

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 14, 2002**

- 6. APPLICATION: Z02-009**
- Location:** 4201 SOUTH HAMILTON ROAD (43232), being 130.84± acres located at the southwest corner of Hamilton Road and Winchester Pike.
- Existing Zoning:** C-4, Commercial, L-C-4, Limited Commercial, and R-1, Residential Districts.
- Request:** L-C-4, Limited Commercial and L-AR-12, Limited Apartment Residential Districts.
- Proposed Use:** Commercial and multi-family residential development.
- Applicant(s):** Hamilton & 33, LLC; c/o David Dye, Atty.; 10 West Broad Street, Suite 2400, Columbus, Ohio 43215.
- Property Owner(s):** Ebright Investment Co.; c/o Baker Rentals; 3319 East Livingston Avenue; Columbus, Ohio 43227.
- Case Planner:** Don Bier, 645-0712; drbier@cmhmetro.net

**BACKGROUND:**

- o The 130.84± acre site is developed with a single-family dwelling, barn, silo, farm outbuilding, cell tower, golf driving range and billboard. The applicant requests the L-C-4, Limited Commercial District on 36.3± acres to permit retail development with outparcels and to maintain an existing monopole cell tower and accessory building. The L-AR-12, Limited Apartment Residential District is requested on the remaining 95.54± acres to the west to permit 554 multi-family units.
- o To the north across Winchester Pike are a single-family dwelling and three businesses located in Madison Township and a closed gas station zoned in L-C-4, Limited Commercial District. To the east across Hamilton Road is a convenience store with gasoline sales zoned in the Commercial Planned Development District, several restaurants and a retail store, all zoned in the L-C-4, Limited Commercial District. To the south is a miniature golf course and driving range zoned in the CPD, Commercial Planned Development District and across U.S. 33 is an auto dealership zoned in the C-4, Commercial and L-C-4, Limited Commercial Districts. To the west is farmland zoned in the R-1, Residential District.
- o The proposed L-C-4 limitation text provides customary use restrictions and development standards including site access, landscaping including street trees, buffering between the commercial and residential property, maximum building height from finished grade, sidewalks, outdoor display, lighting and graphics restrictions. In addition, applicant has committed to a site plan for the retail development site.
- o The proposed L-AR-12 limitation text provides customary use restrictions including the removal of existing billboards as leases expire, and development standards including maximum number of dwelling units, site access, buffering between the commercial and residential property, maximum building height from finished grade, sidewalks, building design

and materials, graphics and a commitment to convey land to the City of Columbus Recreation and Parks Department for a bikeway and conservation area.

- The *Columbus Thoroughfare Plan* identifies Winchester Pike as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline; Hamilton Road as 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline and U.S. Route 33 as a Class F arterial with variable right-of-way requirements.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

This proposal would permit commercial and multifamily residential development consistent with the zoning and development pattern to the east across South Hamilton Road. The L-C-4 and L-AR-12 limitation texts and site plan provide appropriate use restrictions and development standards including buffering, pedestrian access, landscaping, and outdoor display, lighting and graphics restrictions.