

**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.
 Request: L-C-4, Limited Commercial District.
 Proposed Use: Commercial development.
 Applicant(s): Continental Real Estate; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street; Columbus, Ohio 43215.

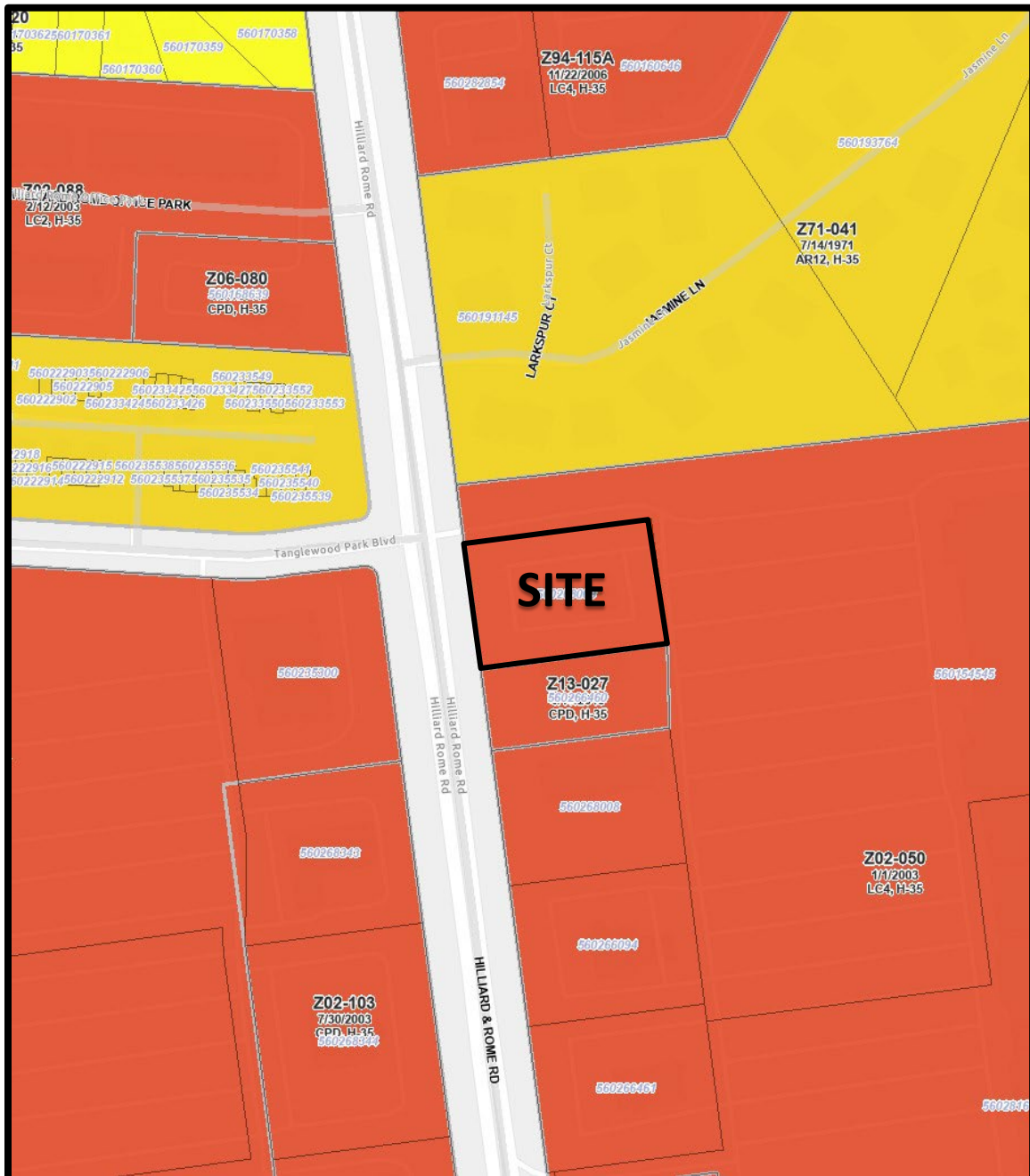
 Property Owner(s): Duff Warehouses, Inc.; 956 South Broadway Street; Lima, Ohio 45802.
 Case Planner: Don Bier, 645-0712, drbier@cmhmetro.net

BACKGROUND:

