

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 11, 2004**

- 9. APPLICATION: Z03-105**  
**Location:** **2460 BRICE ROAD (43068)**, being 1.87± acres located on the east side of Brice Road, 520± feet north of Scarborough Boulevard (010-104479).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-C-4, Commercial District.  
**Proposed Use:** Retail commercial use.  
**Applicant(s):** GRB Brice Road LLC; c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** Sams East Inc.; c/o Wal-mart Stores East LP; 2001 S E. 10<sup>th</sup> Street; Bentonville, Arkansas 72716.  
**Planner:** Don Bier, 645-0712; [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- The undeveloped 1.87± acre site is zoned in the CPD, Commercial Planned Development District. The applicant is requesting the L-C-4, Limited Commercial District to develop a retail shopping center.
- The site is surrounded by retail uses zoned in the C-4, Commercial District across Brice Road to the north, a vacant retail store to the east and south, and a restaurant and gas station to the west, zoned in the C-4 and C-5 commercial districts, respectively.
- The proposed commercial use is consistent with the recommendations of the Brice-Tussing Plan (1990).
- The L-C-4 limitation text includes customary use restrictions and development standards that address site access, street trees within the parking setback, parking lot headlight screening, lighting and graphics restrictions and installation of a sidewalk along Brice Road frontage.
- Brice Road is identified by the Columbus Thoroughfare Plan as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant's request for the L-C-4, Limited Commercial District to develop a retail center is consistent with use recommendations in the Brice-Tussing Plan (1990) and with zoning and development patterns along this section of Brice Road. The limitation text contains customary use restrictions and development standards that address site access, street trees, headlight screening, lighting and graphics restrictions and installation of a sidewalk along Brice Road.