

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2013**

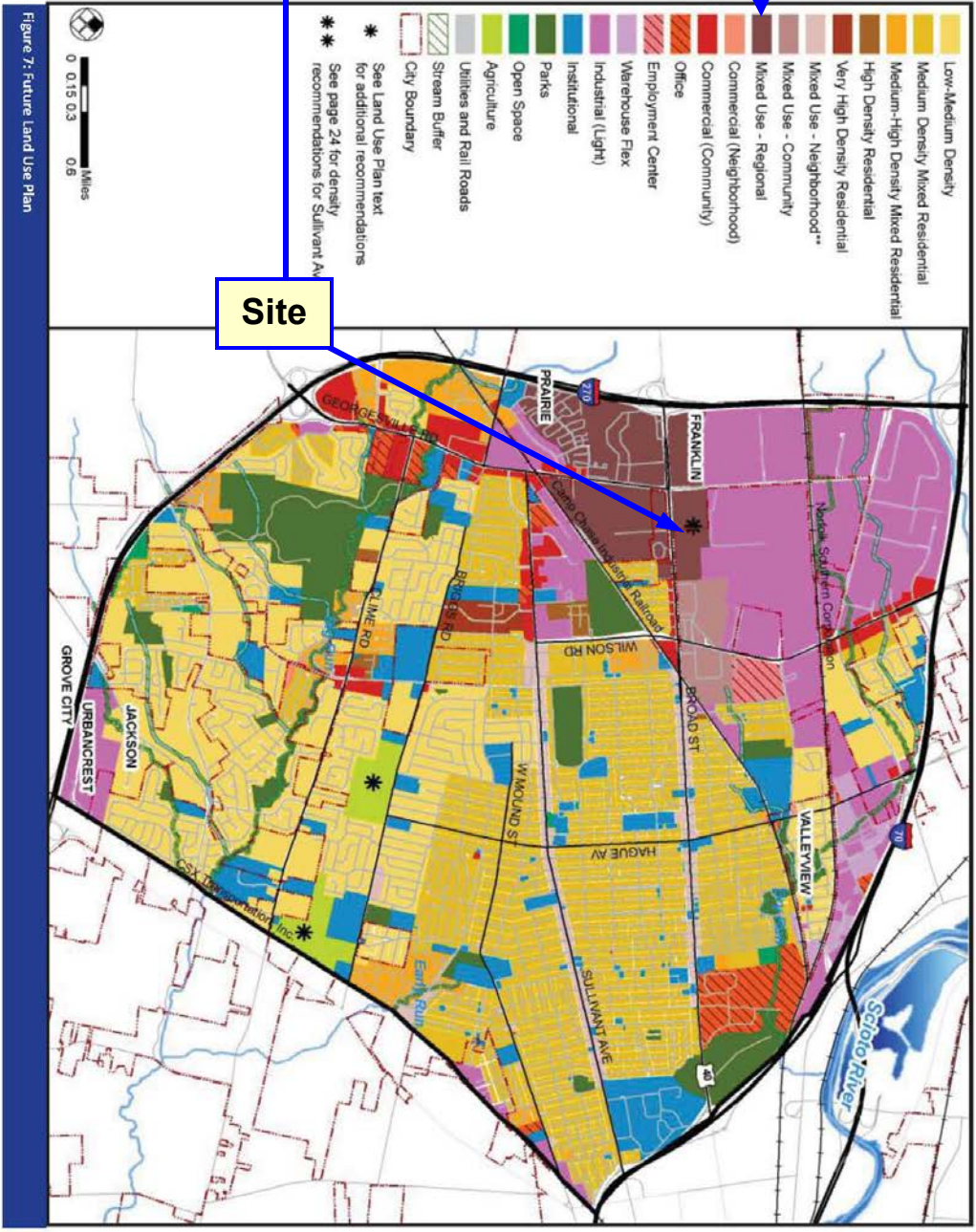
1. **APPLICATION:** **Z13-005 (ACCELA # 13335-00000-00041)**
 Location: **3900 WEST BROAD STREET (43228)**, being 14.41± acres located on the north side of West Broad Street, 1,115± feet east of Phillipi Road (570-189622; Greater Hilltop Area Commission).
 Existing Zoning: R, Rural District.
 Request: C-4, Commercial District.
 Proposed Use: Conform existing automobile dealership development.
 Applicant(s): Robert A. Layman, Jr.; c/o Gary Wheaton; 3900 West Broad Street; Columbus, OH 43228.
 Property Owner(s): Robert A. Layman, Jr.TR; 8231 Bay Colony Drive # 2004 Brighton; Naples, FL 34108.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The 14.41± acre site is developed with an automobile dealership, and is zoned in the R, Rural District as a result of a 1981 annexation from Franklin Township. The site is also included in the West Broad Street Regional Commercial Overlay. The requested C-4, Commercial District will conform the existing use and allow regional commercial uses.
- o To the north is a distribution center in the M, Manufacturing District. To the east are a vacant shopping center and a fast food restaurant in the C-4, Commercial District. To the south across West Broad Street is an automobile dealership in the L-C-4, Limited Commercial District. To the west is an automobile dealership in Franklin Township.
- o The site is located within the planning area of *The Greater Hilltop Plan Amendment (2010)* which recommends mixed-use regional commercial uses for this location.
- o The site is located within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the requested C-4 District.
- o The *Columbus Thoroughfare Plan* identifies West Broad Street as 6-2 arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

