



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 11, 2007**

- 3. APPLICATION: Z06-080**
- Location:** **2035 HILLIARD-ROME ROAD (43026)**, being 0.93± acres located on the west side of Hilliard Rome Road, 270± feet north of Tanglewood Park Boulevard (560-168639).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Restaurant.
- Applicant(s):** Guo Ping Liang c/o Thomas McCash, Architect; 6864 Fallen Timbers Drive; Dublin, OH 43017.
- Property Owner(s):** T. D. Lee Properties, LLC; 2534 Wimbledon Road; Columbus, OH 43220.
- Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

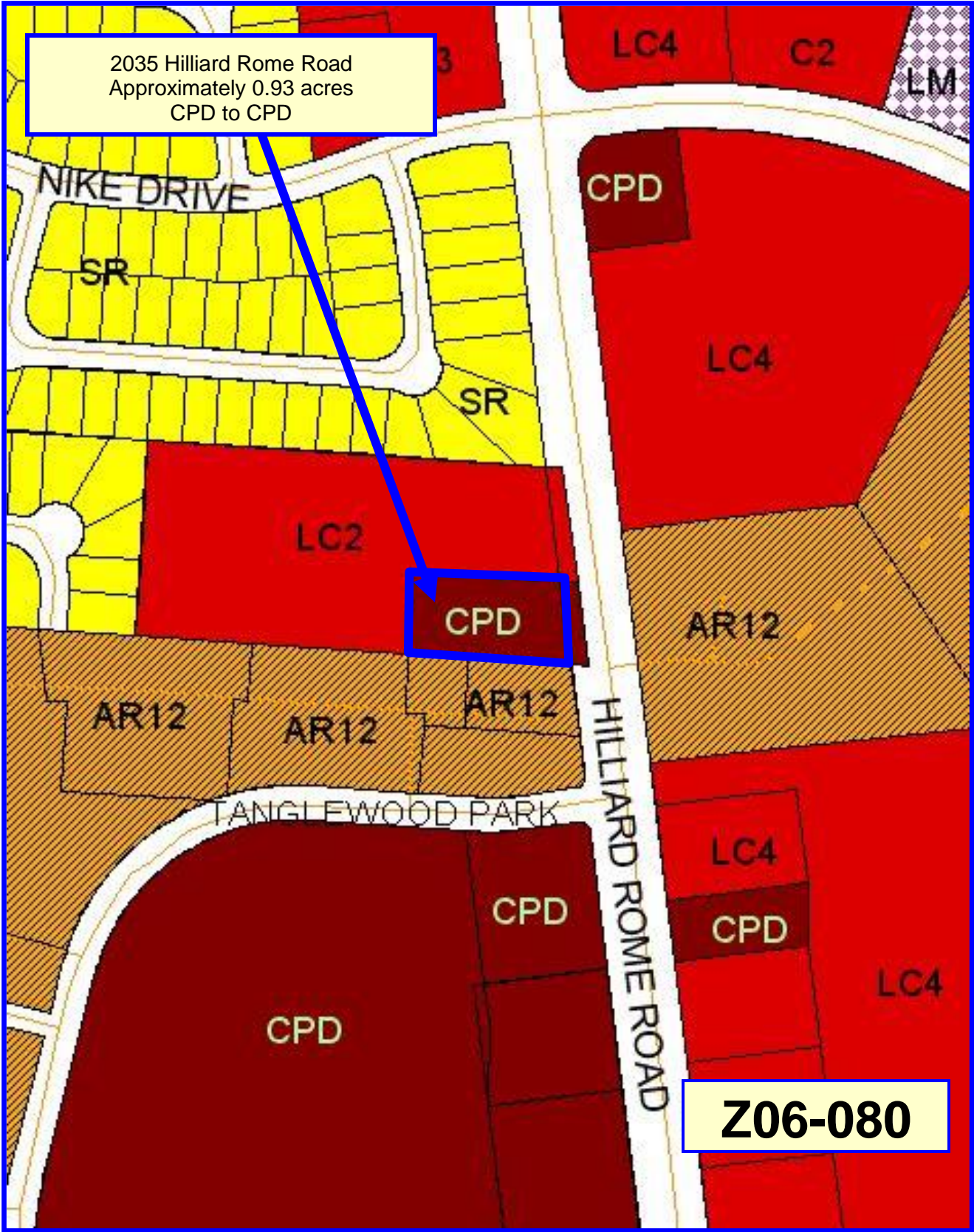
**BACKGROUND:**

- The 0.93± site is developed with a vacant ice-cream shop in the CPD, Commercial Planned Development District. The property was rezoned in 2002 with the only permitted use being sales of ice cream and dairy products. The applicant is requesting a revision to the CPD, Commercial Planned Development District, to permit specified C-1 uses, including all C-2, office uses. The C-1 district limits some uses to a maximum of 2,000 square feet, while the CPD revision proposes to allow them up to a maximum of 2,200 square feet, the size of the existing building.
- To the north and west of the site is an office development in the L-C-2, Limited Commercial District. To the east, across Hilliard-Rome Road, is a multi-family residential development in the AR-12, Apartment Residential District. To the south is a multi-family development in the AR-12, Apartment Residential District.
- The proposed CPD provides screening and buffering including a six (6) foot high fence and evergreen and deciduous trees along the south property line, with additional landscaping provided along the east and north boundaries. A 30 foot building setback and 25 foot parking setback is proposed for the south property line, exceeding the C-1 district requirements, which do not have any required side yard setbacks.
- The site is located within the boundaries of the *West Columbus Interim Development Concept Plan* (1991).
- The *Columbus Thoroughfare Plan* identifies Hilliard-Rome Road as a 4-2D arterial requiring a minimum of 60 feet right-of-way from centerline.

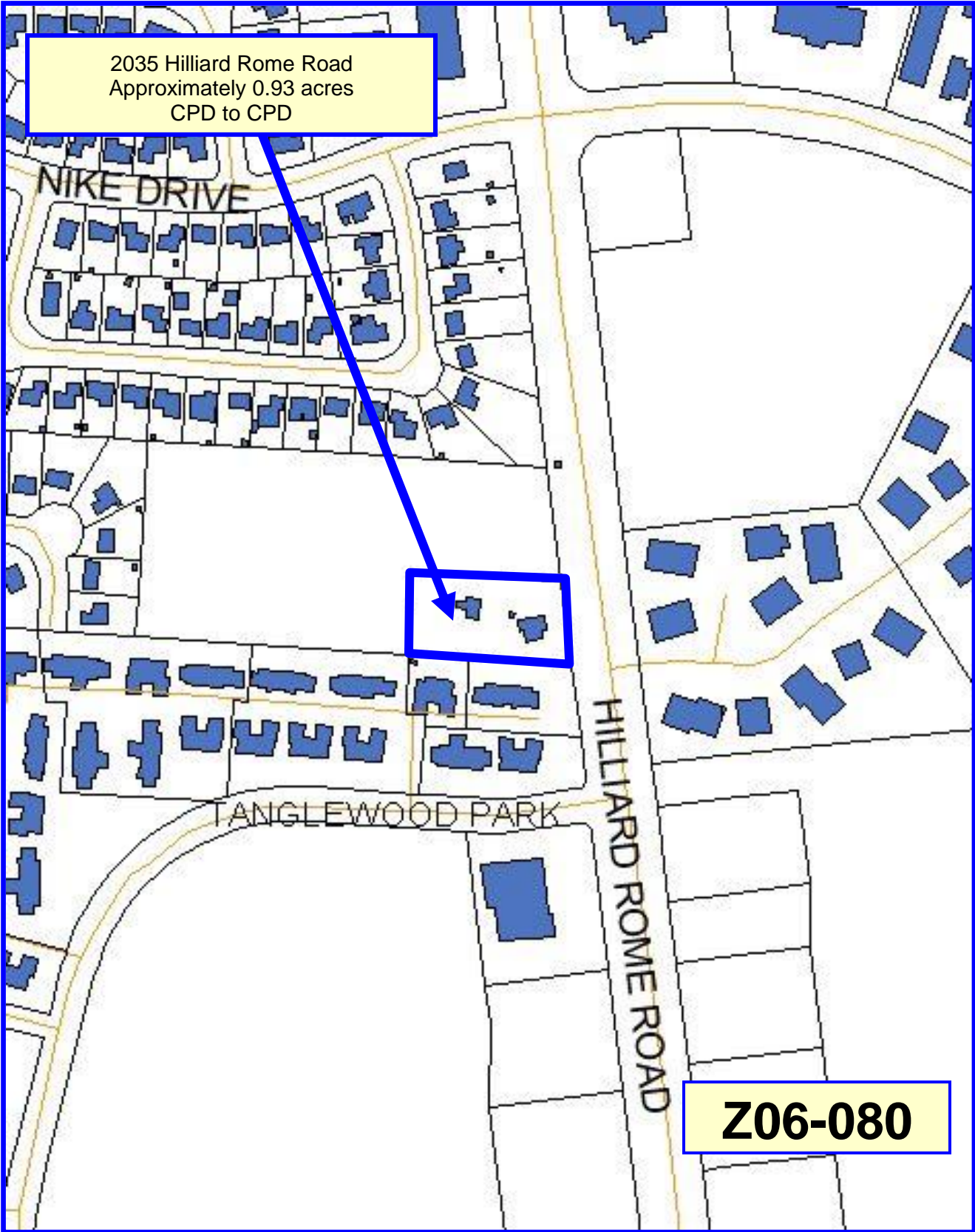
**CITY DEPARTMENTS' RECOMMENDATION:** Approval\*\*.

The applicant requested to be on the agenda although not all issues had been resolved. Staff supports an increase in the number of permitted uses and the additional landscaping that the applicant provided. However, at the time of this report all issues had not been resolved, consequently staff recommends disapproval of the request at this time.

\*\*The applicant resolved all remaining issues, staff now recommends approval of this request.







2035 Hilliard Rome Road  
Approximately 0.93 acres  
CPD to CPD

**Z06-080**



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Approximately 0.93 acres  
CPD to CPD

**Z06-080**



City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



**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 # 206-080

Being first duly cautioned and sworn (NAME) THOMAS M. McCASH  
 of (COMPLETE ADDRESS) 6864 FALLEN TIMBER DR 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. T.D. LEE PROPERTIES, LLC 2524 WIMBELOON RD COLUMBUS, OH 43220  2 TOM BROWER, c/o COMMERCIAL ONE 451-5100	2. GUO FING LIANG 7749 FULMER DR DUBLIN, OH 43017  208-8283 6 EMPLOYEES
3.	4.

Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Subscribed to me in my presence and before me this 31<sup>st</sup> day of October, in the year 2006

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature: Amy E. Welty]*

My Commission Expires:

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



**AMY E. WELTY**  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES FEBRUARY 11, 2008