

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 12, 2024**

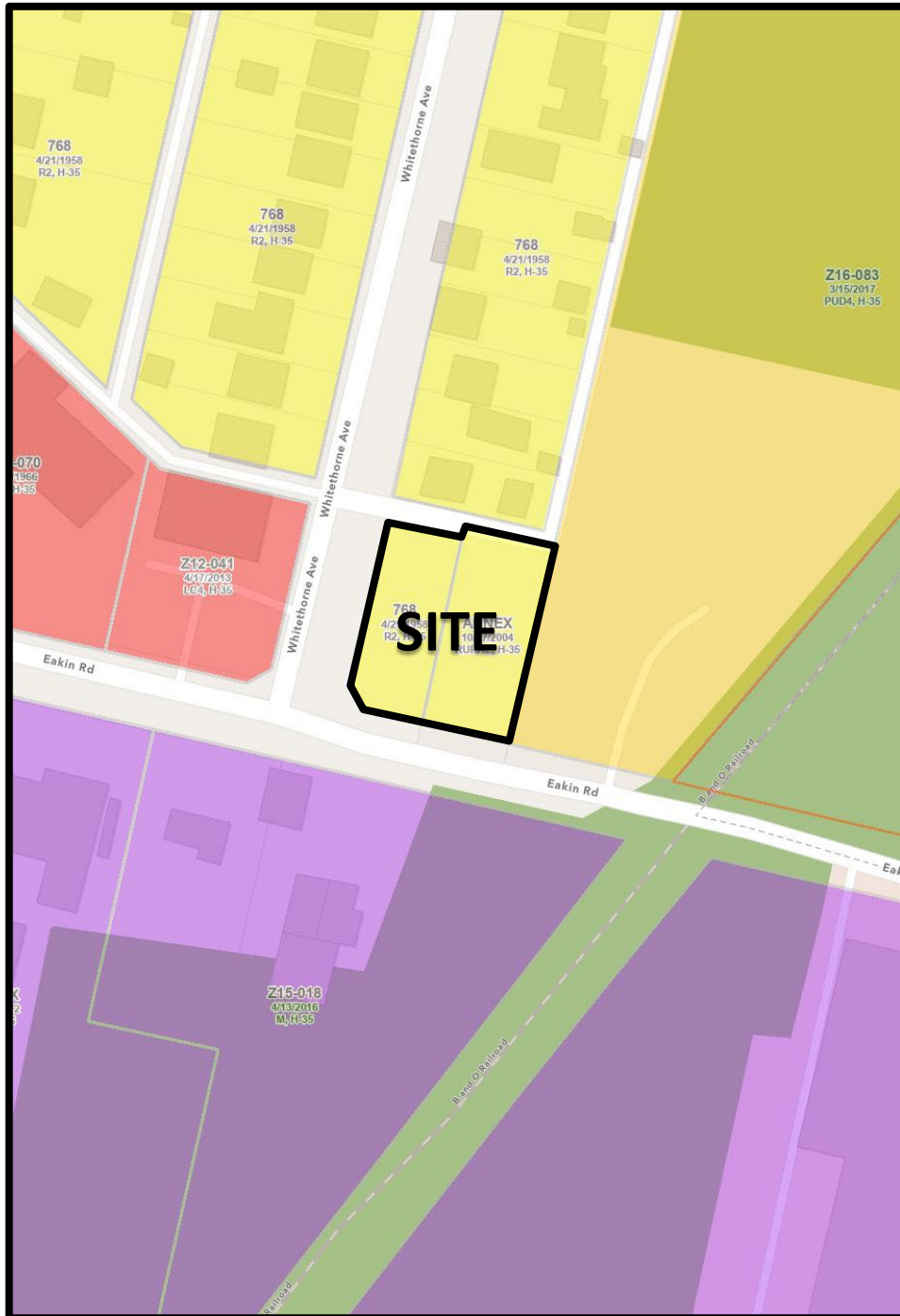
- 1. APPLICATION:** [Z24-026](#)
Location: **2194 & 2202 EAKIN RD. (43205)**, being 0.47± acres located at the northeast corner of Eakin Road and Whitethorne Avenue (010-121774 & 425-273440; Greater Hilltop Area Commission).
Existing Zoning: R-2, Residential District & R, Rural District.
Request: L-C-4, Limited Commercial District (H-35).
Proposed Use: Limited commercial development.
Applicant(s): Mohand Azzabene; 1702 Bennigan Drive; Hilliard, OH 43026
Owner(s): Lyn and Moe LLC; 1702 Bennigan Drive; Hilliard, OH 43026
Planner: Brandon Carpenter; 614-645-1574;
bmcarpenter@columbus.gov

BACKGROUND:

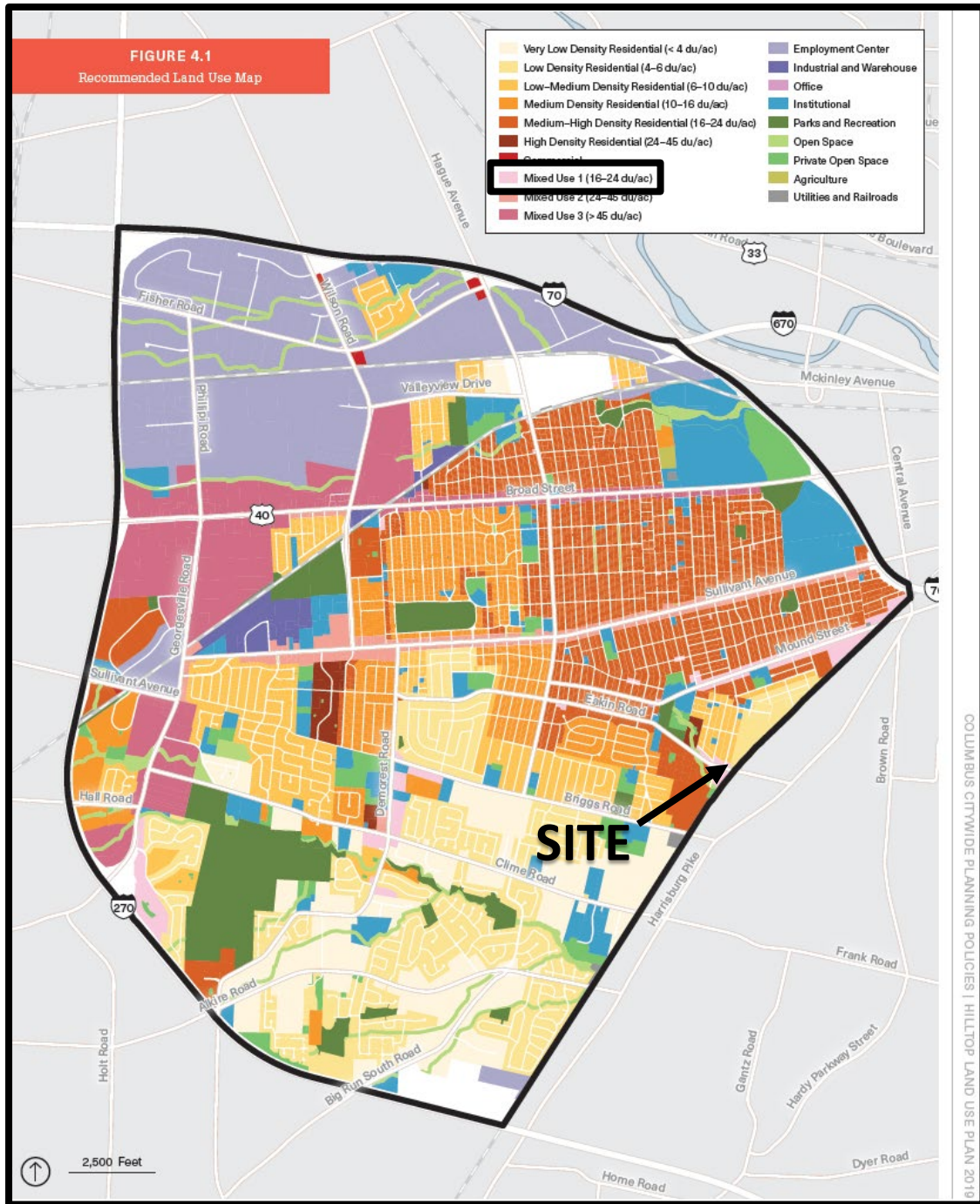
- The 0.47 acre site consists of two undeveloped parcels, one in the R-2, Residential District, and the other in the R, Rural District. The requested L-C-4, Limited Commercial District will allow for limited regional-scale commercial development.
- North of the site are single-unit dwellings in the R-2, Residential District. South of the site is a former auto sales business in the M, Manufacturing District. East of the site is an undeveloped parcel in the PUD-4, Planned Unit Development District. West of the site is a commercial building which contains a restaurant business and an auto service business in the L-C-4, Limited Commercial District.
- The site is within the planning boundaries of the *Hilltop Land Use Plan* (2019), which recommends “Mixed Use 1 (<24 du/ac)” land uses at this location. The Plan also includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions and supplemental development standards that address parking, traffic access, and graphics.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Eakin Road as Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested L-C-4, Limited Commercial District will allow the site to be developed with limited regional-scale commercial development. The text includes appropriate use restrictions and supplemental development standards addressing parking, traffic access, and graphics. The proposal is consistent with the land use recommendations of the *Hilltop Land Use Plan* and will not introduce an incompatible use to the area.



