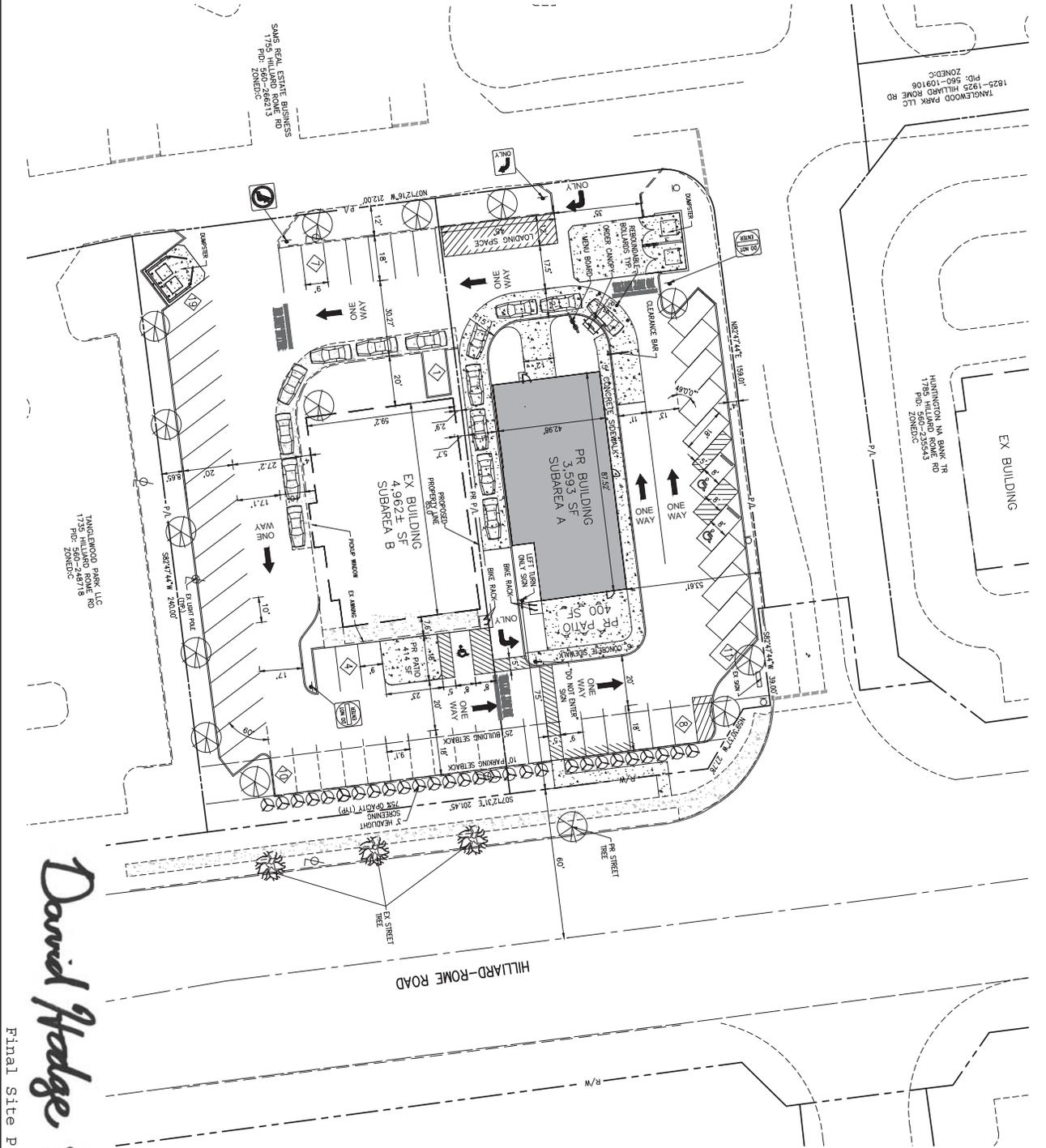
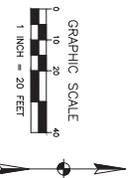


Project: 1775 Hilliard Rome Rd Zoning: C-4 and C-5 Allowable Uses



David Hodge 8-8-20

Final Site Plan Received 8.8.20 Z20-047



THE DEVELOPMENT SHOWN ON THIS DRAWING MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHY OR OTHER DATA DEVELOPED AT THE TIME FINAL DEVELOPMENT PERMITS ARE OBTAINED. THE DEVELOPER AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS AND THE OHIO DEPARTMENT OF TRANSPORTATION. THE DEVELOPER AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS AND THE OHIO DEPARTMENT OF TRANSPORTATION. THE DEVELOPER AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS AND THE OHIO DEPARTMENT OF TRANSPORTATION.

PARKING:
 SUBAREA A
 RESTAURANT WITH DRIVE THRU - 1,584/715 SF = 205 SPACES
 DRIVE THRU - 400/250 SF = 11 SPACES
 TOTAL PROPOSED PARKING SPACES = 216

SUBAREA B
 RESTAURANT WITH DRIVE THRU - 2,864/715 SF = 28 SPACES
 RESTAURANT WITH DRIVE THRU - 2,864/715 SF = 17 SPACES
 DRIVE THRU - 414/250 SF = 2 SPACES
 TOTAL PROPOSED PARKING SPACES = 47

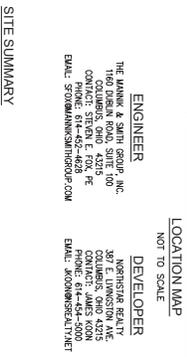
SITE SUMMARY
 ADDRESS: 1775 HILLIARD ROME ROAD
 RD: 560-274644
 TOTAL SITE AREA: 1.00 ACRES
 ZONING: 788-160A USE C, C-4 AND C-5 ALLOWABLE USES

BUILDING:
 SUBAREA A
 RESTAURANT WITH DRIVE THRU = 3,593± SF
 PR FLOOR AREA = 400 SF

SUBAREA B
 RESTAURANT WITH DRIVE THRU = 2,029± SF
 PR FLOOR AREA = 2,864 SF
 RESTAURANT WITH DRIVE THRU = 2,864 SF
 PR FLOOR AREA = 400 SF

ENGINEER
 THE MANN & SMITH GROUP, INC.
 1160 DUBLIN ROAD
 COLUMBUS, OHIO 43215
 CONTACT: STEVEN E. FOX, PE
 EMAIL: STEVEN@MANNANDSMITHGROUP.COM

DEVELOPER
 NORTHSTAR REALTY
 387 E. LIVINGSTON AVE.
 COLUMBUS, OHIO 43215
 CONTACT: JAMES KOON
 EMAIL: JKOON@NORTHSTARREALTY.COM



NO.	DATE	BY	DESCRIPTION

1775 HILLIARD ROME ROAD
 HILLIARD, OH 43026

Northstar Realty
 387 E. LIVINGSTON AVE.
 COLUMBUS, OHIO 43215

Mann & Smith Group
 1160 DUBLIN ROAD
 COLUMBUS, OH 43215
 TEL: 614.441.4222
 FAX: 614.441.7310

PROJECT DATE: 06/22/2020
 PROJECT NO.: CP191807
 DRAWN BY: MS
 CHECKED BY: SEF

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2020**

- 7. APPLICATION: Z20-047**
Location: **1775 HILLIARD & ROME RD. (43026)**, being 1.26± acres located on the west side of Hilliard & Rome Road, 680± north of Westchester Woods Boulevard (560-224664; Far West Side Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): Northstar Realty; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Hilliard Medical Center, LLC; 2941 Lake Vista Drive; Lewisville, TX 75067.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

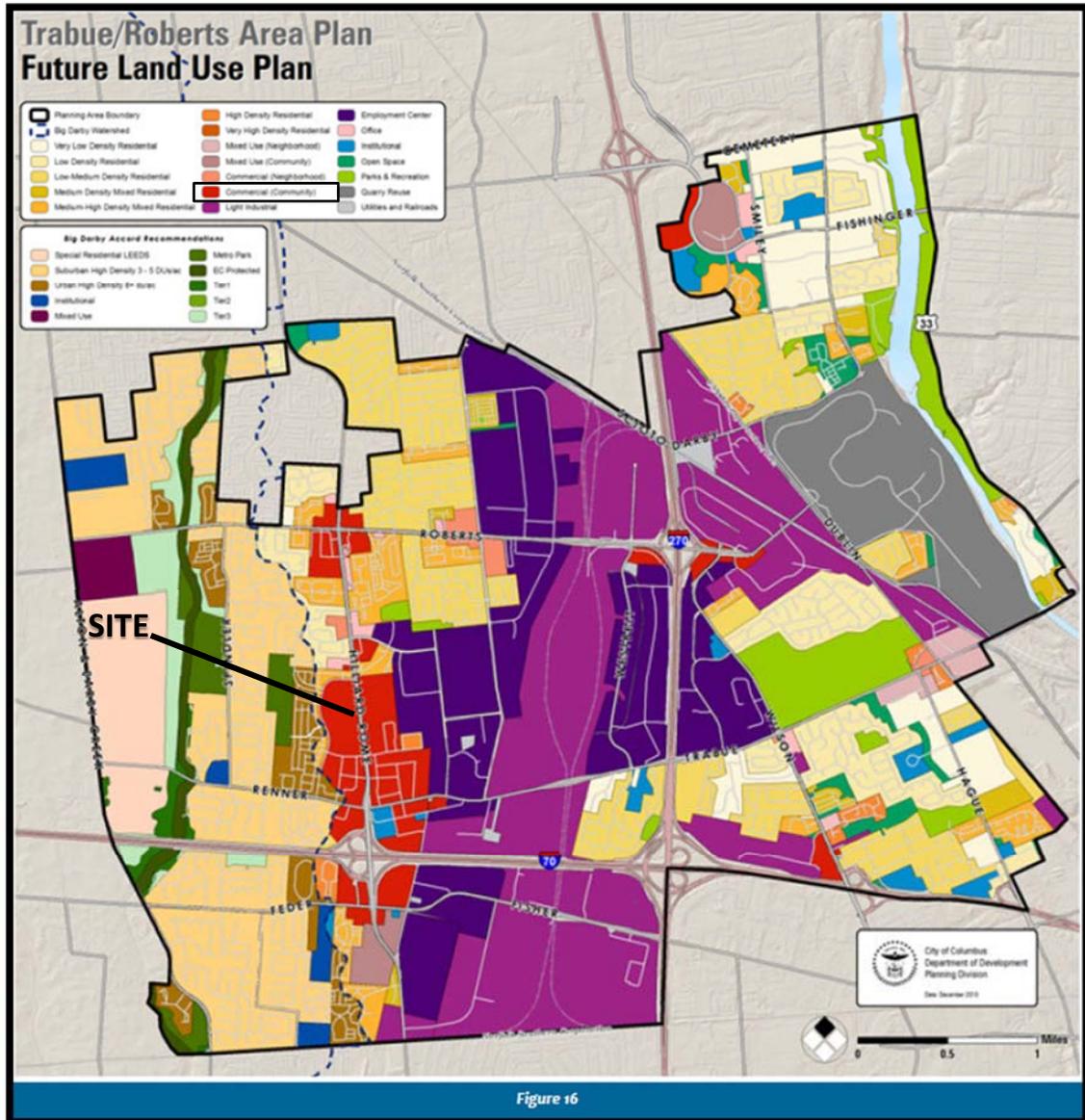
- The 1.26± acre site is developed with a 6,420 square foot eating and drinking establishment in the CPD, Commercial Planned Development District. The applicant requests a new CPD district to allow for a future lot split, resulting in two subareas. Subarea A will contain a new eating and drinking establishment, while the existing building in Subarea B will be partially demolished and renovated for two eating and drinking establishments.
- North, south, east and west of the site is a mix of commercial retail and eating and drinking establishments in the CPD, Commercial Planned Development, and L-C-4, Limited Commercial districts.
- The site is located within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends community commercial land uses at this location.
- The site is located within the boundaries of the Far West Side Area Commission, whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards for each subarea that address building and parking setbacks, traffic access and parking, street trees, landscaping, and includes a commitment to develop the site in accordance with the submitted site plan. The text includes variances for stacking, parking lot shade trees, maneuvering, parking setback line, and minimum number of parking spaces required.
- 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 CPD, Commercial Planned Development District will permit a future lot split resulting in a new eating and drinking establishment (Subarea A) and redevelopment of the existing building into an eating and drinking establishment (Subarea B). The CPD text establishes appropriate land use restrictions supplemental development standards. The proposal is consistent with the *Trabue/Roberts Area Plan's* recommendation for community commercial land uses at this location.



Z20-047
1775 Hilliard & Rome Rd.
Approximately 1.26 acres
CPD to CPD



Z20-047
1775 Hilliard & Rome Rd.
Approximately 1.26 acres
CPD to CPD



Z20-047
1775 Hilliard & Rome Rd.
Approximately 1.26 acres
CPD to CPD

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Case Number	<u>Z20-047</u>
Address	<u>1775 Hilliard Rome Road</u>
Group Name	<u>Far West Side Area Commission</u>
Meeting Date	<u>July 28, 2020</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The Far West Side Area Commission recommends approval for the Commercial Planned Development (CPD) modification request as noted in the Development Text dated July 22, 2020 and accompanying site plan. The proposed partial demolition and rehabilitation with construction of a new building is consistent with the existing uses at this site and will alleviate the blight imposed by this long-time vacant structure. Our concerns regarding vehicle stacking have been addressed, but we will monitor as business develops.

Vote	<u>7 in favor; 0 opposed; 0 absent</u>
Signature of Authorized Representative	<u>Kelley Arnold</u> <small>Digitally signed by Kelley Arnold Date: 2020.07.31 08:29:33 -04'00'</small>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-636-0784</u>

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

