

**GREATER HILLTOP AREA COMMISSION
POLICY MOTION - ZONING**

Date Presented: August 10, 2003
Sponsor: Daryl Hennessy and Dave Horn
GHAC Zoning Co-Chairs
Subject Matter: Request to rezone 3275 Sullivant Avenue from Institutional Zoning to include commercial uses up to and including C-4.

Final Vote:

The following motion is presented to the Greater Hilltop Area Commission for consideration:

WHEREAS, the purpose of the City of Columbus' policies, standards, and regulations on land use and development are designed to help ensure the health, safety, and welfare of its citizens, while protecting the rights and privileges of property owners, and

WHEREAS, the City's land use and development review process requires a recommendation by the Greater Hilltop Area Commission for projects in the designated area,

WHEREAS, a proposal affecting the property at 3275 Sullivant Avenue requests the current zoning designation of Institutional be expanded to include most commercial uses through C-4;

WHEREAS, the applicant has agreed to explicitly exclude the following uses for the site that would otherwise be permitted by the current city zoning code: electrical substation, utility pumping station, billboard, night club, cabaret, dance hall, private club, poolroom, and stable limited to a maximum of five (5) animals, proposed structure is located at the intersection of two public streets and is surrounded by residential structures on all sides and the three other corners of the intersection;

WHEREAS, the existing structure at the site would easily accommodate most permitted new uses and the expanded uses for the site will make it more marketable; and

WHEREAS, a subcommittee of the Greater Hilltop Area Commission Zoning Committee recommended approval of the applicant's request by a vote of 2 to 0 at its public meeting on July 15, 2003.

NOW, THEREFORE, the Greater Hilltop Area Commission supports the applicant's request to expand the zoning of the property at 3275 Sullivant Avenue to include most commercial uses through a C-4 district in addition to the institutional uses that are already permitted.