

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 13, 2004**

- 10. APPLICATION: Z03-123**
Location: **4833 SUNBURY ROAD (43219)**, being 7.16± acres located at the northwest intersection of Morse and Sunbury Roads (010-242734).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Retail commercial development.
Applicant(s): H.H. Gregg Appliances; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): City National Bank, et al.; 1015 Willow Bluff Drive.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 7.16± acre site is developed with a single-family dwelling and zoned in the R, Rural District. The applicant wishes to rezone the property to the CPD, Commercial Planned Development District in order to develop a specific retail use. This property was the subject of a rezoning request in 2001 for an automobile dealership that was denied by Development Commission.
- To the north is vacant land zoned in the R, Rural District. To the east across Sunbury Road are single-family dwellings zoned in the L-R, Limited Rural and R, Rural Districts. To the south across Morse Road is a convenience store with gasoline sales and undeveloped land zoned in the CPD, Commercial Planned Development District. To the west is Alum Creek beyond which is undeveloped land zoned in the R, Rural District. A large portion of the site lies within the 100 year flood plain.
- The Commercial Planned Development text includes customary use restrictions, parking and building setbacks, landscaping, street trees, 20-foot down-lighting, commitments to a site plan and building elevations, and a conservation easement as shown on the Site Plan. The applicants wish to commit to the site plan, however as drawn it does not comply with the Regional Commercial Overlay.
- The site falls within the boundaries of Subarea 8 of the *Northland Plan I*, (2001) which allows commercial use of this parcel with protection of the flood plain.
- The Columbus Thoroughfare Plan identifies Morse Road as a 6-2D requiring a minimum of 80 feet of right-of-way from centerline and Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District to develop a retail facility does not meet the standards of the Regional Commercial Overlay. At the time of this report, the applicants have not provided the City with a requested access study.