

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2013**

1. **APPLICATION:** **Z13-011 (ACCELA # 13335-00000-00073)**
 Location: **2470 HILLIARD-ROME ROAD (43026)**, being 0.38± acres
 located on the east side of Hilliard-Rome Road, 764± feet south
 of Roberts Road (560-168631).

 Existing Zoning: R, Rural District.
 Request: L-C-2, Limited Commercial District.
 Proposed Use: Office commercial development.
 Applicant(s): John W. Gibson; c/o Rickard Alan Sicker; RAS Civil Engineering
 LLC 4254 Tuller Road; Dublin, OH 43017.

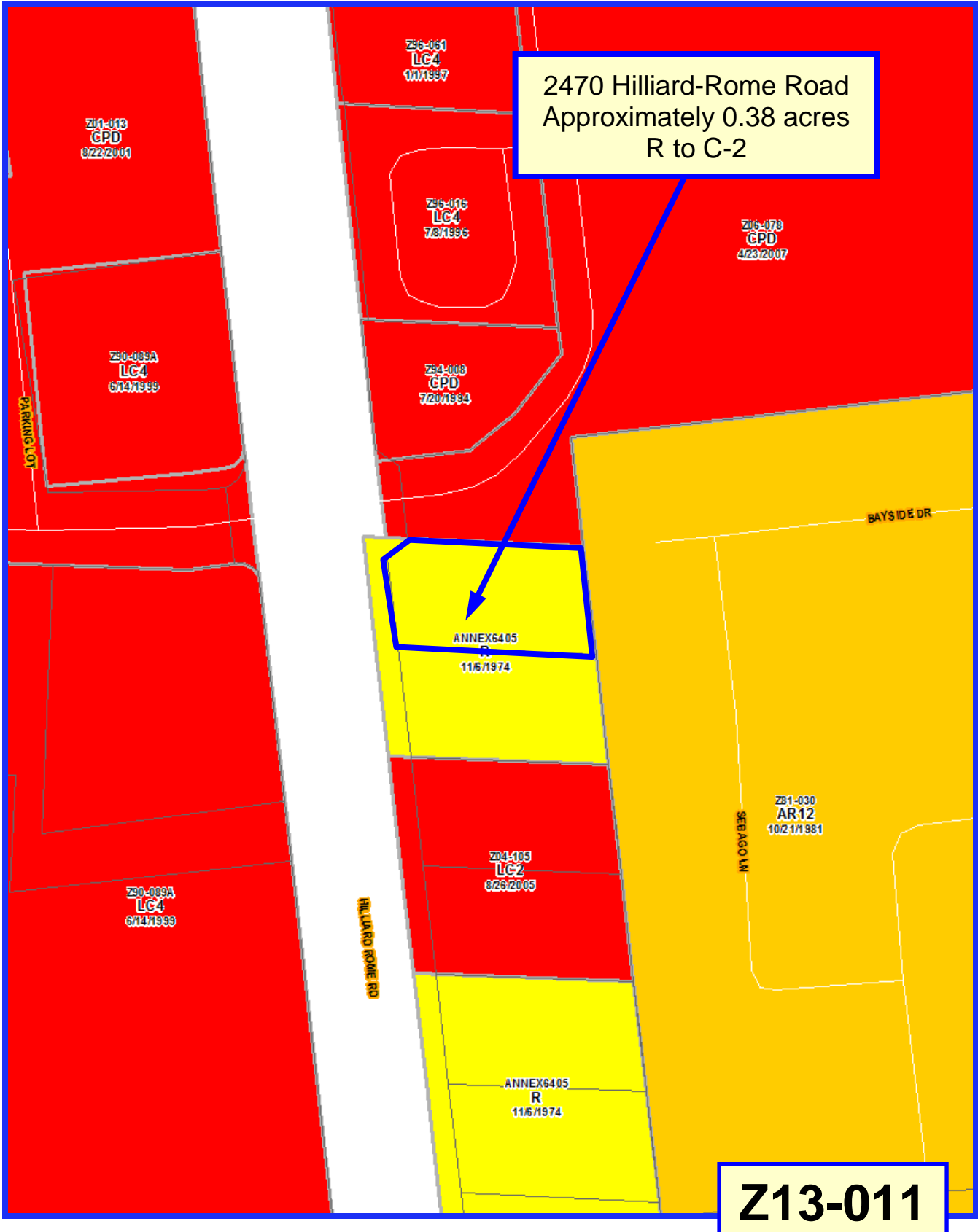
 Property Owner(s): John W. Gibson; P.O. Box 3210; Westerville, OH 43086.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 0.38± acre site is developed with a vacant dwelling zoned in the R, Rural District. The applicant requests the L-C-2, Limited Commercial District to allow office uses.
- To the north is an insurance office in the L-C-2, Limited Commercial District. To the east is an apartment complex in the AR-12, Apartment Residential District. To the south is a dwelling in the R, Rural District. To the west is a bank in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends office uses for this location.
- The L-C-2 text includes access provisions. With recent updates to the Zoning Code that have enhanced development standards, Staff finds no reason for additional limitations.
- 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 requested L-C-2, Limited Commercial District will allow office development. The request is consistent with the land use recommendations of the *Trabue/Roberts Area Plan*, and with the established zoning and development pattern of the area.



