

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2016**

- 6. APPLICATION: Z15-049**
Location: **986 HILLIARD-ROME ROAD EAST (43026)**, 11.75± acres located at the southeast corner of Fisher Road and Hilliard-Rome Road East (part of 240-006858).
Existing Zoning: R, Rural District (pending annexation).
Request: L-M, Limited Manufacturing District.
Proposed Use: Commercial or industrial development.
Applicant(s): Preferred Real Estate Investments II, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): LJKJ Rome Hilliard LLC; c/o Ruth Ann Hoffman and Roy Lee Hoffman; 4774 Clubpark Drive; Columbus, OH 43026.
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
 Shannon Pine; 645-2208; spine@columbus.gov

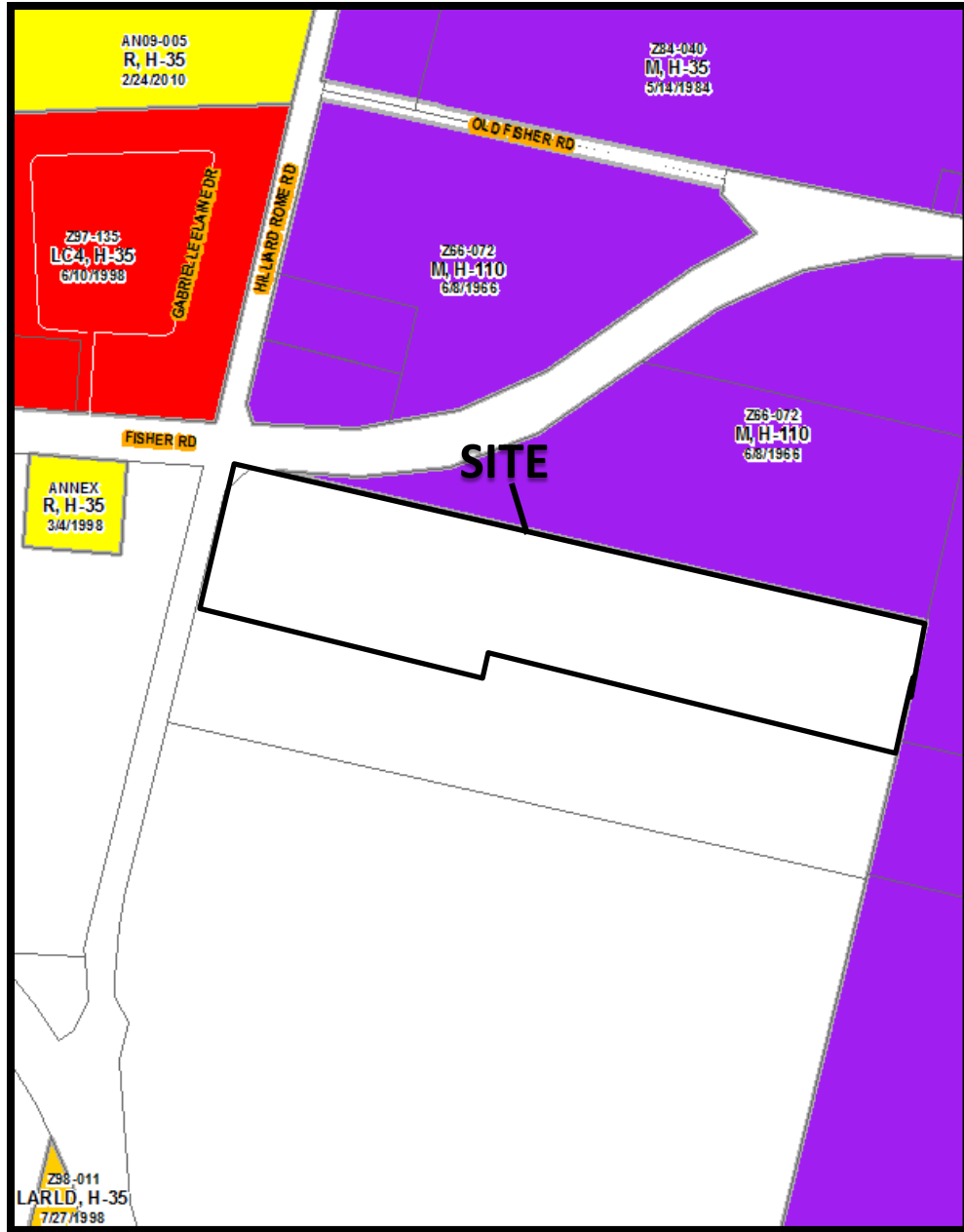
BACKGROUND:

- The 11.75± acre site is currently undergoing annexation and will be zoned in the R, Rural District upon annexation. The applicant proposes the L-M, Limited Manufacturing District, which would permit unspecified commercial or industrial development.
- The site is bordered to the north and east by mixed industrial uses in the unrestricted M, Manufacturing district. To the south and west is undeveloped land in Prairie Township. The northwest corner of Fisher Road and Hilliard-Rome Road East is developed with an extended-stay hotel in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends employment center uses for this location. This classification emphasizes business and professional offices, light industrial operations, and visitor service establishments, with retail only as a secondary use.
- The development text restricts permitted uses to those allowed in the C-4, Commercial District and less objectionable uses in the M, Manufacturing District (those permitted by Sections 3363.02 through 3363.08) and provides commitments for screening, landscaping, and lighting. Uses permitted in the C-5, Commercial District, and more objectionable uses in the M, Manufacturing District (permitted by Sections 3363.09 through 3363.17) are prohibited.

