

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 9, 2012**

1. **APPLICATION:** **Z11-024 (ACCELA # 11335-00000-00472)**  
**Location:** **2586 SOUTH HIGH STREET (43207)**, being 0.34± acres located at the southeast corner of South High Street and Loxley Drive (010-112577; Far South Columbus Area Commission).  
**Existing Zoning:** SR, Suburban Residential District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Limited commercial development.  
**Applicant(s):** William E. Harrison, Jr.; 6139 Buckeye Parkway; Grove City, Ohio 43123.  
**Property Owner(s):** Cutman Land Co. LTD; 591 Carle Avenue; Lewis Center, Ohio 43035.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov).

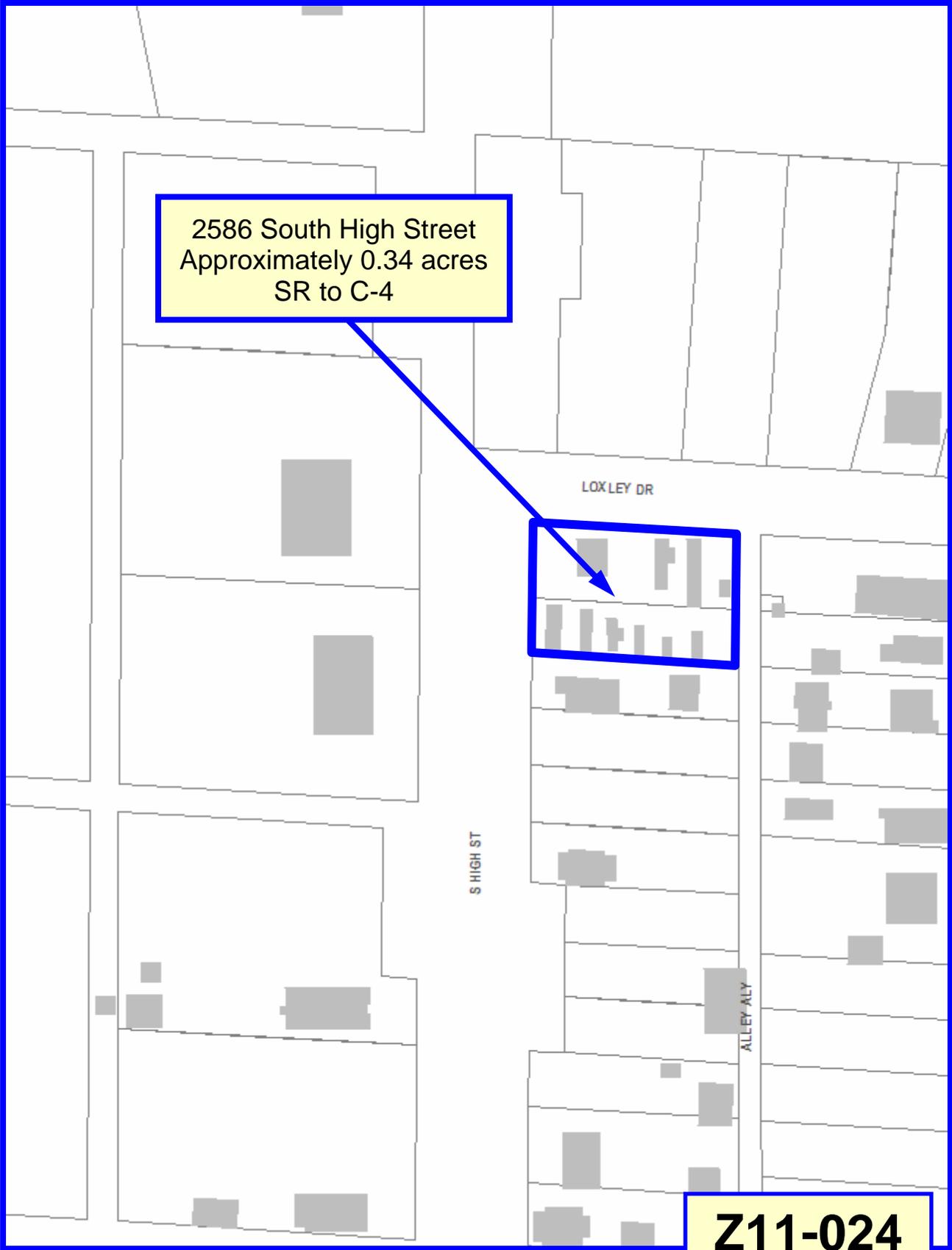
**BACKGROUND:**

- o The 0.34± acre site is developed with a trailer park and a maintenance garage in the SR, Suburban Residential District. The applicant is requesting the L-C-4, Limited Commercial District to allow automobile sales.
- o To the north across Loxley Drive is undeveloped land in the SR, Suburban Residential District. To the east and south are single-unit dwellings in SR, Suburban Residential District. To west across South High Street are a vacant garage and a bar in the C-4, Commercial District.
- o The site is located within the boundaries of the *Scioto Southland Area Plan (2007)*, which recommends single-unit residential development for the east side of South High Street. The site is also located within the Community Commercial Overlay.
- o The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval of the requested L-C-4 District.
- o The limitation text commits to use restrictions that were requested by the Far South Columbus Area Commission and access restrictions.
- o The *Columbus Thoroughfare Plan* identifies South High Street as 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

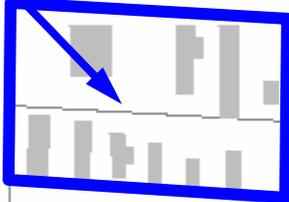
**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.

The requested L-C-4, Limited Commercial District is not consistent with the *Scioto Southland Area Plan* land use recommendation for single-unit dwellings at this location. Although the site is located within the Community Commercial Overlay, the predominant land use along this side of South High Street is still single-unit residential development. Therefore, commercial development is not supported at this location.

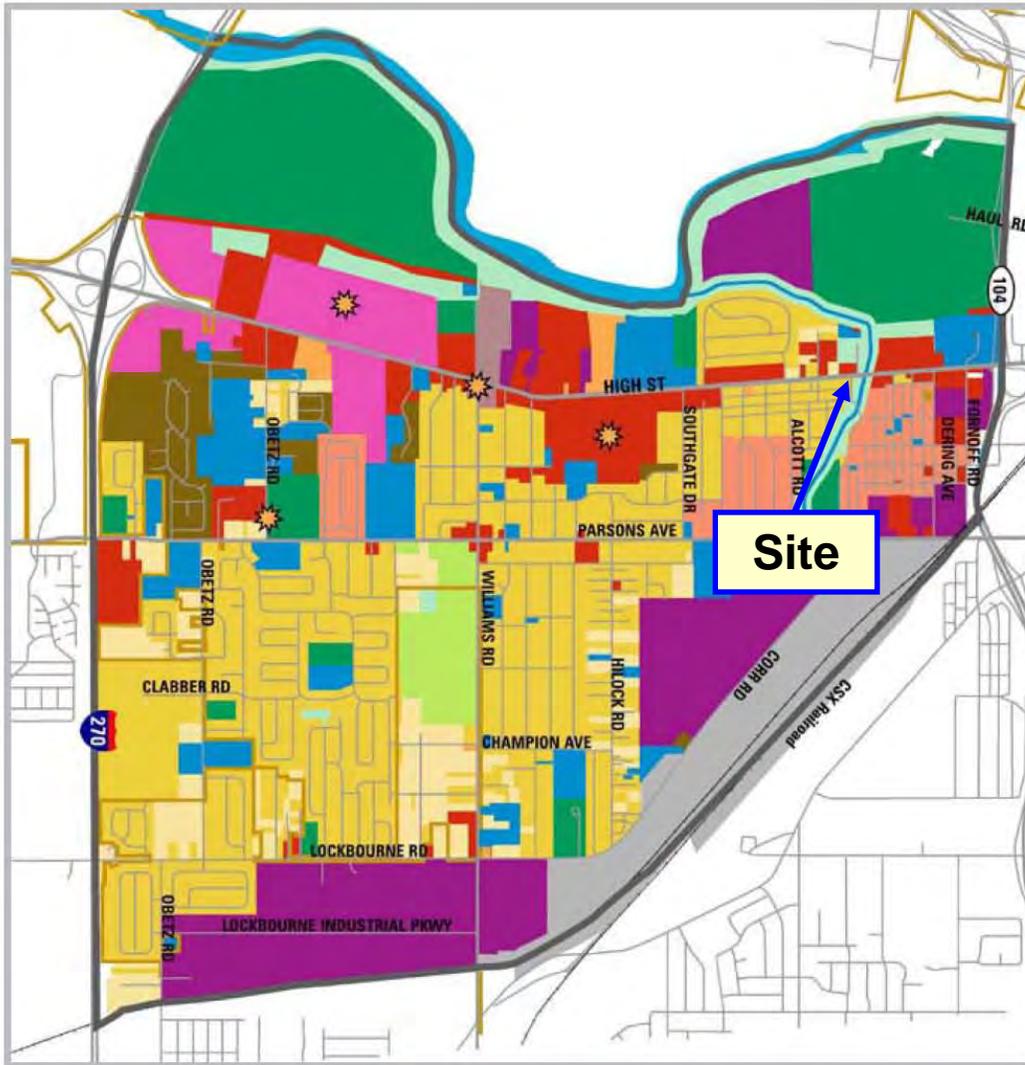




2586 South High Street  
Approximately 0.34 acres  
SR to C-4



**Z11-024**



**Site**

**Figure 10**  
**Land Use Plan**

- Open Space
- Parks
- Farm/Rural
- Single-Family (1-2 du/acre)
- Single-Family (4-6 du/acre)
- Single-Family (6-8 du/acre)
- Multifamily (12-16 du/acre)
- Institutional
- Mixed-Use Community Commercial
- Mixed-Use Regional Commercial
- Commercial
- Office
- Light Manufacturing
- Railroad
- Columbus Corporate Boundary
- Neighborhoods Centers

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2586 South High Street  
Approximately 0.34 acres  
SR to C-4

**Z11-024**

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**LIMITATION COMMERCIAL TEXT**

PROPOSED DISTRICT : L-C-4, COMMERCIAL DISTRICT  
PROPERTY ADDRESS : 2586 SOUTH HIGH STREET, COLUMBUS, OHIO 43207  
OWNER : JEFF CUTLER (CUTMAN LAND CO. LTD)  
APPLICANT : WILLIAM E. HARRISON, JR. (BUYER)  
DATE OF TEXT : JANUARY 4<sup>th</sup>, 2012  
APPLICATION : Z11-024

1. **INTRODUCTION:** The subject property consists of 0.34 acres of land located on the east side of South High Street south of Loxley Drive. Lots number 124 & 125 in Castle Terrace Extension Subdivision of record in Plat Book 7, pages 456 & 457, Recorder's Office, Franklin County, Ohio. This is to identify the legal description submitted as part of the Rezoning Application. The existing zoning is SR, Suburban Residential District. The site has historically been use for commercial purposes (gas station), and that contrary to the Scioto Southland Area Plan land use recommendation, single-family residential uses do not seem to be appropriate at this location given that the property is in the Community Commercial Overlay, and the fact that South High Street is a major thoroughfare. The requested zoning is L-C-4, Limited Commercial District. In order to exclude offensive uses that are permitted in the C-4 District, it is necessary that this limitation text be applied to this Rezoning Application.

