

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 14, 2010**

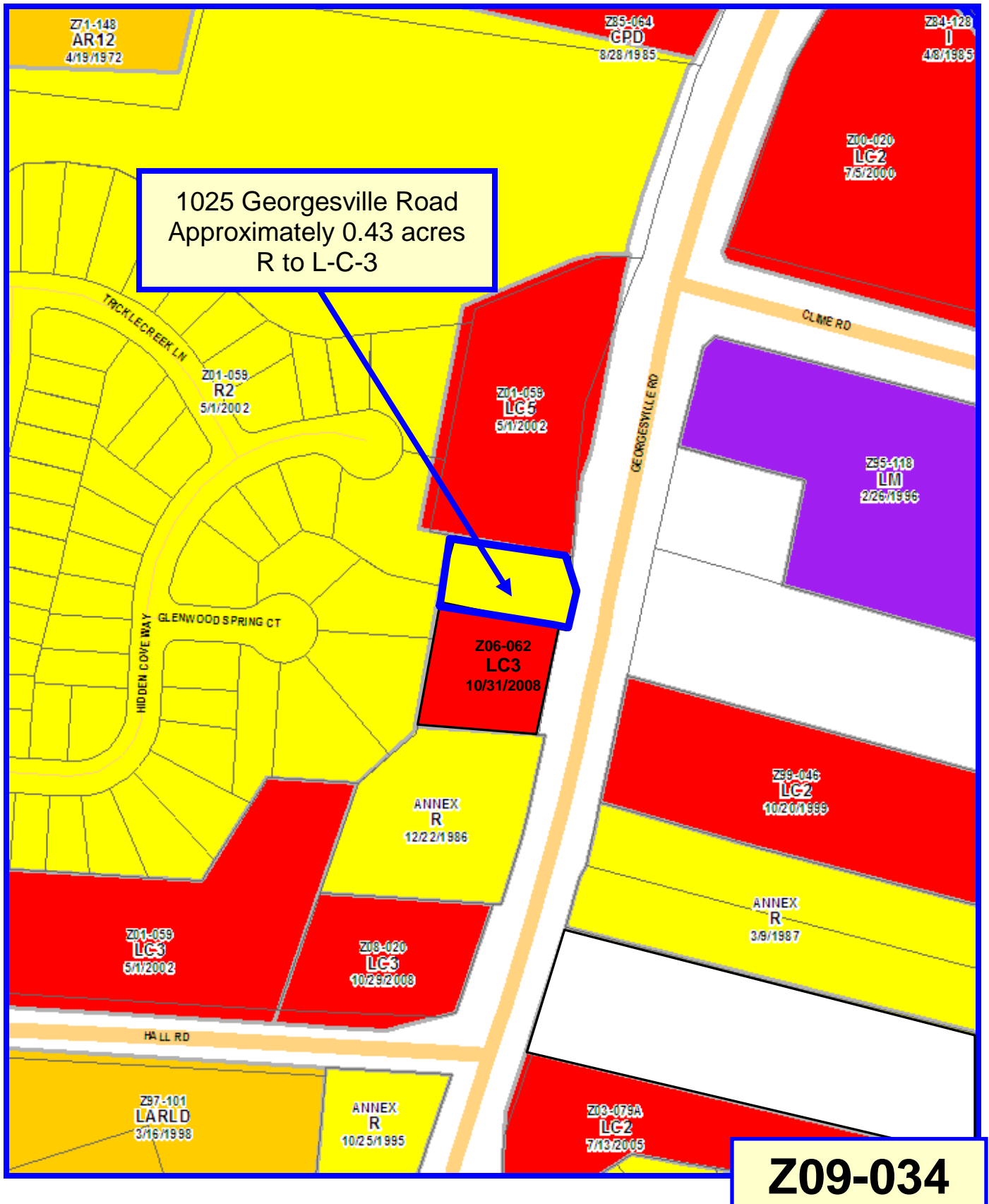
- 5. APPLICATION:** **Z09-034 (ACCELA # 09335-00000-00298)**  
**1025 GEORGESVILLE ROAD (43228)**, being 0.43± acres located on the west side of Georgesville Road, feet 580± north of Hall Road (010-207689; Greater Hilltop Area Commission).
- Existing Zoning:** R, Rural District.  
**Request:** L-C-3, Limited Commercial District.  
**Proposed Use:** Community-scale commercial development.  
**Applicant(s):** Howard F. & Muriel R. Hedrick; 1065 Georgesville Road; Columbus, OH 43228.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).

