

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2011**

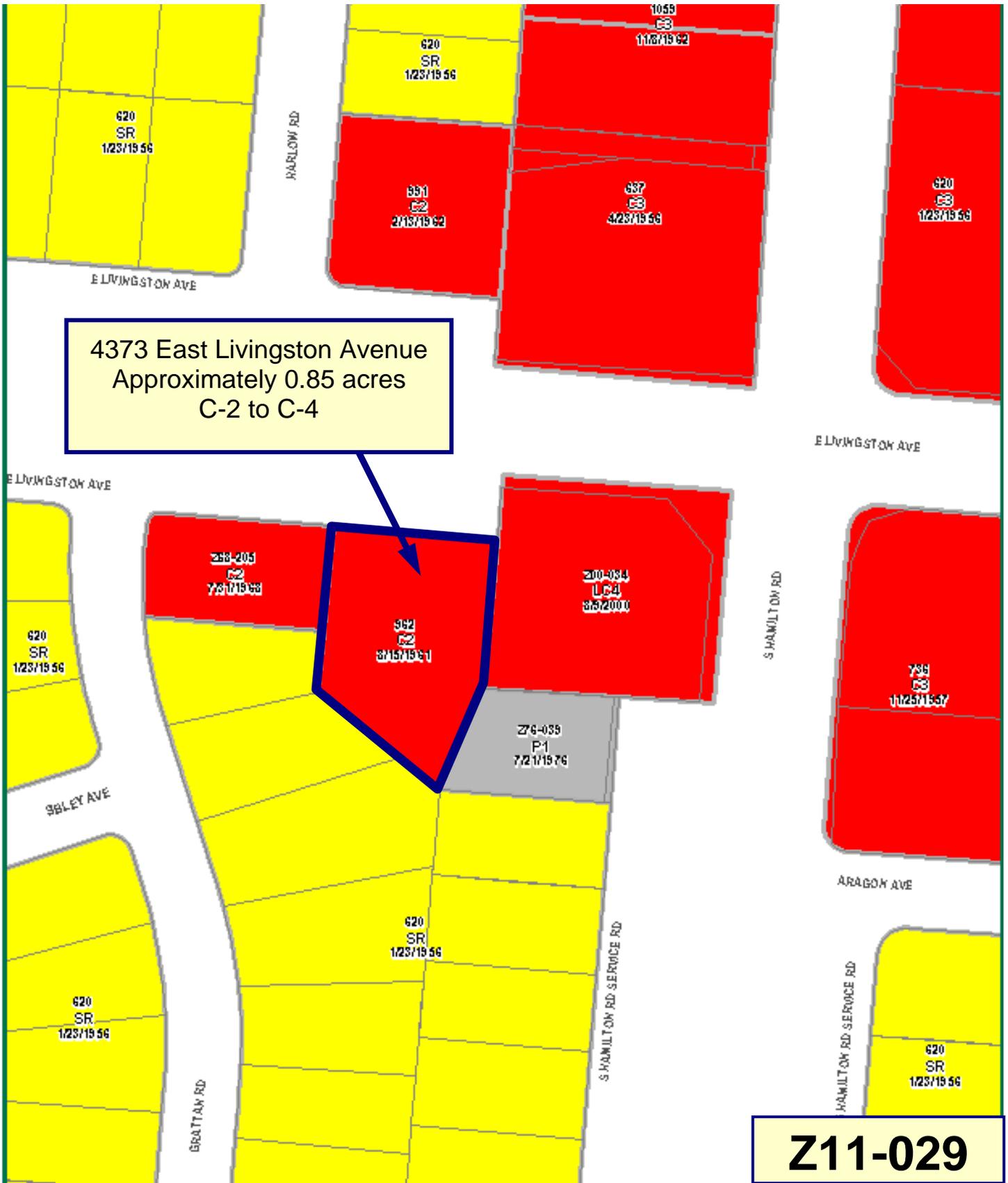
- 3. APPLICATION: Z11-029 (ACCELA # 11335-00000-00551)**
Location: 4373 EAST LIVINGSTON AVENUE (43227), being 0.85± acres located south side of East Livingston Avenue, 150± feet west of South Hamilton Road (010-120516).
Existing Zoning: C-2, Commercial District.
Request: C-4, Commercial District.
Proposed Use: Commercial use.
Applicant(s): Buy Here Sell Here; c/o Stan Poznyak; 4373 East Livingston Avenue; Columbus, Ohio 43227.
Property Owner(s): Buy Here Sell Here; c/o Stan Poznyak; 4373 East Livingston Avenue; Columbus, Ohio 43227.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

