

CONCEPTUAL ACCESS EXHIBIT*Figure 2 – Location of the Proposed Development (Yellow), Site Drives, and Study Intersections*Public Road Intersections

1. Hilliard & Rome Road and Hilliard & Rome Road East and Menard's Access
2. Hilliard & Rome Road East and Fisher Road
3. Hilliard & Rome Road and Manor Park Drive
4. Hilliard & Rome Road and Summerlin Way

Site Access Intersections

- A. Manor Park Drive and Site Drive 1 (Enter-Only Access)
- B. Hilliard & Rome Road and Site Drive 2 (LIRIRO Access)
- C. Hilliard & Rome Road and Site Drive 3 (Full Access)
- D. Hilliard & Rome Road East and Site Drive 4 (RIRO Access)
- E. Hilliard & Rome Road East and Site Drive 5 (Full Access)

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2021**

- 6. APPLICATION: Z21-037**
- Location:** **800 HILLIARD & ROME RD. (43228)**, being 103.20± acres located at the northeast corner of Hilliard & Rome Road and Manor Park Drive (240-003105 & 6 others; Far West Side Area Commission).
- Existing Zoning:** R. Rural District & R-1, Residential District.
- Request:** L-M, Limited Manufacturing District (H-60).
- Proposed Use:** Industrial park.
- Applicant(s):** TPA Ventures, LLC; c/o Jeb Brees 1776 Peachtree Street, Suite 100; Atlanta, GA; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor, Columbus, OH 43215..
- Property Owner(s):** LJKJ Rome Hilliard LLC, et. al.; 4774 Clubpark Drive; Hilliard, OH 43026.
- Planner:** Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

BACKGROUND:

- The site consists of seven parcels: one undeveloped and zoned in the R, Rural District; two developed with single-unit dwellings in the R-1, Residential District; and four developed with a commercial building, dwelling, and farm with associated outbuildings in the R, Rural District upon a recent annexation from Prairie Township. The requested L-M, Limited Manufacturing District will permit limited industrial, warehouse, distribution, and office uses.
- North and east of the site are manufacturing uses in the M, Manufacturing District. South across Manor Park Drive is an auto impound lot in the L-M, Limited Manufacturing District, and a trucking business in the M-2, Manufacturing District. To the west across Hilliard & Rome Road is undeveloped land in the R, Rural District, a home improvement store in the CPD, Commercial Planned Development District, an apartment complex in the L-ARLD, Limited Apartment District, and single-unit dwellings in Prairie Township.
- The site is located within the *Trabue/Roberts Area Plan* (2011), which recommends “Employment Center” and “Light Industrial” land uses for this location.
- The site is located within the boundaries of the Far West Side Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions and supplemental development standards addressing landscaping and graphics provisions.
- At the time this Staff Report was finalized, a traffic impact study is in progress in conjunction with this application, and traffic commitments and site layout and access revisions may be needed based on the results of the approved traffic impact study.