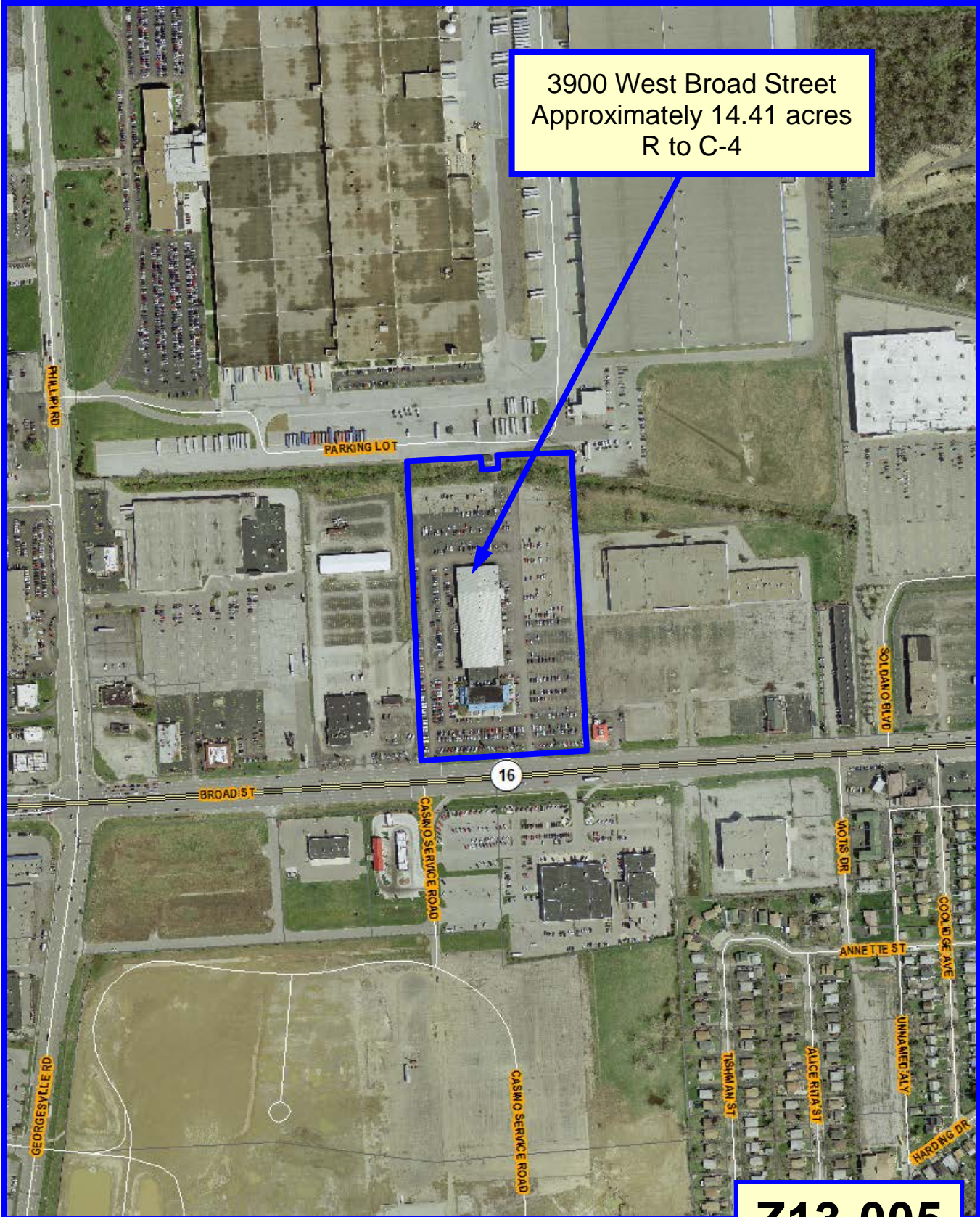
The requested C-4, Commercial District will conform the existing automobile dealership development with an appropriate zoning district for this regional commercial area. The request is consistent with the land use recommendations of *The Greater Hilltop Plan Amendment*, and the established zoning and development pattern of the area.



Site

Z13-005

Figure 7: Future Land Use Plan



3900 West Broad Street
Approximately 14.41 acres
R to C-4

Z13-005



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 213-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) GARY WHEATON
of (COMPLETE ADDRESS) 3900 W BROAD ST COLUMBUS OHIO 43228
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. <u>ROBERT A LAYMAN JR, TRUSTEE OF THE ROBERT A LAYMAN JR LIVING TRUST DATED NOVEMBER 2, 2004 8231 BAY COLONY DRIVE #2004 BRIGHTON NAPLES, FL 43108</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Gary Wheaton

Subscribed to me in my presence and before me this 15 day of 01, in the year 2013

SIGNATURE OF NOTARY PUBLIC Angela L Kerschner

My Commission Expires: 10-30-17



This Project Disclosure Statement expires six months after date of notarization.
Angela L. Kerschner
Notary Public, State of Ohio
My Commission Expires 10-30-17

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer