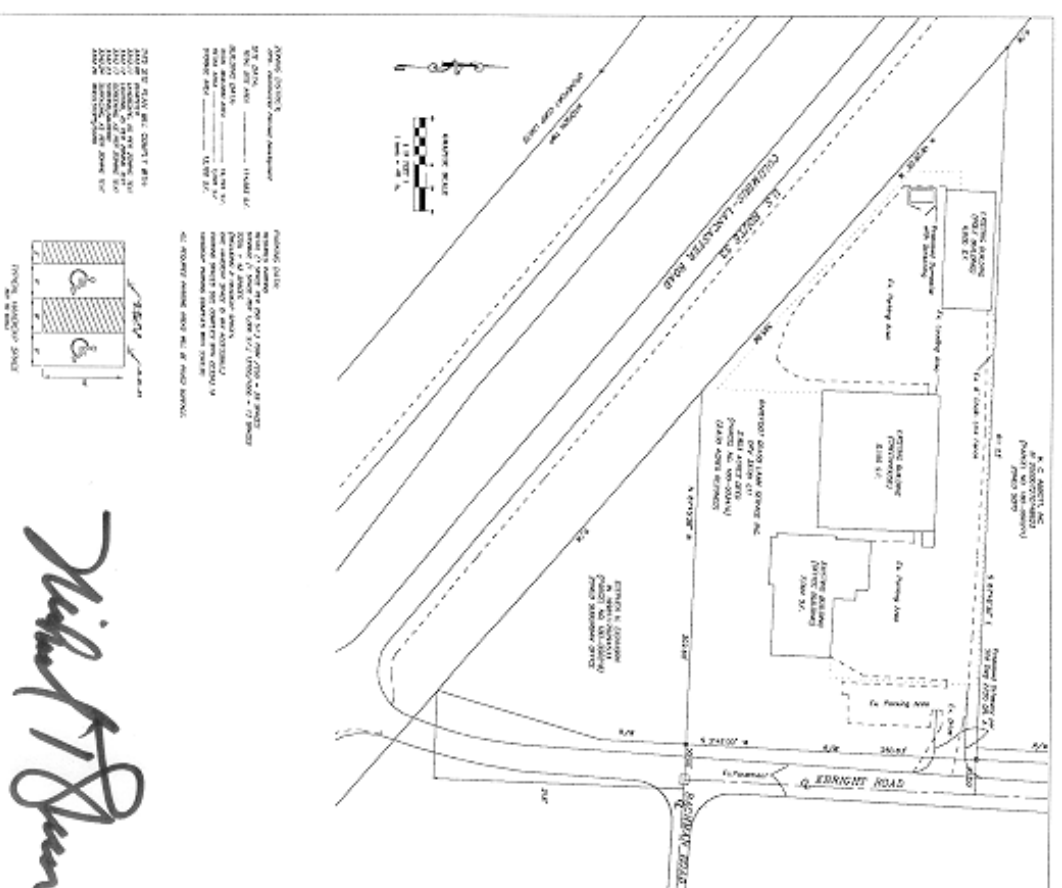


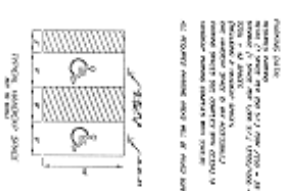
204-054 Final Received 9/19/04 by Planning Dept

Micki Stipan 9/19/04

OFF OF EXAMINER, ORD  
 SHAWNEE CLASSIFICATION BOARD  
 6201 KENNEDY ROAD  
 SHAWNEE, OKLAHOMA 74105  
 (405) 275-2400  
 FAX (405) 275-2400



