

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2004**

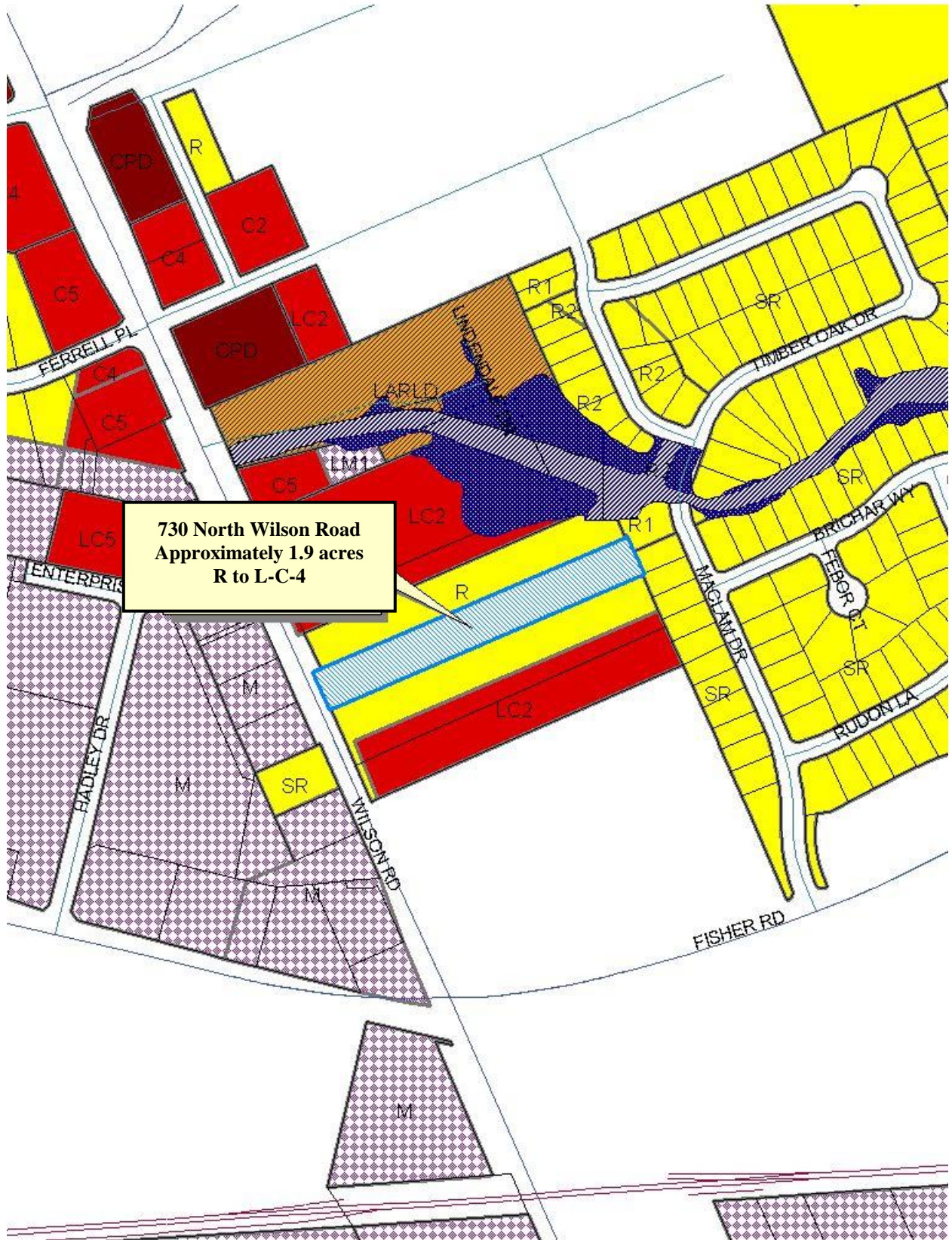
- 6. APPLICATION: Z03-106**
- Location:** **730 NORTH WILSON ROAD (43204)**, being 1.9± acres located on the east side of Wilson Road, 295± feet south of Enterprise Avenue (Greater Hilltop Area Commission; 010-218960).
- Existing Zoning:** R, Rural District.
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Hardwood floor business use.
- Applicant(s):** Alison Crumley; 2781 Olentangy River Road; Columbus, Ohio 43202.
- Property Owner(s):** Gary Haislet; 730 North Wilson Road; Columbus, Ohio 43204.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