Plan Recommendations

Trabue/Roberts Area Plan

2470 Hilliard-Rome Road

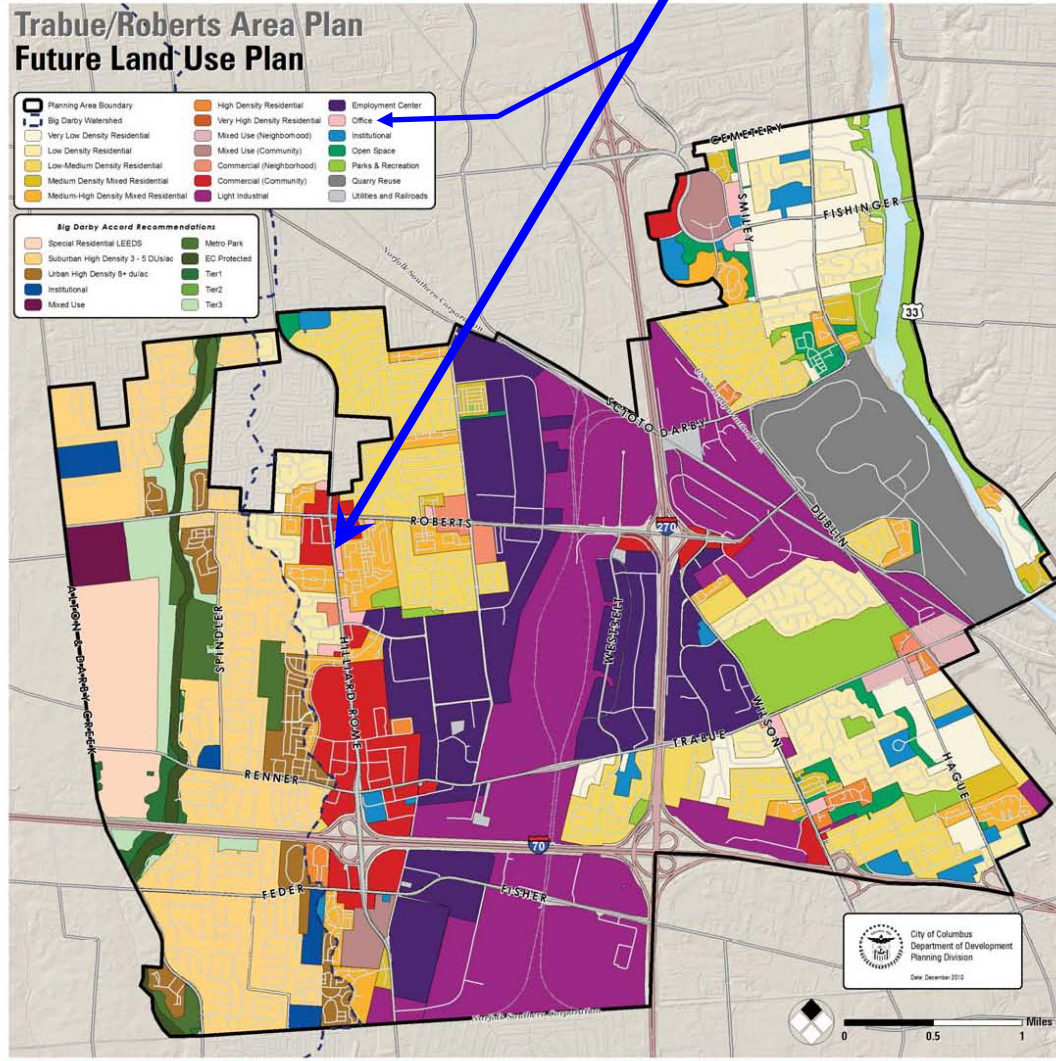


Figure 16

Z13-011



2470 Hilliard-Rome Road
Approximately 0.38 acres
R to C-2

Z13-011



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # 213-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Richard Alan Sicker
of (COMPLETE ADDRESS) PAS Civil Engineering, 4254 Tuller Road, Dublin, OH 43017
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>John W. Gibson</u> <u>Liberty Tax Service</u> <u>2471 Hilliard-Rome Road</u> <u>Hilliard, OH 43026</u> <u>(614)777-9260</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Richard Alan Sicker

Subscribed to me in my presence and before me this 4th day of FEBRUARY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Victor M. Lopez

My Commission Expires:

12-25-2013

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



Victor M. Lopez
Notary Public, State of Ohio
My Commission Expires 12-25-2013

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer