

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 14, 2013**

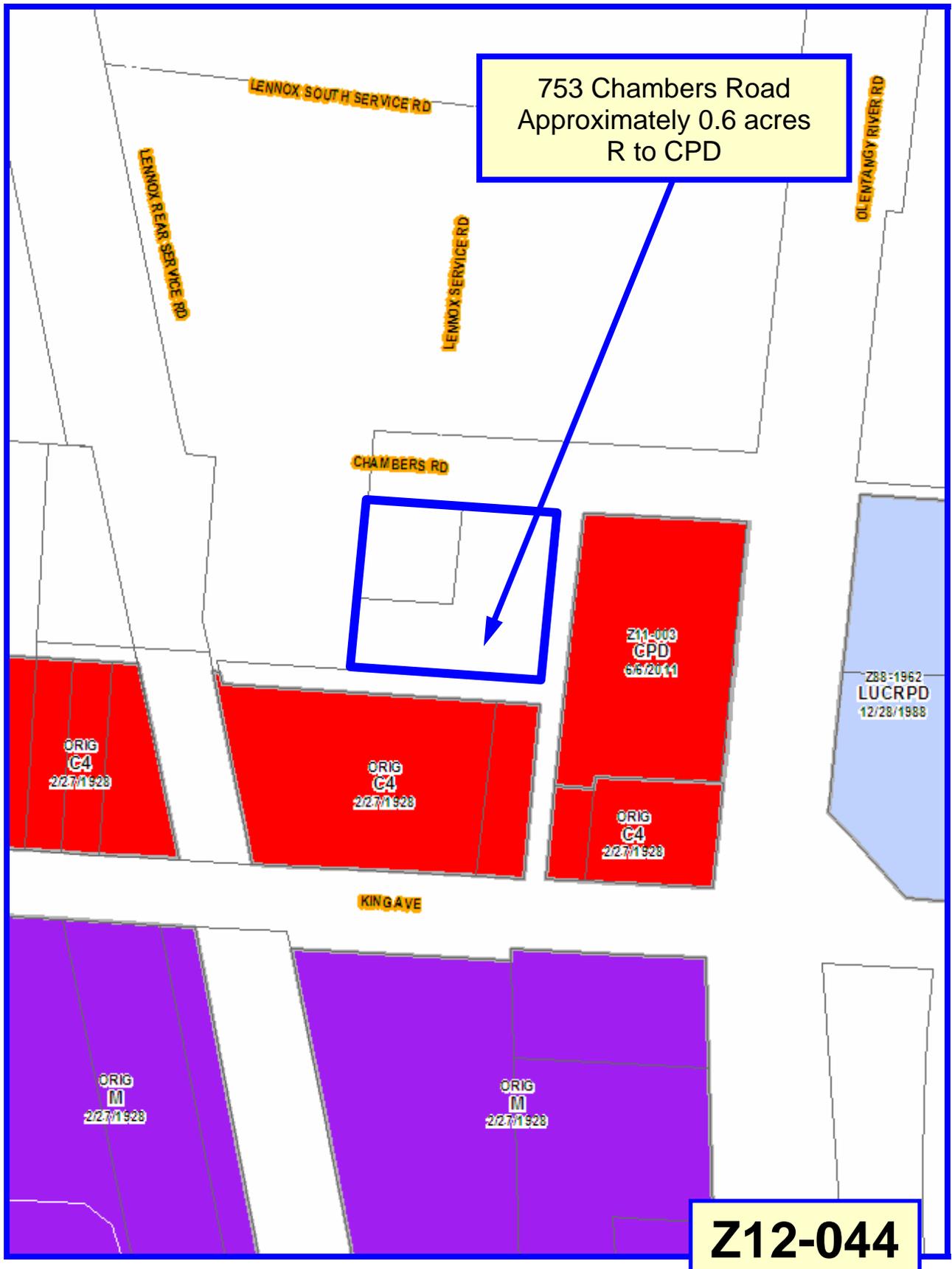
- 6. APPLICATION: Z12-044 (12335-00000-00444)**  
**Location:** 753 CHAMBERS ROAD (43212), being 0.6± acres located on the south side of Chambers Road, 170± feet west of Olentangy River Road (130-003304 and 130-000810).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** Lennox Town Plaza LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Lennox Town Plaza LLC; 511 North Park Street; Columbus, OH 43215; and Michael Sabo; 755 Chambers Road; Columbus, OH 43212.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

- The site is comprised of 2 separate parcels developed with a camping supply store and a second-hand store currently zoned in the R, Rural District as a result of a September 2012 annexation from Clinton Township. The applicant requests the CPD, Commercial Planned Development District for commercial redevelopment.
- To the north across Chambers Road is a shopping center in Clinton Township. To the east is a mixed commercial center in the CPD, Commercial Planned Development District. To the south are single-unit dwellings and an office/warehouse in the C-4, Commercial District. To the west is a parking lot in Clinton Township.
- The CPD site plan proposes a new 4,660± square foot restaurant with 950± square foot patio. The CPD text includes variances for parking setback, a reduced width for headlight screening planting area, and elimination of a drive-thru bypass lane. Five-foot wide sidewalks are included in the proposal as requested by the Columbus Public Health Healthy Places Program.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow commercial redevelopment that is consistent with the zoning and development patterns of the area.





**Z12-044**

**CPD TEXT**

**PROPOSED DISTRICTS: CPD, Commercial Planned Development**

**PROPERTY ADDRESS: 753 Chambers Road**

**OWNER: Michael Sabo et al.**

**APPLICANT: Lennox Town Plaza LLC et al.**

**DATE OF TEXT: 12/6/12**

**APPLICATION: Z12-044**

1. **INTRODUCTION:** The property owner has been recently annexed to the City. The proposed commercial zoning would match the development pattern in the area.

2. **PERMITTED USES:** The permitted uses for the subject site shall be those uses permitted in Chapter 3356 of C-4, Commercial of the Columbus City Code.

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

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

1. Parking setback along Chambers Road, along the first alley west of Olentangy River Road and along first alley south of Chambers Road shall be a minimum of 2 feet.

B. Building Design and/or Interior-Exterior Treatment Commitments

N/A

C. Graphics

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

D. Miscellaneous

1. Variances.

a) Section 3312.27 Parking Setback Line: to reduce the parking setback along Chambers Road (10 to 2 ft).

b) Section 3312.2(D)(1) Landscaping and Screening: to reduce the width of the landscape screening from 4 feet to 2 feet along Chambers Road, along the first alley west of Olentangy River Road and the first alley south of Chambers Road.

c) 3312.11 Drive-up stacking area: to eliminate a bypass lane for the drive-thru window.

2. Site Plan

The subject shall be in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his new designee upon submission of the appropriate data regarding the proposed adjustment.

3. CPD Criteria.

- a) Natural Environment, The site is currently developed with a single building.
- b) Activities. The proposed development will provide commercial options for the surrounding commercial and residential neighborhoods.
- c) Behavior Patterns. Existing development in the area (ie Lennox Center) have established vehicular and pedestrian patterns for the area.
- d) Circulation. The site will have access to Chambers Road, Olentangy River Road and to the alleys adjacent to the site.
- e) Form of the Environment. The proposed development will be compatible to the existing commercial development in the area.
- f) Emission. The site will not have negative effects on emission levels of light, sound, smell and dust.

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.

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