

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 12, 2015**

1. **APPLICATION:** **Z14-057 (14335-00000-00908)**
 Location: **5526 WEST BROAD STREET (43228)**, being 1.8± acres located on the north side of West Broad Street, 360± feet west of Hilliard-Rome Road (570-187765; Westland Area Commission).

 Existing Zoning: CPD, Commercial Planned Development District.
 Request: L-C-4, Limited Commercial District.
 Proposed Use: Expansion of retail garden center.
 Applicant(s): Mouth of Wilson, LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.

 Property Owner(s): The Applicant.
 Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

- The property is undeveloped and zoned in the CPD, Commercial Planned Development District. The applicant proposes expanding the adjacent retail garden center located to the east into this parcel. The current zoning permits C-4 uses, but also commits to a site plan for a car wash.
- To the east is a retail gardening center in the C-4, Commercial District, to the south are commercial uses in the CPD, Commercial Planned Development District. To the west is a car wash in the L-C-5, Limited Commercial District, and to the north is a dwelling the C-4, Commercial District.
- The site is located within the boundaries of the *Westland Area Plan* (1994), which recommends office uses for the site. Staff supports deviation from the recommendation because the proposed expansion of the retail garden center is no more intense than the car wash that is allowed under the existing zoning.
- The site is located within the boundaries of the Westland Area Commission whose recommendation is for approval.
- The limitation text permits all C-4 uses, and includes provisions for street trees, parking lot screening, access, landscaping, and restrictions on the location of outdoor retail displays.
- The *Columbus Thoroughfare Plan* identifies West Broad Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

This request, while inconsistent with the land use recommendations of the *Westland Area Plan* (1994), would allow the site to be developed in a manner consistent and compatible with surrounding uses. The existing CPD, Commercial Planned Development District, is tied to a site plan for a car wash. It is unlikely that a car wash will to be developed on this site since it is directly west of another car wash development. Furthermore, the proposed expansion of the retail garden center is no more intense than the car wash that is allowed under the existing zoning

