

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2003**

5.    **APPLICATION:**                    **Z03-027**  
      **Location:**                    **4049 LIVINGSTON AVENUE (43227)**, being 0.50± acres located on the south side of Livingston Avenue, 100± feet east of Streibel Road.
- Existing Zoning:**            C-3, Commercial District.  
      **Request:**                     CPD, Commercial Planned Development District.  
      **Proposed Use:**             Drive-through restaurant.  
      **Applicant(s):**             Wendy's International, Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street; Columbus, Ohio 43215.  
      **Property Owner(s):**       Wendy's International, Inc.; c/o The Applicant.  
      **Planner:**                    Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The site is developed with a fast-food restaurant and is currently zoned in the C-3, Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to redevelop the site with a drive-through only restaurant.
- o To the north across Livingston Avenue are single-family dwellings in the city of Whitehall. To the south is multi-family residential development in the AR-1 Apartment Residential District. To the east is a small shopping center zoned in the C-3, Commercial District. To the west is a carryout zoned in the C-3, Commercial District.
- o The CPD text includes street trees, headlight screening, landscaping and lighting controls.
- o The *Columbus Thoroughfare Plan* identifies Livingston Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant is requesting the CPD, Commercial Planned Development District to redevelop the site with a drive-through only restaurant. The CPD text includes street trees, headlight screening, lighting controls, and the proposed development is consistent with the zoning and development patterns of the area.