

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 10, 2015**

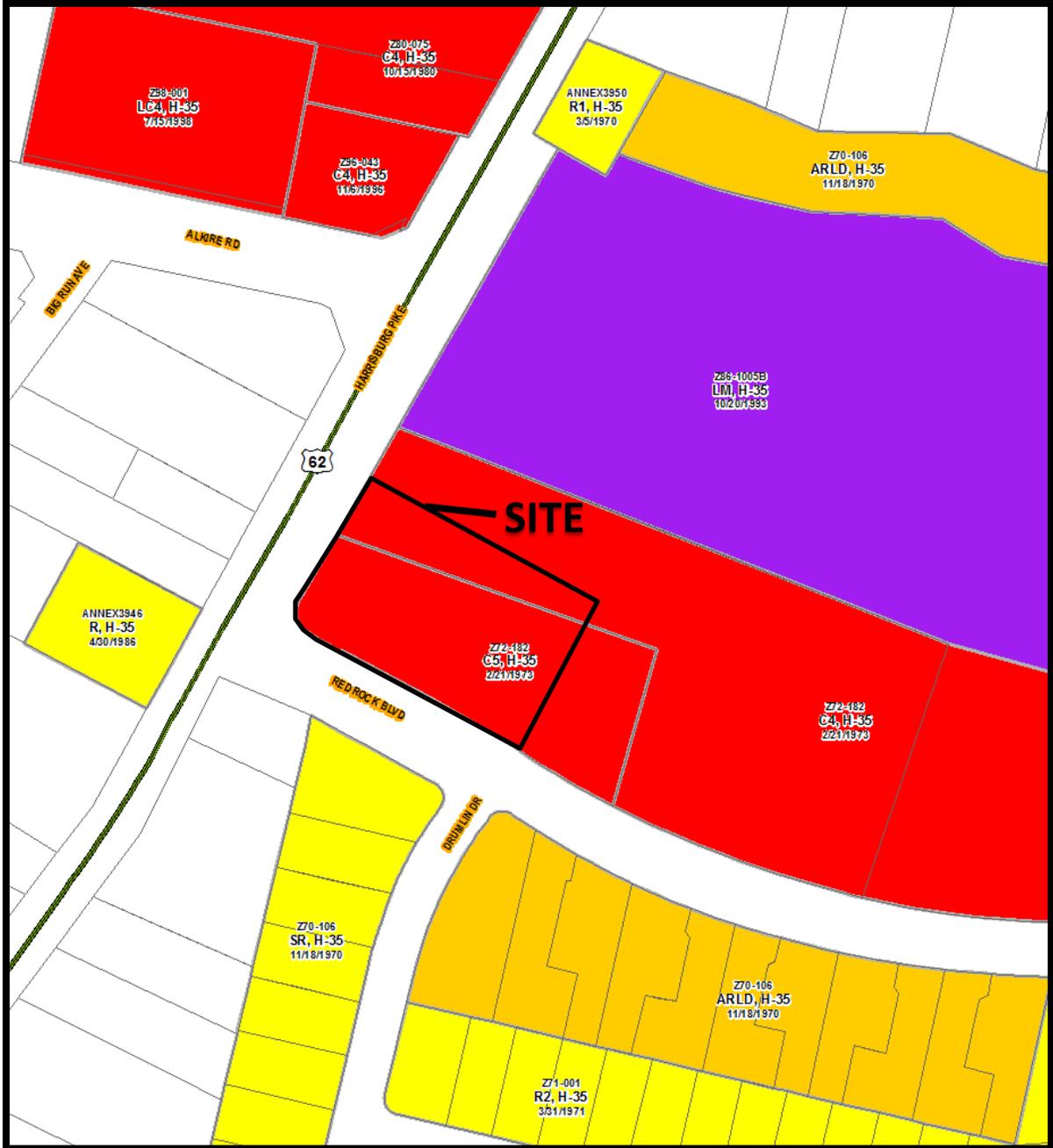
- 6. APPLICATION: Z15-063**  
**Location:** 2162 HARRISBURG PIKE, being 1.1± acres located at the northeast corner of Harrisburg Pike and Red Rock Boulevard (570-160229 & 570-160230; Southwest Area Commission).  
**Existing Zoning:** C-4 and C-5, Commercial Districts.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Commercial retail.  
**Applicant(s):** Morning Star Partners, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Christine E Smith; 2162 Harrisburg Pike; Grove City, OH 43123.  
**Planner:** Michael Maret; 645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 1.1± acre site is zoned C-4 & C-5, Commercial Districts and consists of portions of two parcels, both undeveloped. The applicant requests the L-C-4, Limited Commercial District to allow the development of a commercial retail center.
- To the north of the site is a used auto sales business in the L-M, Limited Manufacturing District. To the south are single-unit dwellings and apartments zoned SR, Suburban Residential and ARLD, Apartment Residential Districts, respectively. To the east is a Single-unit dwelling zoned C-4, Commercial District. To the west are single-unit dwellings and commercial businesses in Franklin Township along the Harrisburg Pike corridor.
- This site is located within the planning area of the *Southwest Area Plan* (2009), which recommends "Medium-Low Density Residential", allowing for a variety of multi-family units such as duplexes, townhouses, condominiums and low-density apartments.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval as there is an existing commercial presence along the corridor in that location.
- The development text permits all C-4, Commercial District uses and commits to C-4 development standards with additional buffering and screening.
- The *Columbus Thoroughfare Plan* identifies (street name) as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

