

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2016**

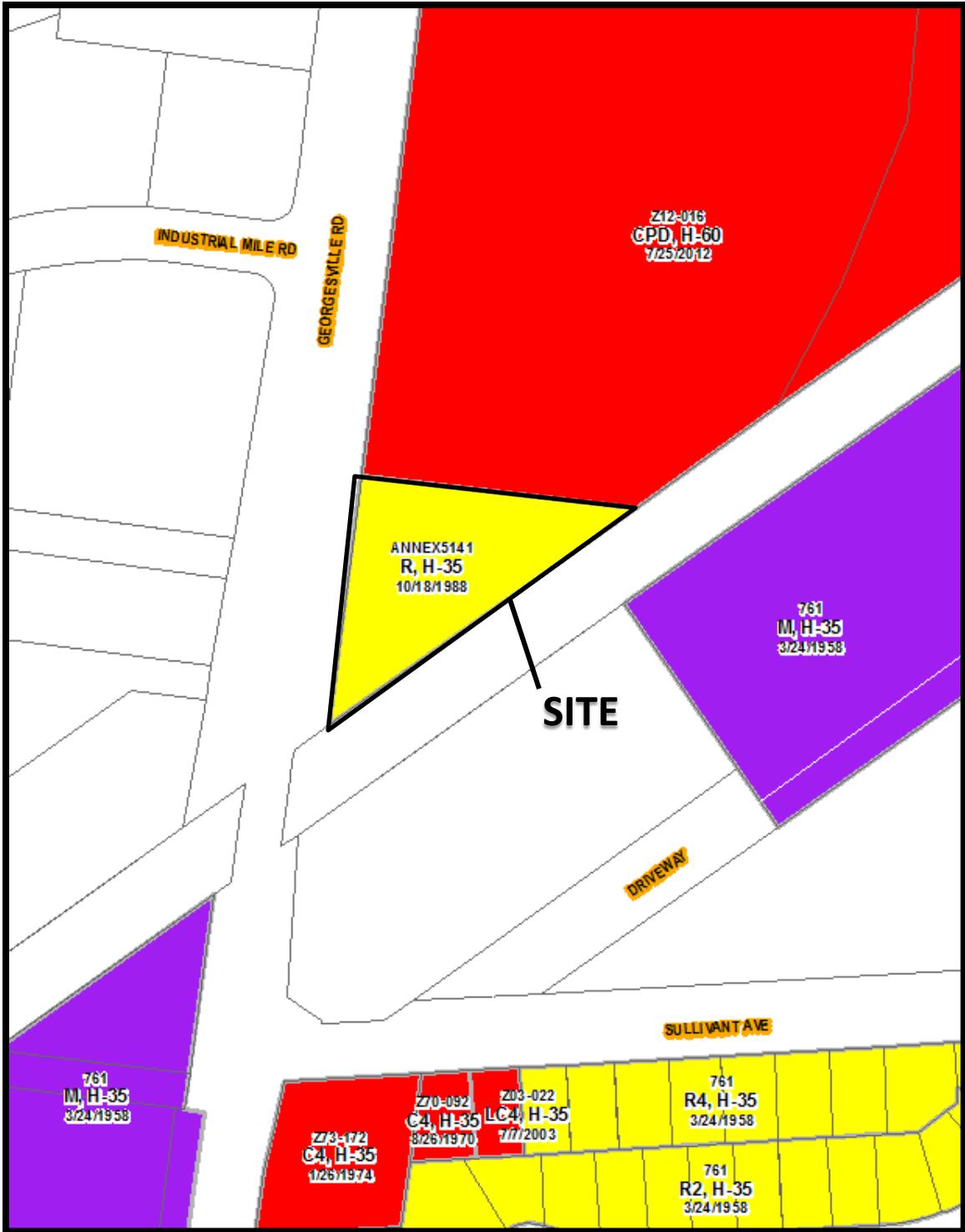
- 5. APPLICATION: Z15-043**
Location: **420 GEORGESVILLE ROAD (43228), being** 1.42± acres located on the east side of Georgesville Road, 365± feet north of Sullivant Avenue (570-213765; Greater Hilltop Area Commission).
Existing Zoning: R, Rural District.
Request: C-4, Commercial District.
Proposed Use: Future commercial uses
Applicant(s): Jeanne Cabral, Architect; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): SOI Properties #10 LLC; 4673 Cranleigh Court; Dublin, OH 43016.
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 1.42± acre site is currently developed with a vacant commercial property. The applicant proposes the C-4, Commercial District, in order to permit future commercial tenants.
- The site is bordered to the north by Hollywood Casino and to the east by a railroad and industrial development. To the south is a bowling alley, and to the west is a pharmacy and vacant parking lot under the jurisdiction of Franklin Township.
- The site is located within the boundaries of the *Greater Hilltop Plan* (2010), which recommends community-scale commercial uses for this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval (9-2-1) of the requested district.
- The site is located within the boundaries of the West Broad Street/Greater Hilltop Regional Commercial Overlay.
- The *Columbus Thoroughfare Plan* identifies Georgesville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested C-4 zoning classification would allow for future commercial uses on this site. The *Greater Hilltop Plan* provides for neighborhood-scale commercial uses on this site. The C-4, Commercial District appears to be consistent with this recommendation, and is consistent with the surrounding development, both in Columbus and neighboring properties in Franklin Township.



