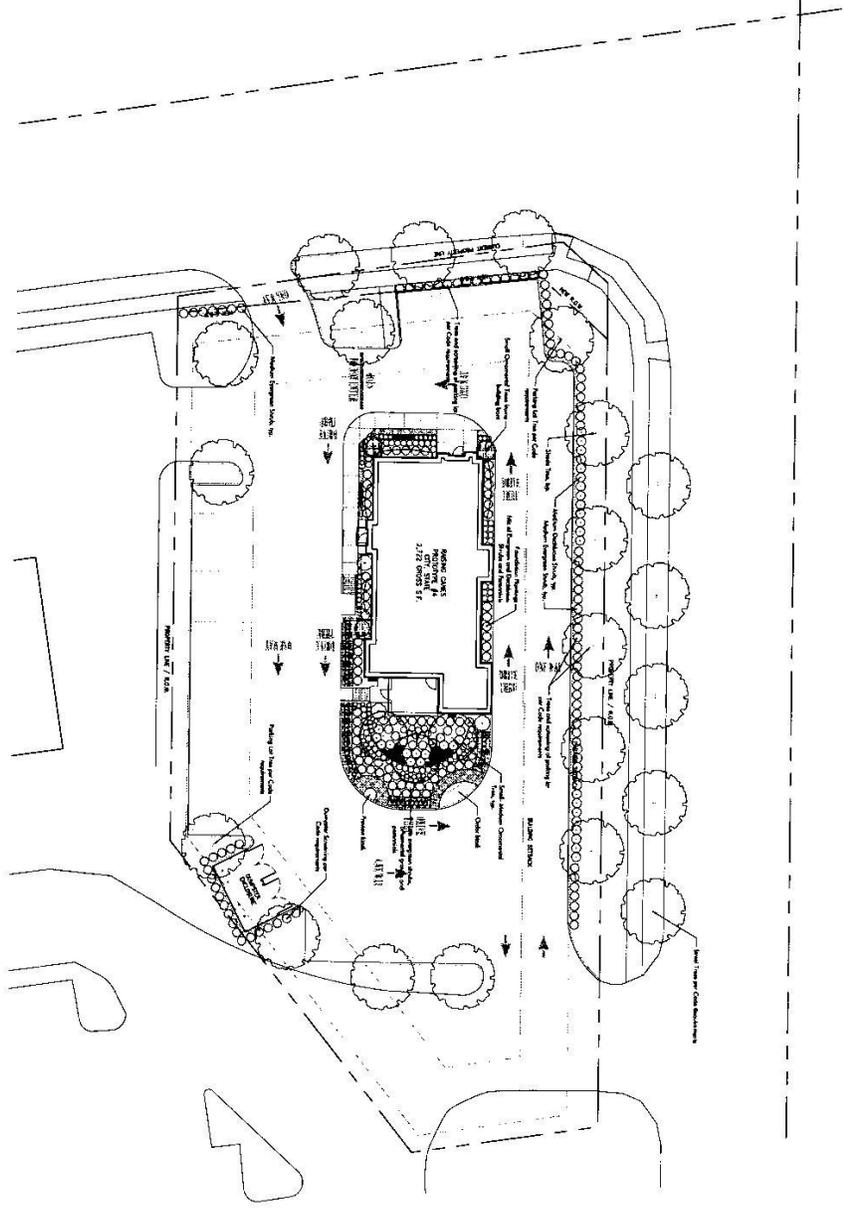


Kirk A. Paisley, Project Manager
Mecham & Apel Architects
Kirk A. Paisley
22 October 2008



 <p>rod design 14145 E. 15th Ave. Denver, CO 80232 303.751.1000 www.rod-design.com</p>	<p>RAISING CANE'S CHICKEN FINGERS</p> <p>2550 Hilliard Rome Road, Hilliard OH 43026</p>	 <p>11425 Hilliard Rome Columbus, OH 43241</p> <p>DATE: 10/20/08 PROJECT: RAISING CANE'S CHICKEN FINGERS SHEET: PL1.0 19 SEPTEMBER 2008</p>
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2008**

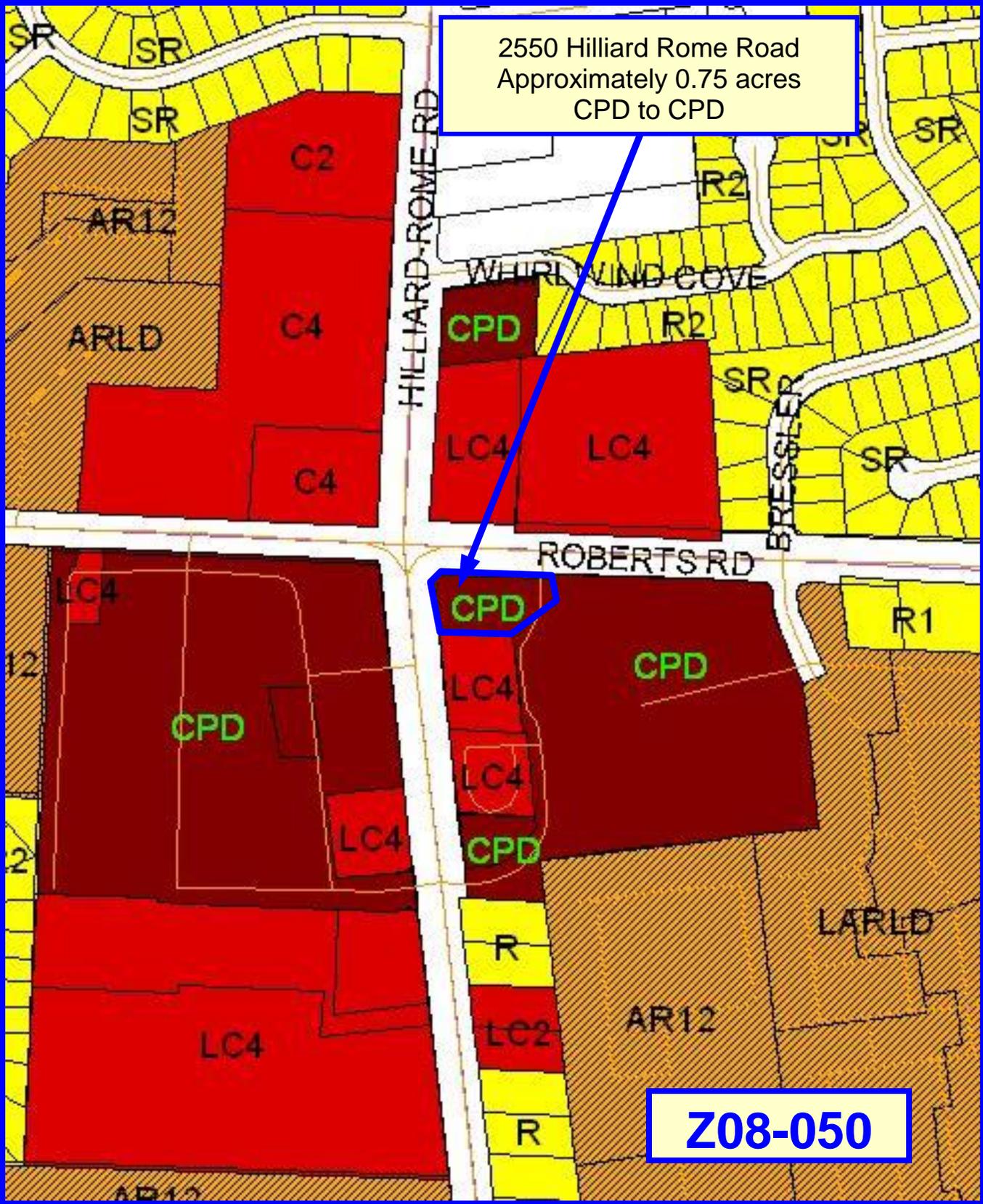
- 5. APPLICATION: Z08-050**
- Location:** **2550 HILLIARD ROME ROAD (43026)**, being 0.75± acres located at the southeast corner of the intersection of Hilliard Rome and Roberts Roads (560-225951).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial development.
- Applicant(s):** Tim McCarthy; c/o Kirk Paisley; 6161 Riverside Drive; Dublin, OH 43017.
- Property Owner(s):** 2550 Hilliard Rome Road LLC; 536 South Wall Street, Suite 300; Columbus, OH 43215.
- Planner:** Walter Green; 645-2485; wagreen@columbus.gov

