

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2002**

5. **APPLICATION:** **Z02-061**
 Location: **2 GEORGESVILLE ROAD (43228)**, being 13.94± acres located at the southeast corner of Georgesville Road and West Broad Street (Greater Hilltop Area Commission).

 Existing Zoning: R, Rural District.
 Request: L-C-4, Limited Commercial District
 Proposed Use: Commercial retail development.
 Applicant(s): Location Finders International Inc.; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Columbus, Ohio 43215.
 Property Owner(s): Delphi Automotive Systems LLC; c/o The Applicant.
 Case Planner: Dana Hitt, AICP, 645-2395; dahitt@cmhmetro.net

BACKGROUND:

- o The undeveloped 13.94± acre site is zoned in the R, Rural District. The applicant requests the L-C-4, Limited Commercial District to permit unspecified commercial development.
- o To the north is a commercial shopping center in Franklin Township. To the south is an automobile dealership zoned in the L-C-4, Limited Commercial District. To the east is a factory in Franklin Township. To the west across West Broad Street is a restaurant, automobile dealership and retail development, in Franklin Township.
- o The text provides use restrictions and development standards that address lighting, landscaping, headlight screening, and traffic related commitments.
- o This site falls within the boundaries of the Greater Hilltop Area Commission whose recommendation has not been received.
- o The *Columbus Thoroughfare Plan* identifies West Broad Street as a 6-2 arterial and Georgesville Road as a 4-2D arterial requiring a minimum of 80 and 60 feet of right-of-way from centerline respectively.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Applicant's request is consistent with land uses allowed to the north, east and west across West Broad Street. The limitation text proposes additional landscaping to provide 30 inch high headlight screening and trees along Georgesville Road and West Broad Street.