

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2004**

8. **APPLICATION:** **Z04-105**
 Location: **2410 HILLIARD ROME ROAD (43228)**, being 1.38± acres located on the east side of Hilliard-Rome Road, 400± feet north of Asics Road (560-168634).

 Existing Zoning: R, Rural District.
 Request: L-C-4, Limited Commercial District.
 Proposed Use: Medical office development.
 Applicant(s): Hilliard Rome Chiropractic & Rehab Co., PC; c/o Jeffrey L. Brown, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

 Property Owner(s): The Applicant.
 Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The 0.1.38± acre site is developed with a single-family dwelling and a medical office. The applicant is requesting the L-C-4, Limited Commercial District for medical office, veterinarian and fitness facility development.
- North of the site are single-family dwellings in the R, Rural site, beyond which is commercial development in the CPD, Commercial Planned Development District. An apartment complex is located east of the site in the AR-12, Apartment Residential District. Single-family dwellings and a daycare are located south of the site in the R, Rural and L-C-2, Limited Commercial Districts. West of the site across Hilliard-Rome Road are two banks and vacant land in the L-C-2, Limited Commercial District.
- The site is located within the boundaries of the West Columbus Interim Development Concept (1991), which recommends multi-family residential development of this site. Existing multi-family development along this section of Hilliard-Rome Road has left a series of residual single-family lots that are not suitable for further multi-family residential development. Staff supports deviation from the Plan recommendation for office development and two C-4 uses, veterinarian and fitness center.
- The limitation texts for the proposed L-C-2. Limited commercial district permits C-2 office uses and two C-4 uses, veterinary and fitness center. The limitation text includes customary development standards for site access, exterior building materials and design, landscaping, and lighting controls. The text will need to be revised to define the permitted location of veterinarian and fitness center uses, because lot reconfigurations could compromise the commitment as stated.
- 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 applicant's is requesting the L-C-4, Limited Commercial District to permit office development on the entire site and veterinarian and fitness center uses on approximately the southern one third of the site. While the West Columbus Interim Concept recommends multi-family residential development on this site

staff believes that deviation from the plan to permit the proposed commercial uses is appropriate. The depth of the remaining residential parcels is not sufficient for further multi-family development and the proposed commercial uses are consistent with L-C-4 zoning already established on the west side of Hilliard-Rome Road. The limitation text permits C-2 uses on the entire site and veterinary or fitness center development on about one-third of the site, and includes customary development standards that address site access, sidewalks, street trees and landscaping, building design and materials, and lighting controls.







