

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2008**

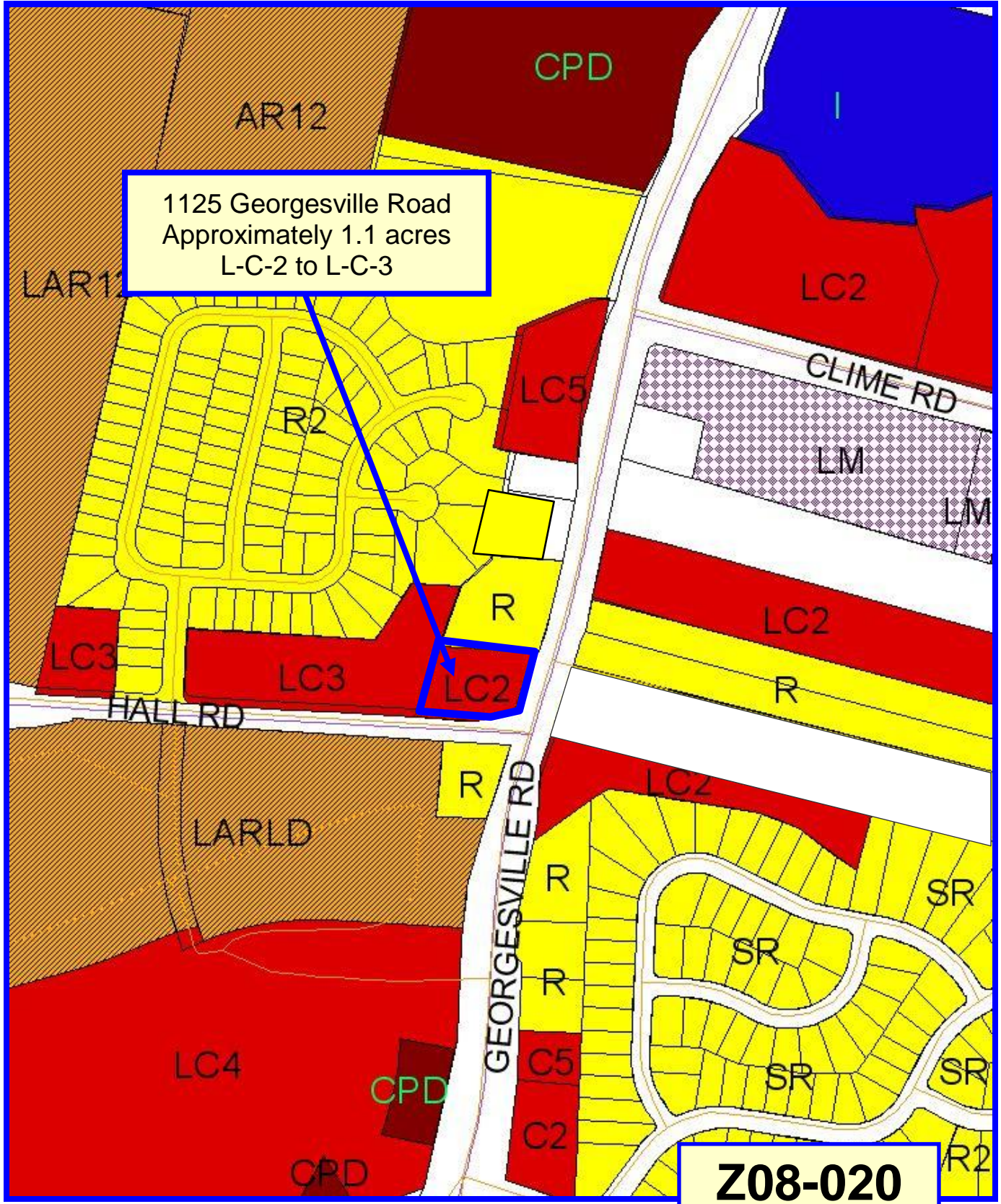
9.    **APPLICATION:**               **Z08-020**  
      **Location:**               **1125 GEORGESVILLE ROAD (43228)**, being 1.1± acres located at the northwest corner of Georgesville and Hall Roads (010-207689; Greater Hilltop Area Commission).  
  
