

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 8, 2013**

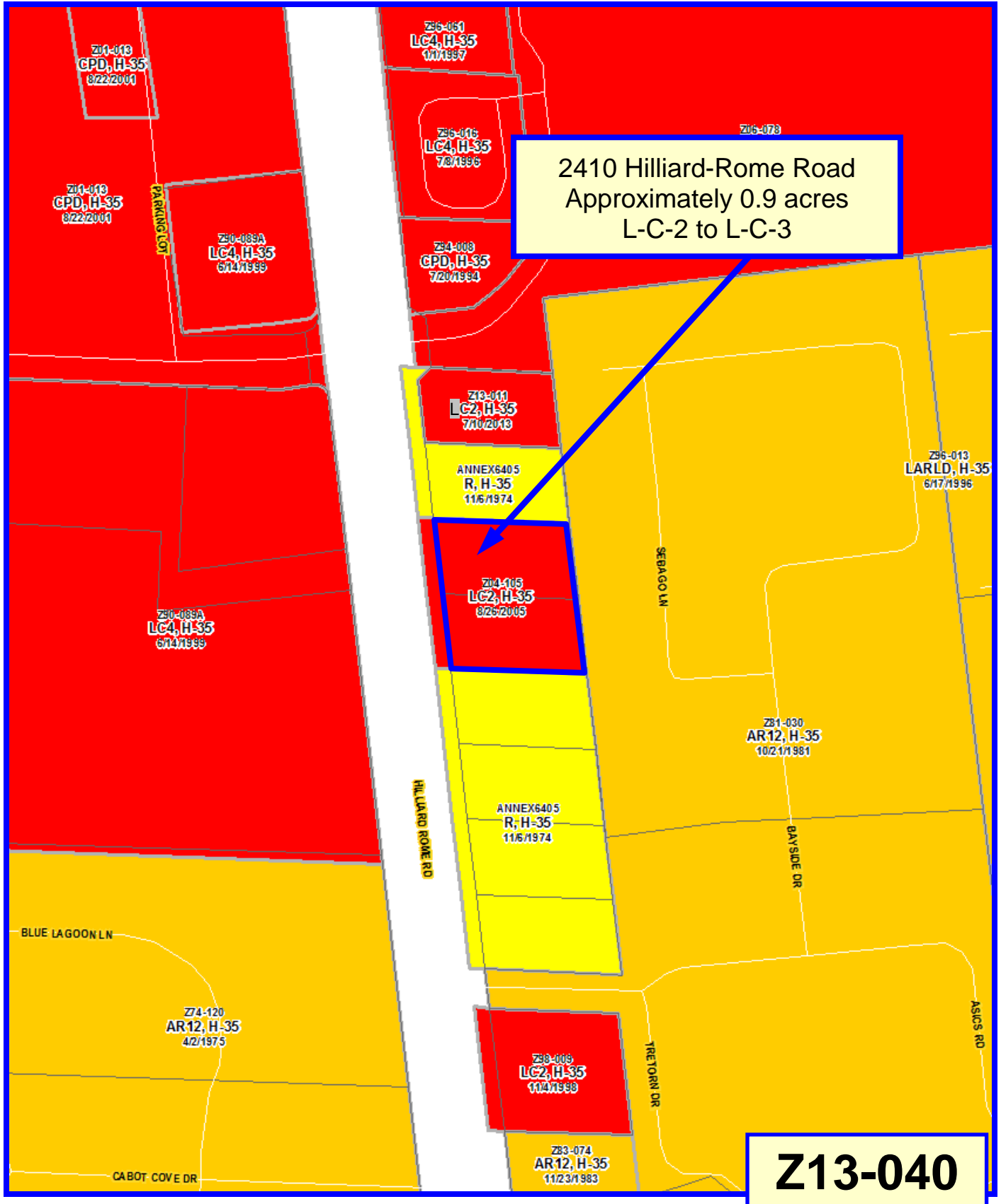
- 4. APPLICATION: Z13-040 (ACCELA # 13335-00000-00383)**  
**Location:** **2410 HILLIARD-ROME ROAD (43026)**, being 0.9± acres located on the east side of Hilliard-Rome Road, 964± feet south of Roberts Road (560-168633).  
**Existing Zoning:** L-C-2, Limited Commercial District.  
**Request:** L-C-3, Limited Commercial District.  
**Proposed Use:** Limited commercial development.  
**Applicant(s):** Gregory A. Richards; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 0.9± acre site has remained undeveloped since it was zoned in the L-C-2, Limited Commercial District for office uses in 2005. The applicant requests the L-C-3, Limited Commercial District to allow neighborhood commercial development and a few C-3 Commercial District uses (unlimited-size specialty markets or café/restaurant uses).
- To the north and south are dwellings in the R, Rural District. To the east is an apartment complex in the AR-12, Apartment Residential District. To the west are undeveloped out-parcels of a shopping center 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 Planning Division concurs with the Plan recommendation, however, the Zoning Staff is supportive of neighborhood commercial development with the recent widening of Hilliard-Rome Road which incorporated sidewalks and bike lanes, the high vacancy rate of office space in general, and the close proximity of C-4, Commercial District zoning to the west and north.
- The limitation text includes access provisions, street trees, and roof pitch commitments. 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-3, Limited Commercial District will allow neighborhood commercial development. Although the *Trabue/Roberts Area Plan* recommends office uses for this location, the Zoning Staff finds neighborhood commercial development to be appropriate on a major arterial road which has recently incorporated sidewalks and bike lanes. Staff also notes the high vacancy rate of office space in general, and the close proximity of C-4, Commercial District zoning to the west and north of this location.



