

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

6. **APPLICATION:** **Z04-061**
 Location: **2853 STELZER ROAD (43054)**, being 5.82± acres located at the southwest corner of Stelzer and McCutcheon Roads (520-100788).

 Existing Zoning: RR, Rural Residential and C-3, Commercial Districts.
 Request: L-C-4, Limited Commercial District.
 Proposed Use: Pharmacy and unspecified retail development.
 Applicant(s): Skilken, DS, LLC; c/o P&L Systems Inc.; 171 Charring Cross Drive; Westerville, Ohio 43081.

 Property Owner(s): Abbott Laboratories; 625 Cleveland Avenue; Columbus, Ohio 43215.
 Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The vacant 5.82± acre site is currently zoned in the RR, Rural Residential and C-3, Commercial Districts. The applicant is requesting the L-C-4, Limited Commercial District for retail commercial development.
- A veterinarian and office in the C-3, Commercial District and single-family dwellings in the R-1 Residential District are located north of the site across McCutcheon Road. Vacant land zoned in the C-4, Commercial, R-1, Residential and L-M-2, Limited Manufacturing Districts is located east of the site. An apartment complex in the L-AR-12, Apartment Residential District is located south of the site. Single-family dwellings in the R-1, Residential District are located west of the site.
- The site is located within the boundaries of the Northeast Area Plan (1994). The Plan recommends that non-residential uses be confined to the east side of Stelzer Road. However, development patterns and conditions have changed significantly enough in the last several years to warrant deviation from the area plan.
- The site is located within the boundaries of the Northeast Area Commission. Staff had not received a recommendation from the area commission at the time this report was prepared.
- The limitation text includes customary use restrictions and development standards that provide landscaped parking setbacks, sidewalks, a solid fence along the west and south property lines, building material commitments that require predominantly brick exteriors and that restrict blank facades at the rear of buildings, and lighting and graphics restrictions.
- The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline and McCutcheon Road 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 for commercial retail land uses is consistent with development at the northwest corner of Stelzer and McCutcheon Roads and with a proposed twenty acre neighborhood scale shopping center that has been proposed for the southeast corner of the same intersection. The

Northeast Area Plan recommends that non-residential uses be confined to the east side of Stelzer Road. However, conditions have changed significantly enough in the last several years to warrant a deviation from the Plan. The applicant is committing to a registered site plan that includes traffic improvements requested by the Transportation Division. The limitation text includes use restrictions and development standards that address setbacks, street trees, site access, pedestrian transit, buffering and screening, building materials, and lighting and graphics restrictions.