartment Residential District. Farther east is an office use within the AR-O, Apartment Office District. Across Sullivant Avenue to the north of the site are single and multi-family uses within the R-4, Residential District. To the south are single-family dwellings within the SR, Suburban Residential District.
- The enclosed CPD Site Plan illustrates the existing building and parking areas. The current development does not conform to the parking lot setback, parking lot screening, side yard, rear yard, lot coverage, and building setback requirements of the I, Institutional District. The site is completely covered with hard surface and contains landscaping along the front of the building and one tree. As submitted the CPD Site Plan will establish a variance to the parking setback, code requires a minimum of 10 foot landscaped parking setback. The CPD Text contains lighting standards and the requirement to install a privacy fence along the side property lines (to comply with the parking lot screening requirements).
- The site lies within the boundaries of the Greater Hilltop Area Commission, which recommends approval.

- The site lies within the boundaries of the *Greater Hilltop Plan (2001)*, which does not give a specific land-use recommendation for the site. However the plan recommends the development of commercial nodes at major intersections along Sullivant Avenue and to “provide appropriate buffering between land-uses.”

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The applicant requests the CPD, Commercial Planned Development to permit additional commercial uses within an existing vacant medical office building. This site is mid-block and adjacent to residential uses. Staff supports the latest proposal which removes more intense uses such as auto repair, auto sales, and other C-4, Commercial District uses contained in the original Application.