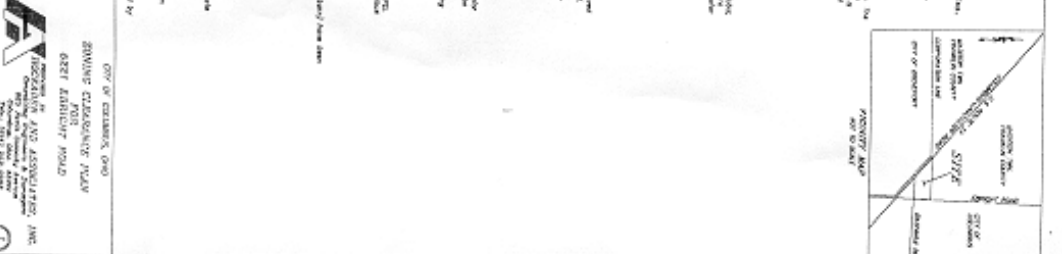
**GENERAL NOTES:**  
 1. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 9, 2004**

- 4. APPLICATION: Z04-054**  
**Location:** **5221 EBRIGHT ROAD (43110)**, being 2.63± acres located on the west side of Ebright Road, 180± feet north of US 33. (180-003410).  
**Existing Zoning:** R, Rural District (annexation pending).  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Retail nursery and landscaping business.  
**Applicant(s):** Service Master c/o Michael T. Shannon, Atty.; 500 South Front Street; Columbus, Ohio 43215.  
**Property Owner(s):** Barefoot Grass Lawn Service, Inc. c/o Michael T. Shannon, Atty.; 500 South Front Street; Columbus, Ohio 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

