

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 11, 2008**

- 2. APPLICATION: Z07-055**  
**Location:** **85 NORTH WILSON ROAD (43204)**, being 0.62± acres located on the west side of Wilson Road, 172± feet north of Alberta Street (010-110979 & 010-110966; Greater Hilltop Area Commission).  
**Existing Zoning:** C-3, Commercial and L-C-4, Limited Commercial Districts.  
**Request:** C-5, Commercial District.  
**Proposed Use:** Fuel sales and convenience retail.  
**Applicant(s):** The Kroger Co.; c/o Christopher A. Rinehart, Atty.; Rinehart & Rishel, Ltd.; 300 East Broad Street, Suite 190; Columbus, OH 43215.  
**Property Owner(s):** Ahmad Mazen Mattan; 2468 Woodstock Road; Columbus, OH 43221.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

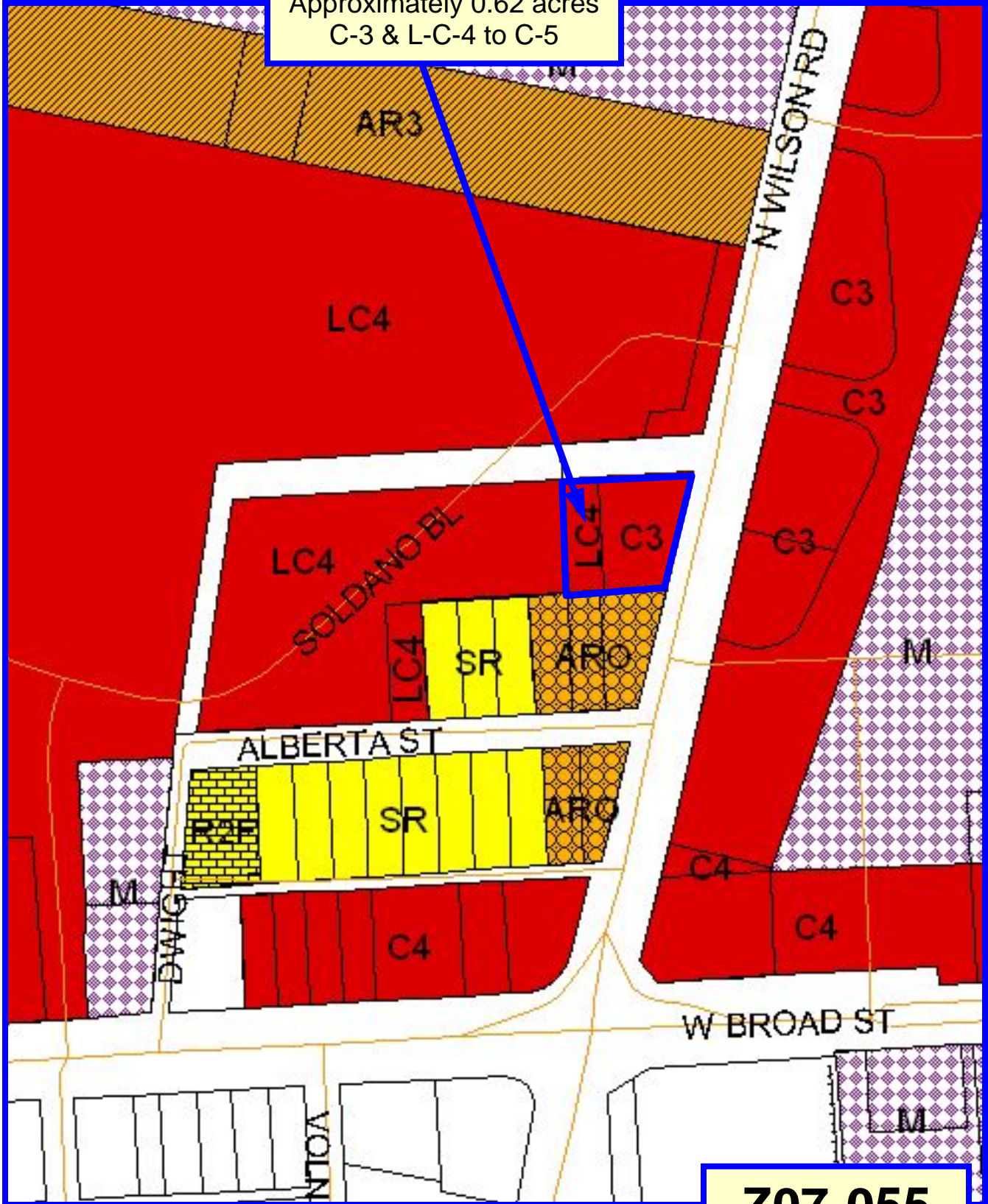
**BACKGROUND:**

- o The 0.62± acre site is comprised of two parcels, one which is developed with a fuel sales facility in the C-3, Commercial District, and a vacant lot in the L-C-4, Limited Commercial District. The applicant requests the C-5, Commercial District to allow a new fuel sales facility with convenience retail in conjunction with a grocery store located in the adjacent shopping center.
- o To the north is a shopping center in the L-C-4, Limited Commercial District. To the east across Wilson Road are a restaurant and a bank in the C-3 Commercial District. To the south across is an office building in the AR-O, Apartment Residential Office District. To the west is shopping center parking in the L-C-4, Limited Commercial District.
- o The site is located within the planning area of *The Greater Hilltop Plan (2001)* which does not provide land use recommendations for this location. The Plan does recommend the use of standards with commercial development, including buffering from residential uses. The C-5 District contains adequate buffering provisions for fuel-sales facilities adjacent to residentially-zoned property.
- o The site is located within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the requested zoning district.
- o The *Columbus Thoroughfare Plan* identifies Wilson Road as 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