2. **PERMITTED USES:** The permitted uses shall be limited to those uses defined by Chapter 3356, C-4 REGIONAL SCALE COMMERCIAL DISTRICT, excluding the following uses:

Automotive Maintenance and Repair Facilities  
Automotive Body Repair Facilities  
Bars, Cabarets, Nightclubs, Taverns  
Check Cashing and Loans  
Pawn Brokers  
Gambling / Burlesque Establishments

3. **DEVELOPMENT STANDARDS:** Unless otherwise specified in the following, the applicable development standards shall be those contained in the Chapter 3356 (C-4 Commercial District), and 3372 (Community Commercial Overlay), of the Columbus City Code. The existing mobile homes will stay nonconforming and may remain in accordance with the nonconforming use regulations in the Zoning Code.

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- A. Density, Height, Lot and/or Setback Commitment: N/A
- B. Access, Loading, Parking, and/or other Traffic Related Commitment:  
No access shall be permitted to South High Street for any proposed redevelopment of this site.  
Access to this site shall be provided via Loxley Drive.
- C. Buffering, Landscaping, Open space and/or Screening Commitment: N/A
- D. Building design and/or Interior-Exterior Treatment Commitments: N/A
- E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments: N/A
- F. Graphics and Signage Commitment: N/A

All signage and graphics shall conform to the City of Columbus Graphic code & the Department of Motor Vehicle requirements for signage. Any variances to these requirements will be submitted to the Columbus Graphics Commission for consideration.

The undersigned, being the prospective Buyer & Applicant of the subject property do hereby agree, 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 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.

**SIGNATURE:** \_\_\_\_\_

**William E. Harrison, Jr.**  
(Scioto Southland Civic Association Member)

**DATE:** January 4<sup>th</sup>, 2012

-----Original Message-----

**From:** Robin Watson [mailto:robingetsreal@yahoo.com]

**Sent:** Thursday, January 26, 2012 2:30 PM

**To:** Pine, Shannon L.

**Cc:** Bob Blakeman; Mindi Sams Hardgrow; Robert Patterson

**Subject:** 2586 S High St app # Z11-024

Ms Pine,

The Far South Area Commission has reviewed the application submitted by William Harrison on Thursday, January 5, 2012.

We are recommending a restricted LC4 for this premise with prohibited activities stated in limited text. Mr. Harrison has also agreed to a Good Neighbor Agreement that has been negotiated between himself, current tenants, and neighbors.

Thank you,

Robin Watson, Zoning Chair, Far South Area Commission

Phone # 614-306- 4602