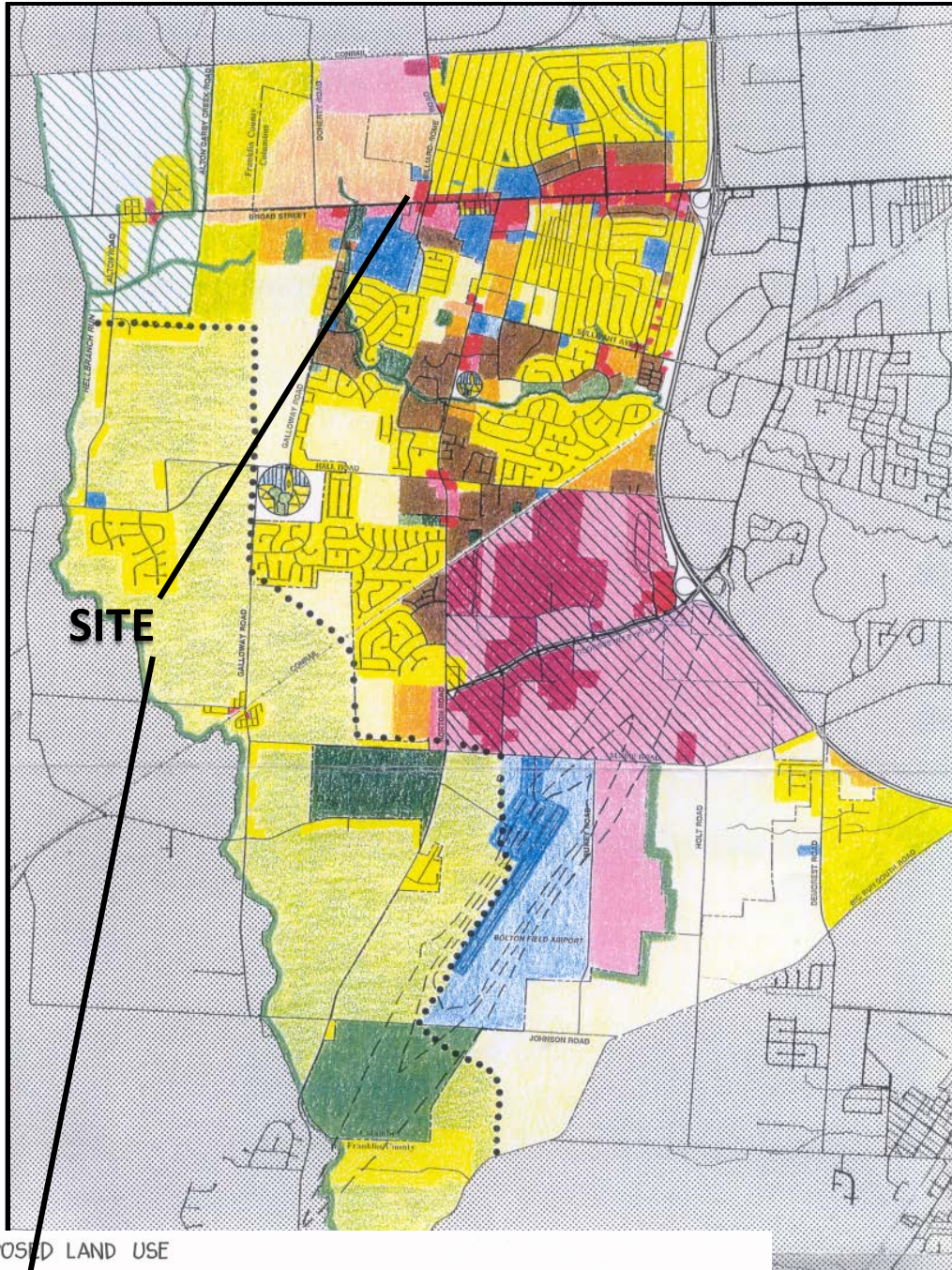


Z14-057

5526 West Broad Street

Approximately 1.8 acres

Rezoning from CPD to L-C-4



PROPOSED LAND USE

Existing	Proposed
Agricultural /Very low density residential	Agricultural /Very low density residential
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre
Residential 3-5 units per acre	Residential 3-5 units per acre
High density residential 6 units per acre +	High density residential 6 units per acre +
Commercial	Commercial
Office	Office
Industrial/ Manufacturing	Industrial/ Manufacturing
Institutional	Institutional
Open space/ Park/ Buffer	Open space/ Park/ Buffer

- Columbus corporate boundary
- Sewer facilities planning area
- - - Bolton Field noise contours
- Environmental Conservation District
- Industrial/ Office District
- Village Center

Z14-057

5526 West Broad Street
 Approximately 1.8 acres
 Rezoning from CPD to L-C-4
 Westland Area Plan (1994)



Z14-057
5526 West Broad Street
Approximately 1.8 acres
Rezoning from CPD to L-C-4

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 214-057
Address 5526 West Broad Street
Group Name Westland Area Commission
Meeting Date January 21, 2015
Specify Case Type
☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)
☒ Approval
☐ Disapproval

NOTES: The request to re-zone was approved with the
condition to have all bulk mulch, other bagged products,
and external lawn and garden goods and products
located toward the north side of the property.

Vote 12-0
Signature of Authorized Representative Michael J. McKay
SIGNATURE
Chairman, Zoning Committee
RECOMMENDING GROUP TITLE
614-745-5452
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463
OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

714-057

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
 of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215
 deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
 Business or individual's address
 Address of corporate headquarters
 City, State, Zip
 Number of Columbus based employees
 Contact name and number

1. Mouth of Wilson LLC 2550 Brixton Road Columbus, OH 43221 Ruth Strader 614-402-1568	2.
3. <u>0</u> number of Columbus based employees	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons
 Notary Public, State of Ohio
 My Commission Expires 09-04-2015

This Project Disclosure Statement expires six months after date of notarization.



Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
 Applications must be submitted by appointment. Call 614-645-4522 to schedule.
 Please make all checks payable to the Columbus City Treasurer