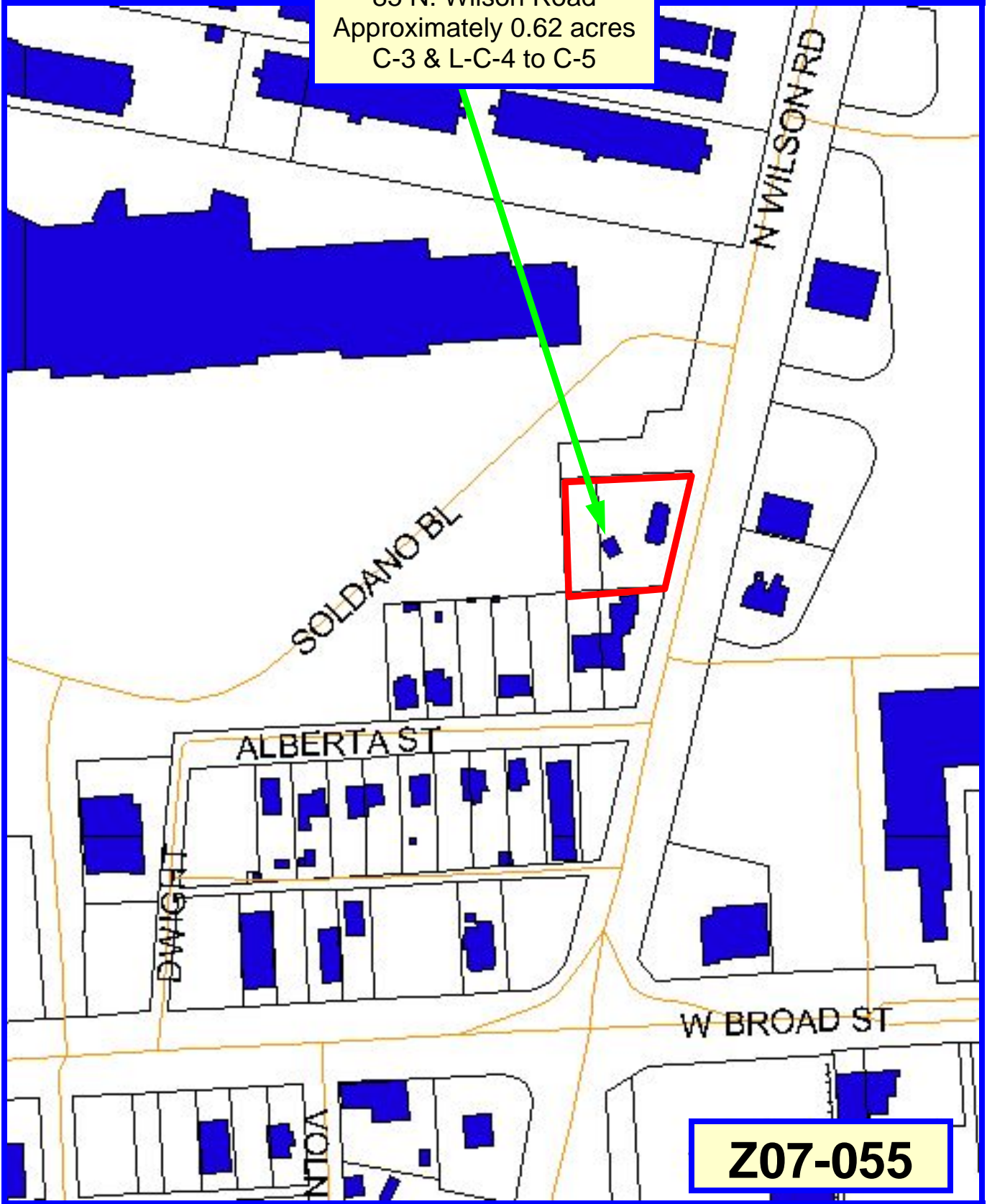
The requested C-5, Commercial District will allow the construction of a new fuel sales facility with convenience retail. The requested C-5, Commercial District is consistent with the zoning and development patterns of the area, and contains adequate buffering provisions for fuel-sales facilities adjacent to residentially-zoned property.

