

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2008**

- 4. APPLICATION: Z08-008**
Location: **561 & 567 LAZELLE ROAD (43081)**, being 4.7± acres located on the south side of Lazelle Road, 740± feet east of Sancus Boulevard. (610-166663).
Existing Zoning: L-C-3, Limited Commercial District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Landscape sales.
Applicant(s): Mark R. Ciminello; 5444 Medallion Drive East; Westerville, OH 43082.
Property Owner(s): The Applicant.
Planner: Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

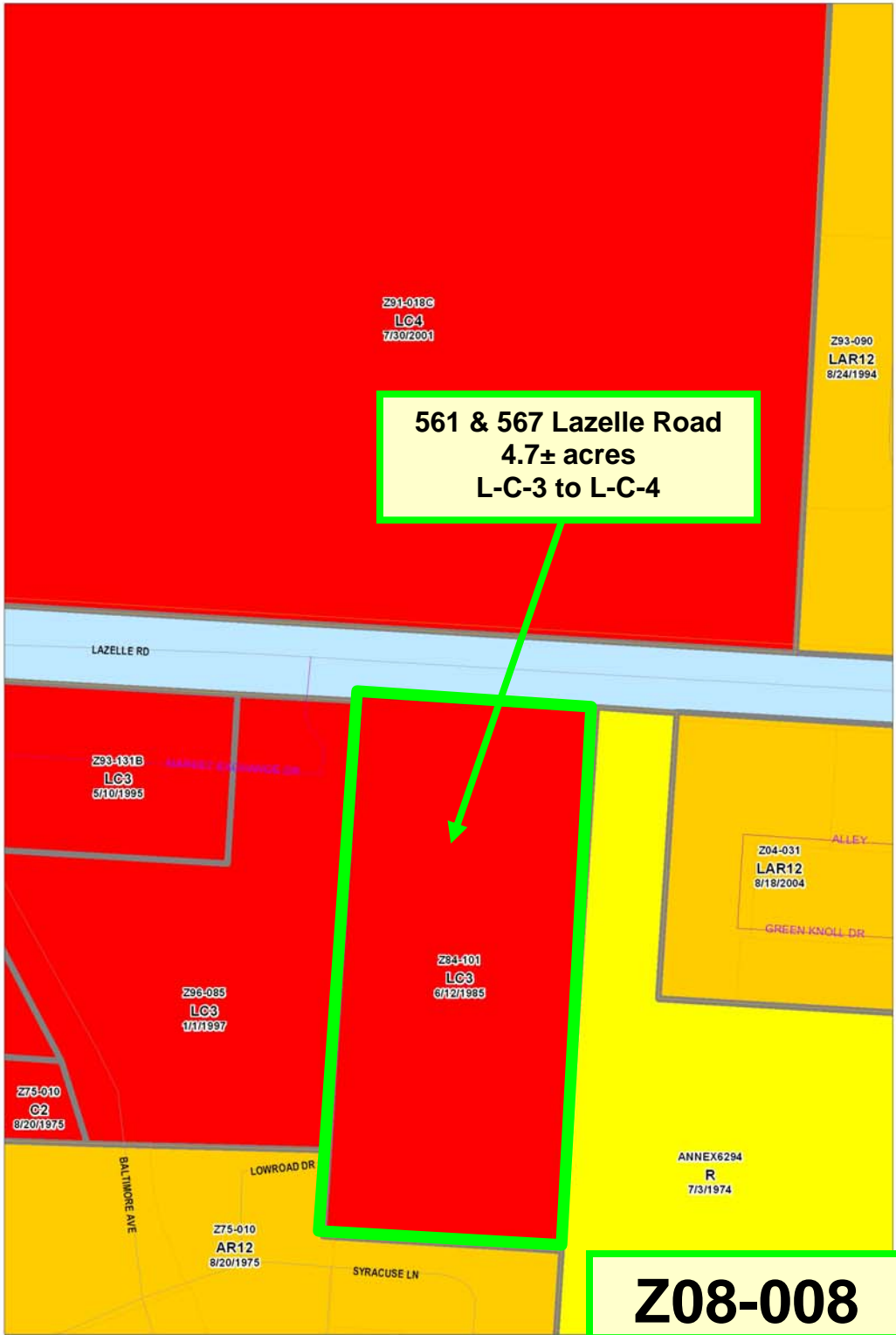
BACKGROUND:

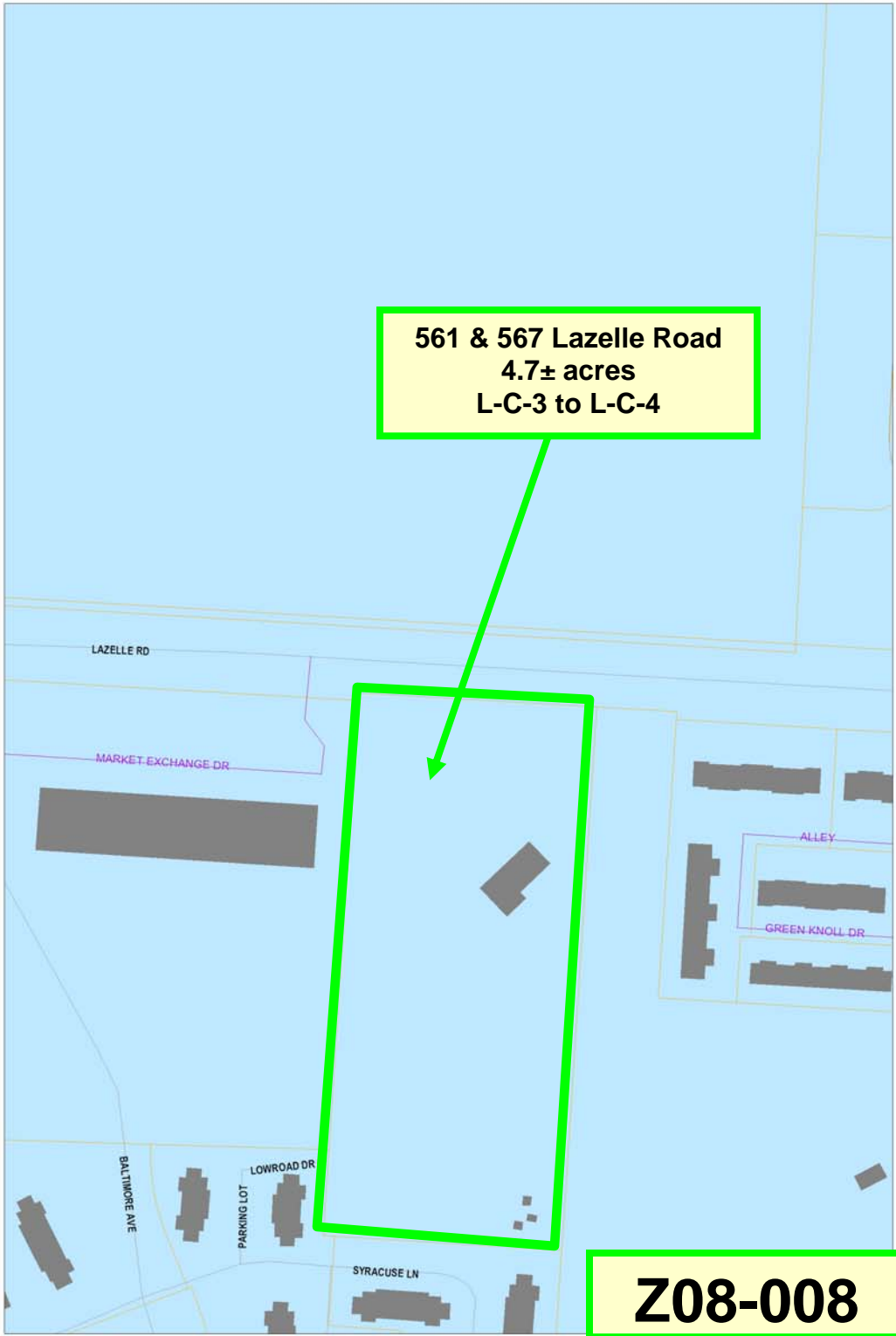
- The applicant's property was rezoned in to the L-C-3, Limited Commercial District to permit the existing nursery. The applicant wishes to expand but since the approval of the original L-C-3 zoning the Zoning Code has been changed to disallow nurseries in the C-3 District. Therefore if the applicant wanted to expand he would have to seek a Special Permit before the Board of Zoning Adjustment. The applicant wishes to rezone to the L-C-4 to conform his non-conforming nursery and so he will not have to seek a special permit every time he wishes to expand.
- To the north across Lazelle Road is a driving range zoned in the L-C-4, Limited Commercial District. To the south is a multi-family development zoned in the AR-12, Apartment Residential District. To the east, is a park in the R, Rural District. To the west is retail development zoned in the L-C-3, Limited Commercial District.
- The site lies within the boundaries of Subarea I 2 of the *Far North Plan* (1994), which supports the development of neighborhood oriented commercial development. Due to the limitation of the zoning to a nursery or garden center and since the nursery already exists and has not caused an adverse impact on the adjacent neighbors Staff supports this deviation from the *Plan*.
- The proposed limitation text limits the applicant to landscaping sales and a nursery only. The proposed text is based off the L-C-3 limitation text that was approved in 1984. Since the 1984 rezoning to the L-C-3, Limited Commercial District, the properties surrounding this site have developed with the nursery being already present. The applicant is committing to install an evergreen buffer if he builds a building within 240 feet of the south property line, which is now used for tree storage.