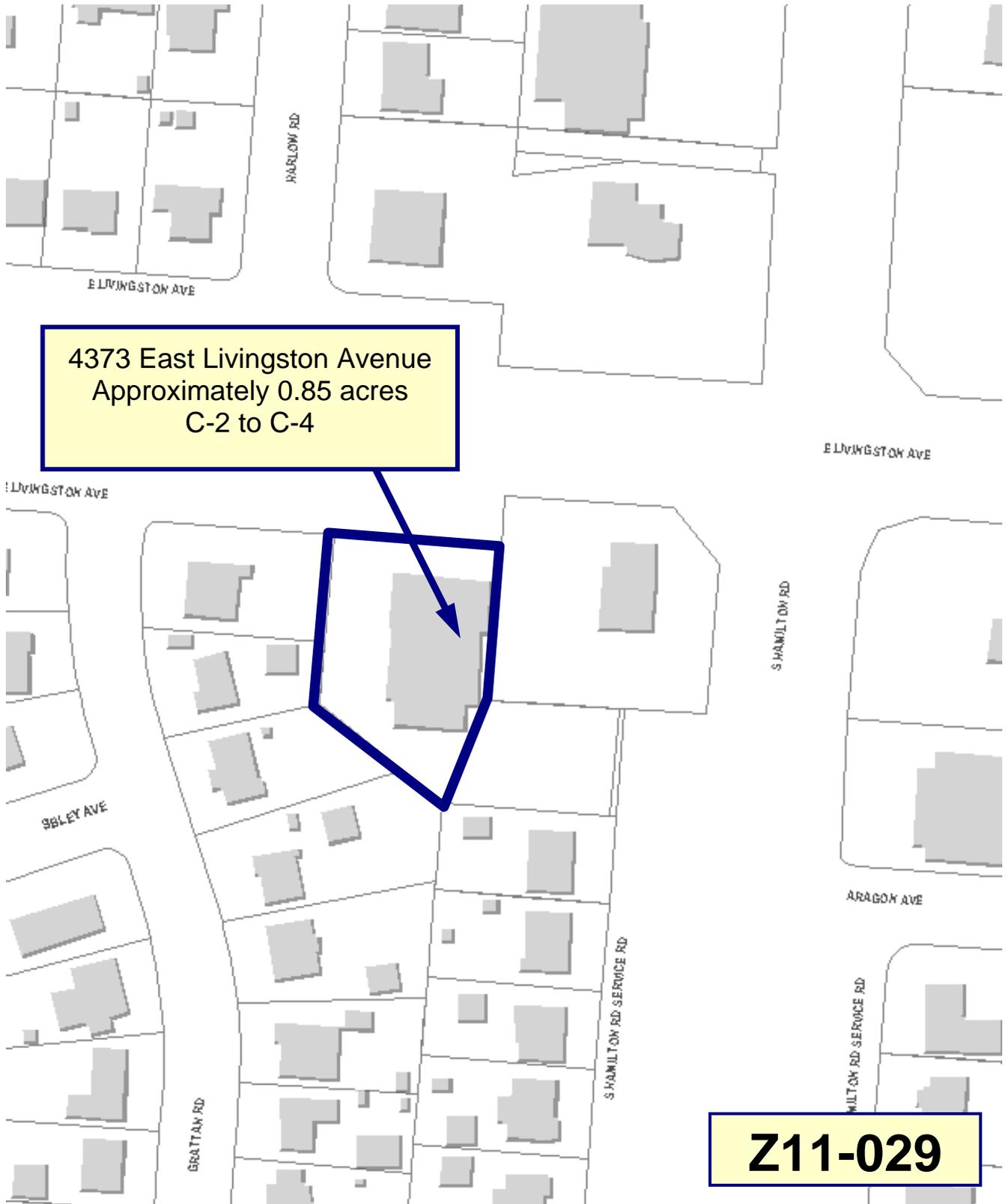
BACKGROUND:

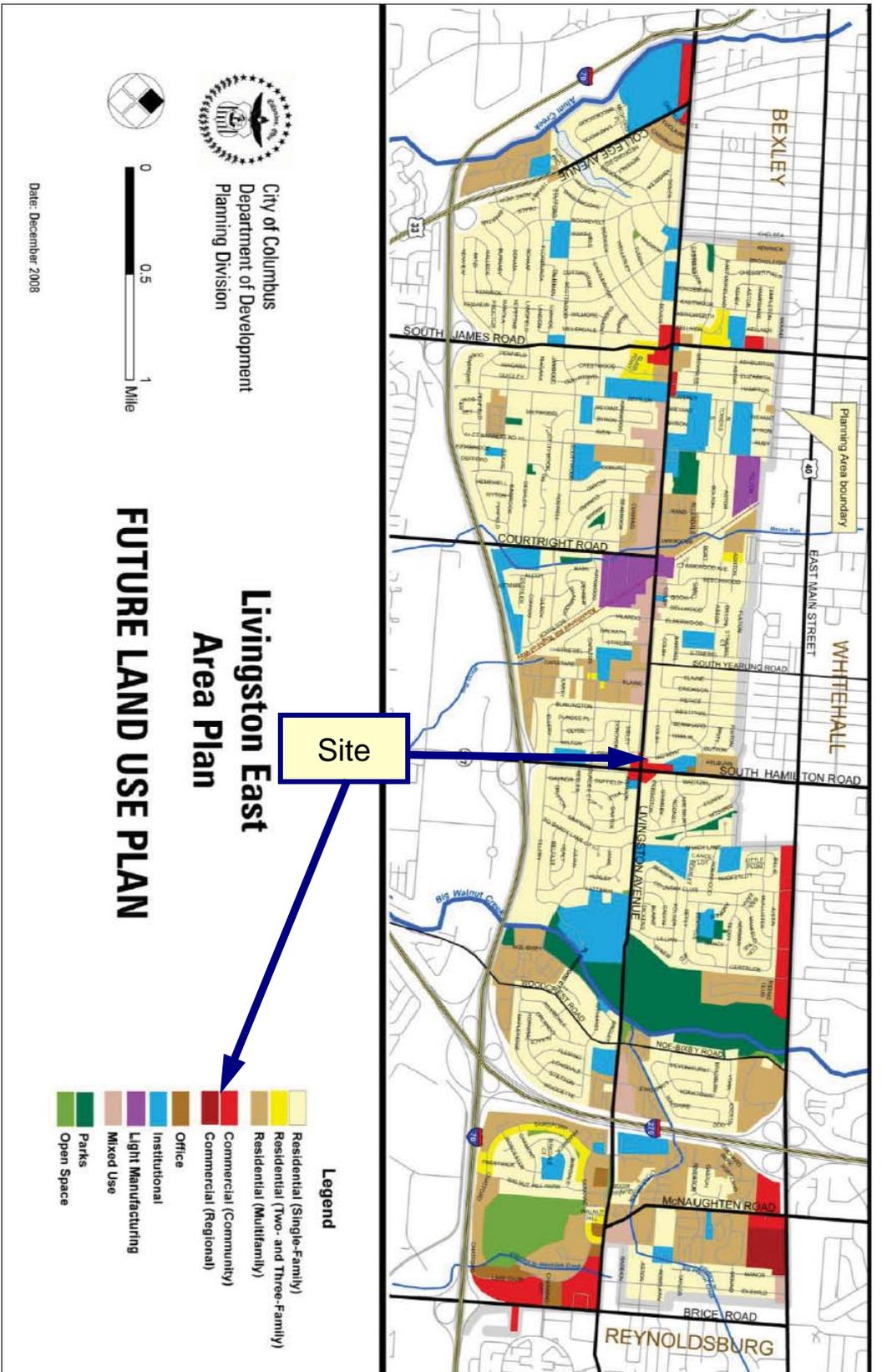
- The applicant is applying for a rezoning to allow more commercial uses at this site. Currently the site is developed with a vacant structure and is zoned in the C-2, Commercial District which permits office uses only.
- To the north across East Livingston Avenue is vacant land and a closed gasoline station zoned in the C-2 and C-3 Commercial Districts respectively. To the south are single-unit dwellings in the SR, Suburban Residential District. To the east is check cashing facility zoned in the L-C-4, Limited Commercial District. To the west is a spa zoned in the C-2, Commercial District.
- The site falls within the boundaries of the *Livingston East Area Plan*, (2009) which calls for community commercial development for the site.
- The *Columbus Thoroughfare Plan* identifies East Livingston Avenue as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested C-4, Commercial District would allow more intensive commercial uses at the site. The proposed C-4 zoning is compatible with the *Livingston East Area Plan*, the surrounding development and with the established zoning pattern of the area.







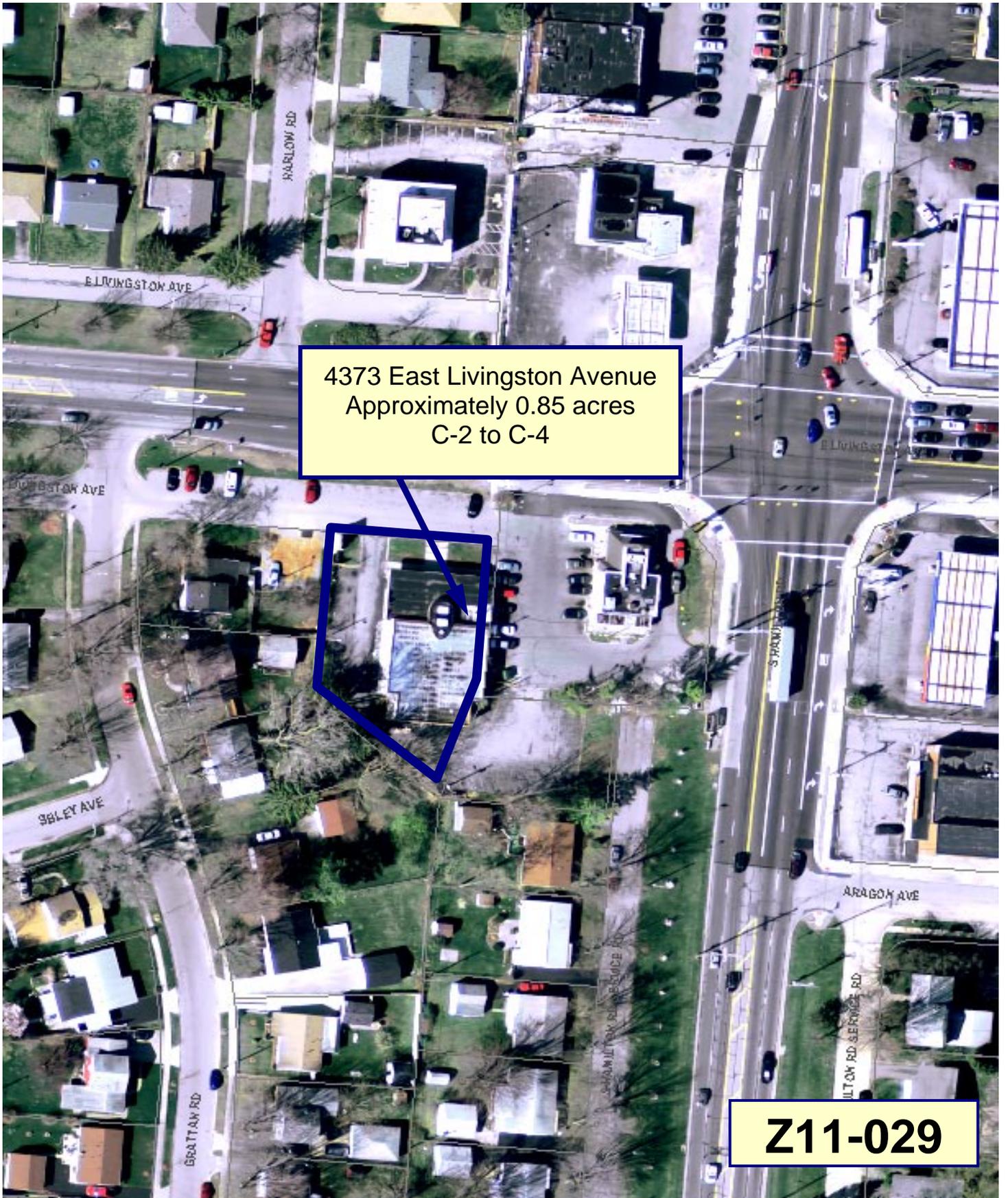
City of Columbus
 Department of Development
 Planning Division

Livingston East Area Plan

FUTURE LAND USE PLAN

- Legend**
- Residential (Single-Family)
 - Residential (Two- and Three-Family)
 - Residential (Multifamily)
 - Commercial (Community)
 - Commercial (Regional)
 - Office
 - Institutional
 - Light Manufacturing
 - Mixed Use
 - Parks
 - Open Space

Date: December 2008



4373 East Livingston Avenue
Approximately 0.85 acres
C-2 to C-4

Z11-029