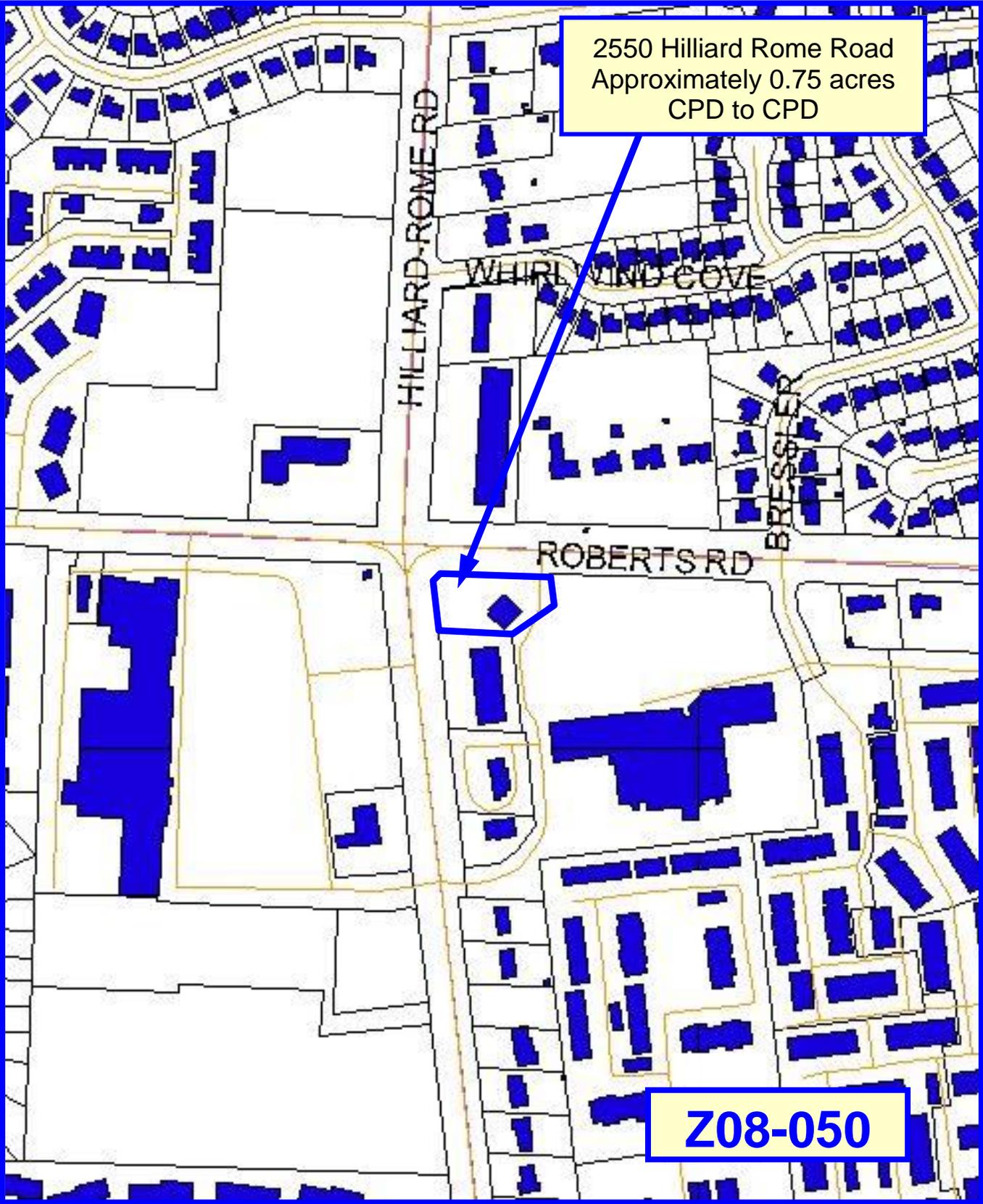
BACKGROUND:

- The 0.75± acre site is developed with a vacant building that was previously used as a convenience store zoned in the CPD, Commercial Planned Development District. The existing CPD district allows only a convenience store with gasoline sales.
- To the north, across Roberts Road, is a shopping center zoned in the L-C-4, Limited Commercial District. To the east is a shopping center zoned in the CPD, Commercial Planned Development District. To the south is a shopping center zoned in the L-C-4, Limited Commercial District. To the west, across Hilliard Rome Road, is a shopping center zoned in the CPD, Commercial Planned Development District.
- The proposed CPD would permit most C-4 uses and includes development standards for setbacks, lighting, pedestrian access, lot coverage, and landscaping. The CPD commits to a site plan and a landscape plan.
- The CPD includes two variances, a reduction in required parking spaces from 37 to 22 and a reduction in the parking setback along Hilliard Rome Road from 10 feet to zero (0) feet.
- The *Columbus Thoroughfare Plan* identifies Hilliard Rome Road as a 4-2D arterial and Roberts Road as a 4-2 arterial requiring, respectively, a minimum of 60 feet of right-of-way and 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed CPD, Commercial District would allow most C-4 uses. The request is consistent with the area plan, The West Columbus Interim Development Concept: 1991, which recommends commercial uses for the site. The request, with the development standards included in the text, site plan, and landscape plan, is compatible with development in the area.

