

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2003**

7. **APPLICATION:** **Z03-019**
 Location: **3409 EAST BROAD STREET (43213)**, being 0.64± acres located on the southwest corner of East Broad Street and Hampton Road.

 Existing Zoning: AR-O, Apartment Residential Office District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Quilting shop.
 Applicant(s): Quilt Beginnings; c/o David L. Hodge, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
 Property Owner(s): Huntington National Bank; P.O. Box 182334; Columbus, Ohio 43218.
 Planner: Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

- The 0.64± acre site is zoned in the AR-O, Apartment Residential Office District and developed with a closed bank building. The applicant is requesting the CPD, Commercial Planned Development District for a quilting shop that includes the retailing of supplies, sewing machine repair, and on-site classes within the existing building, and proposes a 2,418 square foot building addition.
- To the north across East Broad Street is multi-family residential development in the C-4, Commercial District. To the east across Hampton Road is a shopping center in the C-4 Commercial District. To the south and west is multi-family residential development in the AR-1, Apartment Residential and AR-O, Apartment Residential Office Districts respectively.
- The CPD text commits to use restrictions, screening, lighting controls, and a variance for a thirty-foot building setback along East Broad Street.
- East Broad Street is identified by the *Columbus Thoroughfare Plan* as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would allow for a quilting shop that includes the retailing of supplies, sewing machine repair, and on-site classes within the existing building, and proposes a 2,418 square foot building addition. The proposed CPD text commits to use restrictions and development standards consistent with the established zoning and development patterns of the area.