

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 9, 2012**

- 3. APPLICATION: Z12-034 (12335-00000-00301)**  
**Location: 5509 NORTH HAMILTON ROAD (43230)**, being 4.7± acres located on the west side of North Hamilton Road, 792± feet south of Blendon Brook Lane. (010-210808).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Pet Daycare with outside runs and boarding.  
**Applicant(s):** The Myers Y. Cooper Company; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Suburban Improvement of Columbus, Inc; P.O. Box 490; New Albany, OH 43054  
**Planner:** Dana Hitt, 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

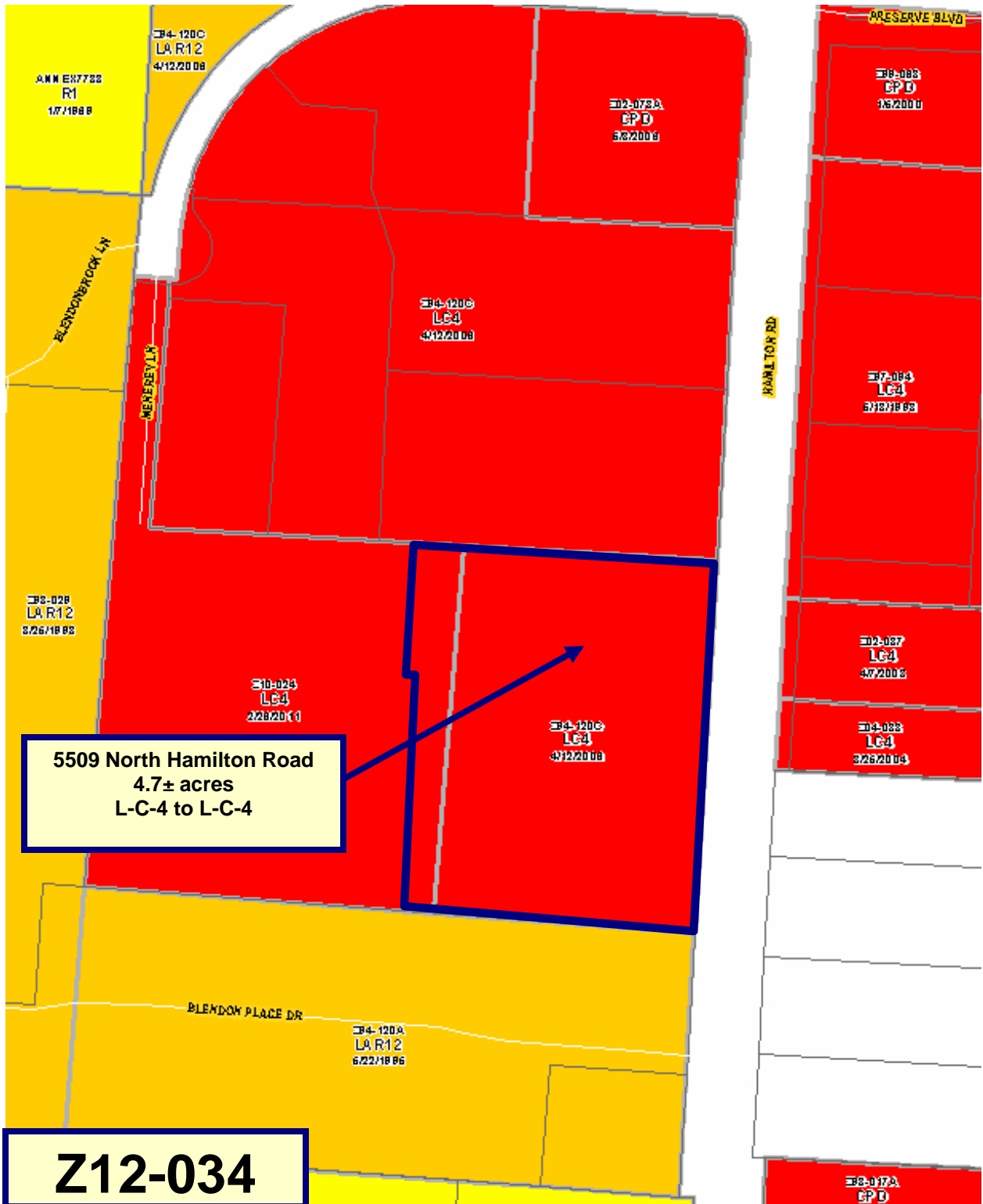
- The applicant has applied to rezone this vacant site in order to develop a pet daycare with outside runs and boarding. The applicant also wishes to remove some existing limitations regarding building materials and update the limitation text to take into account new zoning regulations enacted since the existing L-C-4 was adopted. The applicant is applying for a concurrent Council variance to allow outdoor runs along with this rezoning. That Council variance will be considered by City Council when City Council hears this rezoning and is not part of the Development Commission hearing.
- To the north is a retail used zoned in the L-C-4, Limited Commercial District. To the south are multi-unit dwellings in the L-AR-12, Limited Apartment Residential District. To the east, across Hamilton Road, is retail development in the L-C-4, Limited Commercial District. To the west is vacant land zoned in the CPD, Commercial Planned Development District which is proposed for senior housing.
- At the request of Staff the applicant has reoriented he proposed runs to face north away from any existing dwellings. The closest existing dwellings are roughly 375 south of the proposed structure and the outdoor runs are oriented directly away from those. The applicant's attorney, whose firm handled the rezoning for the Senior Housing to be developed immediately west of the site states that the developers of the Senior Housing are aware of this proposal and do not object to it.
- The L-C-4 text includes provisions for street trees and additional landscaping above that required by the Zoning Code. Staff does not object to the applicant allowing additional building materials to be used or flat roofs to be employed

