

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2013**

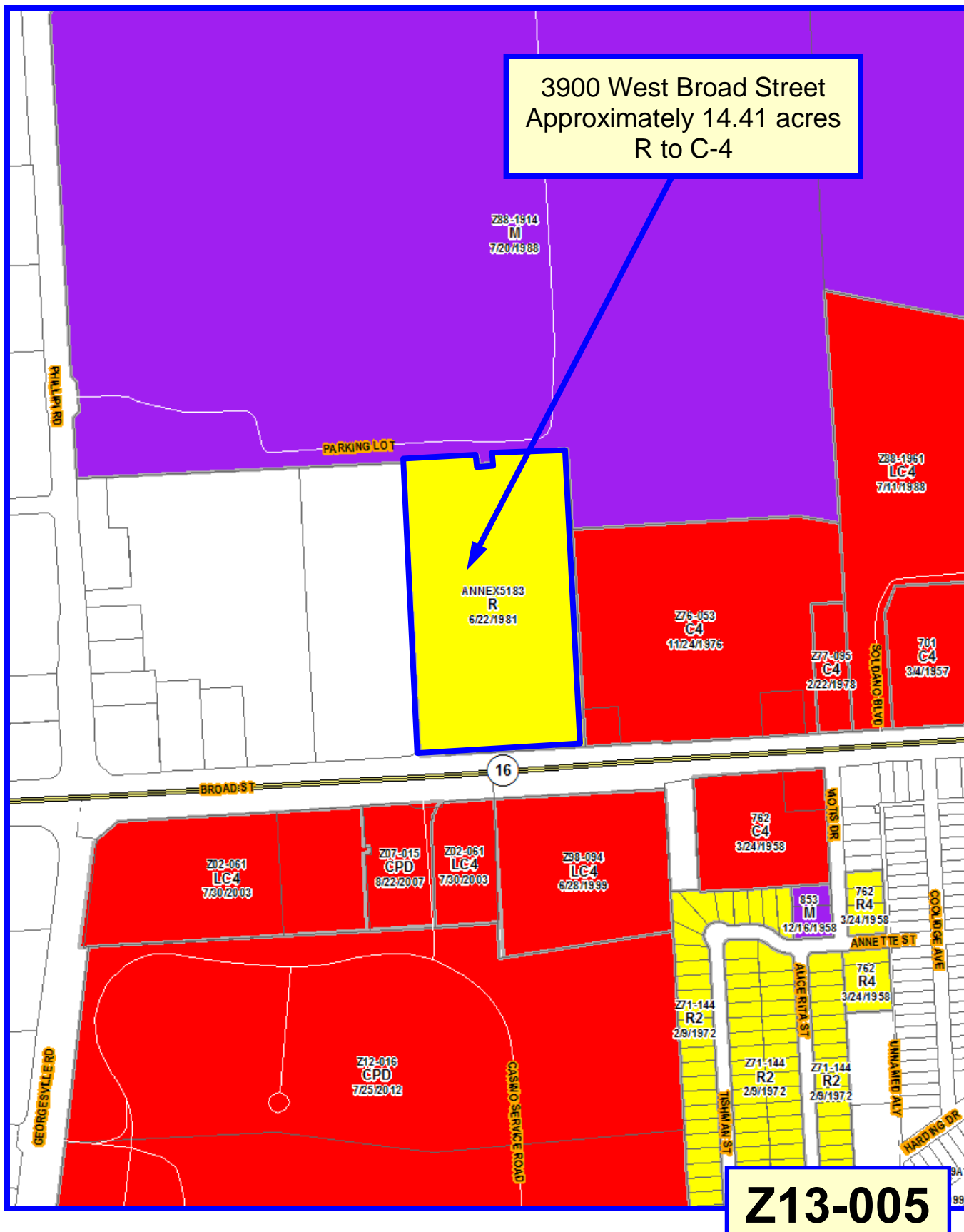
1. **APPLICATION:** **Z13-005 (ACCELA # 13335-00000-00041)**
 Location: **3900 WEST BROAD STREET (43228)**, being 14.41± acres
 located on the north side of West Broad Street, 1,115± feet east
 of Phillipi Road (570-189622; Greater Hilltop Area Commission).
 Existing Zoning: R, Rural District.
 Request: C-4, Commercial District.
 Proposed Use: Conform existing automobile dealership development.
 Applicant(s): Robert A. Layman, Jr.; c/o Gary Wheaton; 3900 West Broad
 Street; Columbus, OH 43228.
 Property Owner(s): Robert A. Layman, Jr.TR; 8231 Bay Colony Drive # 2004
 Brighton; Naples, FL 34108.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

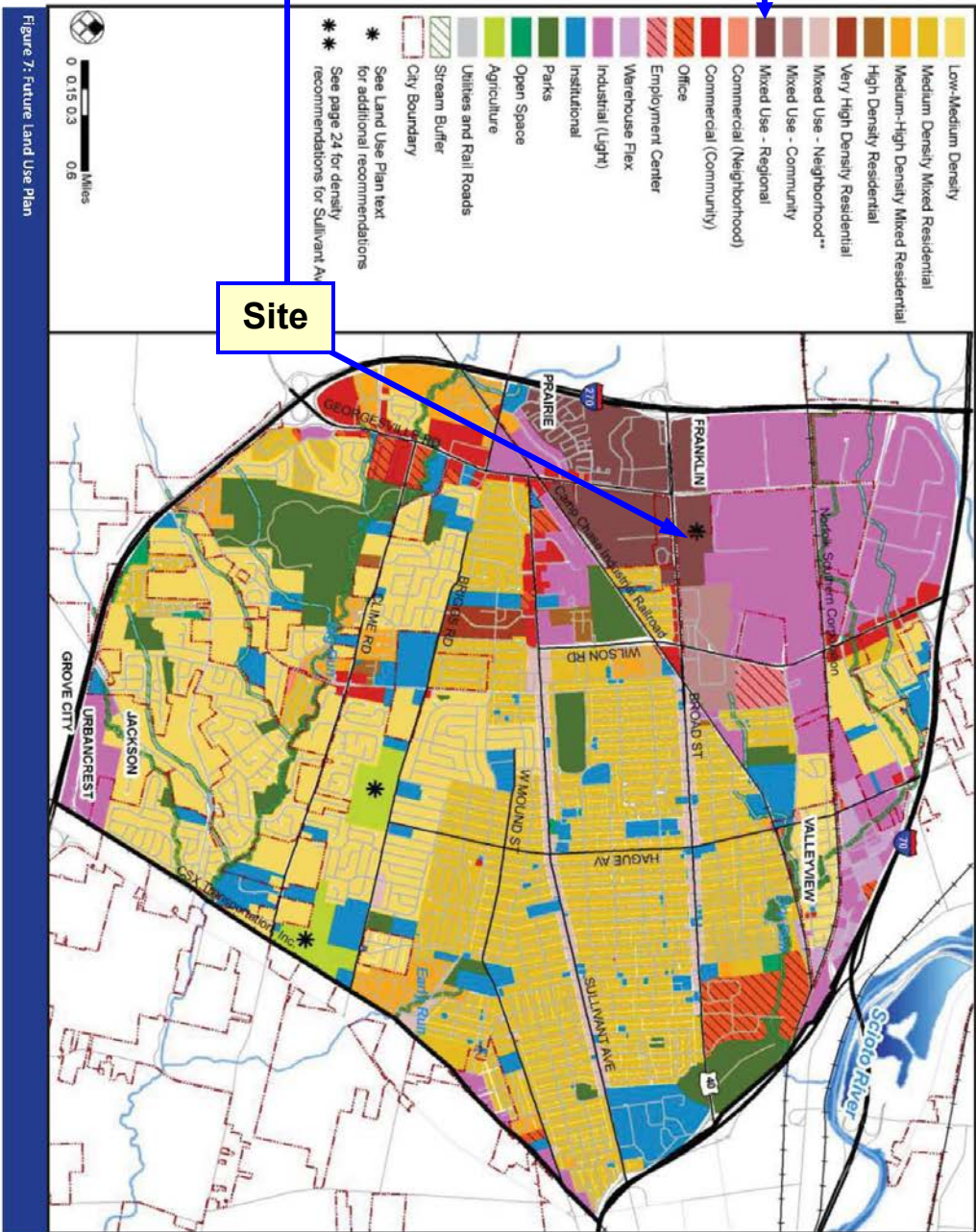
BACKGROUND:

- o The 14.41± acre site is developed with an automobile dealership, and is zoned in the R, Rural District as a result of a 1981 annexation from Franklin Township. The site is also included in the West Broad Street Regional Commercial Overlay. The requested C-4, Commercial District will conform the existing use and allow regional commercial uses.
- o To the north is a distribution center in the M, Manufacturing District. To the east are a vacant shopping center and a fast food restaurant in the C-4, Commercial District. To the south across West Broad Street is an automobile dealership in the L-C-4, Limited Commercial District. To the west is an automobile dealership in Franklin Township.
- o The site is located within the planning area of *The Greater Hilltop Plan Amendment* (2010) which recommends mixed-use regional commercial uses for this location.
- o The site is located within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the requested C-4 District.
- o The *Columbus Thoroughfare Plan* identifies West Broad Street as 6-2 arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-4, Commercial District will conform the existing automobile dealership development with an appropriate zoning district for this regional commercial area. The request is consistent with the land use recommendations of *The Greater Hilltop Plan Amendment*, and the established zoning and development pattern of the area.





Z13-005