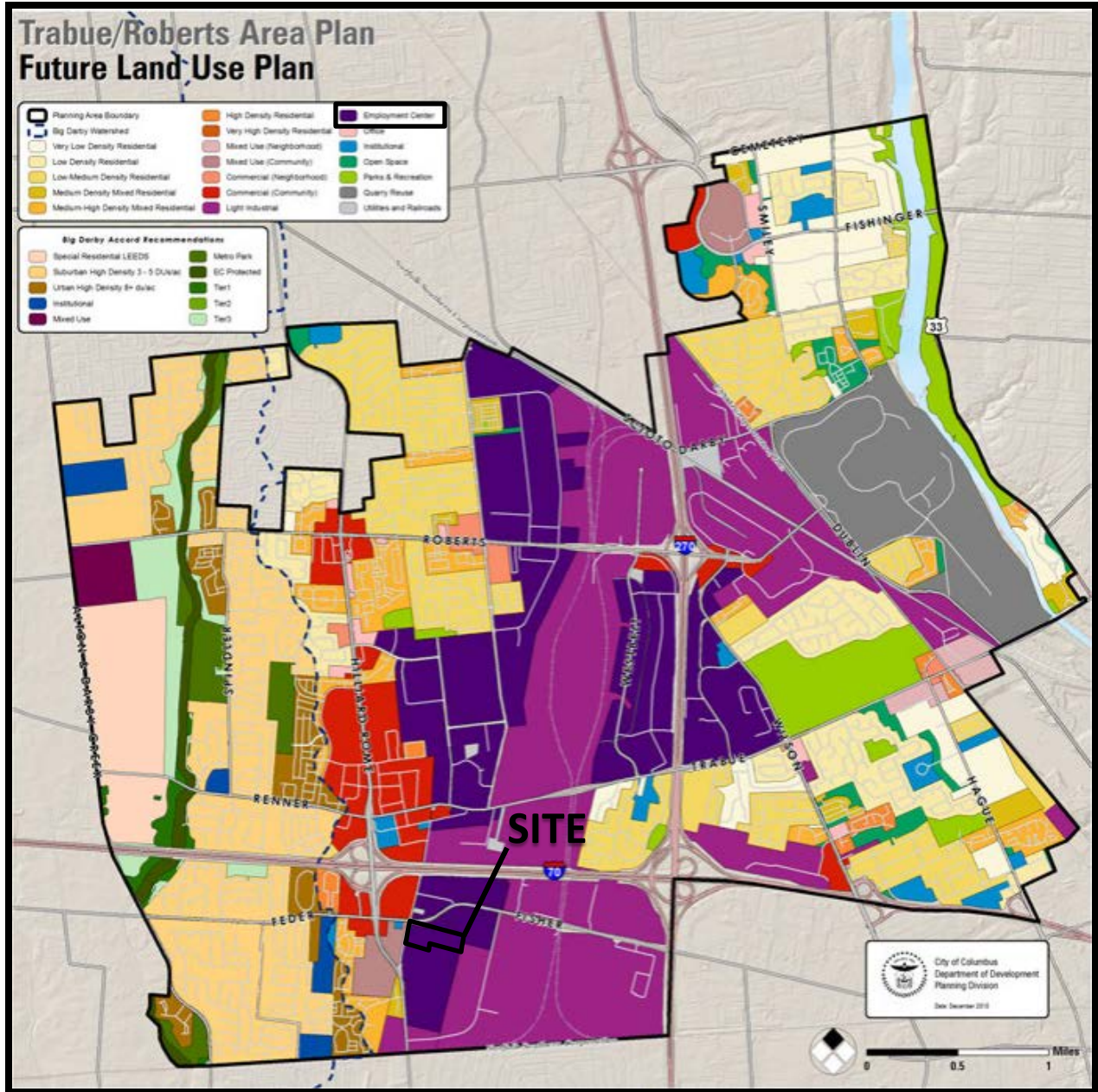
CITY DEPARTMENTS' RECOMMENDATION: Disapproval

The requested L-M zoning classification would allow for future commercial or industrial development, while the *Trabue/Roberts Area Plan* recommends employment center uses on this site. Although the proposed L-M district would permit the development of employment center uses, the requested range of permitted commercial uses could result in development that

does not satisfy that recommendation. The Planning Division has indicated that they may support a revised L-M, Limited Manufacturing District proposal that excludes extended-stay hotels and retail uses at this site.



Z15-049
986 Hilliard-Rome Road East
Approximately 11.74 acres
R to L-M



Z15-049
986 Hilliard-Rome Road East
Approximately 11.74 acres
R to L-M



Z15-049
986 Hilliard-Rome Road East
Approximately 11.74 acres
R to L-M



REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 215-049

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Nicholas King #614-901-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman
30th day of October, in the year 2015

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule. **Please make all checks payable to the Columbus City Treasure**