

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 13, 2014**

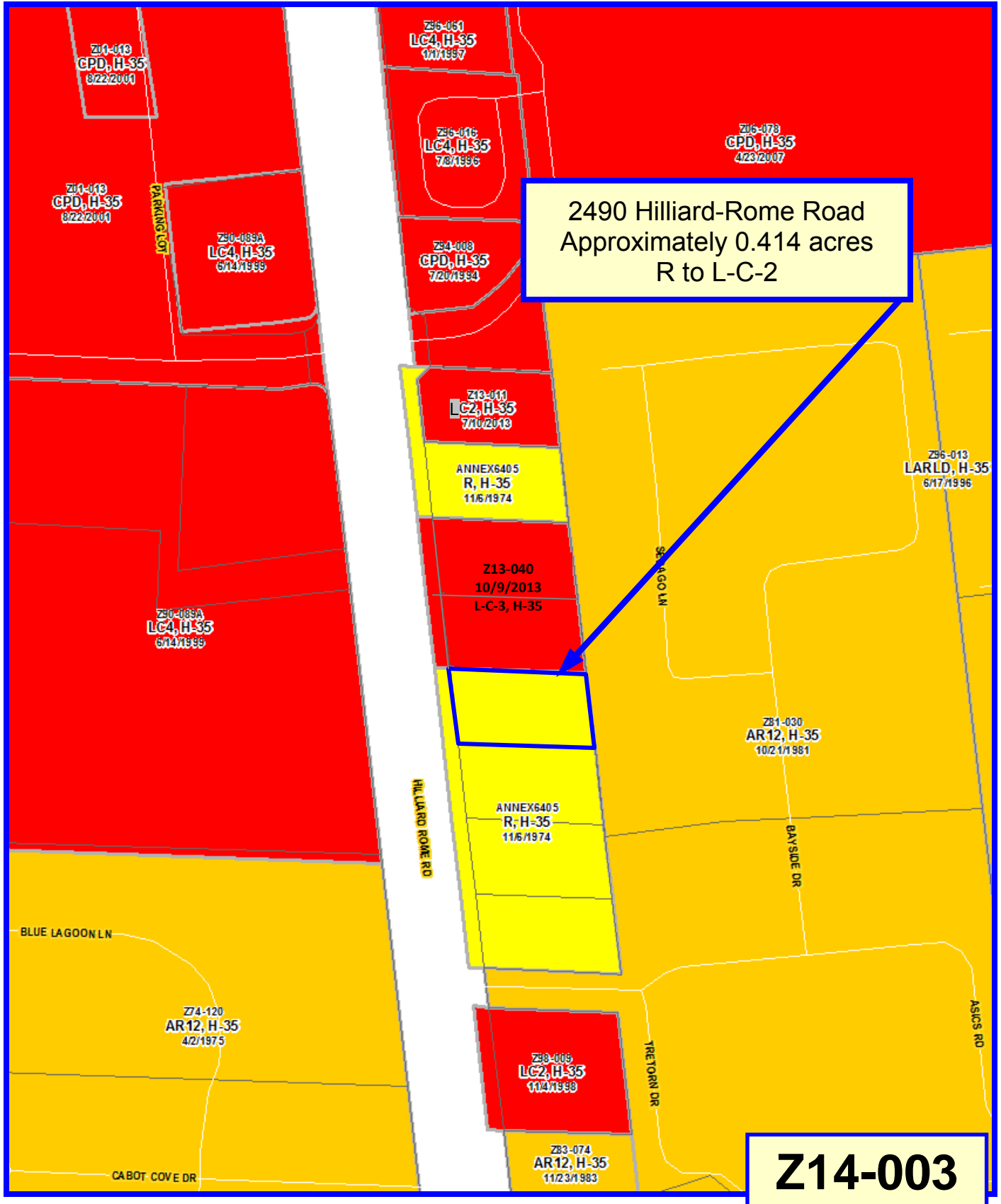
1.     **APPLICATION:**           **Z14-003 (14335-00000-00040)**  
      **Location:**           **2490 HILLIARD-ROME ROAD (43026)**, being 0.41± acres located on the east side of Hilliard-Rome Road, 1,200± feet south of Roberts Road (560-168635).  
  