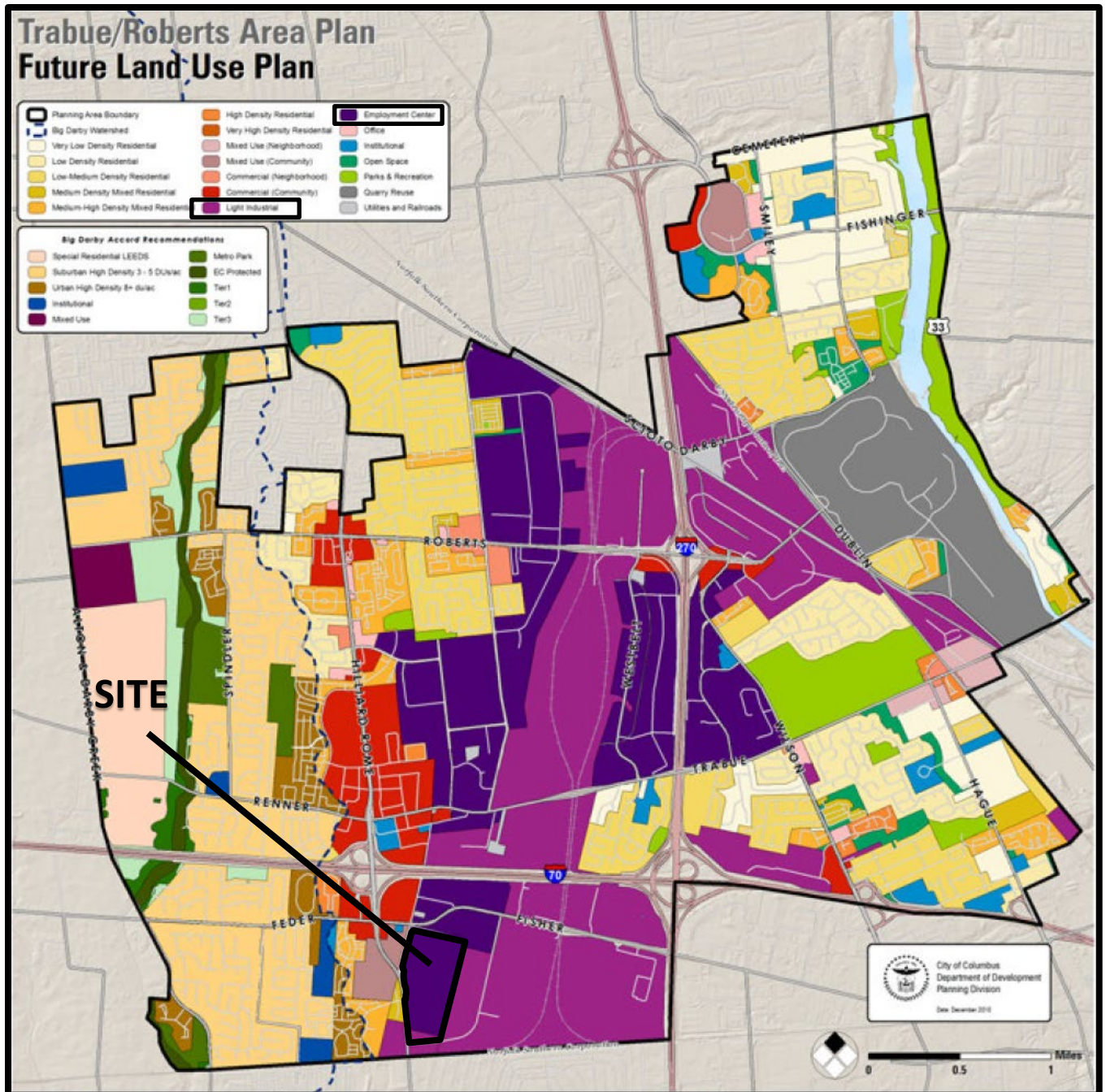
- The *Columbus Thoroughfare Plan* identifies this portion of Hilliard & Rome Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.*

The requested L-M, Limited Manufacturing District will allow an industrial development that is compatible with the development standards of adjacent manufacturing developments. The proposal is consistent with the "Employment Center" and "Light Industrial" land use recommendations of the *Trabue/Roberts Area Plan*, and does not represent an introduction of an incompatible uses to the surrounding area. While the revised traffic impact study has been submitted and reviewed, and significant progress has been made in identifying the transportation improvements that are needed in conjunction with this development, there will be a need for additional geometric information to be provided for review to determine whether the proposed site layout and access configuration would be compatible with a potential future realignment of Hilliard & Rome Road, or whether revisions to the proposed site layout and access configuration will be necessary. Once the issues are resolved with the Division of Traffic Management, Staff's recommendation will be updated to approval.

*The traffic impact study associated with this application has been approved and commitments requested by the Division of Traffic Management have been incorporated into the limitation text.

Z21-037
800 Hilliard & Rome Rd.
Approximately 103.20 acres
R & R-1 to L-M



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Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)**

Case Number	<u>Z21-037</u>
Address	<u>800 Hilliard Rome Road</u>
Group Name	<u>Far West Side Area Commission</u>
Meeting Date	<u>June 22, 2021</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The Far West Side Area Commission recommends approval for the proposed Limited Manufacturing (L-M) annexation rezoning as noted in the Development Text dated June 15, 2021 (as received on June 25, 2021 with requested limitation updates). This project is consistent with the surrounding uses and is in alignment with the Trabue / Roberts Area Plan for employment center activities (light industrial).

While the Commission has recommended approval, we still have deep concerns regarding the current and future traffic situation in this area. With the rail tracks to the south, residents routinely see long traffic backups due to stopped train traffic. This is further exacerbated by the impacts of the I-70 interchange at Hilliard Rome Road, the intersection of Fisher Road and Feder Road at Hilliard Rome, vehicles from existing businesses especially at the end of the work day, and residential access points along Hilliard Rome Road. This project will add significantly more employee traffic in addition to trucks accessing the warehousing/manufacturing uses. This area is long overdue for improvement (see Galloway Road connection - or lack thereof) and we need information regarding comprehensive planning to address the area's transportation issues.

Vote	<u>6 in favor; 0 opposed; 1 absent</u>
Signature of Authorized Representative	<u>Kelley Arnold</u> <small>Digitally signed by Kelley Arnold Date: 2021.06.28 10:35:46 -04'00'</small>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-636-0784</u>

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-037

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. TPA Ventures, LLC 1776 Peachtree Street, Suite 100, Atlanta, GA 30309 0	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 21st day of October, in the year 2021

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

[Signature]

Notary Seal Here



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission has no expiration date

My Disclosure Statement expires six (6) months after date of notarization.