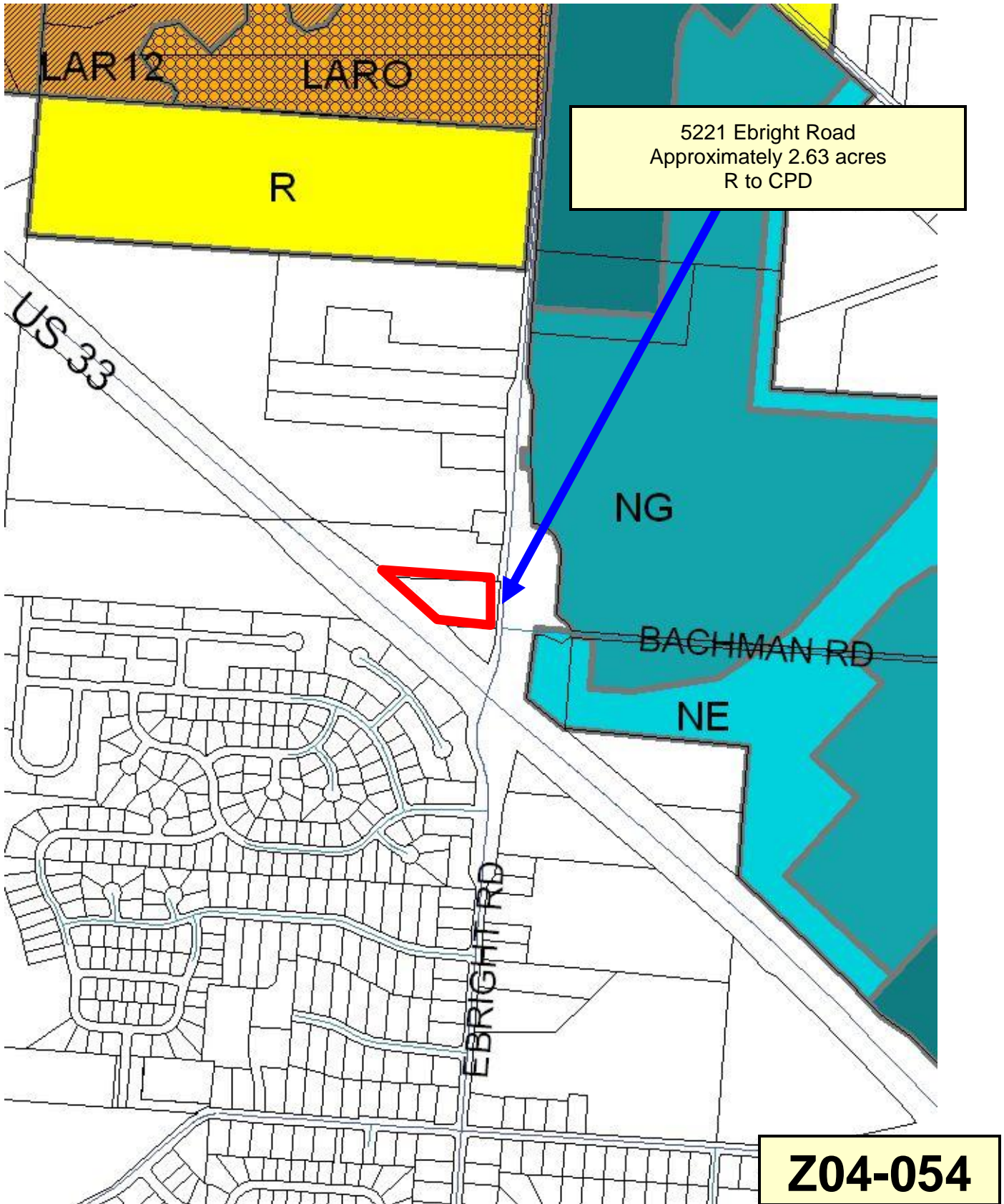
**BACKGROUND:**

- The 2.63± acre site is developed with an office/workshop building, a greenhouse, and two barn structures, and is zoned SCPD, Select Commercial Planned District in Madison Township. The subject site is in the process of being annexed into the City of Columbus, and the applicant requests the CPD, Commercial Planned Development District as a comparable zoning for C-4 and C-5, Commercial District uses, specifically a retail nursery and landscaping business.
- The site is surrounded by an office/warehouse to the north in the SCPD, Select Commercial Planned District in Madison Township, a traditional neighborhood development construction site to the east in the NG, Neighborhood General District, a single-family model home to the south in the SO, Suburban Office District in Madison Township, and US 33 to the west.
- The site is located within the boundaries of the *Southeast Area Plan (2000)*, which recommends hamlet/open space residential uses.
- The submitted CPD plan illustrates the location of the existing buildings and parking areas. The CPD text includes use restrictions and lighting controls, commits to C-4 development standards, and states that the existing lot coverage for buildings and paved areas will remain.

