

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2003**

1.     **APPLICATION:**                 **Z03-022**  
       **Location:**                 **4209 SULLIVANT AVENUE (43228)**, being 0.25± acres located on the south side of Sullivant Avenue, 207± feet east of Georgesville Road (Greater Hilltop Area Commission).  
  
       **Existing Zoning:**         R-4, Residential District.  
       **Request:**                    L-C-4, Limited Commercial District.  
       **Proposed Use:**             Veterinarian office expansion and parking lot.  
       **Applicant(s):**             Tony K. Xenikis; c/o Neal C. Bronder; P.O. Box 282224; Columbus, Ohio 43228.  
  
       **Property Owner(s):**     The Applicant.  
       **Planner:**                    Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The site is developed with a two-family dwelling and is currently zoned in the R-4, Commercial District. The applicant is requesting the L-C-4, Limited Commercial District to provide additional parking and expand the existing veterinary office that is located on the adjacent C-4 property to the west of the site.
- o To the north across Sullivant Avenue is a bowling alley in Franklin Township. To the south is single-family residential development in the R-2 Residential District. To the east is a two-family dwelling zoned in the R-4, Residential District. To the west is a veterinary office zoned in the C-4, Commercial District.
- o The site is located within the boundaries of *The Greater Hilltop Plan* (2001), which supports development of commercial nodes at major intersections along Sullivant Avenue. This site is approximately 207 feet east of Georgesville Road, and everything to the west of it has commercial zoning.
- o The site is located within the boundaries of the Greater Hilltop Area Commission whose recommendation is approval.
- o The L-C-4 text includes use restrictions and screening in consideration of the residential uses to the east and south, and street trees and lighting controls.
- o The *Columbus Thoroughfare Plan* identifies Sullivant Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant is requesting the L-C-4, Limited Commercial District for the expansion of the existing veterinary office and parking lot from the adjacent C-4 lot to the west. The L-C-4 text includes limitations in consideration of surrounding residential uses, and the proposal is consistent with *The Greater Hilltop Plan* recommendation and the zoning and development patterns of the area.