



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #:** 1432-2012, **Version:** 1

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### **Rezoning Application Z12-018**

**APPLICANT:** David Wilson; 3650 Kemper Road; Sharonville, Ohio 45241.

**PROPOSED USE:** To increase the allowed square footage of an outlot from 7000 square feet to 7600 square feet.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on May 10, 2012.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant is requesting the CPD, Commercial Planned Development District to increase the allowed square footage of an out lot from 7000 square feet to 7600 to accommodate an auto service facility where a vacant restaurant now stands. The entire 39.44 acre site must be rezoned to accommodate this change to the 1.21 acre out lot. The parking variance that was granted in 2005 allowed 216 spaces less than was required at the time. Due to changes to the Zoning Code, Carriage Place now has 271 more parking spaces than would be allowed if this were to be built new. Additionally, the new text includes updated references and deletes restrictions that are now unnecessary with the adoption of the new landscaping and parking lot landscaping regulations. The additional 600 square feet of commercial use in the out lots is compatible with surrounding uses, and zoning patterns of the area. Staff supports the revised parking variance to vary the maximum allowed parking because this is an existing situation due to a change in the Zoning Code and that there is no new construction in the main shopping center.

To rezone **2700 BETHEL ROAD (43201)**, being 39.44±acres located on the north side of Bethel Road, 600± feet west of Pickforde Drive, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z12-018).

See Attachments\_A for body text