

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 13, 2003**

- 4. APPLICATION: Z02-103**
Location: 1835 HILLIARD-ROME ROAD (43026), being 3.60± acres located on the west side of Hilliard-Rome Road, 243± feet south of Tanglewood Park Boulevard.
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Tanglewood Park LLC et al; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street; Suite 725; Columbus, Ohio 43215.
Property Owner(s): Tanglewood Park LLC et al; c/o Richard J. Solove; 209 East State Street; Columbus, Ohio 43215.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The 3.60± acre site is undeveloped. The site was rezoned to the CPD, Commercial Planned Development District for commercial use in 1995 (Z95-068). The 1995 CPD text limited out parcel development along Hilliard-Rome Road due to stormwater retention requirements. Stormwater issues have been resolved. The purpose of this zoning request is to remove stormwater related restrictions. The current CPD text has been revised to better define allowed uses and to provide improved development standards.
- A retail store zoned in the CPD, Commercial Planned Development District is located to the north. A restaurant and undeveloped land zoned in the L-C-4, Limited Commercial District are located to the east across Hilliard-Rome Road. A restaurant zoned in the CPD, Commercial Planned Development District is located to the south. Undeveloped land zoned in the CPD, Commercial Planned Development District is located to the west.
- The site is located within the boundaries of the *West Columbus Interim Development Concept*, which recommends office/transitional uses. Deviation from the Plan is justified because the site is already zoned in the CPD District for commercial uses.
- The CPD text includes use restrictions and development standards that address building and gas canopy setbacks, site access, street trees, buffering and landscaping, screening vehicle headlights, loading areas and mechanical equipment, lot coverage, outdoor display areas, and lighting and graphics restrictions.
- The *Columbus Thoroughfare Plan* identifies Hilliard-Rome Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The site is currently zoned in CPD, Commercial Planned Development District. This zoning request for the CPD District will remove stormwater related restrictions that are no longer needed, better define use restrictions, and provide improved development standards that require headlight screening along Hilliard-Rome Road and landscaping on all out parcel boundaries