

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 6, 2004**

- 6. APPLICATION: Z04-008**
Location: 2615 BRICE ROAD (43068), being 1.02± acres located at the southwest corner of Brice Road and Scarborough Boulevard (010-187901).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Retail development.
Applicant(s): Visconsi Companies, Ltd.; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
Property Owner(s): First Lease, Ltd. c/o Sun Refining & Marketing and Waffle House, Inc.; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
Planner: John Turner, 645-2485; jmturner@columbus.gov

BACKGROUND:

- o The site developed with an abandoned gas station and is currently zoned in the CPD, Commercial Planned Development District. The current CPD zoning was established in 1998 to permit the development of a car wash, which was not built. The Applicant requests the CPD, Commercial Development to permit retail uses; the intended use is a drug store.
- o The site is located at the Scarborough Boulevard/ Tussing Road and Brice Road intersection, adjacent to Interstate 70. The area is developed with various commercial uses, including large retail centers, movie complex, gas sales, and multiple retail uses, within the C-4, C-5, and CPD Commercial Districts. The site is an outparcel to a large retail store (Meijer) and shares parking and access points with a restaurant (Waffle House).
- o The submitted CPD Site Plan illustrates the location of the proposed building and landscaping areas. The CPD establishes a 5 foot parking setback. Although this setback is less than the code minimum of 10 feet for the C-4 District, it is consistent with the adjacent commercial developments. The proposal provides a shared parking area with the adjacent restaurant to offset the requested 8 space parking variance. The text also includes minor variances to aisle width along the drive-thru bypass lane (1 foot) and loading spaces (2 feet) and a stacking space reduction of 2 spaces (from 8 to 6) for the proposed drive-up window.
- o The site is located within the boundaries of the *Brice/Tussing Area Plan (1990)*, which recommends commercial land uses.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The Applicant requests the CPD, Commercial Planned Development to develop a retail use and to replace the current CPD which only permits a car wash. Commercial use of this site has been established by the existing zoning, as well as surrounding development and proximity to a major interchange. The proposal is consistent with the commercial development within the area and the recommendations of the *Brice/Tussing Area Plan (1990)*.