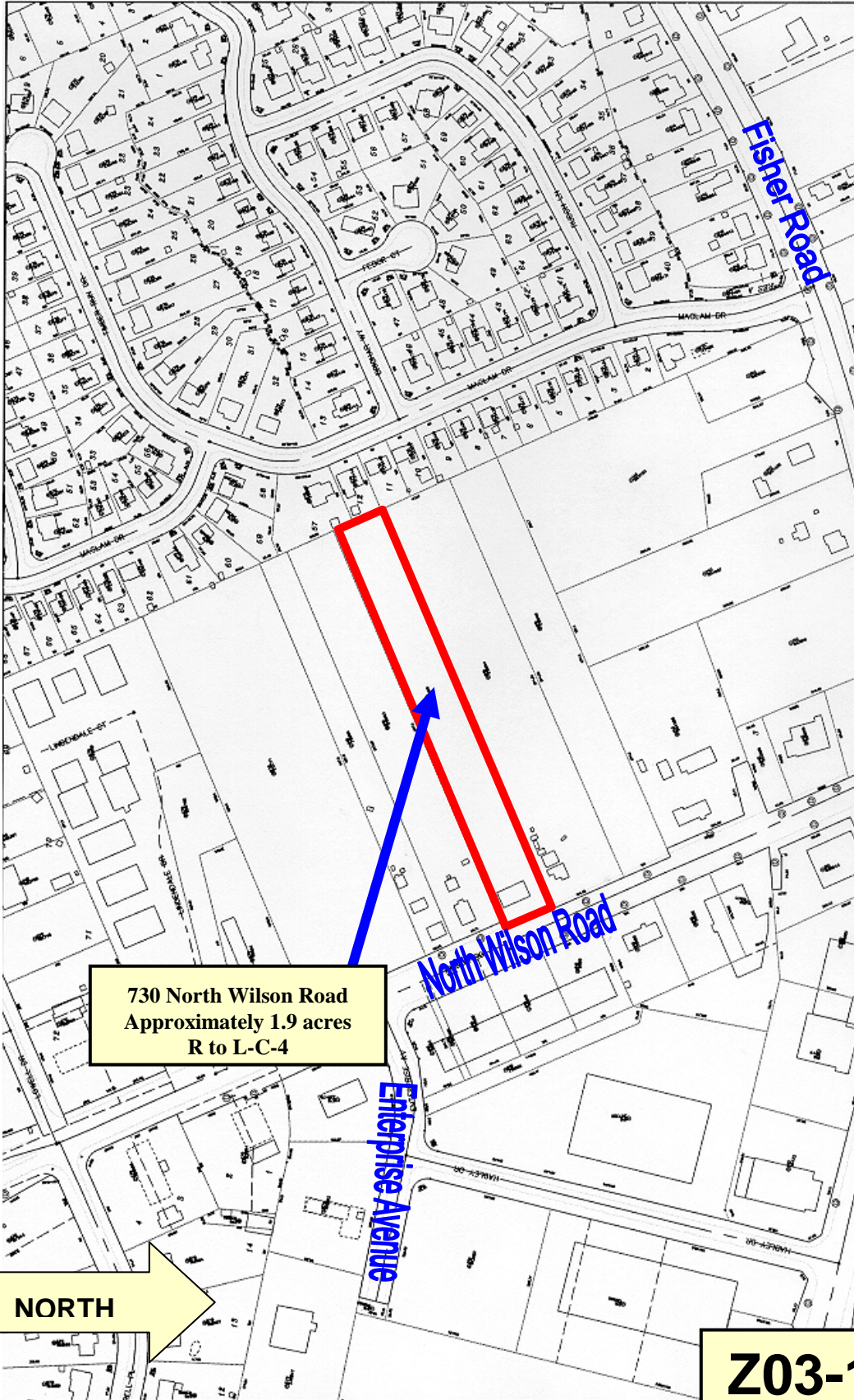
BACKGROUND:

- o The 1.9-acre site is developed with a single-family dwelling and is zoned in the R, Rural District. The applicant requests the L-C-4, Limited Commercial District to permit a hardwood floor business.
- o The site is surrounded by a single-family dwelling in the R, Rural District to the north, vacant land in the R, Rural, and L-C-2 Limited Commercial Districts to the south, a single-family subdivision in the SR, Suburban Residential, and R-1, Residential Districts to the east, and an office/warehouse in the M, Manufacturing District across Wilson Road to the west.
- o The limitation text includes customary use restrictions and development standards that address building and parking setbacks, landscaping, buffering, mechanical screening, lighting controls, and commits to a twenty-five foot no-build/tree preservation zone along the east property line adjacent to a single-family subdivision.
- o The site is within the planning area of *The Greater Hilltop Plan* (2001), but no specific land use recommendation is given.
- o The site lies within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the proposed rezoning.
- o The *Columbus Thoroughfare Plan* identifies Wilson 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-4, Limited Commercial District for a hardwood floor business with use restrictions and development standards, including a twenty-five foot no build/tree preservation zone adjacent to a single family subdivision, is consistent with the established zoning and development patterns of the area.





730 North Wilson Road
Approximately 1.9 acres
R to L-C-4

NORTH

Z03-106



**Department of Trade and Development
Development Regulation Division**

1250 Fairwood Avenue
Columbus, Ohio 43206-3372
(614) 645-7314

**AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM**

GROUP NAME: Greater Hilltop Area Commission

MEETING DATE: February 3, 2004

SPECIFY CASE TYPE:
(check only one)

- BZA Variance (Begins with "V")
- BZA Special Permit (Begins with "SP")
- Council Variance (Begins with "CV")
- Rezoning (Begins with "Z")
- Graphics Variance (Begins with "VG")
- Graphics Special Permit (Begins with "SPG")

CASE NUMBER: Z03-106 / 03335-0-00109

RECOMMENDATION:
(check only one)

- Approval
- Disapproval
- Conditional Approval: (please list conditions below)
[Area Commissions see note below*]

Expand prohibited C-4 uses as noted. 25' tree buffer to existing residences. Additional restrictions as part of applicant's text.

* Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

VOTE: 9-0
SIGNATURE OF AUTHORIZED REPRESENTATIVE: [Signature]

(Signature):
Zoning Zoning Committee Co-Chair
(Recommending Group Title)

614-276-1997
(Daytime Phone Number)

Please fax this form to Zoning at 645-2463 within 48 hours of your meeting day;
or mail to: Zoning - Regulations Division, 1250 Fairwood Avenue, Columbus, Ohio 43206.

**GREATER HILLTOP AREA COMMISSION
POLICY MOTION – ZONING**

Date Presented: February 3, 2004
Sponsor: Daryl Hennessy and Dave Horn, GHAC Zoning Co-Chairs
Subject Matter: Request for Rezoning.
Final Vote: 9-0

The following motion is presented to the Greater Hilltop Area Commission for consideration:

WHEREAS, the purpose of the City of Columbus' policies, standards, and regulations on land use and development are designed to help insure the health, safety, and welfare of its citizens, while protecting the rights and privileges of property owners, and

WHEREAS, the City's land use and development review process requires a recommendation by the Greater Hilltop Area Commission for projects in the designated area;

WHEREAS, a proposal affecting a parcel of 1.9± acres requests rezoning with limitation text as provided to the Zoning Committee of the Greater Hilltop Area Commission;

WHEREAS, the applicant agrees to expand C-4 prohibited uses for this parcel to include the following: Automobile and Light Truck Dealers; and Bars, Cabarets, and Nightclubs;

WHEREAS, the applicant agrees to the preservation of a 25' no-build zone at the Eastern edge of the property along the entire length of the North-South boundary of the parcel;

WHEREAS, the applicant agrees to additional restrictions included those contained in the limitation text dated January 20, 2004.

WHEREAS, the Zoning Committee of the Greater Hilltop Area Commission recommended approval of the applicant's request by a vote of 4-0 at its public meeting on January 20, 2004.

NOW THEREFORE, be it resolved that the Greater Hilltop Area Commission supports the applicant's request for a Rezoning of the parcel(s) at 730 N. Wilson Rd. with the limitations noted in this resolution.

