

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 6, 2004**

- 13. APPLICATION: Z04-003**
Location: **2146 HILLIARD-ROME ROAD (43026)**, being 0.81± acres located at the southeast corner of Hilliard-Rome Road and Nike Drive (560-235711).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Bank.
Applicant(s): Moto, Inc.; c/o George V. Fisher, Atty.; Fisher & Skrobot, LLC; 400 East Towns Street; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The undeveloped 0.81± acre site is zoned in the CPD, Commercial Planned Development District. The only use permitted in the current CPD district is a convenience store with fuel sales. The applicant wishes to rezone the site to the CPD, Commercial Planned Development District to develop a bank.
- A retail shopping center zoned in the C-3, Commercial District is located to the northwest. Medical offices zoned in the C-4, Commercial District are located to the north. Undeveloped commercial land zoned in the C-4, Commercial District is located to the east and south. Single-family residential development zoned in the SR, Residential District is located to the west across Hilliard-Rome Road.
- The site is located within the boundaries of the *West Columbus Interim Development Concept: 1991*, which recommends commercial development of this site.
- The CPD text lists restricted C-4, Commercial District uses and includes development that address site access, building and parking setbacks, perimeter mounding and landscaping within the parking setback, street trees, mechanical equipment and dumpster screening, and lighting and graphics restrictions. Proposed landscaping and site layout are shown on the CPD site plan.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District to develop a bank is consistent with commercial zoning and development in this area. The CPD text includes appropriate use restrictions and development standards that address site access, building and parking setbacks, landscaping that includes street trees, lighting and graphics.