



SITE KEYNOTES

1. BOARD FENCE (PRIVACY FENCE, 100% OPAQNTY), SEE ARCHITECTURAL PLANS FOR DETAILS.
2. CONCRETE DRIVE APPROACH, SEE DETAIL.
3. CONCRETE DRIVE APPROACH, SEE DETAIL.
4. DRIVEWAY ENCLOSURE, SEE ARCHITECTURAL PLANS
5. CONCRETE SIDEWALK, SEE DETAIL.
6. STANDED CONCRETE CURB, SEE DETAIL.
7. DRIVEWAY APPROACH, SEE DETAIL.
8. CONCRETE DRIVE APPROACH, SEE DETAIL.
9. DRIVEWAY ENCLOSURE, SEE ARCHITECTURAL PLANS
10. ROLLING MOUNTED ADA PARKING SIGNAGE WITH VAN PER ITEMS 641 & 642.
11. BUREAU OF PUBLIC SAFETY (BPS) SIGNAGE PER ITEMS 641 & 642.
12. DEPARTMENT & OWNER.
13. ZONING PER CITY OF COLUMBUS.
14. CONCRETE DRIVE APPROACH PER COC STD DWG 2300.
15. CONCRETE DRIVE APPROACH PER COC STD DWG 2300.
16. MOUNTABLE CURB FOR RIGHT IN ONLY DRIVE ENTRANCE, FROM MOUNTABLE CURB TO STRAIGHT CONCRETE CURB WITHIN 5' OF CONCRETE PAVEMENT.

MISC. NOTES

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- INTERFERING UTILITIES SHALL BE IDENTIFIED, LOCATED, AND DELETED FROM THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS.
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LEGEND

- HEAVY DUTY ASPHALT PAVEMENT.
- CONCRETE PAVEMENT.
- REFER TO KEYNOTES FOR TYPE.

Z26-005 FINAL RECIEVED 6/4/2026 PAGE 1 OF 1

*[Handwritten signature]*  
6-4-26



1495 Old Henderson Road  
Columbus, Ohio 43220  
614-459-6972  
4221 North Broad Street  
Lancaster, Ohio 43130  
740-885-2140  
597 Main Street  
Zanesville, Ohio 43701  
740-450-1640

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GRAPHIC SCALE  
1" = 40'  
(27' x 3.6" (1:101))

DUCHESS  
SHOPPE  
2784 HILLARD-ROME RD  
COLUMBUS, OH.

CPD SITE  
PLAN  
SIGHT TRIANGLE  
C301  
SD PROJECT NO. 5226

**STAFF REPORT  
DEVELOPMENT COMMISSION  
CITY OF COLUMBUS, OHIO  
MAY 14, 2026**

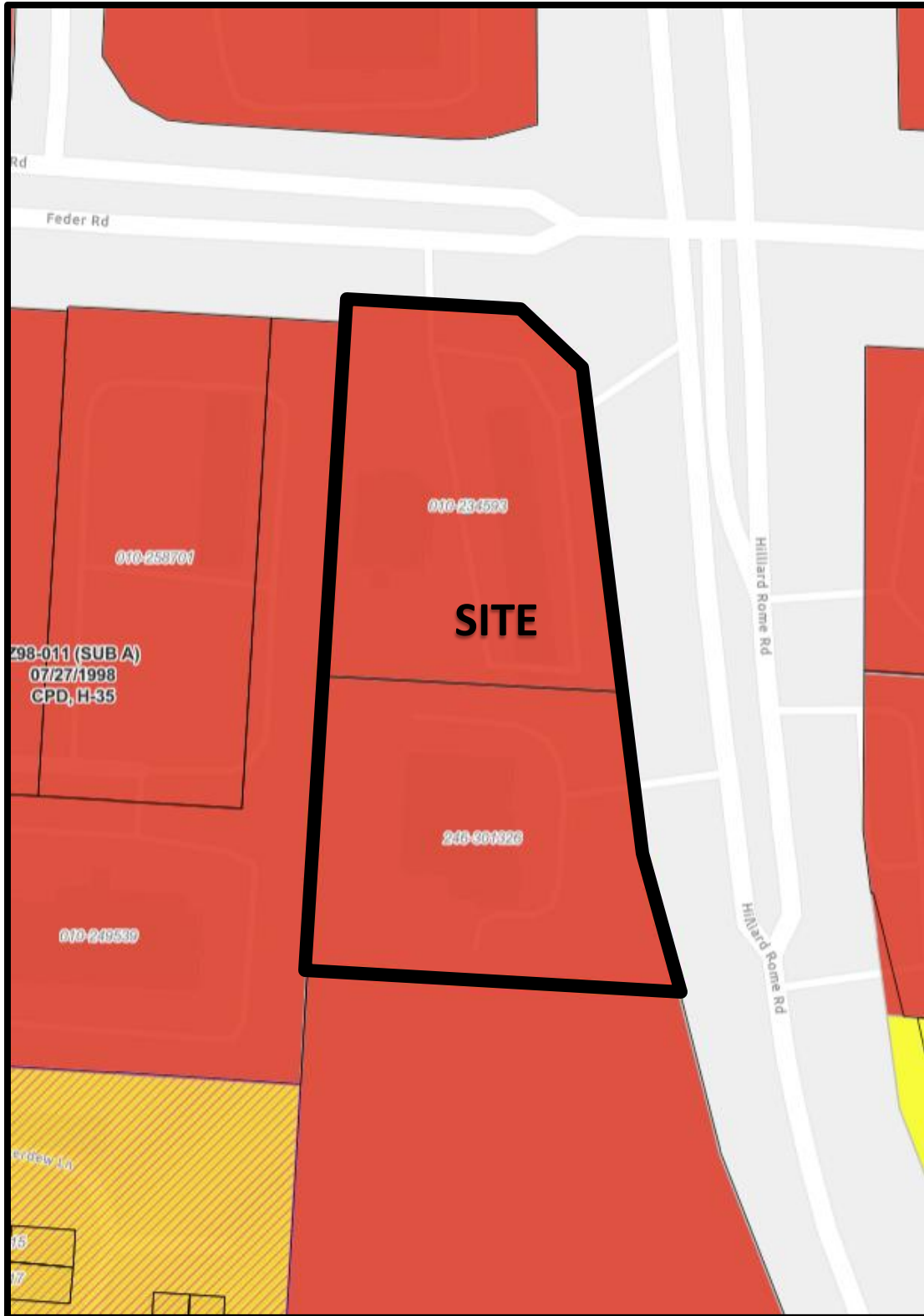
- 2. APPLICATION: Z26-005**
- Location:** **925 HILLIARD & ROME RD. (43228)**, being 2.0± acres at the southwest corner of Hilliard & Rome Road and Feder Road (010-234593 and 246-301326; Far West Side Area Commission).
- Existing Zoning:** C-4, Commercial District and CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-35)
- Proposed Use:** Limited commercial uses.
- Applicant(s):** 170 Rome Hilliard Rd Duchess LLC; c/o Laura MacGregor Comek, Atty.; 65 East State Street, Suite 850; Columbus, OH 43215.
- Property Owner(s):** Zeebot LLC; 1040 Hilliard & Rome Road; Columbus, OH 43228.
- Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

