

Z01-050

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 12, 2002

9. APPLICATION:

Z01-050

Location:

**1818 HILLIARD-ROME ROAD (43206)**, being 30.62± acres located on the east side of Hilliard-Rome Road, 675± feet north of Preferred Place.

Existing Zoning:

L-C-4, Limited Commercial District. L-C-4, Limited Commercial District.

Request:

Commercial development.

Proposed Use: Applicant(s):

Continental Real Estate; c/o Jackson B. Reynolds, III, Atty.; 37 West

Broad Street; Columbus, Ohio 43215.

Property Owner(s):
Case Planner:

Duff Warehouses, Inc.; 956 South Broadway Street; Lima, Ohio 45802.

r: Don Bier, 645-0712, drbier@cmhmetro.net

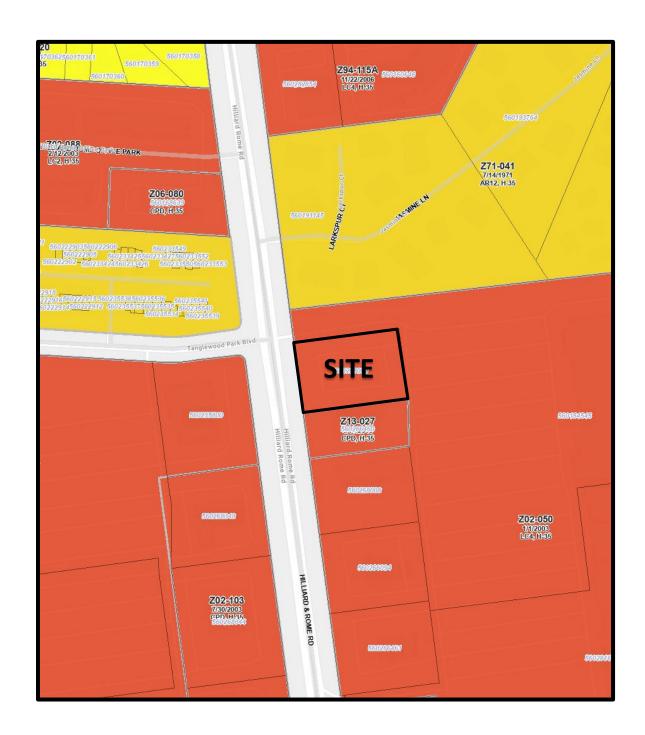
### **BACKGROUND:**

o The undeveloped 30.62± acre site is zoned in the L-C-4, Limited Commercial District. The applicant requests the L-C-4, Limited Commercial District to amend the current limitation text (Z95-089) to allow out parcels to be logated along Hilliard-Rome Road frontage.

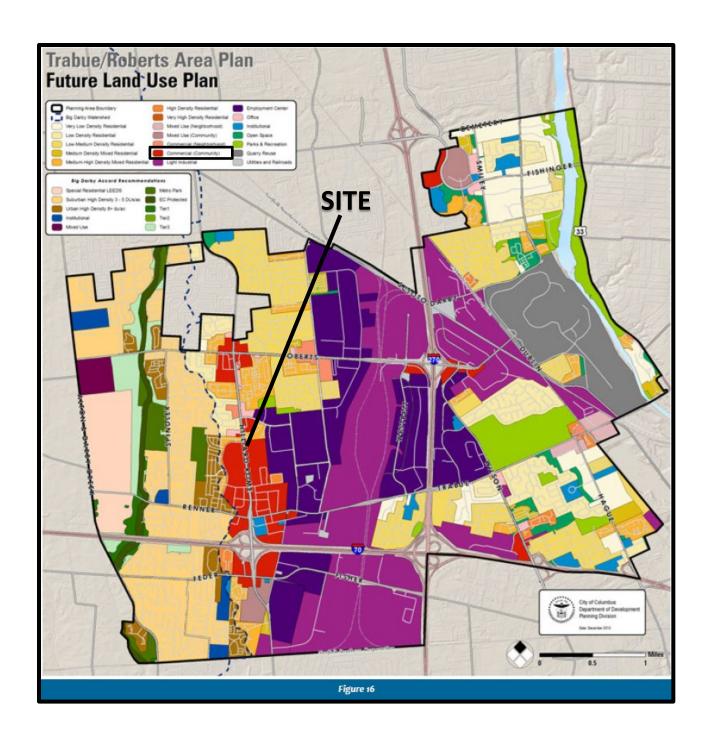
- o To the north are multi-family residential dwellings zoned in the AR-12 Apartment Residential District. To the east is undeveloped land zoned in the C-2, Commercial District. To the south are restaurants, gas stations, a muffler shop and grocery store, all zoned in the CPD, Commercial Planned Development District. To the west across Hilliard-Roam Road are restaurants and a grocery store developed on out parcels fronting Hilliard-Roam Road beyond which is open field, all zoned in the CPD, Commercial Planned Development District.
- o The site is located within the boundaries of the West Columbus Interim Development Concept: 1991 that recommends office/transitional uses. The limitation text retains a 40-foot landscaped buffer along the northern border as specified in Z95-089 to address the transitional nature of the site. The text retains existing use restrictions and development standards that address lighting, landscaping and traffic related commitments and adds headlight screening adjacent to Hilliard-Rome Road and a requirement for landscape buffering on all boundaries of requested out parcels.
- The Columbus Thoroughtare 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.