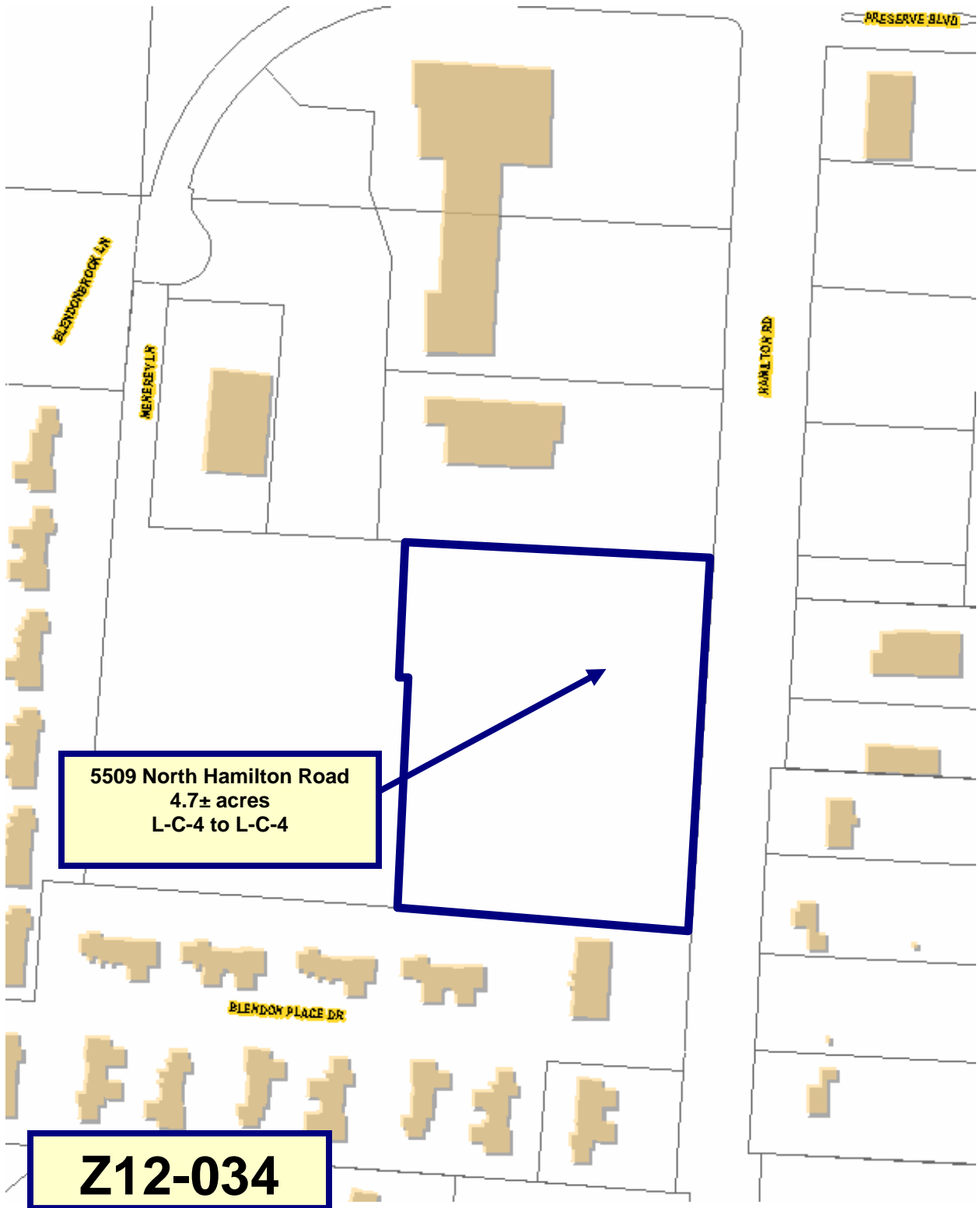
since those limitations were the applicant's idea originally, and those provisions have been varied or waived frequently in this corridor.

