

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2005**

5. **APPLICATION:** **Z05-012**
 Location: **4389 ROBERTS ROAD (43228)**, being 1.49± acres located at the southwest corner of Roberts and Wilson Roads (560-129701).
 Existing Zoning: C-4, Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Convenience store with fuel sales.
 Applicant(s): Thornton's Inc.; c/o Jeffrey L. Brown, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
 Property Owner(s): Champakbhai Patel; 4508 Monticello Boulevard; South Euclid, Ohio 44143.
 Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The vacant 1.49± site is zoned in the C-4, Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to develop a convenience retail store with fuel sales and a carwash.
- A convenience store with fuel sales, restaurant and an office-warehouse are located north of the site across Roberts Road in the C-4, Commercial and M-2, Manufacturing Districts. A restaurant and office-warehouse are located east and southeast of the site across Wilson Road in the C-5, Commercial and M-2, Manufacturing Districts. Vacant land zoned in the C-4, Commercial District is located west of the site.
- The proposed CPD text limits land use to a convenience store with fuel sales and a carwash and includes customary development standards for building, canopy and parking setbacks, site access, headlight screening and street trees, outdoor display, lighting. A variance is requested to reduce building setbacks. The CPD site plan includes traffic improvements requested by the Transportation Division.
- The *Columbus Thoroughfare Plan* identifies Roberts and Wilson Roads as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENT'S RECOMMENDATION: Approval. The applicant's request for the CPD, Commercial Planned Development District to develop a convenience store with fuel sales and a carwash is consistent the existing development pattern at the intersection of Roberts and Wilson Roads. The CPD text includes use restrictions and development standards that address building, canopy and parking setbacks, site access, headlight screening and street trees, outdoor display, lighting restrictions, and a variance to reduce building setback lines. The CPD site plan includes traffic improvements requested by the Transportation Division.