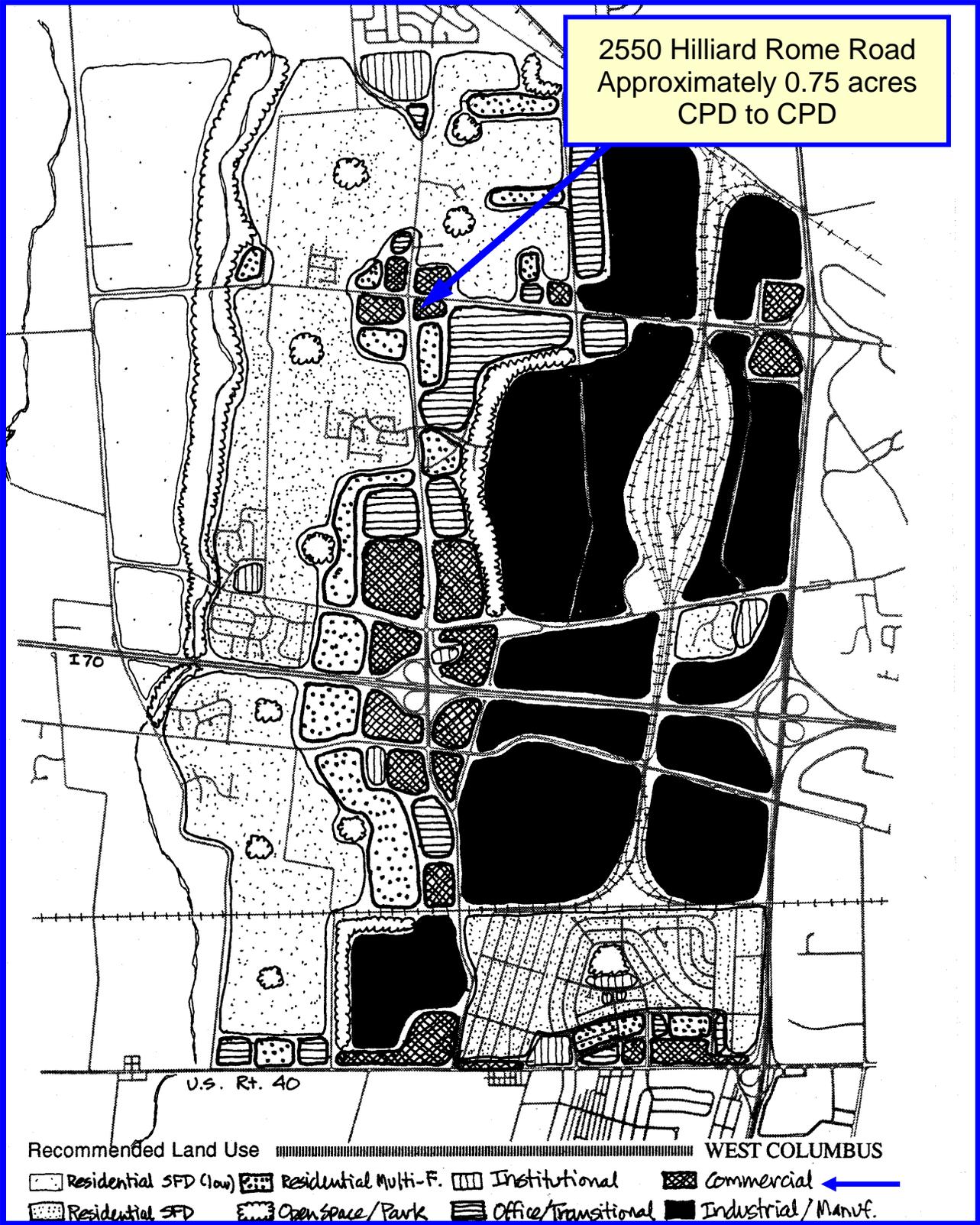






2550 Hilliard Rome Road
Approximately 0.75 acres
CPD to CPD

Z08-050





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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 2008-050

Being first duly cautioned and sworn (NAME) Tim McCarthy
of (COMPLETE ADDRESS) 1142 Summit St. Columbus, OH 43201
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>Tim McCarthy</u> <u>1142 Summit Street</u> <u>Columbus, OH 43201</u> <u>ph. 614-559-3975</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 29th day of August, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Kate Paskvan

My Commission Expires:

10-1-2008

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

Notary Seal Here



KATE PASKVAN
Notary Public, State of Ohio
My Commission Expires 10-01-08