

**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:

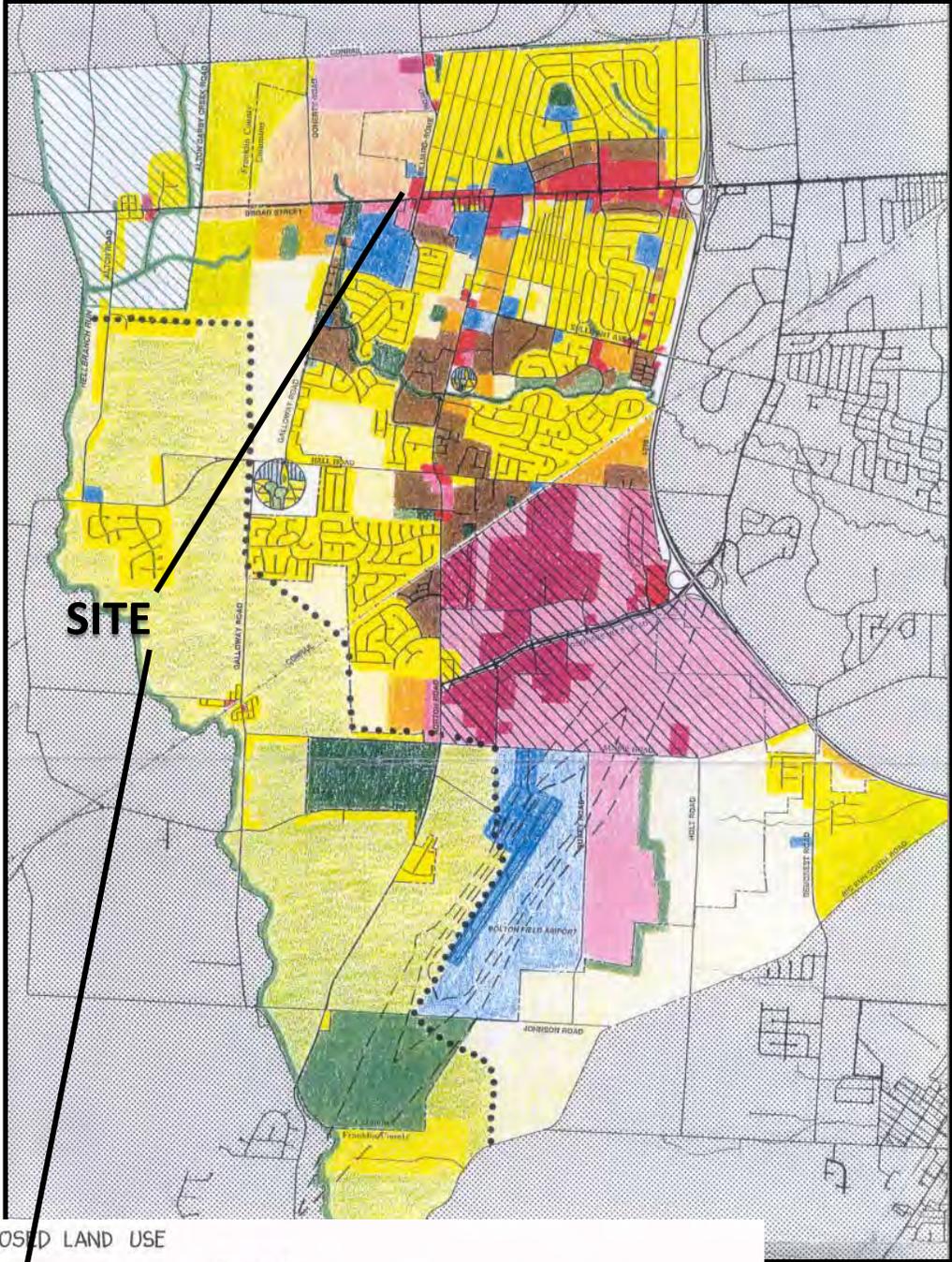
- The property is undeveloped and zoned in the CPD, Commercial Planned Development District. The applicant proposes expanding the adjacent retail garden center located to the east into this parcel. The current zoning permits C-4 uses, but also commits to a site plan for a car wash.
- To the east is a 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 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)
 1 - 4



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

TEXT

PROPOSED DISTRICT: L-C-4
PROPERTY ADDRESS: 5500 West Broad Street
OWNER: Mouth of Wilson LLC
APPLICANT: Mouth of Wilson LLC
DATE OF TEXT: 3/6/15
APPLICATION: Z14-057

1. **INTRODUCTION:** This site was rezoned to the CPD classification in 1990 to permit a car wash. The zoning text also permitted all C-4 uses but committed to the car wash site plan. This zoning application eliminates the site plan and car wash use and updates the development standards.
2. **PERMITTED USES:** These uses permitted in Chapter 3356 C-4, Commercial of the Columbus City Code.
3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the limitation 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

N/A

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

1. Access to this site shall be from the tax parcel to the east unless the Ohio Department of Transportation permits a separate curbcut for this site.

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

1. Street trees shall be installed along the West Broad Street frontage on the basis of one tree for every forty feet of frontage. These trees may be grouped together or spaced apart.

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

N/A

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

1. There shall be no outdoor displays of merchandise within 100 feet of the right of way of West Broad Street.

F. Graphics and Signage Commitments

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, Commercial zoning classification and any variance to these requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

N/A

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.

strader-wbroad.txt (nct)
3/6/15 S:Docs/s&htext/2014

STANDARDIZED RECOMMENDATION FORM

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.