- The *Columbus Thoroughfare Plan* identifies Lazelle Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed limitation text limits the applicant to landscaping sales and a nursery only. The proposed text is based off the L-C-3 limitation text that was approved in 1984. Since the 1984 rezoning to the L-C-3, Limited Commercial District, the properties surrounding this site have developed with the nursery being already present. The applicant has agreed to install a buffer if he builds a building within 240 feet of the south property line. The requested L-C-4, Limited Commercial District is consistent with the zoning and development patterns of the area.





LIMITATION TEXT OVERLAY
DEVELOPMENT PLAN

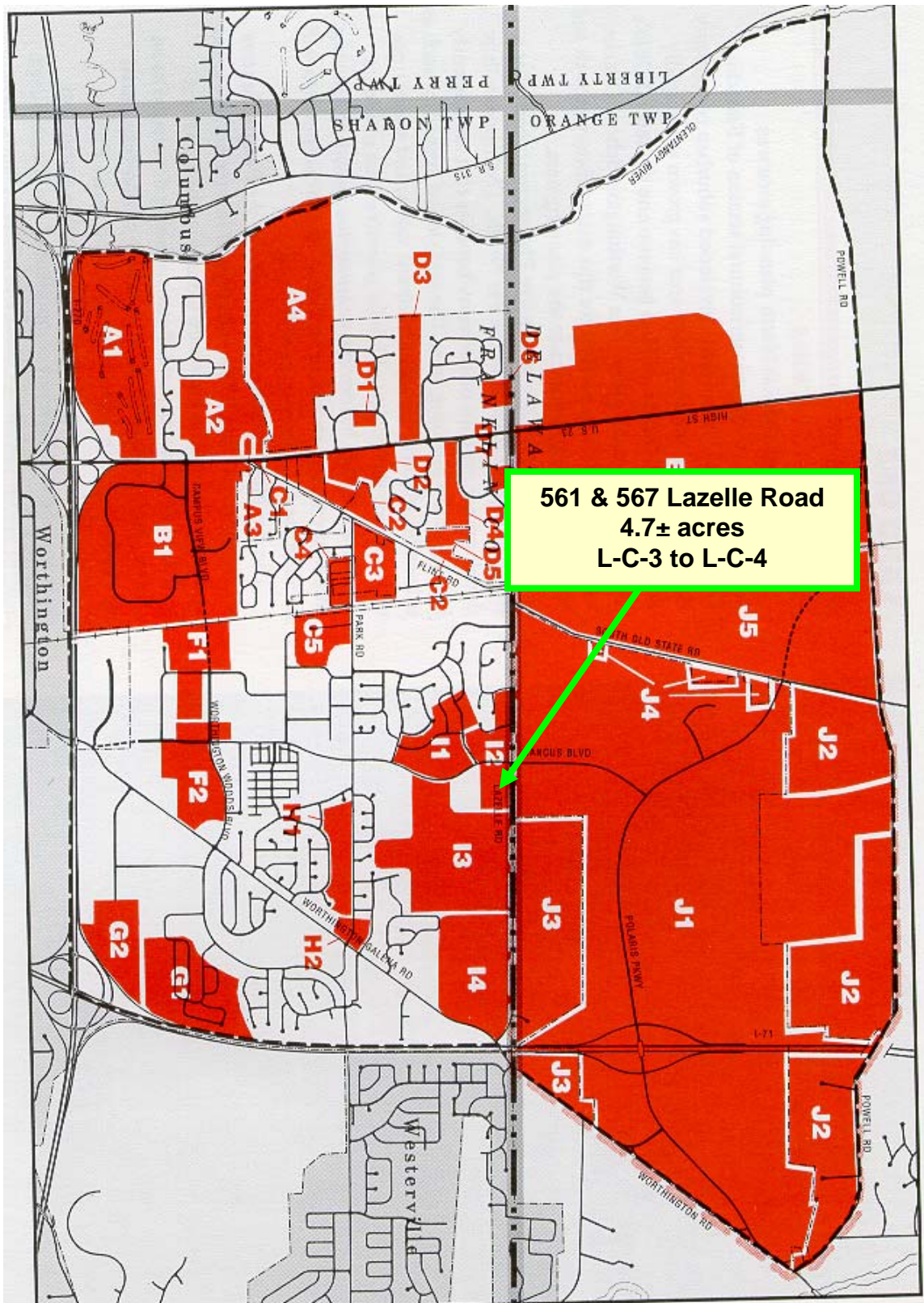
PROPOSED DISTRICT: LC-4, Limited Commercial District
PROPERTY ADDRESS: 567and 561 Lazelle Road
OWNER: Mark R. and Joseph A. Ciminello
APPLICANT: Mark R. and Joseph A. Ciminello
DATE OF TEXT: 4/3/08
APPLICATION NUMBER: Z08-008

1. INTRODUCTION The site contains approximately 4.726 acres located south of Lazelle Road and East of Sancus Boulevard. The applicant intends to rezone the site for C-4, Regional Scale Commercial Development uses. In order to exclude all other offensive uses that are permitted in the C-4, Regional Scale Commercial Development, it is necessary that this limitation text be applied to the zoning application.

2. PERMITTED USES The permitted uses shall be limited to a Garden Center, Landscaping and any retail sales accessory to such permitted uses.

3. DEVELOPMENT STANDARDS: In all other respects, the property shall be used and developed in accordance with the provisions of the Columbus Zoning Code applicable to the C-4 Regional Scale Commercial Development.

3.a In the event that any additional structure is built within 240 feet of the southern property line an evergreen screen will be planted. The evergreens will be planted a minimum of 6 feet O.C. and will form a 75 percent opaque screen.



**561 & 567 Lazelle Road
4.7± acres
L-C-3 to L-C-4**