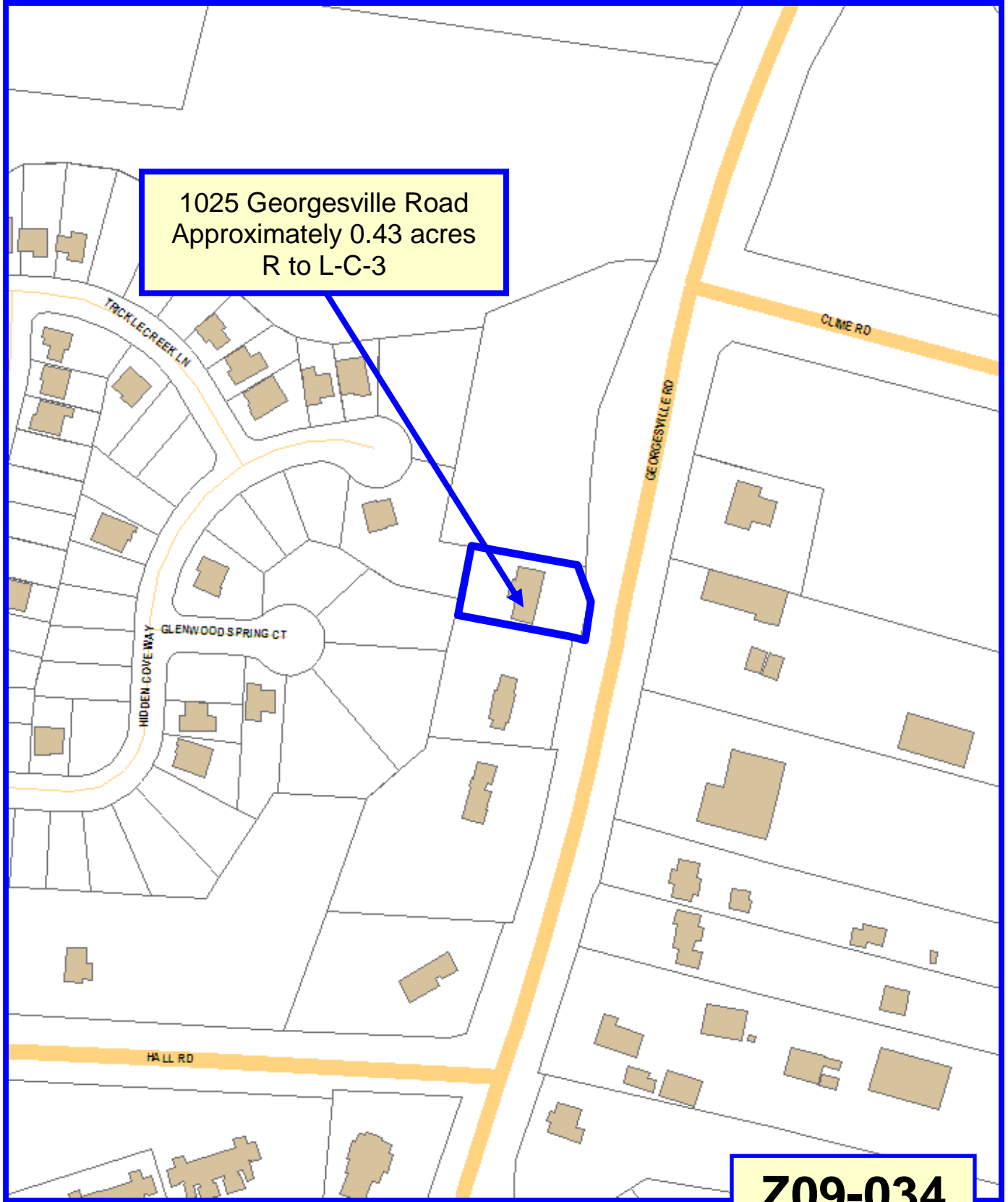
**BACKGROUND:**

- The 0.43± acre is developed with a single-family dwelling zoned in the R, Rural District. The applicant requests the L-C-3, Limited Commercial District for commercial development.
- To the north is undeveloped land in the L-C-5, Limited Commercial District. To the east across Georgesville Road is a retail garden center in Franklin Township. To the south is a single-family dwelling recently zoned in the L-C-3, Limited Commercial District. To the west is a single-family subdivision in the L-R-2, Limited Residential District.
- This site is within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the requested L-C-3 District.
- The site is located in the planning area of the *Greater Hilltop Plan* (2001); however, no specific land use recommendations are provided.
- The limitation text includes use restrictions and development standards that address building and parking setbacks, screening, landscaping, and lighting controls comparable to the L-C-3 Districts that are in this general area.
- The *Columbus Thoroughfare Plan* identifies Georgesville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-C-3, Limited Commercial District will allow commercial development that is comparable with surrounding commercial uses and districts. The limitation text contains use restrictions and customary development standards for setbacks, screening, landscaping and lighting controls. The request is consistent with the zoning and development patterns of the area.





1025 Georgesville Road  
Approximately 0.43 acres  
R to L-C-3

**Z09-034**

spine@



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: 12-01-09

Case Number: Z09-034 19335-0000-00298 Case Type:  Council Variance  Rezoning

Zoning Address: 1025 Georgesville Rd Applicant: Howard & Muriel Hedrick

Person(s) Representing Applicant at Meeting: Howard Hedrick

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.	<u>None</u>	<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: by [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.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



### 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 209-034

Being first duly cautioned and sworn (NAME) HOWARD F. HEDRICK  
of (COMPLETE ADDRESS) 1025 GEORGESVILLE RD COLUMBUS, OHIO 43228-3303  
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. <u>HOWARD F. HEDRICK</u> <u>1065 GEORGESVILLE RD</u> <u>COLUMBUS, OHIO 43228-3303</u> <u>PHONE (614) 276-3721</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Howard F. Hedrick

Subscribed to me in my presence and before me this 21 day of May, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Tammie K. Alkire

My Commission Expires:

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

Notary Seal Here



TAMMIE K. ALKIRE  
Notary Public  
in and for the State of Ohio  
My Commission Expires  
February 23, 2012