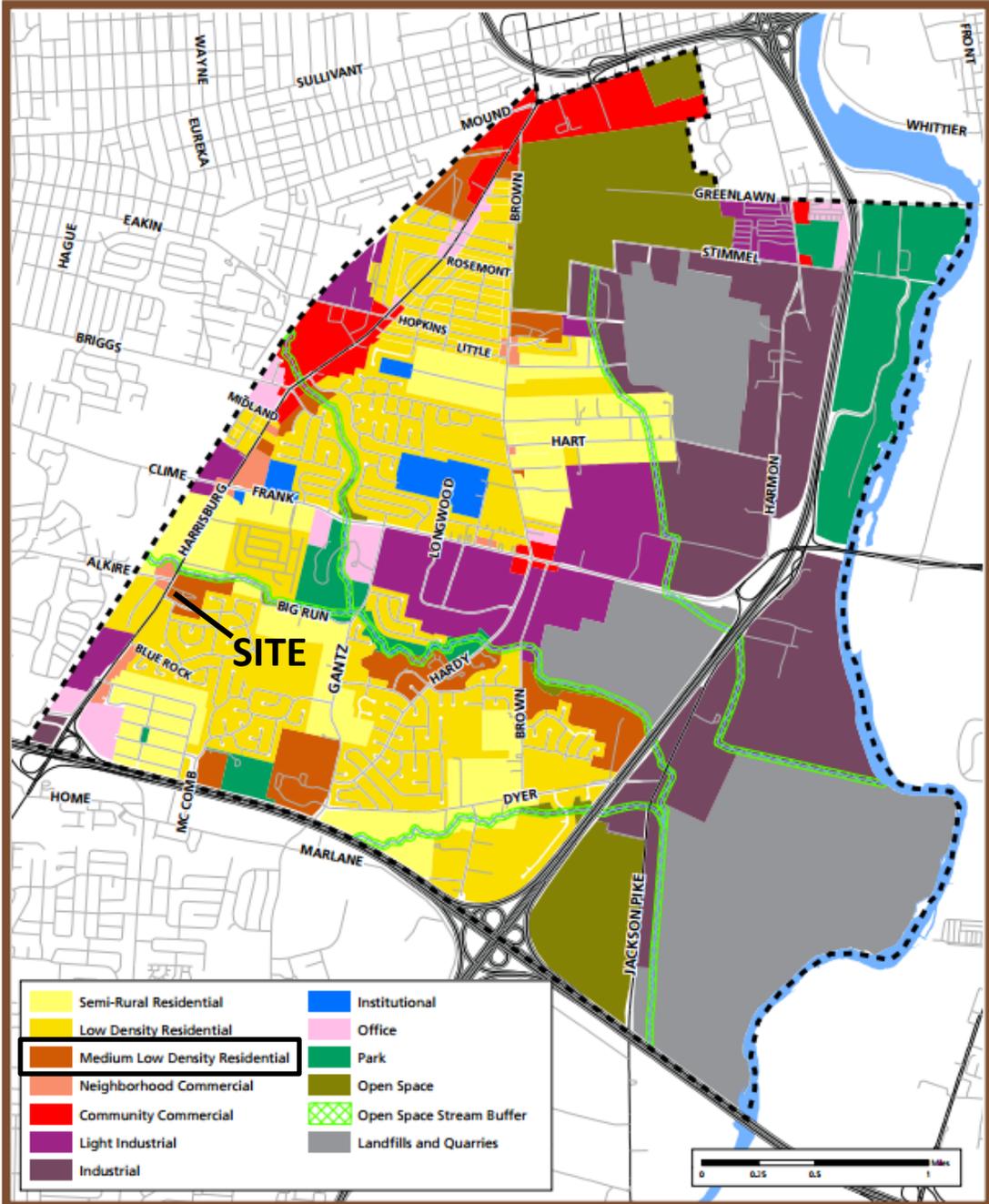
The requested L-C-4, Limited Commercial District will permit the development of a commercial retail store that is compatible with the density and development standards of adjacent commercial and residential areas along the corridor. Additional screening and landscaping committed to in the limitation text buffers adjacent residential areas. The proposal is not consistent with the land use recommendations of the *Southwest Area Plan*, but has received approvals from the Southwest Area Commission and the Planning Division of the Department of Development.



Z15-063  
 2162 Harrisburg Pike  
 Approximately 1.1 acres  
 C-4/C-5 to LC-4

# Future Land Use Map

## Southwest Area Plan



City of Columbus · Franklin Township · Jackson Township :: Franklin County, Ohio

Z15-063  
 2162 Harrisburg Pike  
 Approximately 1.1 acres  
 C-4/C-5 to L-C-4



Z15-063  
2162 Harrisburg Pike  
Approximately 1.1 acres  
C-4/C-5 to LC-4

**TEXT**

**PROPOSED DISTRICTS:** L-C-4, Limited Commercial

**PROPERTY ADDRESS:** 2162 Harrisburg Pike

**OWNER:** Christine E. Smith

**APPLICANT:** Morning Star Partners, LLC.

**DATE OF TEXT:** 02/29/16

**APPLICATION:** Z15-063

**1. INTRODUCTION:** This site is located at the northeast corner of Harrisburg Pike and Red Rock Blvd. The site is split by two different zoning districts C-5 to the south and C-4 to the north. The proposed application for rezone to subject site to the L-C-4, Limited Commercial District.

**2. PERMITTED USES:**

Those uses permitted under Chapter 3356, C-4, Commercial District of the Columbus City Code.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in the text or submitted drawings the applicable development standards are contained in Chapter 3356 C-4, Commercial District of the Columbus City Code.

**A. Density, Height, Lot and/or Setback Requirements**

N/A

**B. Access, Loading, Parking and/or Traffic Related Commitments**

N/A

**C. Buffering, Landscaping, Open Space and/or Screening Commitments**

1. The frontage along Harrisburg Pike shall be landscaped as follows: 1 tree per 30 linear feet. Trees maybe grouped or evenly spaced.

2. The existing fence along the Red Rock Boulevard property line shall be maintained or replaced with a similar style fence except at any access point to Red Rock Boulevard.

3. The existing landscaping within the parking setback along the Red Rock Boulevard property line shall be maintained except at the proposed access point. Dead and diseased landscaping may however, be removed subject to sound landscaping practice. If upon removal of the dead/diseased landscaping materials open areas appear within the parking setback, then new tree and shrubbery shall be installed. One tree or evergreen for every ten feet of new open area.

**D. Building Design and/or Interior-Exterior Treatment Commitments**

N/A

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

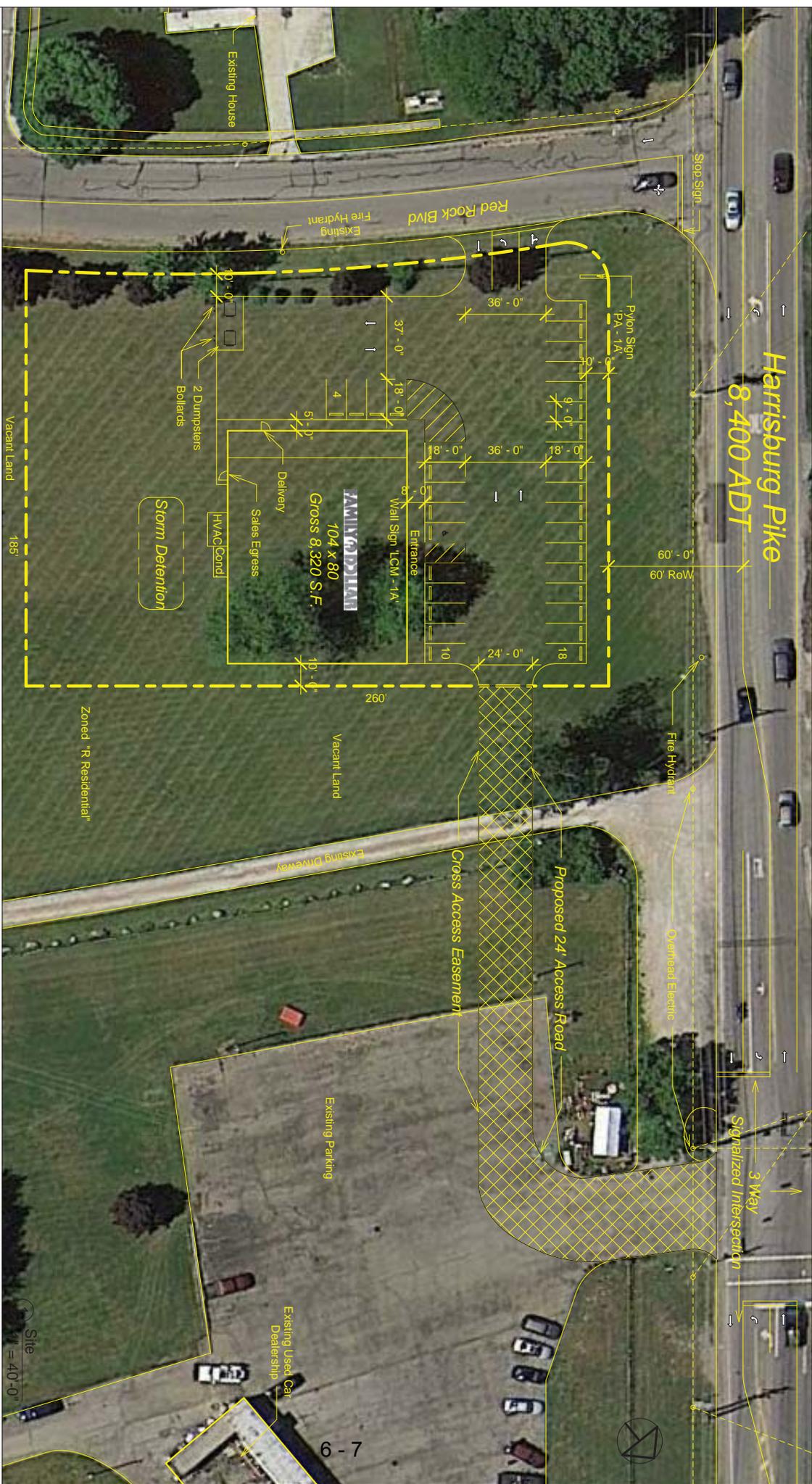
F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the appropriate C-4, Commercial District.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

---

core-harrisburg.clean.txt (clh)  
2/29/16 S:Docs/s&htxts/2015



**Harrisburg Pike**  
**Columbus, Ohio**

No.	Description	Date
1.	Lot Size = 48,866 S.F. = 1.1 Acres	8/19/2015
2.	Provided Parking: 32 Spaces	8/19/2015
3.	LCM - 1A Wall Sign	8/19/2015
4.	PS - 1A Pylon Sign	8/19/2015
5.	Pavement Area = 27,116 S.F.	8/19/2015
6.	Zoning: R Residential	8/19/2015

PRELIMINARY SITE PLAN		Project number	TBD
Date	8/19/2015	001	
Drawn by	JAK		
Checked by	JAK		
		Scale	1" = 40'-0"

**Re: Z15-063 (2162 Harrisburg Pike)**

Coe, Stefanie <[scoe@mpwservices.com](mailto:scoe@mpwservices.com)>

 You replied to this message on 3/2/2016 2:20 PM.

Red Category

Sent: Wed 2/17/2016 11:12 PM

To: Jeff Brown; Maret, Michael J.

---

Jeff/Michael,

The SWAC voted unanimously to support this application at the February 17, 2016 meeting.

If there are any questions please let me know.

Thanks,

**Stefanie Lynn Coe, JD | Secretary & General Counsel | Director of Corporate Health & Safety**

Office: 740.927.8790 x5638 | Direct: 740.928.7041 | Fax: 614.635.3477 | Cell: 614.519.0436

MPW Industrial Services Group, Inc. | 9711 Lancaster Road SE, Hebron, Ohio 43025

[www.mpwservices.com](http://www.mpwservices.com)

[scoe@mpwservices.com](mailto:scoe@mpwservices.com)