

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 10, 2005**

1.    **APPLICATION:**                **Z04-095**  
      **Location:**                **2700 BETHEL ROAD (43220)**, being 39.44± acres located on the north side of Bethel Road, 380± feet east of Bethel Road (590-214701).  
  
      **Existing Zoning:**        CPD, Commercial Planned Development District.  
      **Request:**                 CPD, Commercial Planned Development District.  
      **Proposed Use:**           Commercial retail development.  
      **Applicant(s):**           Carriage Place; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
  
      **Property Owner(s):**     Same as Applicant.  
      **Planner:**                 Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- o The 39.44± acre site is zoned in the CPD, Commercial Planned Development District and is developed with a shopping center. The applicant is requesting the CPD, Commercial Planned Development District to add a gas station and to demolish a portion of the existing retail development and reconstruct it with a new configuration, including a 187,023 square foot anchor store. In addition, the parking lot will be reconfigured with the removal of the existing entry drive and landscape features.
- o To the north and east across Resler Drive is a park and multi-family dwellings zoned in the L-AR-12, Limited Apartment Residential District. To the south across Bethel Road are multi-family dwelling units zoned in the L-ARLD, Limited Apartment Residential District, and an office zoned in the L-C-2, Limited Commercial District. To the west across Sawmill Road is a bowling alley and retail strip center zoned in the C-4, Commercial District as well as an electric substation in the I, Institutional District.
- o The CPD text addresses access, landscaping, building materials and lighting controls. The current configuration of the center has a 242 parking space variance, or 12%. A review of the proposed parking indicates a 439 parking space variance will be required, which is 17.5% of the total new requirement.
- o The 1997 text has been amended to increase the size of the allowed building area from 265,000 square feet to 325,000 square feet. The 1997 text has been modified to allow the anchor store to be moved 10 feet to the north. The applicants have agreed to prohibit outdoor sales and outdoor storage containers.
- o This site falls within the boundaries of *The Northwest Plan, (1991)*, but not within a particular sub-area.
- o The *Columbus Thoroughfare Plan* identifies Sawmill and Bethel Roads as 4-2D arterials, each requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval. \*

Although the proposed land use is compatible with surrounding uses, Staff finds the proposed 439 space parking variance to be excessive. This request would be equal to requiring no parking for 109,750 square feet of retail use. Given, the suburban nature of the area, there are no opportunities for shared parking, and pedestrian access is minimal. The applicants have conducted a parking survey, however the Transportation Division feels this does not provide conclusive proof to support this variance. Furthermore, staff can find no hardship or circumstances unique to the property to warrant such a request and concludes the need for the variance is a self-created problem.

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Subsequent to the March 10, 2005 Development Commission hearing, the applicant modified the request by eliminating the gasoline sales component, reducing the amount of permissible square feet in the shopping center, and has incorporated additional development standards at the request of the Northwest Civic Association. See the Staff Recommendation contained in Ordinance 0820-2005 for more details.