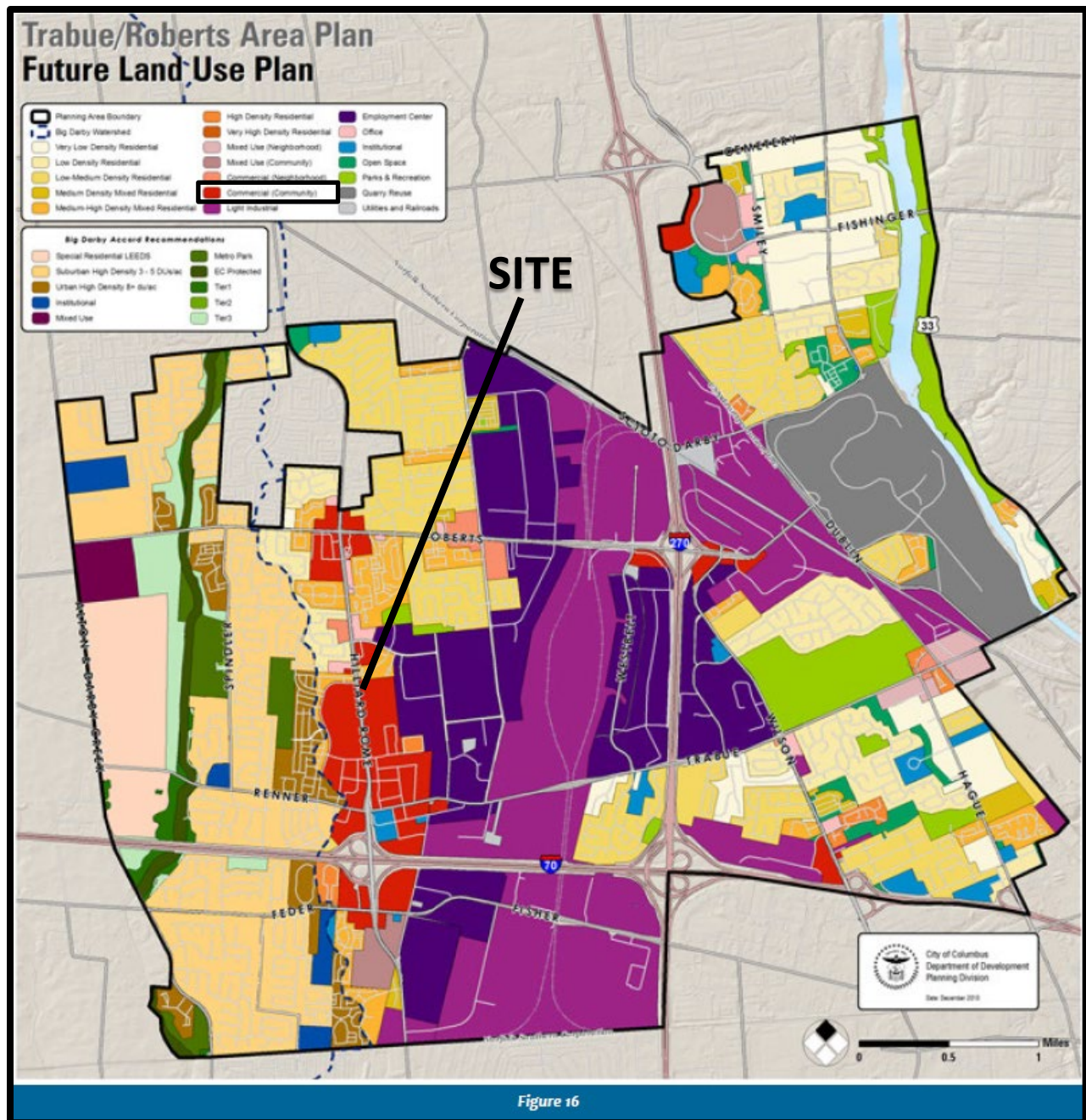
- o The undeveloped 30.62± acre site is zoned in the L-C-4, Limited Commercial District. The applicant requests the L-C-4, Limited Commercial District to amend the current limitation text (Z95-089) to allow out parcels to be located along Hilliard-Rome Road frontage.
- o To the north are multi-family 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-Rome Road are restaurants and a grocery store developed on out parcels fronting Hilliard-Rome 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.
- o 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.

