

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 13, 2004**

- 3. APPLICATION: Z04-023**
- Location:** **2136 BETHEL ROAD (43220)**, being 2.41± acres located at the northwest corner of Bethel and Dierker Roads (590-158988).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Appliance retail and repair.
- Applicant(s):** Clintonville Electric Company; c/o Jackson B. Reynolds, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Property Owner(s):** Columbus Venture LLC; c/o Triple Net Real Estate; 51 Sherwood Terrace; Lake Bluff, Illinois 60044.
- Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 2.41± acre site is developed with a vacant retail structure zoned in the CPD, Commercial Planned Development District and an existing vacant retail structure. The site was previously a drug-store and was the subject of rezoning, Z97-020, which rezoned the property from L-C-2. The applicant is requesting the CPD, Commercial Planned Development District to modify the current CPD, Commercial Planned Development District to now allow Appliance retail and repair.
- The site is surrounded by a multi-family development to the north and west, zoned in the L-AR-12, Limited Apartment Residential District. To the east across Dierker Road is a shopping center zoned in the CPD, Commercial Planned Development District. To the south across Bethel Road is multi-family development zoned in the L-ARLD, Limited Apartment Residential District.
- The site falls within the boundaries of Subarea 32 of the *Northwest Plan*, (1991) which proposes supporting development under the existing zoning.
- The submitted CPD plan illustrates the location of the existing building and landscaping areas. The CPD text carries over the development standards contained within the current CPD District, and includes use restrictions, headlight screening and lighting controls. The applicant has indicated that they will install buffering that was not installed and/or died from the previous rezoning.
- The *Columbus Thoroughfare Plan* identifies Bethel Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The CPD text carries over the development standards contained within the current CPD District, and is consistent with the zoning and development patterns of the area and the applicant needs to indicate in the CPD Text that they will install buffering that was not installed and/or died from the previous rezoning.