      **Existing Zoning:**       R, Rural District.  
      **Request:**            L-C-2, Commercial District.  
      **Proposed Use:**        Commercial.  
      **Applicant(s):**        American Air; c/o Mike Sliemers, VP; 3945 Brookham Drive; Grove City, OH 43123.  
      **Property Owner(s):**   The Applicant.  
      **Planner:**            Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

- The 0.41± acre site is developed with a single family dwelling and zoned in the R, Rural District. The applicant requests the L-C-2, Limited Commercial District to allow commercial development, and intends to develop the site with office use.
- To the north is a vacant parcel in the L-C-3, Limited Commercial District. To the east is a multi-unit development in the AR-12, Apartment Residential District. To the south is a single family dwelling in the R, Rural District and to the west is vacant land in the L-C-4, Limited Commercial District.
- The site is located within the planning area of the *Trabue/Roberts Area Plan (2011)*, which recommends office for this location.
- The L-C-2 text includes access provisions upon redevelopment of the site.
- 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-2, Limited Commercial District will allow commercial development, and the applicant intends to develop the site with office use. Staff supports the intended use of the property, as the request is consistent with the *Trabue/Roberts Area Plan (2011)* with respect to land use recommendations, and with the zoning and development patterns of the area.



### Plan Recommendations

Trabue/Roberts Area Plan

2490 Hilliard-Rome Road

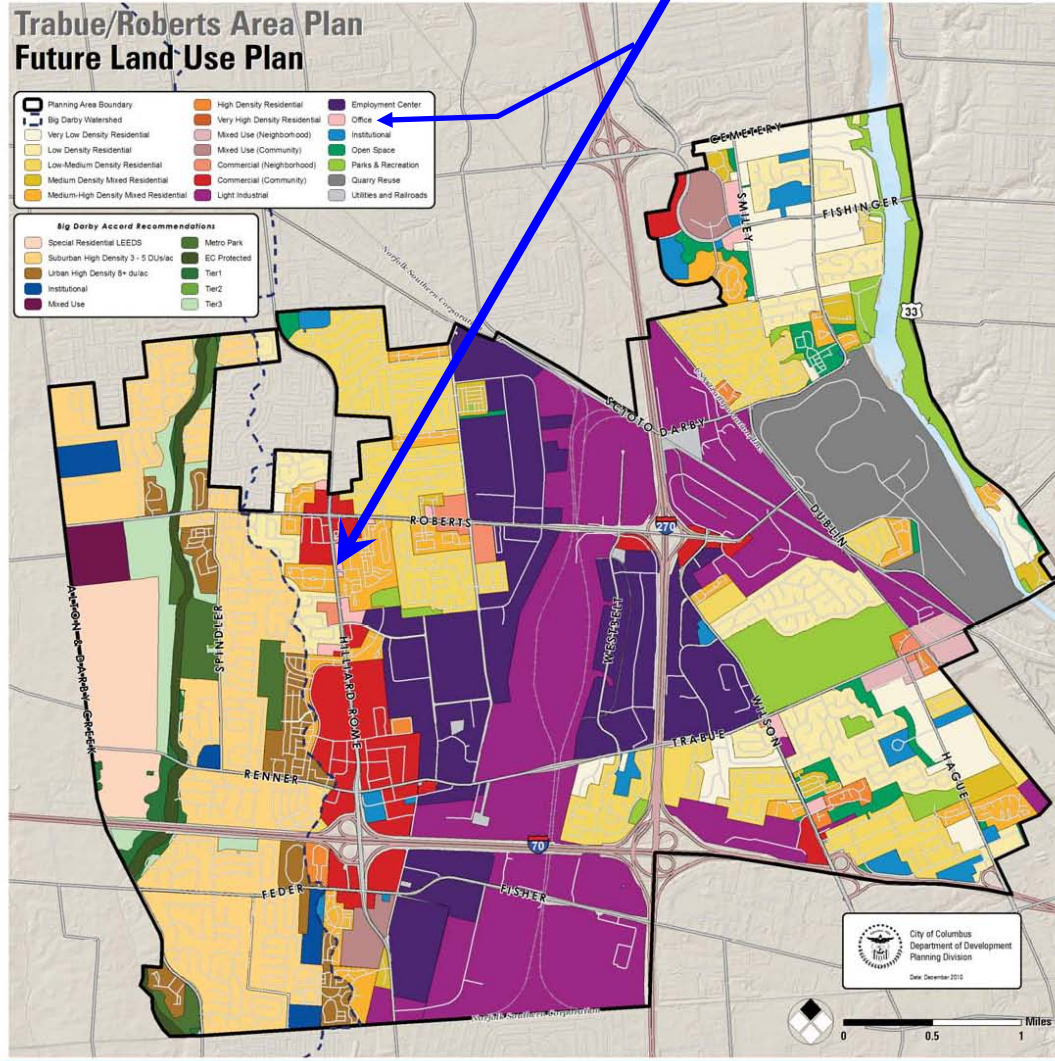
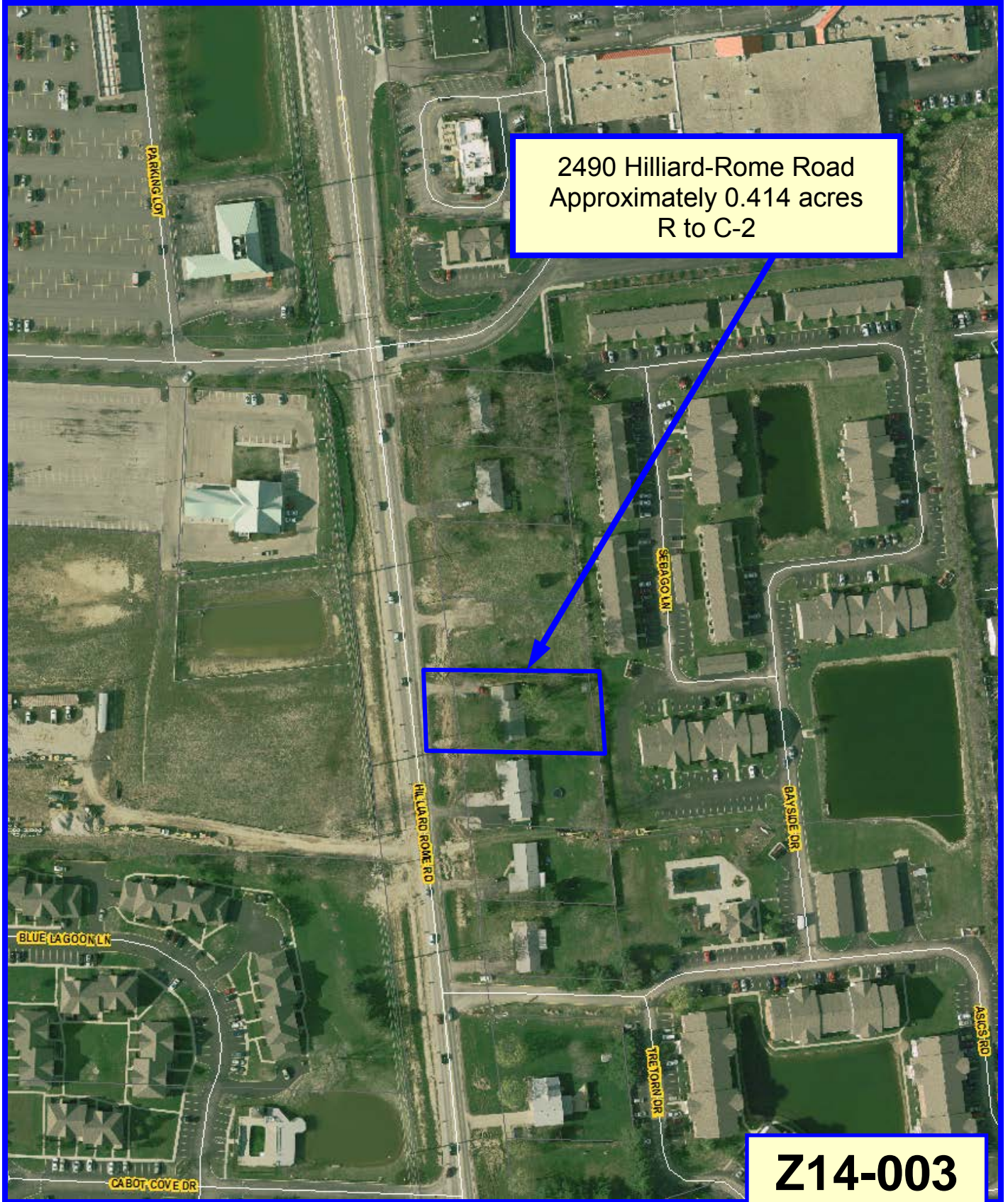


Figure 16

Z14-003





# 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 # 214-003

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) mike Stiemers  
of (COMPLETE ADDRESS) 3945 Brookham Dr Grove city oh 43123  
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. American Air 3945 Brookham Dr Grove city oh 43123 mike Stiemers (614) 419-3471	2.
3.	4.

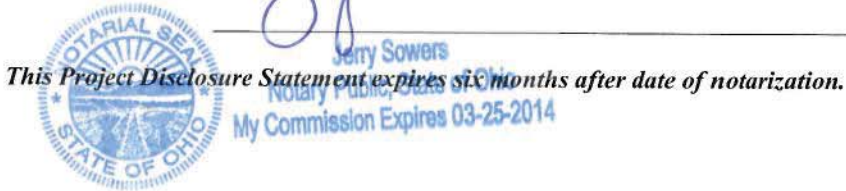
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT mike Stiemers

Subscribed to me in my presence and before me this 23 day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC Jerry Sowers

My Commission Expires:



Notary Seal Here

**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**