

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2020**

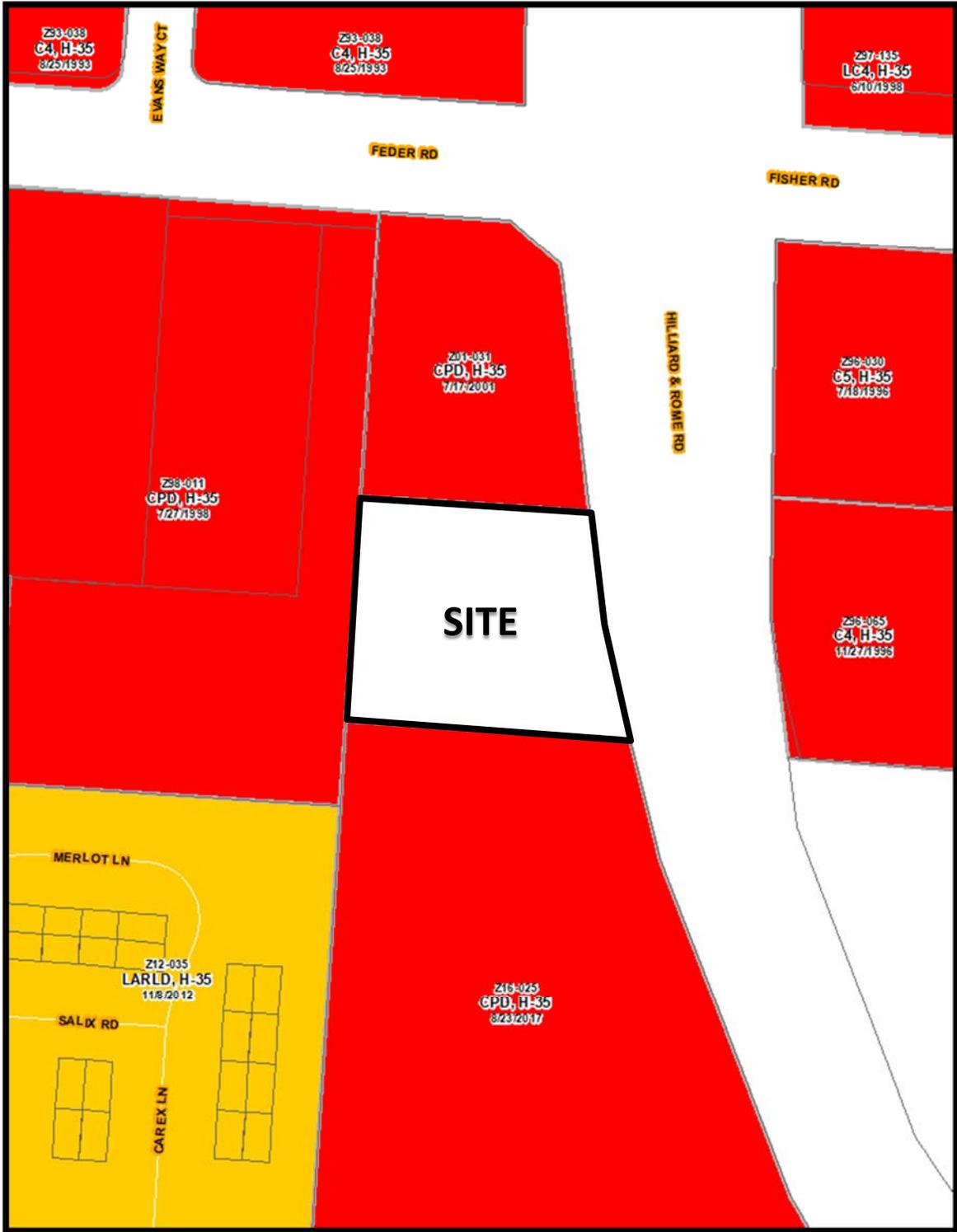
- 2. APPLICATION: Z20-015**
Location: **975 HILLIARD & ROME RD. (43228)**, being 0.97± acres located on the west side of Hilliard & Rome Road, 255± feet south of Feder Road (240-000003; Far West Side Area Commission).
Pending Zoning: R, Rural District (annexation pending).
Request: C-4, Commercial District (H-35).
Proposed Use: Commercial development.
Applicant(s): Nathan Cline; c/o Craig Moncrief, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Zeebot, LLC; 975 Hilliard & Rome Road; Columbus, OH 43228.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