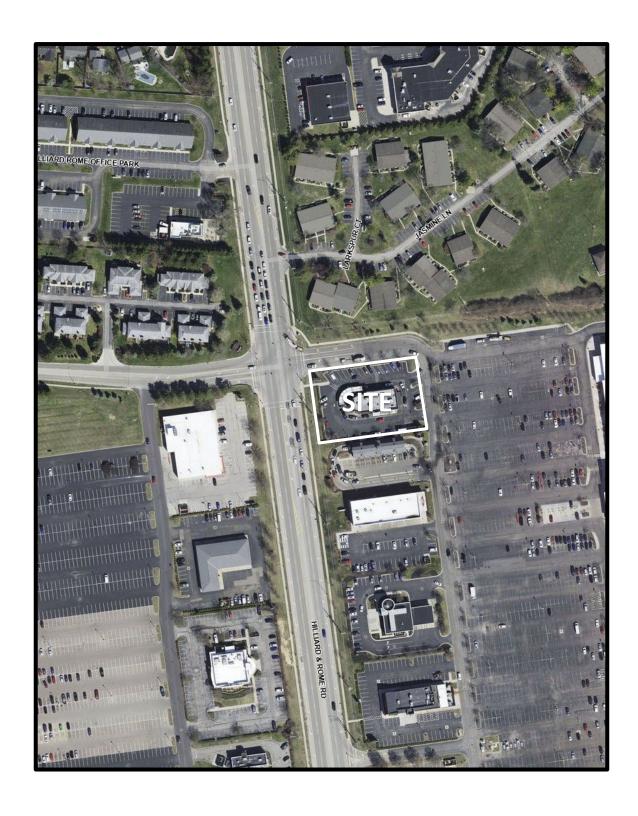
Applicant's request for additional out parcels fronting Hilliard-Rome Road is consistent with uses allowed to the south and west across Hilliard-Rome Road. The limitation text proposes additional landscaping to provide 30" high headlight scieening for all parking areas along Hilliard-Rome Road and on the perimeter of requested out parcels.



Z02-050A 1988 Hilliard & Rome Rd. (43026) Approximately 0.96 acres CPD Amendment



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## Standardized Recommendation Form of 7

111 N Front Street, Columbus, Ohio 43215 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

# FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP (PLEASE PRINT)

Case Number	ZA25-005/Z02-050A				
Address	1988 Hilliard Rome Road				
<b>Group Name</b>	Far West Side Area Commission				
<b>Meeting Date</b>	September 23, 2025				
Specify Case Type	D P74 Venience / Special Downit				
Specify case Type	<ul> <li>□ BZA Variance / Special Permit</li> <li>□ Council Variance</li> <li>☑ Rezoning</li> <li>□ Graphics Variance / Plan / Special Permit</li> </ul>				

#### LIST BASIS FOR RECOMMENDATION:

The Far West Side Area Commission recommends approval for the requested building setback reduction to 30 feet as noted in the development text. This recommendation is conditional on the commitments made by the applicant to scale back the shrubs at the northeast corner of the property to provide better sight lines for traffic at this intersection.

It is noted this recommendation is not without serious concerns regarding potential traffic issues at the entry of this location. We noted in our discussions while the new site plan contains a double lane queue, the short length at the entry with the already problematic entrance to the overall shopping location, gives us substantial worry for additional back-up to Hilliard Rome Road. This issue will require careful monitoring. The representative for the applicant has advised the order point could be moved further into the site if necessary to relieve traffic back up should it be necessary.

Vote	8 in favor; 0 opposed; 1 absent			
Signature of Authorized Representative	Kelley Arnold	Digitally signed by Kelley Arnold Date: 2025.09.25 08:42:13 -04'00'		
Recommending Group Title	Zoning Chair			
Daytime Phone Number	(614) 636-0784			

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



AND ZONING SERVICES

## **Rezoning Application**

111 N Front Street, Columbus, Ohio 43215

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Name of Business or individual Contact name and number

	<b>PROJECT</b>	DISCL	OSURE	STA	TEMENT
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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

Being first duly cautioned and sworn (NAME) CPH Consulting, LLC of (COMPLETE ADDRESS) 500 W Fulton St Sanford, FL 32771

For Example:

deposes and states that they are 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:

Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

Chick-fil-A Inc.
Annie Snell, New Restaurant Specialist

Annie Snell, New Restaurant Specialist
5200 Buffington Rd
Atlanta, GA 30349
annie.snell@cfacorp.com 770-361-8695

3. 4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT \_\_\_\_\_\_

Sworn to before me and signed in my presence this

lay of Jugust, in the year

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

AUDREY RIVERA
Commission # HH 376725
Expires April 15, 2027

This Project Disclosure Statement expires six (6) months after date of notarization.

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