Z15-043
 420 Georgesville Road
 Approximately 1.42 acres
 R to C-4

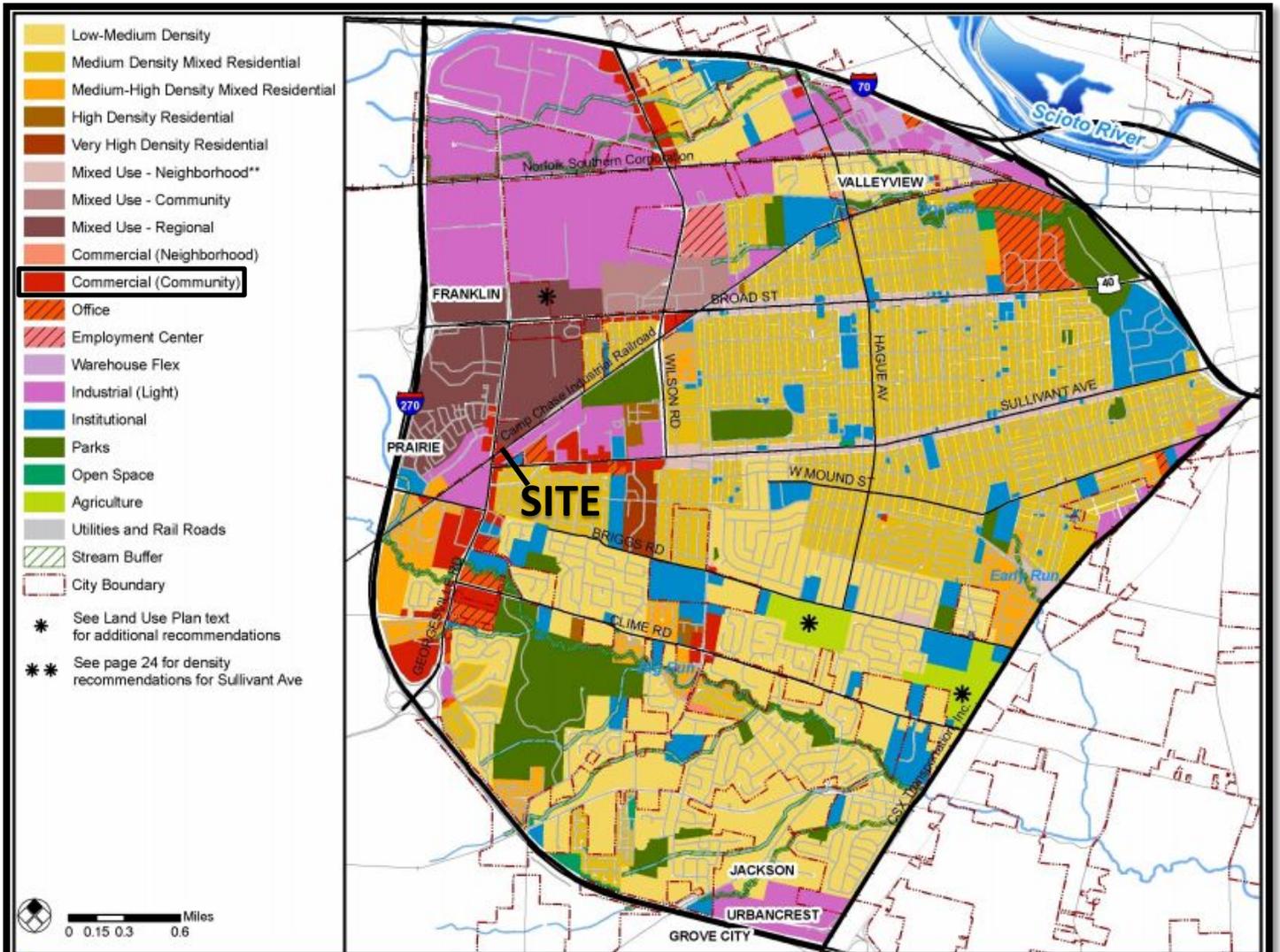
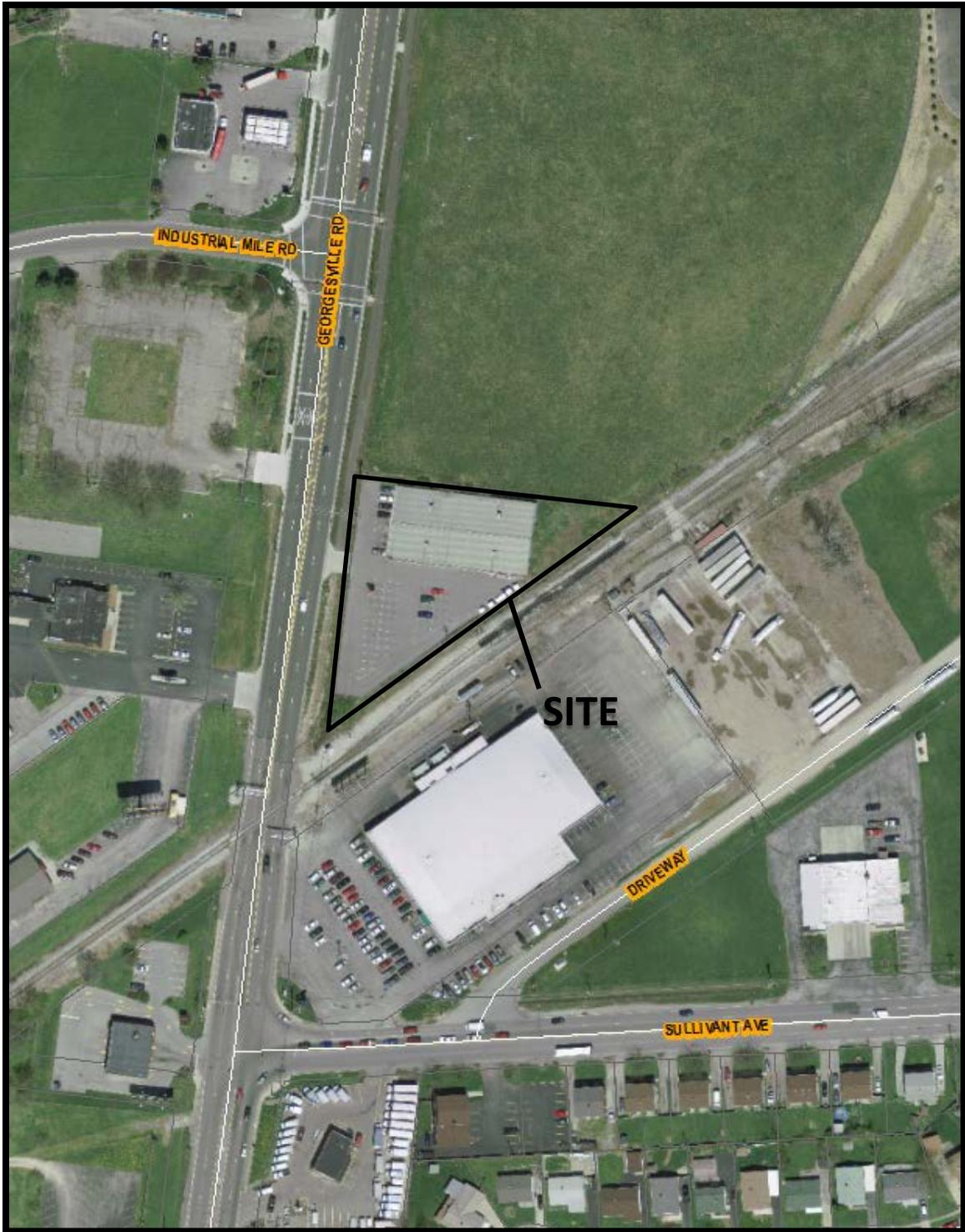


Figure 7: Future Land Use Plan

Z15-043
 420 Georgesville Road
 Approximately 1.42 acres



Z15-043
420 Georgesville Road
Approximately 1.42 acres
R to C-4

Burdin, James E.

From: M. Jay McCallister <jmccallister.ghac@sbcglobal.net>
Sent: Thursday, January 07, 2016 9:36 PM
To: Pine, Shannon L.; Burdin, James E.; Freise, James F.
Cc: jeanecabral@aol.com
Subject: Application Number Z15-043

Gentlemen,

The greater Hilltop Area Commission heard Application Number Z15-043 on Tuesday, January 5, 2016. This was for 420 Georgesville Road. The application was recommended for approval with a vote of 9 - yes, 2 - no and 1 abstention.

Please let me know if you need any more information regarding this matter.

Jay McCallister
Public Safety Chairman
Co-chairman Zoning Committee
Greater Hilltop Area Commission
351-1278