

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

- 3. APPLICATION: Z04-069**
Location: **4295 SULLIVANT AVENUE (43228)**, being 1.67± acres located at the southwest corner of Sullivant Avenue and Georgesville Road (Greater Hilltop Area Commission; 570-144443).
Existing Zoning: C-4 and C-5 Commercial and R-1, Residential Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Retail strip commercial development.
Applicant(s): Georgesville Retail Center, LLC; c/o Michael T. Shannon, Atty., Crabbe, Brown and James, LLC; 500 South Front Street, Suite 500; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 1.67± acre site is undeveloped and is zoned in the C-4 and C-5 Commercial and R-1, Residential Districts. The applicant requests the CPD, Commercial Planned Development District to develop a retail strip center.
- To the north are industrial uses in the M, Manufacturing District. To the south is a single-family dwelling in the R-1, Residential District. To the east is a bank in the CPD, Commercial Planned Development District. To the west is parking in the CPD, Commercial Planned Development District.
- The CPD, Commercial Planned Development District text limits the use to C-4, Commercial uses. Development standards addressing lot coverage, landscape materials, lighting and building materials are provided. The applicant requests variances to have three less stacking spaces than the eight that are required and one less loading space than the required two.
- The site lies within the boundaries of the *Greater Hilltop Area Plan (2001)*, which does not contain a site specific recommendation.
- The *Columbus Thoroughfare Plan* identifies Sullivant Avenue and Georgesville Road as 4-2 and 4-2D arterials respectively requiring a minimum of 50 and 60 feet of right-of-way respectively from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

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

variances will not negatively affect the development and the commitments in the CPD, Commercial Planned Development District text ensure a development compatible with the rest of the developed area.