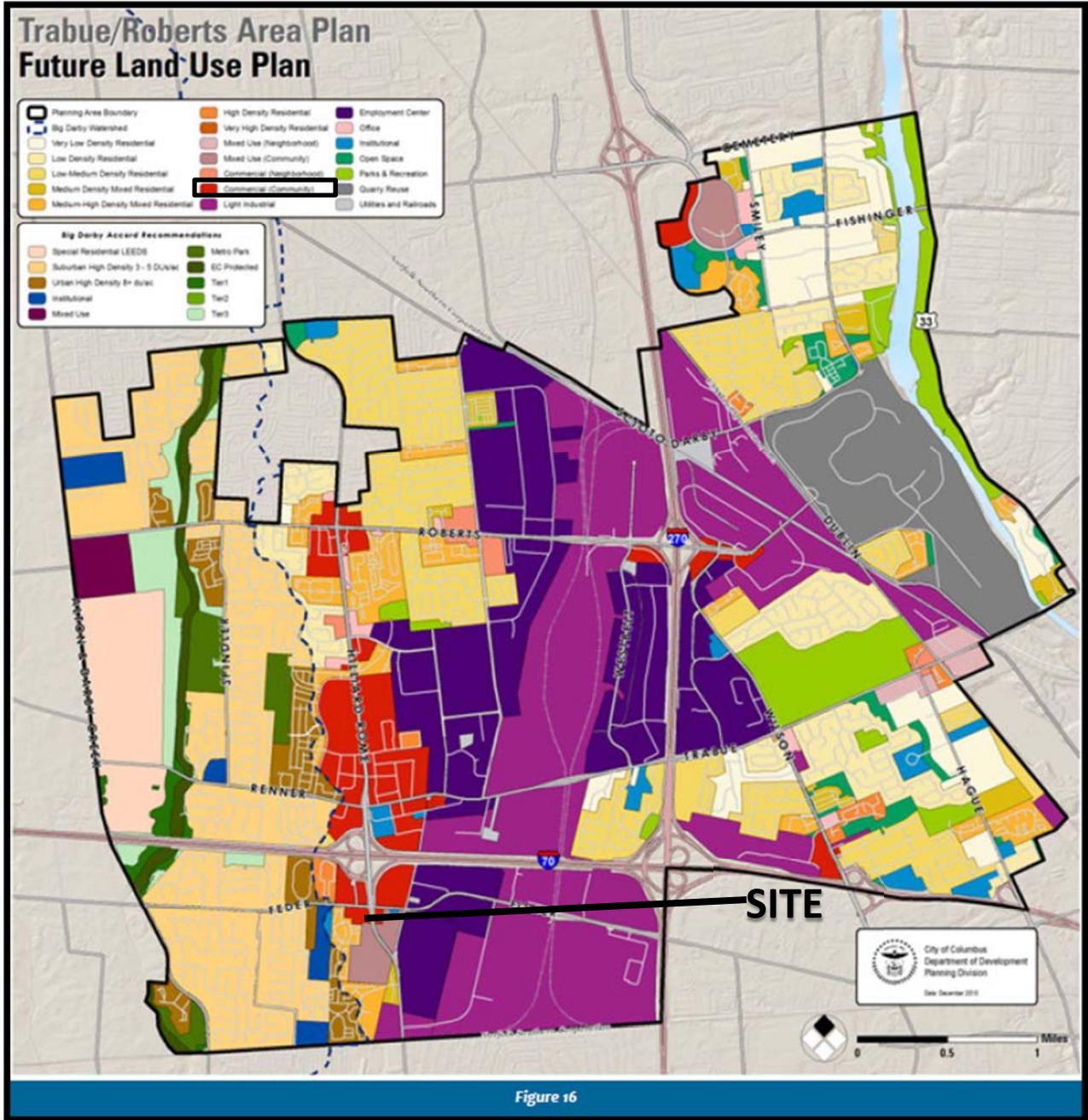
- The 0.97± acre site consists of one parcel developed with a commercial building, which upon completing the annexation process into the City of Columbus, will be assigned the R, Rural District. The requested C-4, Commercial District will secure proper zoning for the existing building, and will permit most commercial uses.
- North of the site is a fueling station in the CPD, Commercial Planned Development District. South of the site is a home improvement store in the CPD, Commercial Planed Developed District. East of the site across Hilliard & Rome Road is an eating and drinking establishment in the C-4, Commercial District. West of the site is a hotel and car-washing facility in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends community commercial land uses.
- The site is located within the boundaries of the Far West Side Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Hilliard & Rome Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed C-4, Commercial district will permit most commercial uses, including the existing business. The proposed C-4 district is consistent with the *Trabue/Roberts Area Plan's* recommendation for neighborhood commercial land uses, and with the surrounding commercial zoning pattern along Hilliard & Rome Road.



Z20-015
975 Hilliard & Rome Rd.
Approximately 0.97 acres
R (Annexation Pending) to C-4



Z20-015
975 Hilliard & Rome Rd.
Approximately 0.97 acres
R (Annexation Pending) to C-4



Z20-015
975 Hilliard & Rome Rd.
Approximately 0.97 acres
R (Annexation Pending) to C-4

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z20-015

Address: 975 HILLIARD ROME ROAD

Group Name: FAR WEST SIDE AREA COMMISSION

Meeting Date: MAY 26, 2020

Specify Case Type:

BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis Disapproval
for recommendation below)

NOTES:

Commission approves annexation rezoning from township AB to city C-4 uses as this conforms with other business uses for this area. We strongly encourage the city to follow through with Planning Division's recommendations regarding sidewalks and street trees in order to connect this retail corridor and enhance pedestrian options.

Vote: 7 in favor; 0 opposed; 0 absent

Signature of Authorized Representative: Kelley Arnold

Digitally signed by Kelley Arnold
Date: 2020.05.28 08:35:11 -04'00'

SIGNATURE

Zoning Chair

RECOMMENDING GROUP TITLE

614-636-0784

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 220-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Craig Moncrief
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Zeebot LLC 1040 Hilliard-Rome Road, Columbus, OH 43228 1	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11th day of February, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

09/10/2024

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



KELLY B. SHIFLET
Notary Public, State of Ohio
My Commission Expires
September 10, 2024

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