

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2004**

11. **APPLICATION:** **Z04-047**
Location: **4378 CLEVELAND AVENUE (43224)**, being 1.63± acres located on the east side of Cleveland Avenue, 295± feet south of Morse Road (010-103946).
Existing Zoning: L-C-2, Limited Commercial District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Retail storerooms.
Applicant(s): Tri Net Retail Properties; c/o Thomas J. Fortini; P.O. Box 2417; Westerville, Ohio 43086.
Property Owner(s): Richard O. Lindner, III; 900 East Cooke Road; Columbus, Ohio 43224
Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- o The 1.63± acre site is zoned in the L-C-2, Limited Commercial District. There are two vacant single-family dwellings on the site. The applicant is requesting the L-C-4, Limited Commercial District to develop a supermarket and retail space.
- o Retail commercial uses are north of the site in the L-C-4, Limited Commercial District. An apartment complex is located east of the site in the AR-1, Apartment Residential District. Single-family dwellings are located south of the site in the SR, Residential District. Retail commercial and office uses are located to the west across Cleveland Avenue in C-2, C-3, and CPD commercial districts.
- o The site is located within the boundaries of the *Northland Plan: Volume I (2001)*. The Plan does not provide specific land use recommendations for this site.
- o The L-C-4 text includes use restrictions that permit all C-1 through C-3 uses and a restricted list of C-4 uses. Development standards in the limitation overlay text address traffic issues, buffering, screening, landscaping, pedestrian access, and lighting and graphics restrictions. The Applicant is committing to the site plan and west building elevation. The site plan shows the overall site design and landscaping, and limits supermarket size to 12,250 square feet and associated retail store space to 3,000 square feet). The limitation text will be revised to limit development to one building with a maximum size of 15,250 square feet. The site plan will be revised to indicate that the distribution of interior retail space depicted is conceptual and that supermarket is a proposed use.
- o The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 4-2 arterial requiring a minimum of 50 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 15,250 square feet of retail store space is generally consistent with the land use recommendations of the *Northland Plan*:

Volume I. Staff can support this request because of the relative proximity of the site to the intersection of Morse Road and Cleveland Avenue, because the primary C-4, Commercial District use permitted is a supermarket, and because proposed development standards for buffering, screening, landscaping and lighting are sensitive to adjacent residential development.