

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2003**

- 6. APPLICATION: Z03-028 (REVISED)**  
**Location:** **24 WEST BRIGHTON ROAD (43202)**, being 0.12± acres on the north side of West Brighton Road, west of North High Street. (Clintonville Area Commission).  
**Existing Zoning:** C-4 Commercial District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Parking.  
**Applicant(s):** GRB North Broadway Partners LLC.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** Clintonville Electric Company, et al (2); c/o The Applicant.  
**Planner:** Dana Hitt, AICP, 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 0.12± acre site is zoned in the C-4, Commercial District and is developed with an existing parking lot. The applicant requests the CPD, Commercial Planned Development District to develop seven parking spaces east of the alley.
- To the north is retail development in the C-4, Commercial District including a proposed redevelopment which this parking is intended to serve. To the south across West Brighton Road are single-family and commercial uses in the R-3, Residential and C-4, Commercial Districts. To the east across North High Street is a school in the C-4, Commercial District. To the west is a single-family dwelling in the R-3, Residential District.
- The Commercial Development text and plan provide for a four-foot high decorative fence facing West Brighton Road. The applicant is requesting a variance to locate the parking east of the alley five feet from the south property line where ten feet would be required.
- This site lies within the boundaries of the Clintonville Area Commission whose recommendation has not been received as of preparation of this report.
- The *Columbus Thoroughfare Plan* identifies North High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The applicants are no longer proposing to rezone the single-family dwellings west of the alley for parking. The proposal to rezone the existing parking lot for seven parking spaces for the redevelopment to the north is consistent with the zoning and development patterns of the area.