

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2003**

1. **APPLICATION:** **Z03-051**
 Location: **2270 EAKIN ROAD (43223)**, being .62± acres located at the southwest corner of Eakin Road and Midland Avenue (Greater Hilltop Area Commission).
 Existing Zoning: R-2, Residential District.
 Request: L-C-4, Commercial District.
 Proposed Use: Auto sales.
 Applicant(s): Jimmy E. and Cheryl Mcbee; c/o Charles Griffith, Atty.; 575 Copeland Mill Road, 2E; Westerville, Ohio 43081.
 Property Owner(s): Jimmy E. and Cheryl Mcbee; 2270 Eakin Road; Columbus, Ohio 43223.
 Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The 0.62± acre site is developed with a closed service station and fuel pump canopy and is zoned in the R-2, Residential District. The applicant requests the L-C-4, Limited Commercial District to develop an automobile dealership.
- To the north across Old Eakin Road are single-family dwellings zoned in the R-2, Residential District. A small retail shopping center zoned in the C-3, Commercial District is located to the east across Midland Avenue. An auto repair shop and multi-family housing are located to the south across Eakin Road, and are zoned in the L-C-4, Limited Commercial and ARLD, Apartment Residential Low Density Districts, respectively. An undeveloped parcel zoned in the AR-1, Apartment Residential District is located to the west.
- The site is located within the boundaries of the Greater Hilltop Area Commission and the *Greater Hilltop Area Plan (2001)*. The Greater Hilltop Area Commission recommends approval. While the Plan does not specifically address this site, it does recommend that inappropriately zoned sites be rezoned. Subject to the application of appropriate use restrictions and development standards it is reasonable to rezone this corner lot on Eakin Road for commercial use.
- The limitation text includes customary use restrictions and development standards that address site access, new fencing and street trees along the west property line, maintenance of an existing fence, deciduous trees and a continuous 30" high hedge along Old Eakin Road, prohibits bay/garage doors that face residentially zoned property and exterior parts storage or auto maintenance work, lighting and graphics restrictions.
- The *Columbus Thoroughfare Plan* identifies Eakin Road as a Class C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff believes that a used car sales lot zoned in an L-C-4, Limited Commercial District that includes customary use restrictions and development standards is appropriate for this corner lot on Eakin Road. The limitation text includes development standards that address site access and provide buffering, screening and lighting restrictions in consideration of single-family dwellings located to the north.