### Plan Recommendations

Trabue/Roberts Area Plan

2410 Hilliard-Rome Road

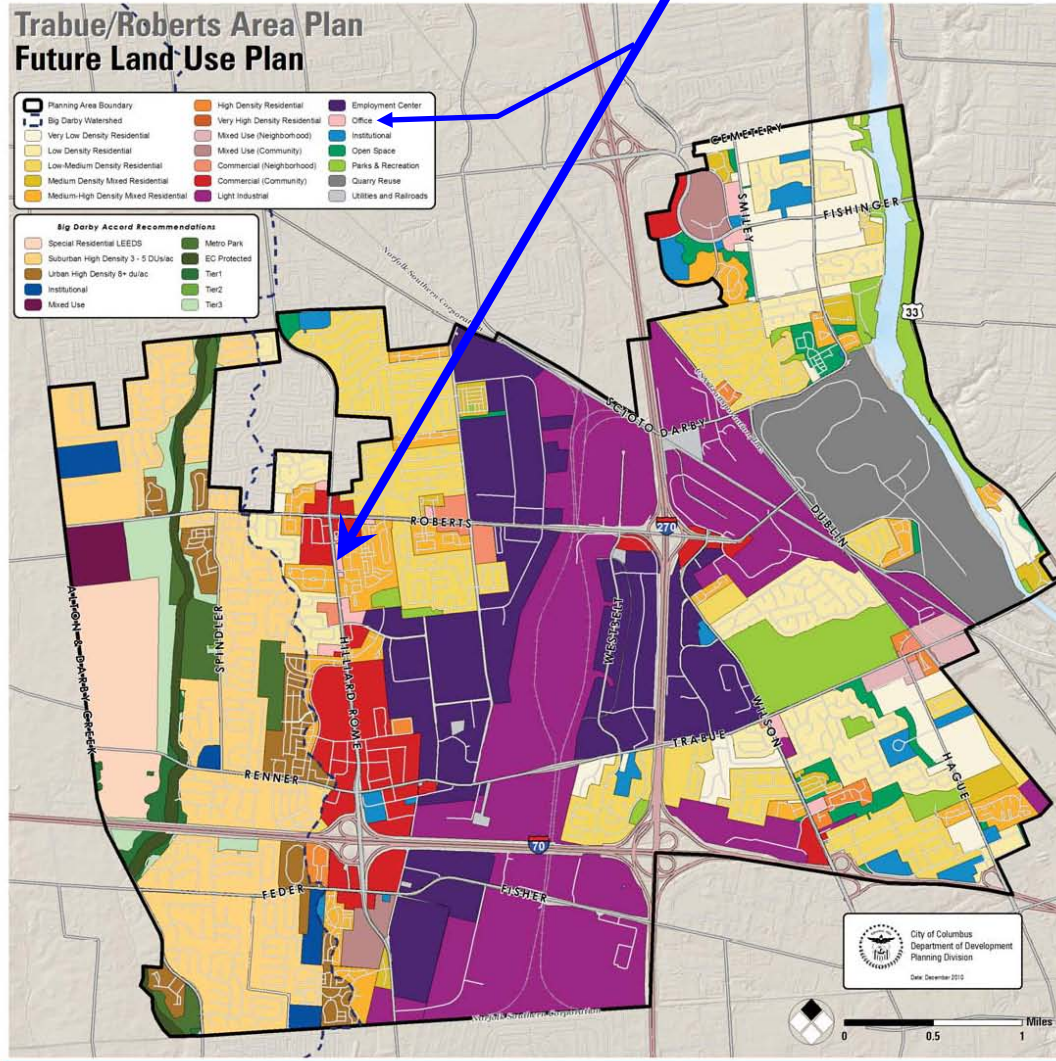


Figure 16

**Z13-040**





2410 Hilliard-Rome Road  
Approximately 0.9 acres  
L-C-2 to L-C-3

**Z13-040**



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 213-040

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Gregory A. Richards 1288 Sherborne Lane Powell, OH 43065 614-777-0062 # of Columbus based employees <u>7</u>	2. Mosley's Meat Market 2602 Hilliard Rome Road Hilliard, OH 43026 614-777-6328 # of Columbus based employees <u>5</u>
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 4<sup>th</sup> day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

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



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

**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