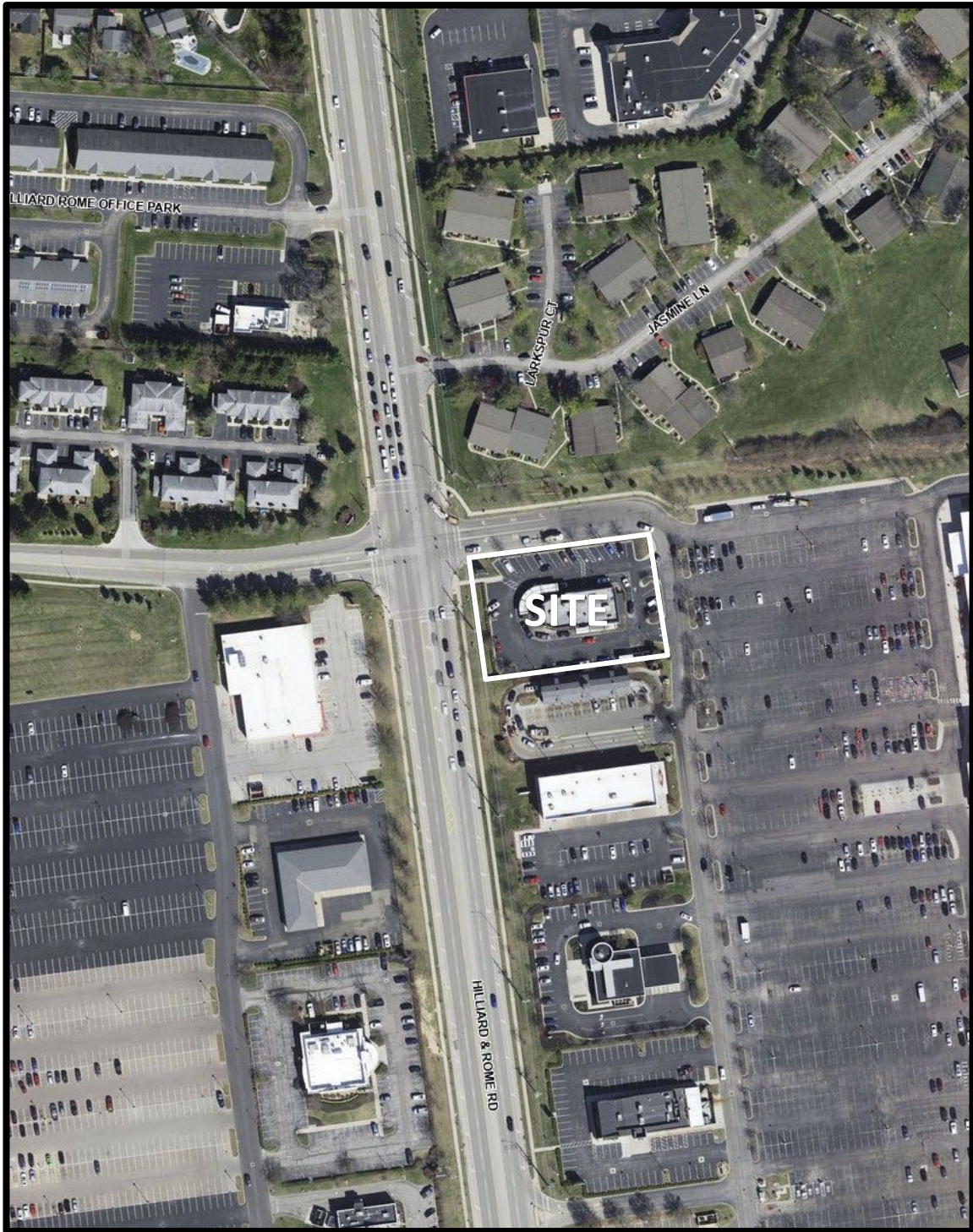
Applicant's request for additional out parcels fronting Hilliard-Rome Road is consistent with uses allowed to the south and west across Hilliard-Rome Road. The limitation text proposes additional landscaping to provide 30" high headlight screening for all parking areas along Hilliard-Rome Road and on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



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



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

Case Number	<u>ZA25-005/Z02-050A</u>
Address	<u>1988 Hilliard Rome Road</u>
Group Name	<u>Far West Side Area Commission</u>
Meeting Date	<u>September 23, 2025</u>
Specify Case Type	☐ BZA Variance / Special Permit ☐ Council Variance ☒ Rezoning ☐ Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	☒ Approval ☐ Disapproval

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

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.



Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z02-050A

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

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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Chick-fil-A Inc. Annie Snell, New Restaurant Specialist 5200 Buffington Rd Atlanta, GA 30349 annie.snell@cfacorp.com 770-361-8695	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 15th day of August, in the year 2025

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires April 15, 2027

Notary Seal Here



AUDREY RIVERA
Commission # HH 376725
Expires April 15, 2027

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