Z24-026
2202 & 2194 Eakin Road
Approximately 0.47 acres
R-2 & R to L-C-4



Z24-026
 2202 & 2194 Eakin Road
 Approximately 0.47 acres
 R-2 & R to L-C-4



Z24-026
2202 & 2194 Eakin Road
Approximately 0.47 acres
R-2 & R to L-C-4



ANDREW J. GINTHER, MAYOR

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 / NEIGHBORHOOD GROUP (PLEASE PRINT)

Case Number Z24-026

Address 2194 & 2202 EAKIN ROAD

Group Name GREATER HILLTOP AREA COMMISSION

Meeting Date 9/3/24

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
 - Disapproval

LIST BASIS FOR RECOMMENDATION:

Concerns : 1) Parcel abuts residential use in rear, and may disturb this resident when used for commercial purposes. 2) Proximity of other automotive businesses may be an oversaturation given nearby residential developments.

Support : 1) nearby parcels are zoned commercial, including those directly across Eakin 2) Owner has no exact plan for property yet, therefore there are no real objections to be made.

Vote 5 yes, 4 no, 5 abstentions

Signature of Authorized Representative  RACHEL F WENNING

Recommending Group Title GREATER HILLTOP AREA COMMISSION

Daytime Phone Number 614 623 5069

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

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-026

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MOHAND AZZABENE
of (COMPLETE ADDRESS) EAKIN RD COLUMBUS OHIO 43223

deposes and states that they are 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:

For Example:	Name of Business or individual
	Contact name and number
	Business or individual's address; City, State, Zip Code
	Number of Columbus-based employees

<p>1. Mohand Azzabene 1702 Bennigan dr Hilliard Ohio 43026 614 828 7413 0</p>	<p>2. Ghiles Yazid 1860 Hobbes Dr. Hilliard Ohio 43026 (614) 377-2161 0</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24th day of June, in the year 2024

SIGNATURE OF NOTARY PUBLIC

08-31-2028
My Commission Expires



This Project Disclosure Statement expires six (6) months after date of notarization.