- The 2.0± acre site consists of two parcels, one developed with a fuel sales facility in the CPD, Commercial Planned Development District, and one developed with a commercial building in the C-4, Commercial District. The requested rezoning to the CPD, Commercial Planned Development District will allow the redevelopment and expansion of the site with an updated fuel sales facility. A rezoning is necessary because the C-4 district does not allow fuel sales facilities.
- To the north is a restaurant in the C-4, Commercial District. To the south is a big-box retailer in the CPD, Commercial Planned Development District. To the east is a fuel sales facility in the C-5, Commercial District and a restaurant in the C-4, Commercial District. To the west is a car wash in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Columbus Growth Strategy (2026)*, which recommends “Mixed Use 1” land uses at this location.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The CPD text establishes use restrictions and includes supplemental development standards addressing access and parking, landscaping and screening, and building design with a commitment to develop the site in accordance with the submitted site plan.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Hilliard & Rome Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Conditional Approval.

The requested CPD, Commercial Planned Development District will allow the redevelopment and expansion of the site with an updated fuel sales facility. Staff are supportive as the proposal as it is consistent with the *Columbus Growth Strategy's* recommendation of "Mixed Use 1" land uses and does not introduce and incompatible use to the area. ~~Staff note that a traffic access study is in progress in conjunction with this application, additional commitments or access revisions may be needed based on the results of the approved traffic access study. Staff can recommend full approval upon the completion of the traffic access study and the inclusion of any necessary revisions or text commitments based on those results, to the satisfaction of the Department of Public Service.~~ All outstanding comments from the Department of Public Service have been resolved.



Z26-005  
925 Hilliard & Rome Rd.  
Approximately 2.0 acres  
CPD & C-4 to CPD

**Columbus Growth Strategy (2026)**



Z26-005  
925 Hilliard & Rome Rd.  
Approximately 2.0 acres  
CPD & C-4 to CPD



Z26-005  
925 Hilliard & Rome Rd.  
Approximately 2.0 acres  
CPD & C-4 to CPD

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** Z26-005

**Address** 925 Hilliard Rome Road

**Group Name** Far West Side Area Commission

**Meeting Date** March 24, 2026

**Specify Case Type**

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

**Recommendation**  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The Far West Side Area Commission recommends approval for the requested rezoning and updated CPD in accordance with the provided site plan. The request is consistent with the current usage and will allow for updated facilities in alignment with recent road/intersection improvements.

**Vote** 9 in favor; 0 opposed; 0 absent

**Signature of Authorized Representative** Kelley Arnold Digitally signed by Kelley Arnold  
Date: 2026.03.25 08:23:19 -04'00'

**Recommending Group Title** Zoning Chair

**Daytime Phone Number** 614-636-0784

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; 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 #: Z26-005

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) Laura Macgregor Comek, Esq.  
of (COMPLETE ADDRESS) 65 E State St., Ste 850, Columbus, OH 43215  
deposes and states that they are 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:

For Example:    Name of Business or individual  
                          Contact name and number  
                          Business or individual's address; City, State, Zip Code  
                          Number of Columbus-based employees

1. <u>170 Hilliard Rome Duchess LLC</u> <u>447 James Pkwy., Newark, OH</u> <u>43057</u> <u>≅ 7 ees.</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30th day of Jan, in the year 2026

Emily Maspons  
SIGNATURE OF NOTARY PUBLIC

2/21/2029 Notary Seal Here  
My Commission Expires



**Emily Maspons**  
Notary Public  
State of Ohio  
My Commission Expires  
February 21, 2029

**This Project Disclosure Statement expires six (6) months after date of notarization.**