

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2004**

- 15. APPLICATION: Z03-115**
Location: **6079 BLAZER PARKWAY (43213)**, being 1.0± acres located at the northwest corner of Blazer Parkway and Tuttle Crossing Boulevard. (010-216489).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Unspecified commercial development.
Applicant(s): Ailsa Property Group, LLC; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): Star Bank of Central Ohio; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Case Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 1.0± acre site is developed and zoned in the L-C-4, Limited Commercial District. The applicant requests the CPD, Commercial Planned Development District to Permit C-3, Commercial District uses and for a four-space parking reduction. The current L-C-4, limitation text limits uses to C-2, uses as well as 18 additional uses generally characterized as art and business services, lodging, restaurant and bakeries, home furnishings, and child day care.
- A restaurant lies to the east of the site across Blazer Parkway, located in the City of Dublin. To the north and west are two restaurants zoned in the L-C-4, Limited Commercial District. A gasoline station and regional mall zoned in the CPD, Commercial Planned Development District lies to the south across Tuttle Crossing Boulevard.
- The CPD, Commercial Planned District Development text contains development standards from the previous L-C-4, Limited Commercial District. The applicants have received a recommendation of approval from the Transportation Division for the proposed four-space parking reduction.
- The *Columbus Thoroughfare Plan* identifies Tuttle Crossing Boulevard as 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested rezoning to the CPD, Commercial Planned Development District to add additional permitted uses and for a four-space parking reduction is consistent with the surrounding zoning and land uses. The proposed CPD, Commercial Planned Development District contains development standards that will ensure consistency with the surrounding zoning and land use

patterns of the area. The Transportation Division supports the four space parking reduction and feels that it will have no impact on the surrounding properties.