

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 13, 2005**

- 1. APPLICATION: Z04-089**
Location: **5436 WESTERVILLE ROAD(43081)**, being 13.43± acres located on the east side of Westerville Road, 299± feet north of Old Dublin Granville Road (600-180069).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Retail commercial development.
Applicant(s): Iron Pony Motorsports Group, Inc.; c/o Kyle J. Stroh, Atty., Metz & Bailey; 33 East Schrock Road; Westerville, OH 43081
Property Owner(s): 5436 Westerville Road, LLC.; 335 Bryn-Du Drive; Granville, Ohio 43023.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 13.43± acre site is developed with an existing retail development that was built in the Blendon Township and has been zoned in the R, Rural District since it was annexed into the City in 1975. The applicant requests the CPD, Commercial Planned Development District to bring the existing development into conformance with zoning and to allow for future development.
- To the north is a retail strip commercial development zoned in the C-4, Commercial District. To the south is a mix of commercial and light industrial development in Blendon Township and in the R, Rural, C-4, Commercial and L-M, Limited Manufacturing District. To the east is a park in the R, Rural District. To the west across Westerville Road is a mix of commercial and industrial development in Blendon Township.
- The CPD, Commercial Planned Development District text provides use limitations, and addresses landscaping materials and buffering.
- The site lies within the boundaries of Area 11 of the *Northland Plan Volume I* (2001), which does not contain a site specific recommendation.
- The *Columbus Thoroughfare Plan* identifies Westerville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would permit continuation of the existing commercial development which is consistent with the zoning and land use patterns of the area.