      **Existing Zoning:**       L-C-2, Limited Commercial 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:**

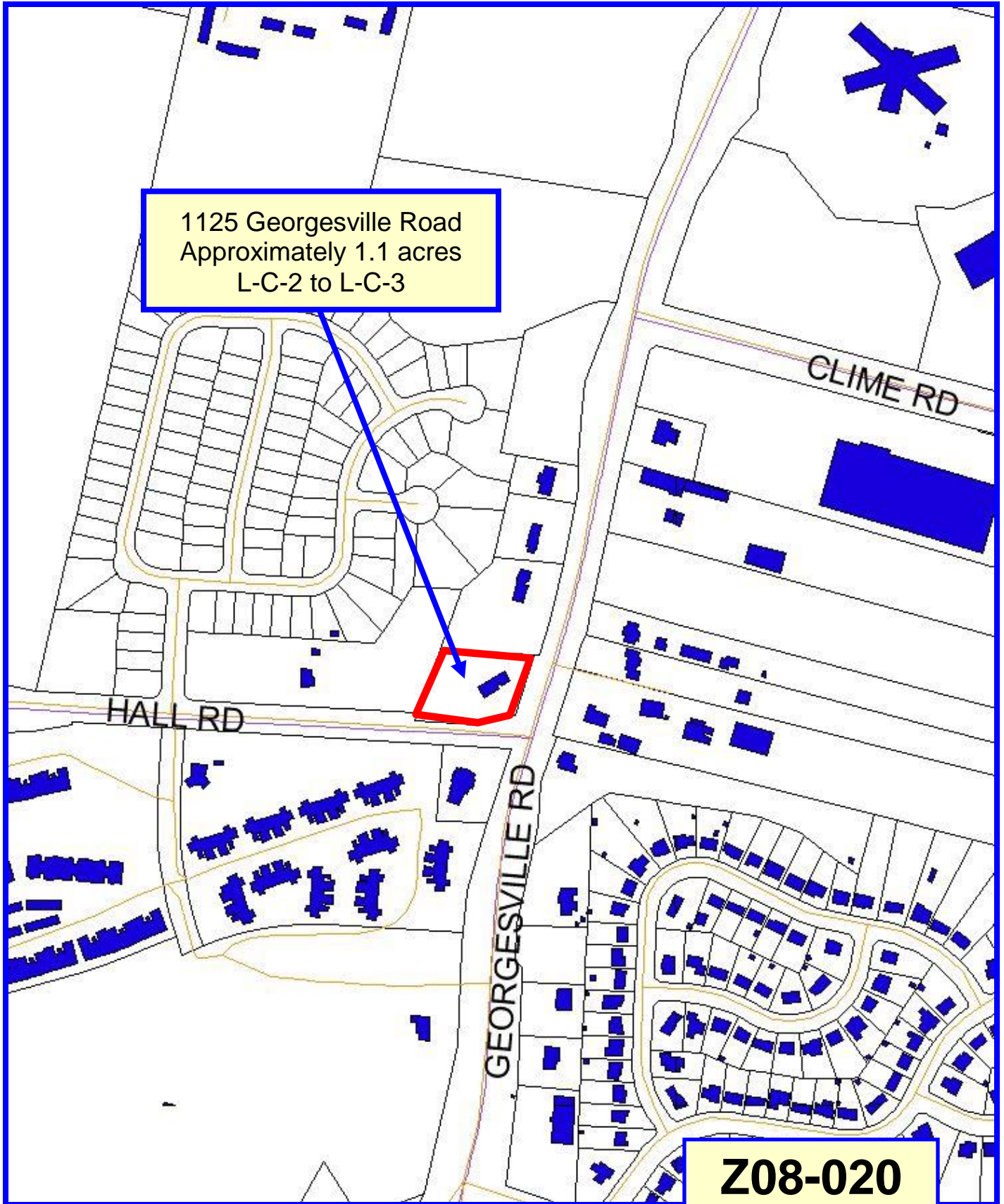
- The 1.1± acre site is developed with an office zoned in the L-C-2, Limited Commercial District. The applicant requests the L-C-3, Limited Commercial District for commercial development. The applicant is also pursuing a rezoning of the property two lots to the north from R to L-C-3 (Z06-062).
- To the north is a single-family dwelling in the R, Rural District. To the east across Georgesville Road is a veterinary practice in Franklin Township. To the south across Hall Road is a real estate office in the R, Rural District. To the west is undeveloped land in the L-C-3, Limited Commercial 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, and Hall Road as a 4-2 arterial requiring a minimum of 50 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.







1125 Georgesville Road  
Approximately 1.1 acres  
L-C-2 to L-C-3

**Z08-020**



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: 6-3-08

Case Number: Z06-062, Z08-020 Case Type:  Council Variance  Rezoning

Zoning Address: 1065 + 1125 Georgesville Applicant: Harold + Muriel Hedrick

Person(s) Representing Applicant at Meeting: Harold Hedrick

Conditions Requested by Group (Add continuation sheet if needed):  
Area Commissions see note at bottom.

Applicant  
Response  
Yes No

1.	<u>Limited Development Text - Dated 6-5-08 *</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	<u>Limited Development Text - Dated 4-7-08</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.		<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).

\* Voted in favor knowing the spirit of future Limited Development  
text and agreement by owner.

Recommending Commission / Association / Accord Partner Vote: For 11 Against 0

Signature / Title of Authorized Representative: by [Signature]

Daytime Phone Number: 614-2760-1997

**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.

**GREATER HILLTOP AREA COMMISSION  
POLICY MOTION – ZONING**

**Date Presented:** June 3, 2008  
**Sponsor:** Dave Horn, GHAC Zoning Chair  
**Subject Matter:** Request for Rezoning.  
**Final Vote:** 11-0 Approved.

The following motion is presented to the Greater Hilltop Area Commission for consideration:

WHEREAS, the purpose of the City of Columbus' policies, standards, and regulations on land use and development are designed to help insure the health, safety, and welfare of its citizens, while protecting the rights and privileges of property owners, and

WHEREAS, the City's land use and development review process requires a recommendation by the Greater Hilltop Area Commission for projects in the designated area;

WHEREAS, a proposal affecting the parcel(s) at 1065 and 1125 Georgesville Rd requests a rezoning;

WHEREAS the applicant requests the Rezoning from the current designation to LC-3 for the purposes of future development of this parcel (with Limited Development Text related to changes to screening and buffering attached to applications # Z06-062 and Z08-020);

WHEREAS, the Zoning Committee of the Greater Hilltop Area Commission recommended approval of the applicant's request by a unanimous vote at its public meeting of April 15, 2008;

NOW THEREFORE, be it resolved that the Greater Hilltop Area Commission supports the applicant's request for Rezoning affecting the parcel(s) 1125 Georgesville Rd.

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 # 200-020

Being first duly cautioned and sworn (NAME) HOWARD F. HEDRICK  
of (COMPLETE ADDRESS) 1065 GEORGESVILLE RD 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>	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 31<sup>st</sup> day of March, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Janet L. Elliott

My Commission Expires:

3-3-2011

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

Notary Seal Here



Janet L. Elliott  
notary public  
in and for the state of Ohio  
my commission expires  
03-03-2011