

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 14, 2003**

- 15. APPLICATION: Z03-059**
- Location:** **3600 PARK MILL RUN DRIVE (43026)**, being 12.56± acres located on the west side of Park Mill Run Drive, 60± feet west of Richardson Avenue.
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Conform existing retail development.
- Applicant(s):** Lowe's Companies, Inc. c/o Patti Wilson Hull; Highway 268 East, East Dock; North Wilkesboro, Pennsylvania 28659.
- Property Owner(s):** USPG Portfolio One LLC; 10210 North Central Expressway, Suite 140; Dallas Texas; 75231.
- Planner:** Don Bier, 645-0712; [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- o This rezoning request was filed in response to a Zoning Code Violation Order that is included as part of this staff report (02470-00000-05038).
- o The 12.6± acre site is zoned in the CPD, Commercial Planned Development District and is developed with an existing retail store, as part of shopping center that extends to the north into the City of Hilliard. The applicant proposes to increase the size of the existing Garden Center to accommodate seasonal overstock items and revise the CPD site plan to designate areas for outside retail display. A variance is requested to reduce the number of required parking spaces.
- o Retail stores located in the City of Hilliard are located to the north. A convenience store with gasoline sales and restaurant zoned in the CPD, Commercial Planned Development District are located to the east on out parcels fronting Fishinger Road. Multi-family residential development zoned in the L-ARLD, Limited Apartment Residential District, and a retail store located in the City of Hilliard are located to the south. A restaurant located in the City of Hilliard is located to the west.
- o The proposed CPD text makes no changes to uses permitted under the existing CPD zoning. Development standards are revised to permit outdoor retail displays at specific locations cross-referenced to the revised CPD site plan, describe the types of items that may be displayed, require application of current lighting restrictions to any new site lighting, and request a variance to reduce the number of required parking spaces from 790 to 574 spaces. The CPD site plan is revised to depict the expanded Garden Center with a 20' high black vinyl coated chain link fence, outdoor display areas, revised parking and maneuvering, and add notes stating the size of each display area, a note prohibiting retail display on loading zones, parking spaces and vehicle maneuvering areas, and a data table for parking calculations.

**ORD2589-2003; Z03-059**

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant's request for the CPD, Commercial Planned Development District would permit expansion of an existing garden center enclosure, define appropriate locations for outside retail display and reduce the number of required parking spaces. The revised development standards and site plan eliminate outdoors storage on-site and allow controlled outdoor retail display areas that will not impact pedestrian transit along sidewalks or vehicle maneuvering in aisles, parking spaces and loading zones.