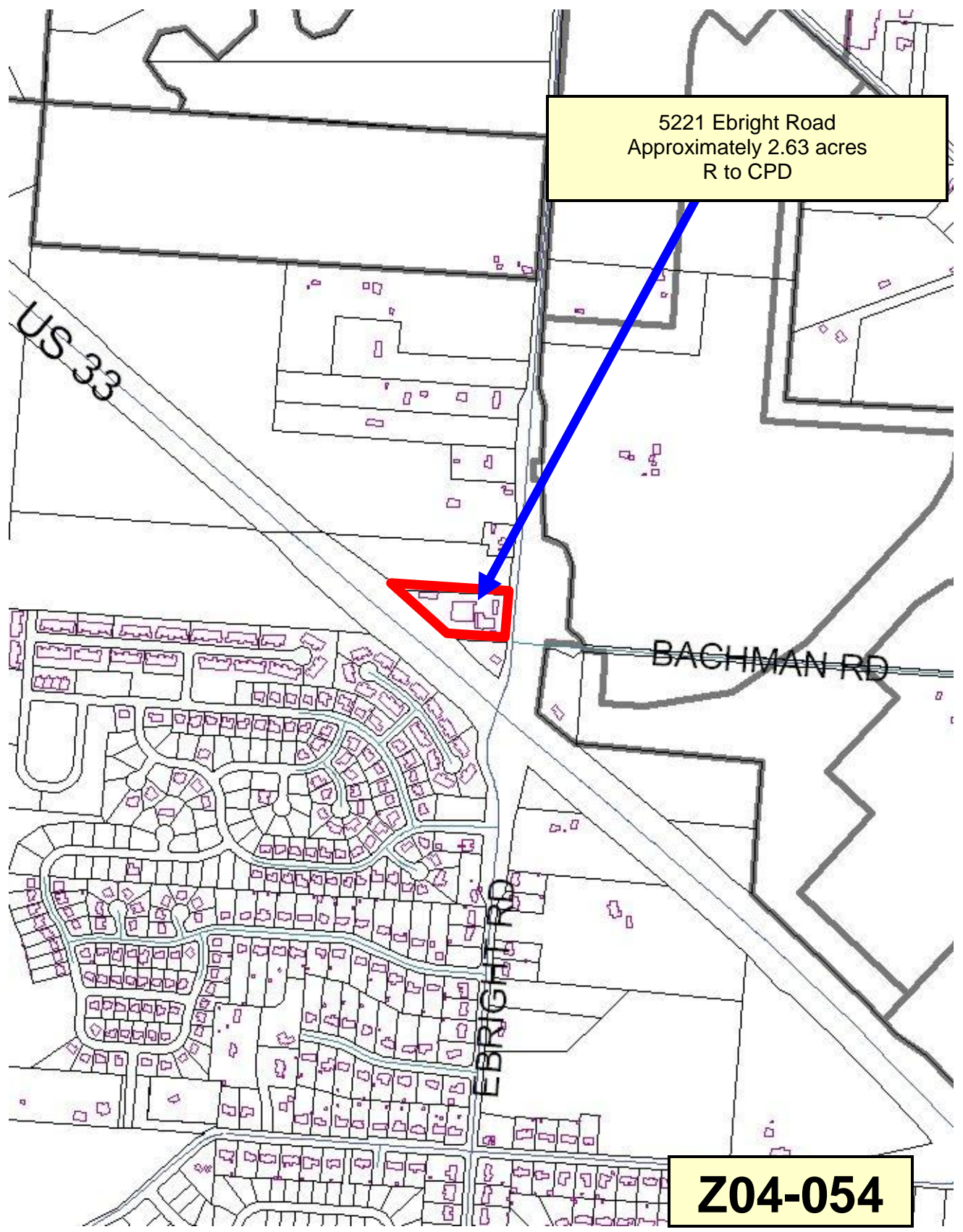
**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.

The requested CPD, Commercial Planned Development District for commercial development is inconsistent with the land use recommendation of the *Southeast Area*

*Plan* (2000). The CPD text is lacking in development standards that should occur with redevelopment of the site.



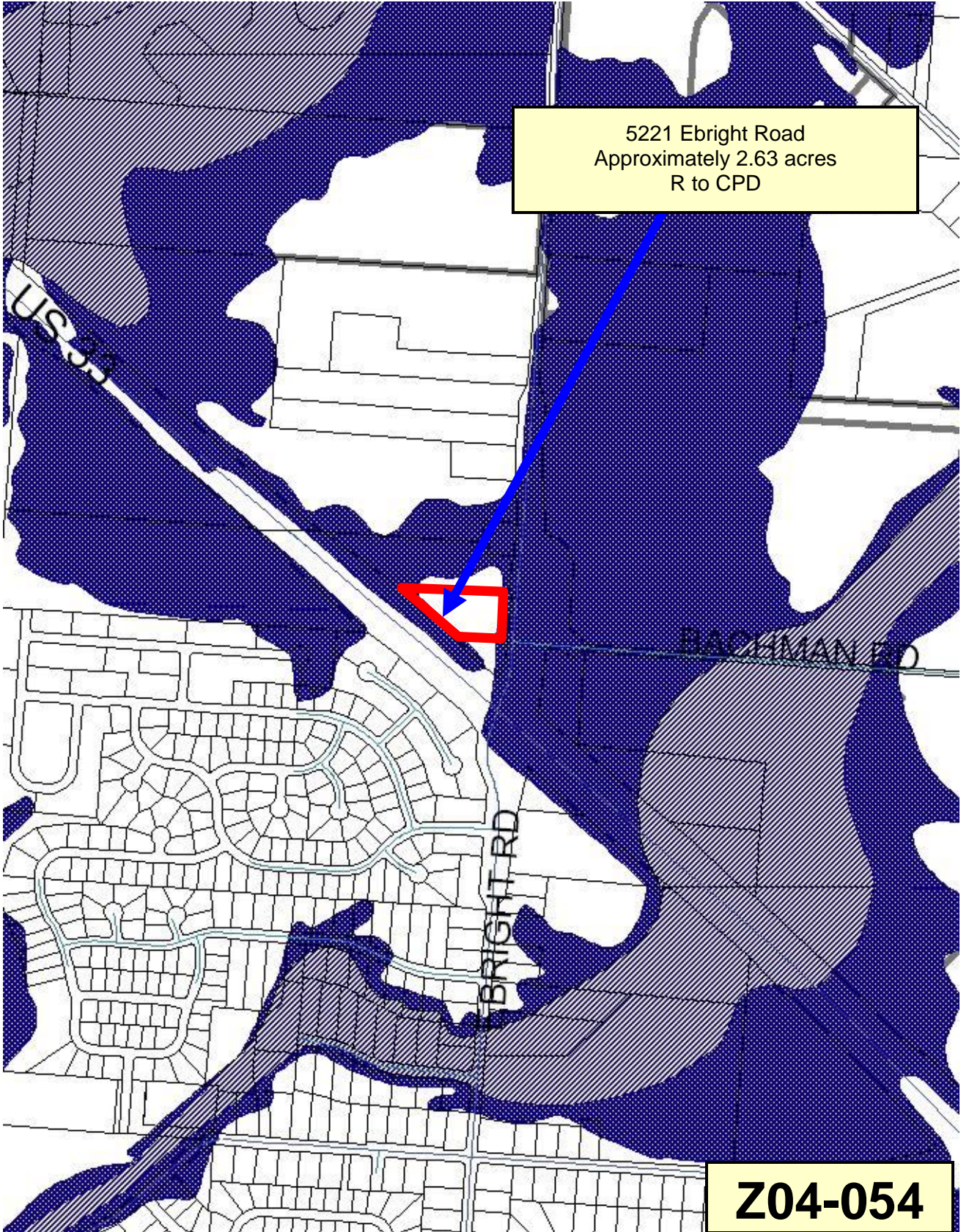




5221 Ebright Road  
Approximately 2.63 acres  
R to CPD

**Z04-054**

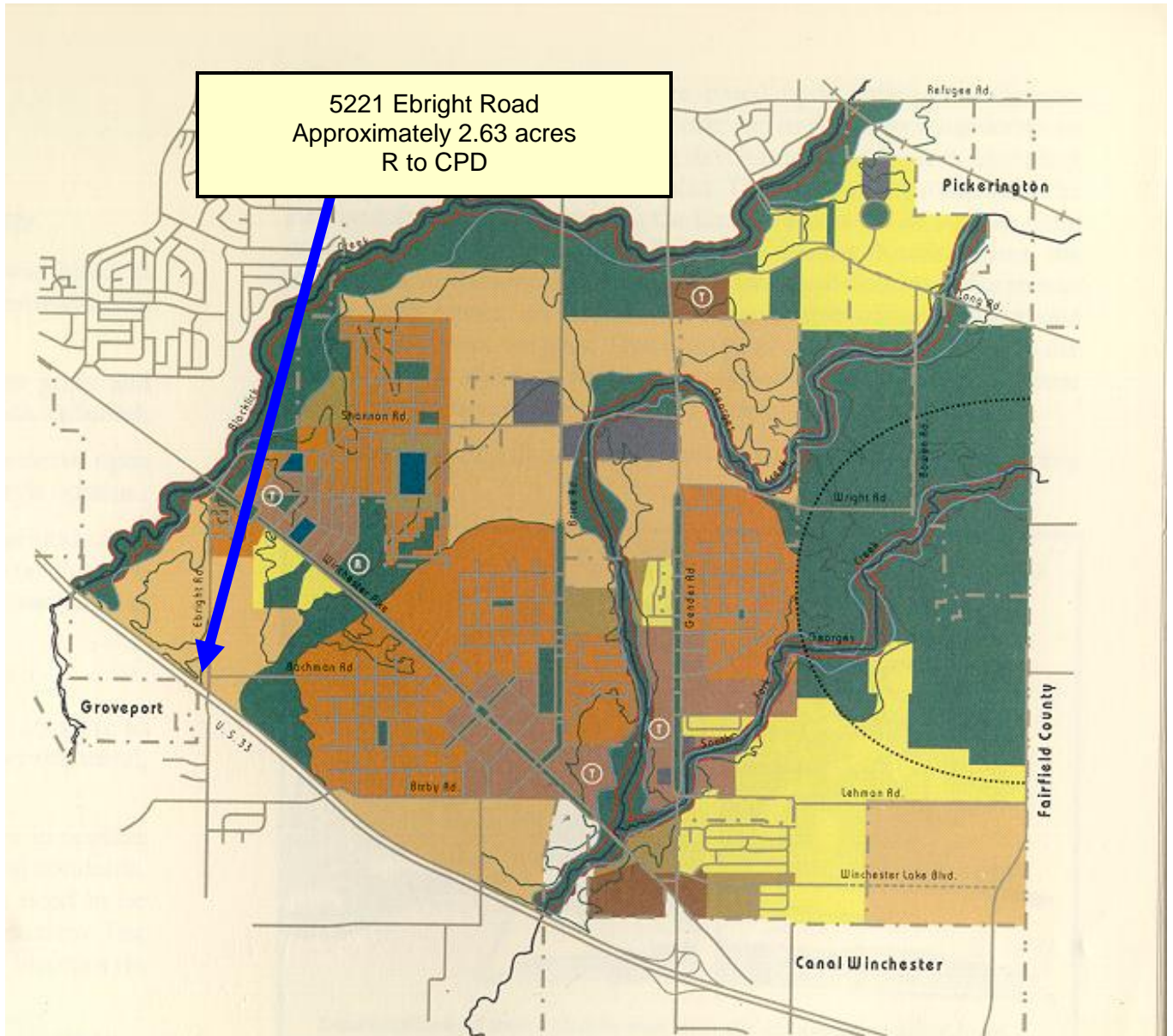




5221 Ebright Road  
Approximately 2.63 acres  
R to CPD

**Z04-054**





5221 Ebright Road  
 Approximately 2.63 acres  
 R to CPD

### Southeast Area

#### Proposed Land Use

Map 10  
 12-00



	Neotraditional Village/Neighborhood Center		Rec Center
	Neotraditional Village/Neighborhood		Transit Stops
	Hamlet/Open Space Subdivision		
	Residential		
	Multi-Family Residential		
	Institutional		
	Parks		
	Commercial		
	Floodway		
	150' Protective Buffer		
	Floodplain		
	Buffer for Pickerington Ponds		

Department of  
 Trade and Development  
 Planning Office

Southeast Area Plan



**Z04-054**

**STAFF REVIEW COMMENTS**

FOR STAFF REVIEW ON JUNE 16, 2004

All comments MUST be received by this date.

Application Number: 204-054 Address: 5221 Ebright Rd  
Current Zoning District: R Requested District or Use: CPD

To: Council Activities, Building Services Division, Department of Development, 757 Carolyn Ave., Columbus, OH 43224; 645-2463 fax; or email the form to the case planner.

- Shannon Pine, 645-2208
- Dana Hitt, 645-2395
- Don Bier, 645-0712

From:

- |   |   |
|---|---|
| <input type="checkbox"/> Airport Authority                        | <input checked="" type="checkbox"/> Planning Division |
| <input type="checkbox"/> Division of Engineering Construction     | <input type="checkbox"/> Historic Preservation        |
| <input type="checkbox"/> Health Department                        | <input type="checkbox"/> Economic Development         |
| <input type="checkbox"/> Transportation Division                  | <input type="checkbox"/> Neighborhood Services        |
| <input type="checkbox"/> Recreation & Parks Department            | <input type="checkbox"/> Code Enforcement             |
| <input type="checkbox"/> Division of Sewerage & Drainage-Storm    | <input type="checkbox"/> Division of Water            |
| <input type="checkbox"/> Division of Sewerage & Drainage-Sanitary | <input type="checkbox"/> Public Safety                |
| <input type="checkbox"/> Division of Refuse Collection            | <input type="checkbox"/> Franklin County Engineer     |
| <input type="checkbox"/> Zoning Clearance                         | <input type="checkbox"/> Other: _____                 |

**RECOMMENDATIONS:**

- Approval  Conditional Approval  Disapproval  Insufficient Information  
 Those making recommendations of Insufficient Information or Disapproval are strongly encouraged to attend the Staff Review Meeting to discuss outstanding issues.

Reasons for Conditional Approval, Disapproval, or why more information is needed:  
Cite specific Codified documents or policies. Continue on another sheet if necessary.

*See attached.*

Person Making Reply Reza Ext. 3898 Date: 6/15/04



Z04-054

The proposed land use is not consistent with the area plan, which recommends residential hamlet/open space subdivision. Ebright Road is identified as an arterial in the plan but due to ODOT decision since then it will be closed off at Route 33 or an overpass will be built over Route 33. This is as a result of the proposed interchange and general improvements to Route 33 in order to make it a limited access highway. In either scenario this land use will create additional problems especially if additional right of way is required either to build the overpass or create a cul-de-sac.

The parcels across Ebright Road have been rezoned for residential development and this rezoning would be incompatible with that specially since they will front Ebright Road. Majority of the parcels along Ebright Road are already residential.

SOUTHEAST COMMUNITY COALITION  
P.O. BOX 16  
BRICE, OH 43109  
FEBRUARY 10, 2005

COLUMBUS CITY COUNCIL  
90 W. BROAD STREET  
COLUMBUS, OH 43215-9015

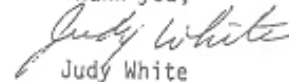
This letter concerns Ordinance 0153-2005/Z04-054, to rezone 2.63 acres at 5221 Ebright Road from Rural to CPD. The applicant's counsel met with SECC at the regularly scheduled August 3 meeting. Neighbors were notified; none attended but both SECC and counsel have spoken with the neighbor to the north, who was present at Development Commission in support of the rezoning.

Although this rezoning does not conform to the Southeast Area Plan, SECC did vote unanimously to support the rezoning, with the expansion of the excluded uses list, lights--if any new ones were added--at 18 feet, the parking lot to be paved, and the resolution of the problem with the apparent location of a building on the north property line.

This zoning request will give the recently annexed property comparable use to what existed on the site previously in the township. This use was well established at the time of the adoption of the Southeast Area Plan. In SECC's opinion, it is a use better suited to its site than the recommended residential use of the plan. The site is near Route 33 with its high volume of traffic, and soil conditions and the high water table would make residential development difficult. While SECC approved of much of the area plan, it was this sort of recommendation that led us to decline to support the plan's adoption in its final form.

The Southeast Community Coalition believes the conditions of our August 3 vote to have been met, and SECC unanimously supports this rezoning.

Thank you,



Judy White

Zoning chair