85 N. Wilson Road  
Approximately 0.62 acres  
C-3 & L-C-4 to C-5

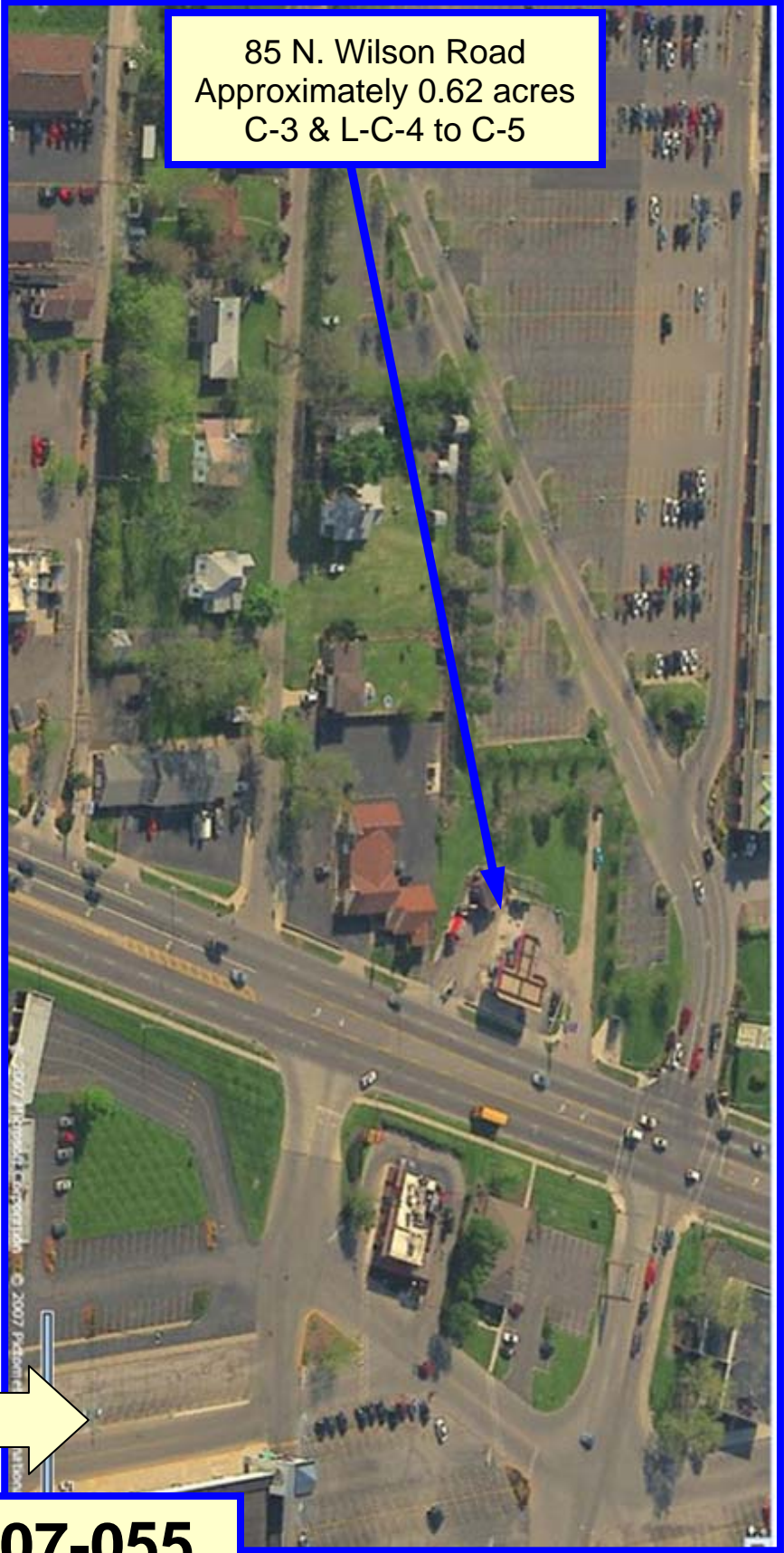


**Z07-055**

85 N. Wilson Road  
Approximately 0.62 acres  
C-3 & L-C-4 to C-5



**Z07-055**



85 N. Wilson Road  
Approximately 0.62 acres  
C-3 & L-C-4 to C-5

North

**Z07-055**



City of Columbus  
Mayor Michael B. Coleman

### Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

### STANDARDIZED RECOMMENDATION FORM

Group Name: Greater Hilltop AC Meeting Date: 11-11-08  
 Case Number: 207-055 0-7335-0-00055 Case Type:  Council Variance  Rezoning  
 Zoning Address: 85 N. Wilson Rd. Applicant: The Kroger Co.  
 Person(s) Representing Applicant at Meeting: Chris Rinehart, Lindsay Taylor, Garrett Foley

Conditions Requested by Group (Add continuation sheet if needed):  
Area Commissions see note at bottom.

Applicant  
Response  
Yes No

1.	_____	<input type="checkbox"/>	<input type="checkbox"/>
2.	_____	<input type="checkbox"/>	<input type="checkbox"/>
3.	_____	<input type="checkbox"/>	<input type="checkbox"/>
4.	_____	<input type="checkbox"/>	<input type="checkbox"/>
5.	_____	<input type="checkbox"/>	<input type="checkbox"/>
6.	_____	<input type="checkbox"/>	<input type="checkbox"/>
7.	_____	<input type="checkbox"/>	<input type="checkbox"/>
8.	_____	<input type="checkbox"/>	<input type="checkbox"/>

#### Recommendation

Approval  Disapproval  Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 11 Against 0

Signature / Title of Authorized Representative: [Signature], Zoning Chair

Daytime Phone Number: 614-276-1997

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.