- The site lies within the Blendon District of the *Northland Plan Volume II* (2002).
- The *Columbus Thoroughfare Plan* identifies Hamilton Road as a 4-2D arterial requiring a minimum of 60 feet right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

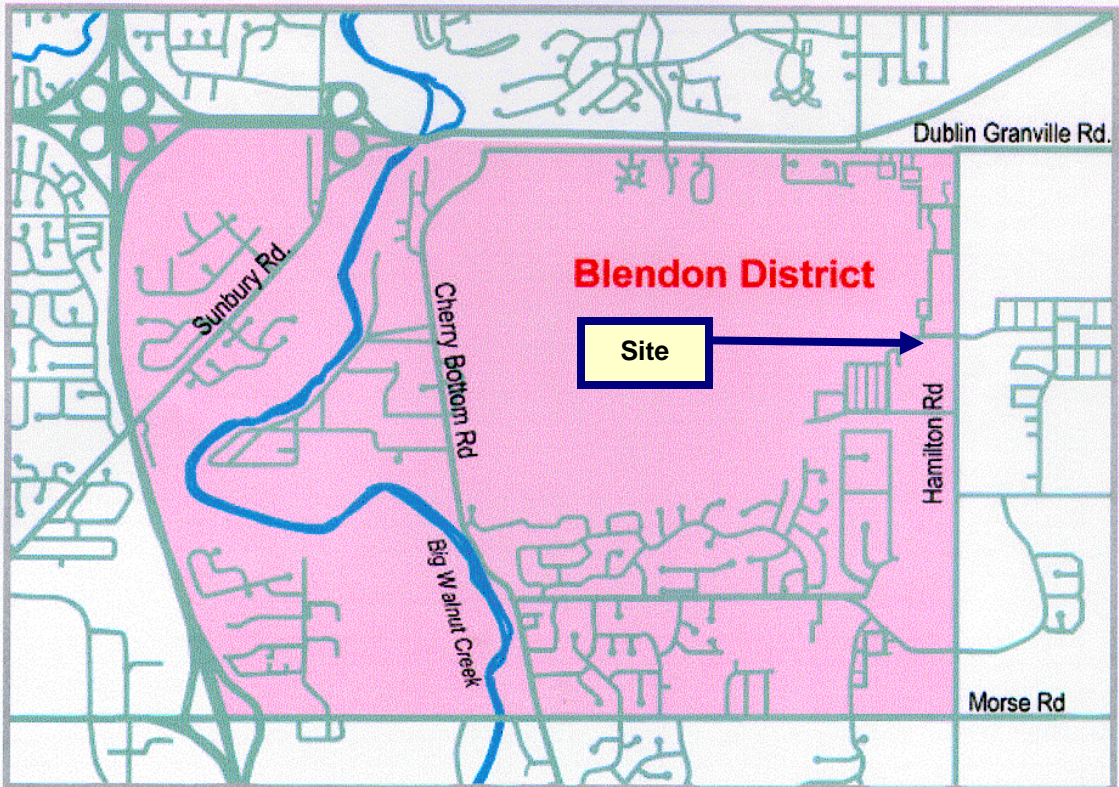
Staff supports the proposed land use. In addition to the applicant's attorney's assertion that the future owners of the future senior housing development is aware of this proposal and does not object and given the orientation of the outdoor runs away from the existing residences and the fact that the facility would be no closer than 370 feet from existing residences, Staff finds the proposed use to be compatible with the land use and zoning pattern in the area. Staff does not object to the applicant allowing additional building materials to be used or flat roofs to be employed since those limitations were the applicant's idea originally, and those provisions have been varied or waived frequently in this corridor.





### Blendon District

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



Blendon District





Northland Community Council  
Development Committee

Report

June 27, 2012 7:00 PM  
Minerva Park Community Center  
2829 Minerva Lake Road

Meeting Called to Order: 7:03 pm by Development Chair Dave Paul

Members represented:

*Voting: (7):* Albany Park (APHA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Northland Alliance (NA), Salem (SCA), Sharon Woods (SWCA), Sprucefield (SCA2), Strawberry Farms (SFCA), Westerville Woods (WWCA). *Non-Voting:* Advisory member Bob Thurman.

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- Case #1: Applications Z12-034/CV12-020 (*Permit pet daycare facility in LC-4 Limited Commercial District – Tabled from 5/30/12*)  
Jeff Brown/David Hodge, Smith & Hale LLC representing  
Myers Y. Cooper Company  
5509 N Hamilton Road, Columbus, OH 43230 (010-210808)
- *The Committee approved 7-0 a motion (by APHA, second by SCA) to SUPPORT this application.*
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# 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 # Z12-034

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown/ David Hodge  
of (COMPLETE ADDRESS) 37 W. Broad St., #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. Suburban Improvement of Columbus, Inc. PO Box 490 New Albany, OH 43054 0 Columbus based employees	2. The Myers Y Cooper Co. 5050 E. Galbraith Rd., St. B, Cincinnati, OH 45236 Jeff Baumgarth 513-248-8350 0 Columbus based employees
3. Pet Suites of America, Inc. 535 Madison Ave., C-300, Covington, KY 41011 Tom Ladt 502-767-5068 0 Columbus based employees	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 14~~th~~ day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

9/4/15



~~Natalie C. Timmons~~  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015  
Disclosure Statement expires six months after date of notarization.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer