

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 14, 2013**

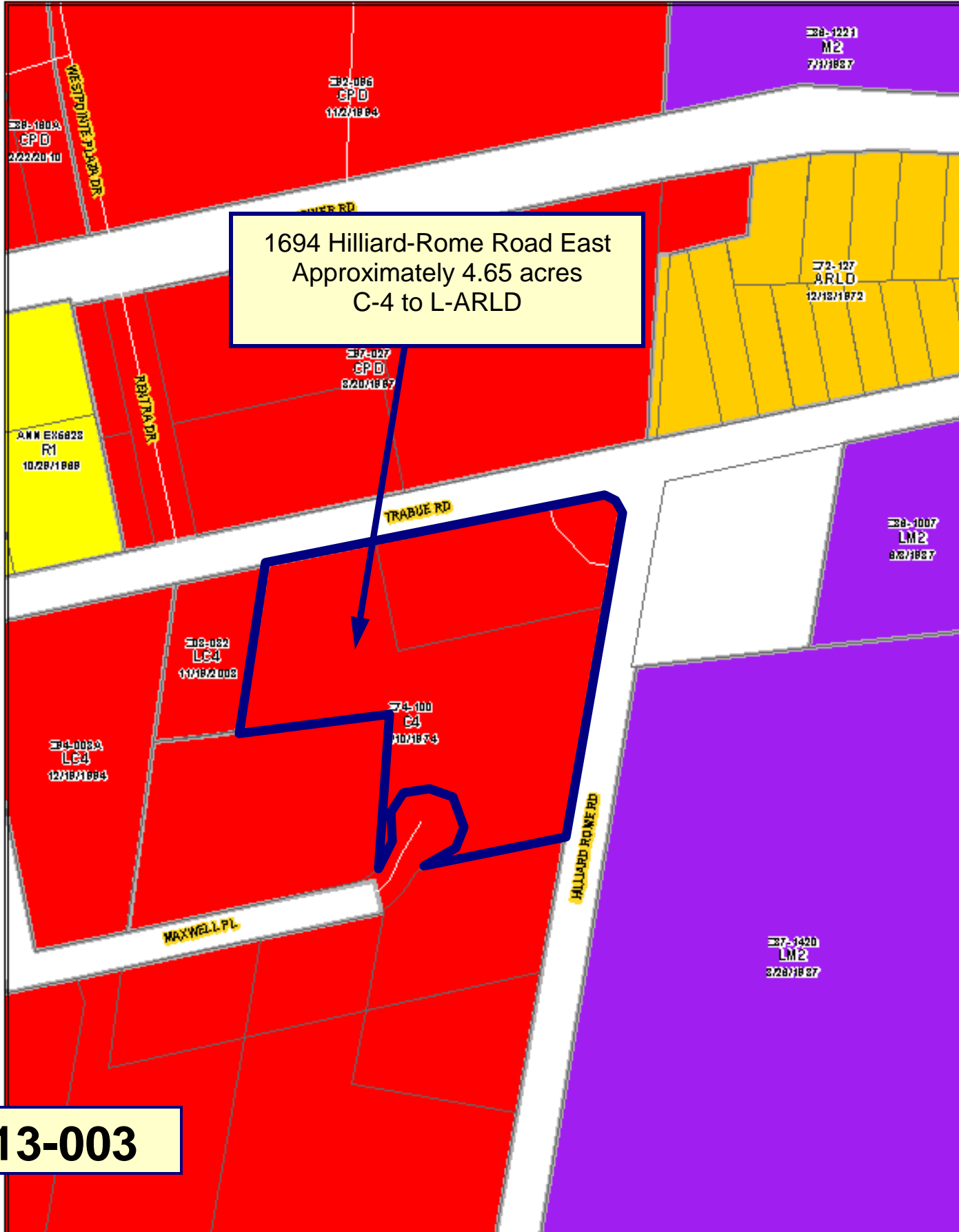
- 5. APPLICATION: Z13-003 (ACCELA # 13335-00000-00001)**  
**Location:** 1469 HILLIARD-ROME ROAD EAST (43228), being 4.65± acres located on the southeast corner of Hilliard Rome Road East and Trabue Road. (560-229654).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** L-ARLD, Limited Apartment Residential District.  
**Proposed Use:** Multiple-unit dwellings  
**Applicant(s):** Home Port Ohio; c/o Laura MacGregor Comek, Atty.; 500 South Front Street, 12<sup>th</sup> Floor; Columbus, Ohio 43215.  
**Property Owner(s):** Central Ohio Transit Authority; 1600 McKinley Avenue; Columbus, Ohio 43222; DRN Columbus LPI; 29425 Chagrin Boulevard; Suite 211; Beachwood, OH 44122.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The applicants are applying to rezone this site to the L-ARLD, Limited Apartment Residential District to develop up to 55 dwelling units in buildings up to 3 stories high.
- To the north across Trabue Road is vacant land and hotel development zoned in the CPD, Commercial Planned Development District. To the east across Hilliard Rome Road East is an industrial use zoned in the L-M-2, Limited Manufacturing District. To the south are hotels zoned in the C-4, Commercial District. To the west are retail and hotel uses zoned in the L-C-4, Limited Commercial District.
- The site falls within the boundaries of the *Trabue / Roberts Area Plan*, (2011) which calls for institutional uses to be built on the site.
- The proposed L-ARLD, Limited Apartment Residential District text commits to a site plan and limits density to 11.82 dwelling units per acre where up to 17.4 dwellings per acre could be allowed.
- The *Columbus Thoroughfare Plan* identifies Trabue Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposed L-ARLD, Limited Apartment Residential District would allow multi-unit development at a density of up to 11.82 dwelling units per acre. The request is not consistent with *Trabue / Roberts Area Plan, (2011)* which recommends institutional use for the site. However, Staff finds that the proposed multi-unit dwellings are compatible with the development in the area, given the presence of dwellings zoned in the ARLD, Apartment Residential District to the northwest across Trabue Road and the hotel uses in the area. Staff has considered the compatibility with the industrial uses to the east across Hilliard-Rome Road East. Given the fact that this is upwind of that site, and that Hilliard-Rome Road East provides additional separation and the buffering to be provided, Staff thinks this will not be an issue.



**Z13-003**

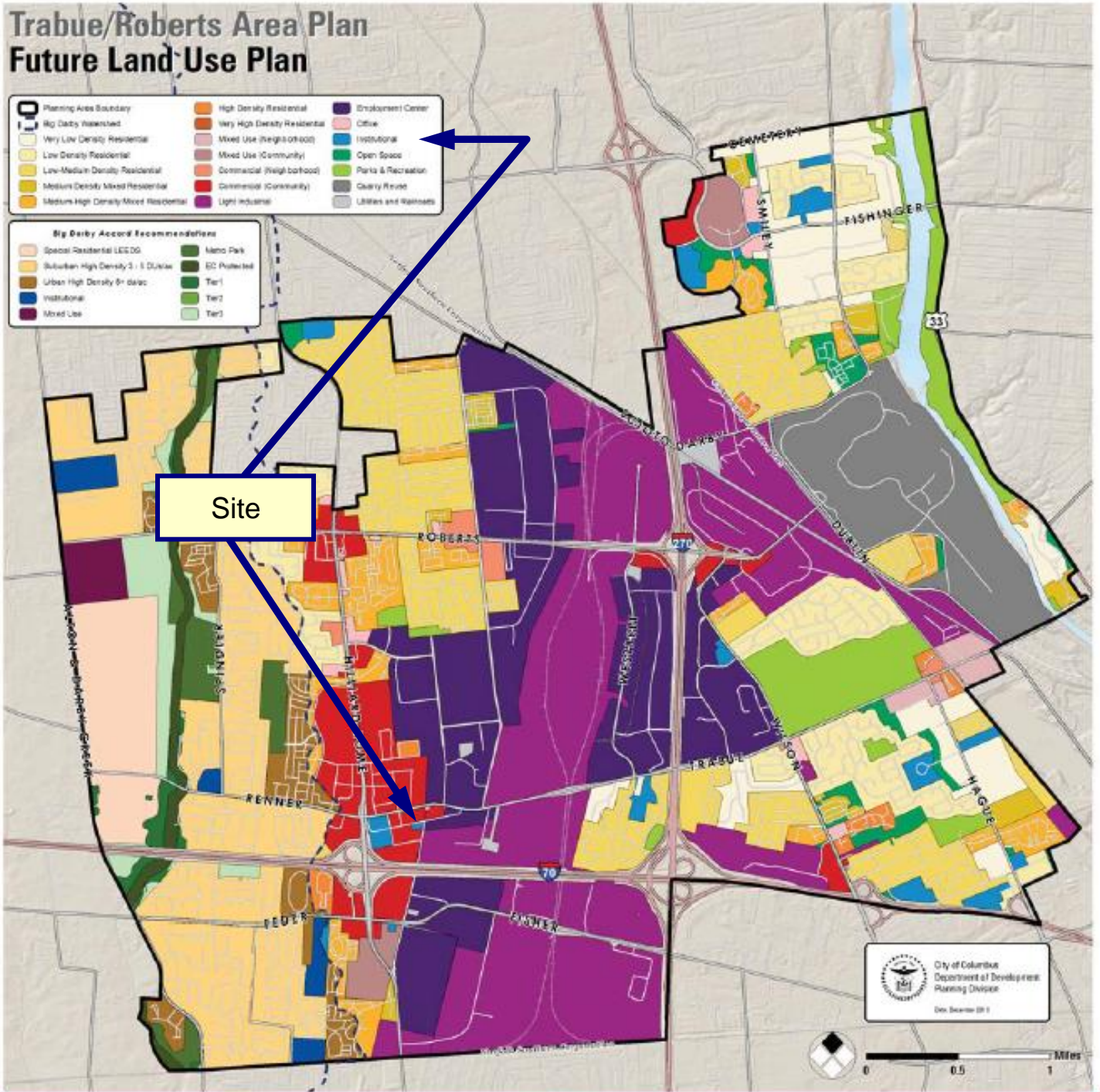


Figure 16



### 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 # 213-003

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.  
of (COMPLETE ADDRESS) 500 S. Front Street, 12th Floor, 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. HomePort Ohio by Columbus Housing Partnership 562 E. Main St. Columbus, OH 43215 #Employees: <u>60</u>	2.
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 28<sup>th</sup> day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



**NANCY J. GROSSMAN**  
Notary Public, State of Ohio  
My Commission Expires April 29 2014

**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**