

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2003**

- 9. APPLICATION: Z03-081**
Location: 1416 HARRISBURG PIKE (43223), being 8.59± acres located on the east side of Harrisburg Pike, 440± feet north of Big Tree Drive (South East Area Commission; 010-263080).
Existing Zoning: R-1, Residential and C-4, Commercial District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Unspecified commercial development.
Applicant(s): Harrisburg Properties; c/o William Goldman; 454 East Main Street, Ste. 227; Columbus, Ohio 43215.
Property Owner(s): ZBP Properties and The Applicant; c/o William Goldman; 454 East Main Street, Ste. 227; Columbus, Ohio 43215.
Planner: John Turner, 645-2485; jmturner@columbus.gov

BACKGROUND:

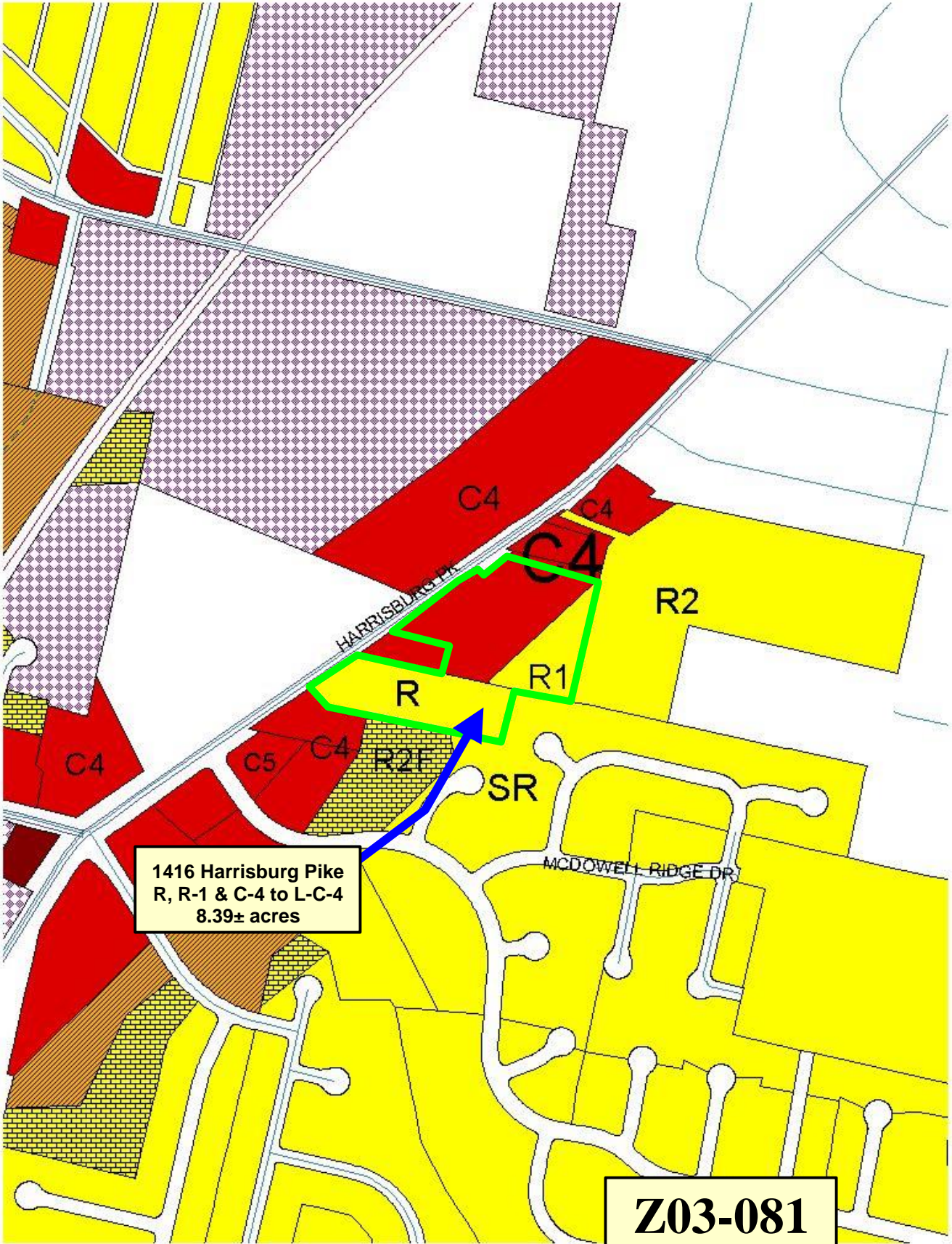
- The 8.4 acres site is located within a section of Harrisburg Pike developed with several commercial uses including: supermarkets, fast food restaurants, offices, and various retail uses within the unrestricted C-4, Commercial District. To the rear (east) of the site lies a single-family subdivision under construction and zoned in the R-2, Residential District. Approximately one half of the site is currently developed with a retail strip center (named "Zettler Hardware Center") and zoned in the C-4, Commercial and R-1, Residential Districts. In 1998, a Certificate of Zoning Clearance was issued in error for the retail center, a use not permitted within the R-1 portion of the property. Additionally, the existing development does not conform to the previously approved drawing (13 trees and curbed landscape islands required for interior landscaping and parking lot screening to the adjacent residential district were not installed). The remainder of the property is undeveloped and predominately zoned in the R, Rural District since annexation. The applicant request the L-C-4, Limited Commercial District to conform the existing development and develop additional unspecified commercial uses. As submitted, the applicant will have to provide the interior landscaping and parking lot screening as required under the Zoning Code.
- The submitted Limitation text establishes two sub-areas: Sub-area A, which includes the existing retail center and Sub-area B which includes a 1.3 acre undeveloped parcel zoned in the C-4, Commercial and R-1, Residential Districts and a 3 acre undeveloped parcel zoned in the R, Rural District. The Text requires the installation of privacy fence between the site and the adjacent single-family dwellings and a 15-foot parking setback landscaped with evergreen trees, lighting, and use standards within the undeveloped Sub-area B.
- The site is located within the boundaries of Southwest Area Commission, which has been inactive for a few years. The Commission is in the process of reforming; the

Applicant has agreed to appear before the Commission if the Commission is officially active (held elections) before this application is submitted to City Council.

- The *Columbus Thoroughfare Plan* identifies Harrisburg Pike as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline. The street is a State Highway and requires access approval from the Ohio Department of Transportation.

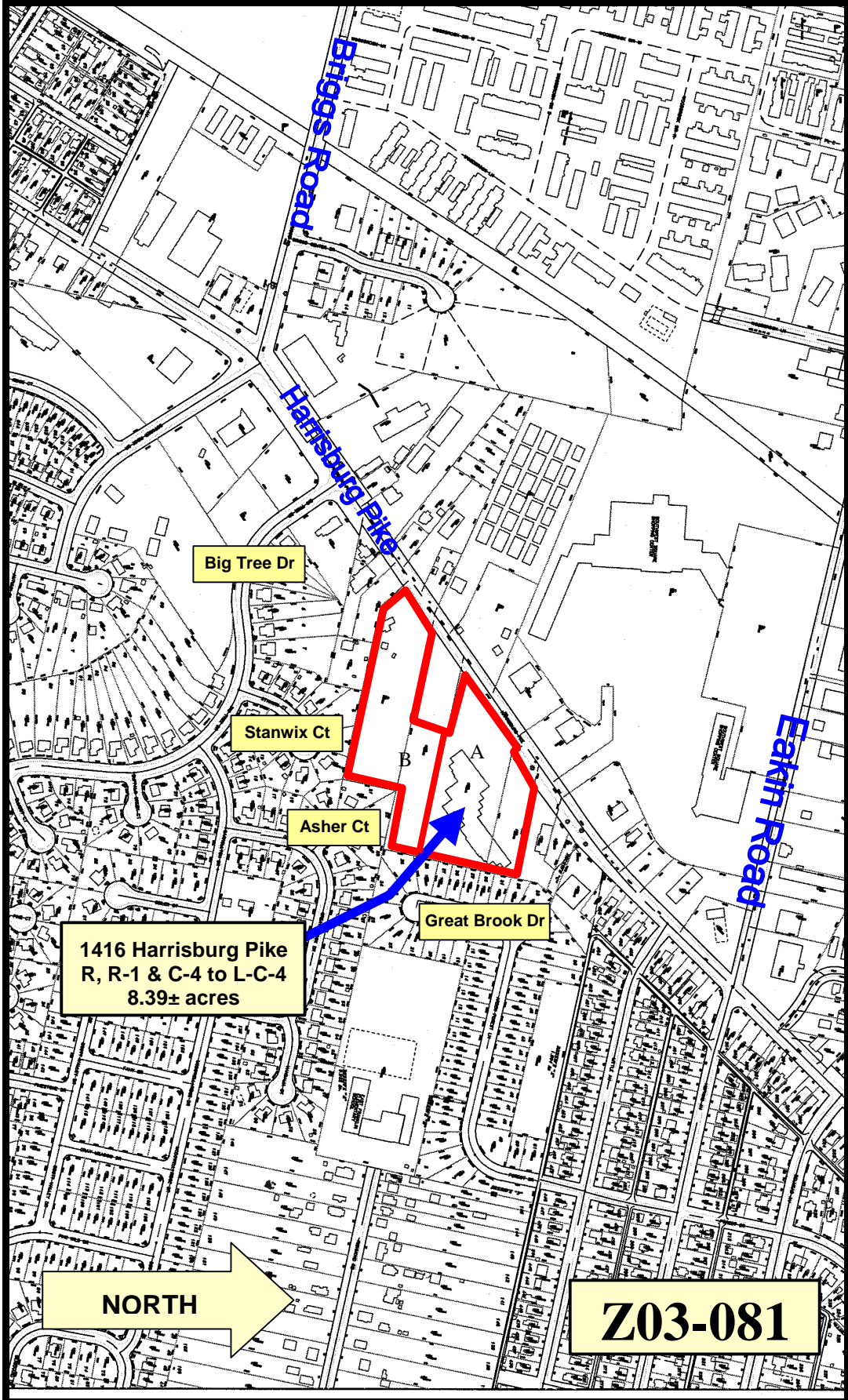
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant request the L-C-4, Limited Commercial District to conform an existing retail center and to permit additional unspecified commercial uses. The site is located along a section of Harrisburg Pike developed with similar commercial uses zoned in the unrestricted C-4, Commercial District. The submitted Limitation Text requires the installation of a privacy fence between the site and an existing single-family development to the east. Additional lighting, use, parking lot setback, and screening requirements are established on the undeveloped portion of the site. The proposal is consistent with the development trend in the area.



1416 Harrisburg Pike
R, R-1 & C-4 to L-C-4
8.39± acres

Z03-081





PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 203-081

Being first duly cautioned and sworn (NAME) William A. Goldman, Esq.
of (COMPLETE ADDRESS) 454 E. Main Street, Suite 227, Columbus, OH 43215
deposes and states that (he/she) is the ~~AGENT~~ ~~APPLICANT~~ or DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the
subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Harrisburg Properties	7697 Norhill Road
c/o Jeffrey Meyer	Columbus, OH 43235
ZBP Partners	661 High Street
	Worthington, OH 43085

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 29th day of September, in the year 2003

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: May 28, 2008

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here