

ZONING COMPLIANCE NOTES:

1. PARKING CALCULATIONS
 SITE USE: AUTO REPAIR (EIGHT (8) SERVICE BAYS)
 PARKING REQUIRED:
 REQUIRED (MIN) = TWO (2) PER SERVICE BAY
 REQUIRED (MAX) = 2 x 8 = 16 SPACES
 REQUIRED (MAX) = N/A
 PARKING PROVIDED:
 TOTAL PARKING = 40 SPACES
 REQUIRED ADA ACCESSIBLE = 2 SPACES
 PROVIDED ADA ACCESSIBLE = 2 SPACES (1 VAN & 1 CAR)

2. DUMPSTER ENCLOSURE TO BE CONSTRUCTED WITH SAME MATERIAL AS PRIMARY STRUCTURE.
 (CONCRETE BRICK, LEE BRICK & BLOCK, MAXXBRIC T1) - 3 SIDES.
 DUMPSTER ENCLOSURE GATE TO BE PAINTED STEEL TO MATCH THE ADJACENT BRICK.

MATERIAL PALLETTE

3. PARKING LOT LIGHTING POLE LOCATIONS TO BE PROVIDED AS SHOWN (LP) ON THIS PLAN.
 ALL LIGHT POLES TO BE OF SIMILAR HEIGHT, COLOR, AND TYPE.
 MOUNTING HEIGHT: 25
 COLOR: DARK BRONZE
 FIXTURE TYPE: LED

ZLIGHT
 150W LED Area Light

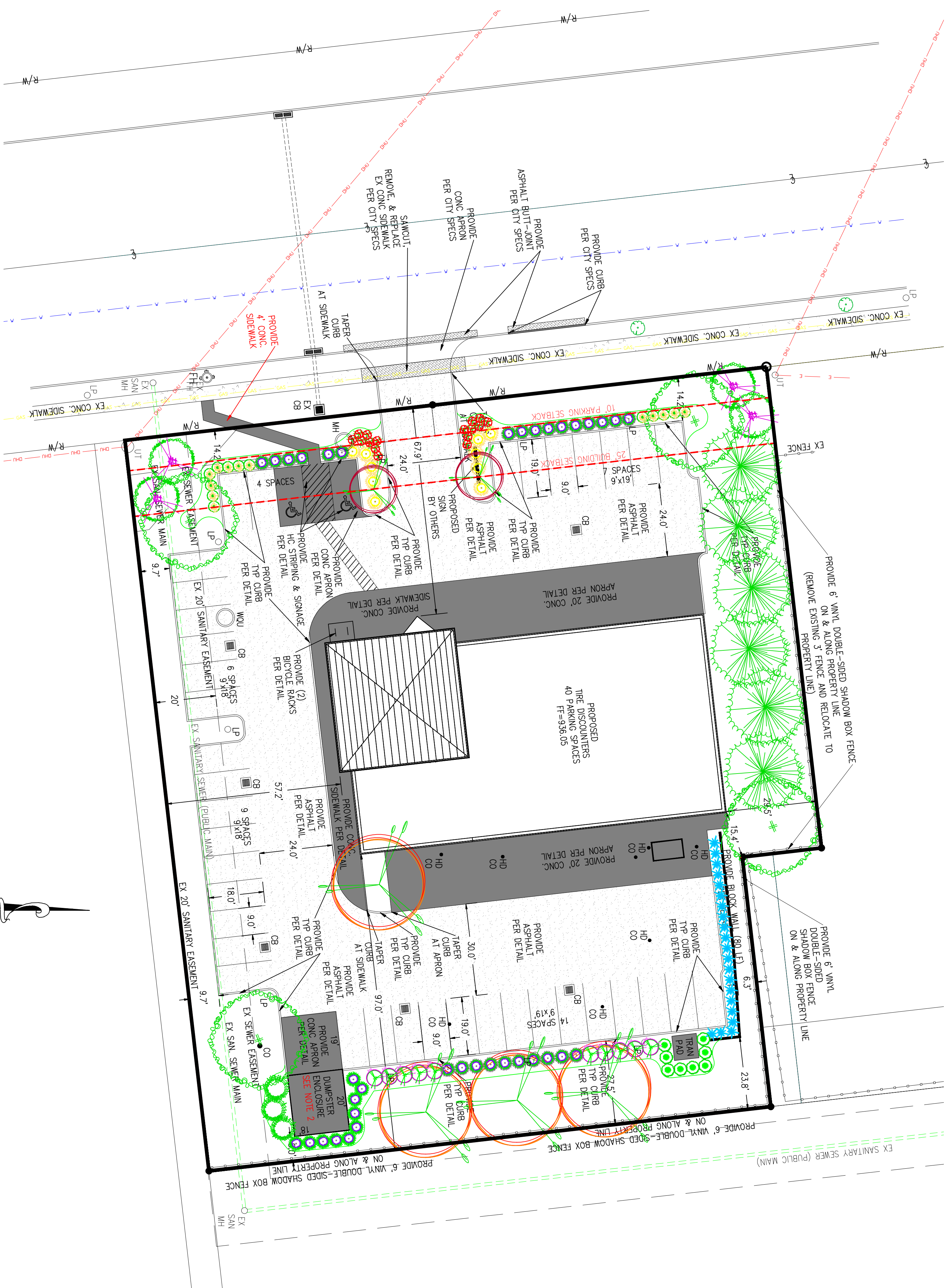
Part Number	ZL-PAL150-150W
Product Description	150W LED Area Light
Wattage Equivalent	500W
Dimension	13.1" x 20.2" x 2.2"
Weight (Lbs)	13.1
Color Temperature	5000K
Lumen Output	20000
System Power	150W
Input Voltage	100-277VAC
Life Expectancy	50,000 Hours
Working Temperature	40°-100° F (4°-38° C)
Storage Temperature	-40°-80° C (-40°-176° F)
LED Life (L70)	50,000 Hours
Dimmable	1/10V
Protection Rate	IP65
Safety Rating	UL ENEC
Warranty	5 Years

4. HEADLIGHT SCREENING HEIGHT AND TYPE SHOWN IN TABLE BELOW.
 PARKING LOT TREE REQUIREMENTS SHOWN IN TABLE BELOW.

PLANT KEY
 05.15.20

QNT	SIZE	COMMON	LATIN
INTERIOR LANDSCAPING			
1 Shade tree per 10 parking spaces / 10 = 4.0 (5 provided)			
4	2 in	Red Sunset Maple	Acer rubrum 'Red Sunset'
2	2 in	Red Rocket Maple	Acer rubrum 'Red Rocket'
3	2 in	Sylvine Honeylocust	Gleditsia triacanthos 'Inermis Sylvine'
4	6'-8/11' 5 in	Eastern Redbud	Cercis canadensis
6	6'	Norway Spruce	Picea abies
PARKING LOT SCREENING			
Continuous row of shrubs minimum 24" tall at time of planting			
10	24"	Judd Viburnum	Viburnum x Judd
26	24"	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'
10	5'-6"	Kertler Juniper	Juniperus virginiana 'Kertler'
8	24"	Hicks Yew	Taxus x media 'Hicks'
3	4'-5"	Green Giant Arborvitae	Thuja plicata 'Green Giant'
21	24"	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'
16	24"	Rosa Knockout	Rosa Knockout
10	24"	God Coast Juniper	Juniperus chinensis 'God Coast'
13	24"	God Thread Falsegymness	Chamaecyparis paterula 'God Thread'

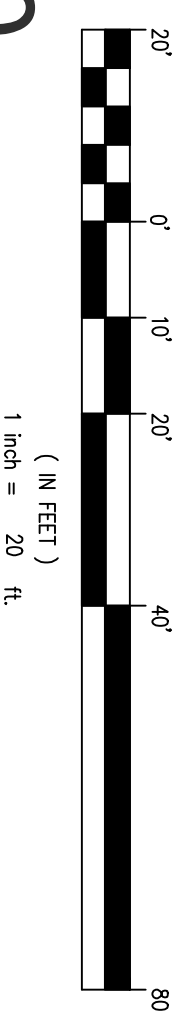
5. ALL GRAPHICS SHOWN ON THIS PLAN ARE CONCEPTUAL. ALL GRAPHICS SHALL CONFORM TO ARTICLE 15 OF THE COLUMBUS CITY CODE. ANY VARIANCE TO THE APPLICABLE REQUIREMENTS SHALL BE SUBMITTED TO THE COLUMBUS GRAPHICS COMMISSION.



Z20-023 Final Received 8/18/2020

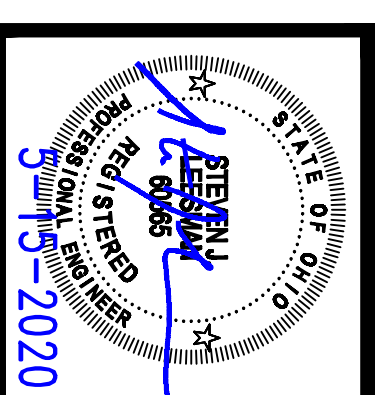
ZONING SITE PLAN

David Podge 8-18-20



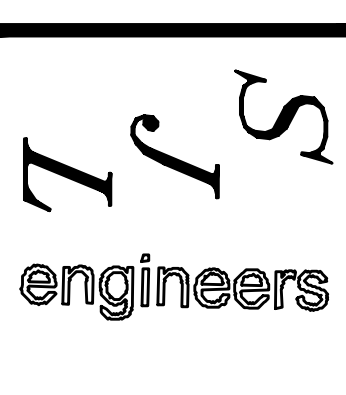
3 WORKING DAYS BEFORE YOU DIG UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	MDC BY	DATE
1	Z20-023 STAFF REVIEW RESULTS 4-20-2020		

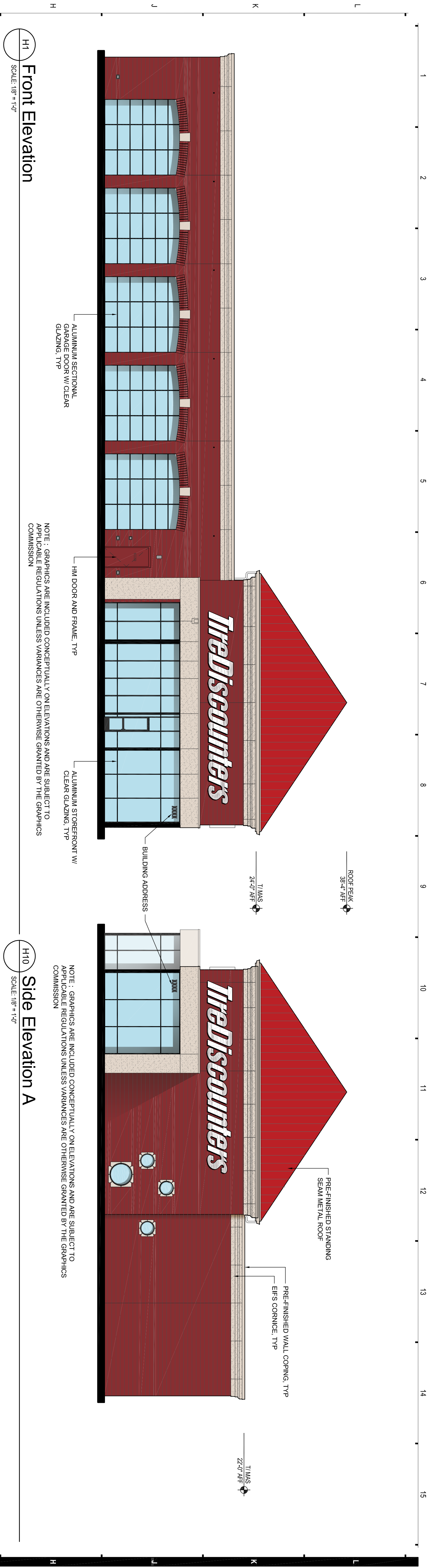


TireDiscounters - HILLIARD ROME
 2214 HILLIARD-ROME ROAD
 COLUMBUS, OHIO 43228

LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

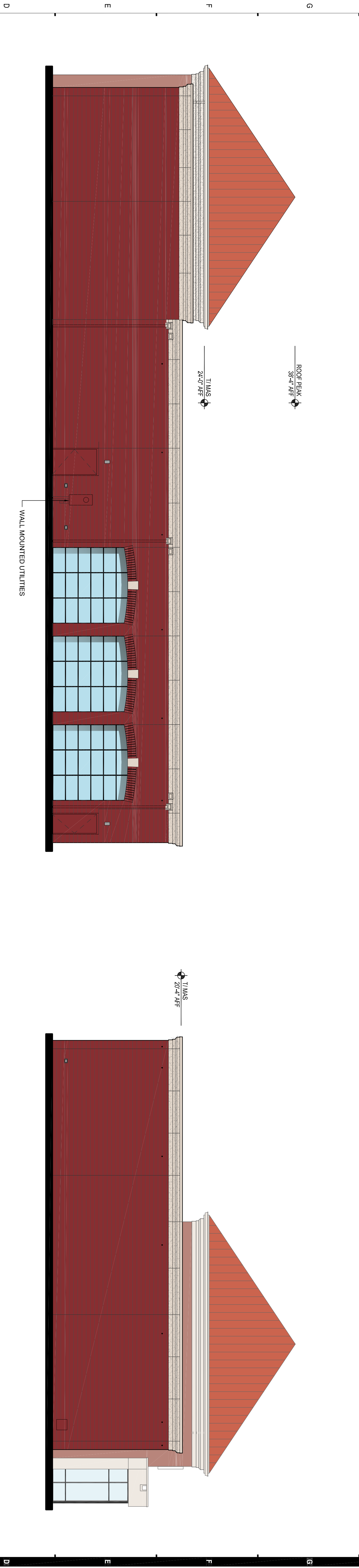


DRAWING TITLE	ZONING SITE PLAN
DATE	8/18/20
DRAWN	MDC
CHECKED	S.A.L.
PROJECT NO.	TD HILL-RO
DRAWING NO.	C2.1



H1 Front Elevation
SCALE: 1/8" = 1'-0"

H10 Side Elevation A
SCALE: 1/8" = 1'-0"



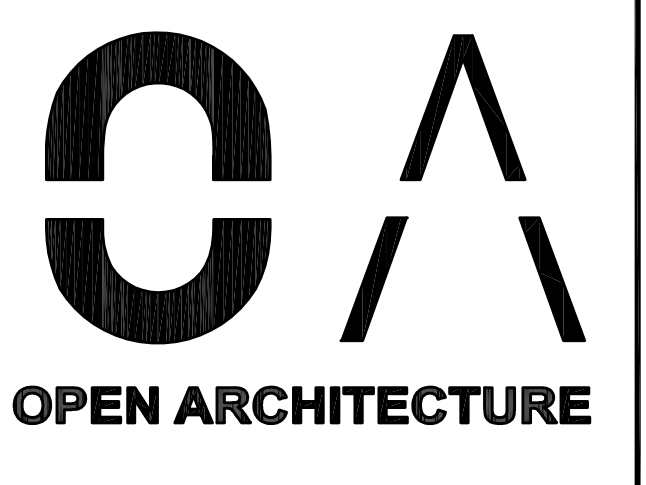
D1 Rear Elevation
SCALE: 1/8" = 1'-0"

D10 Side Elevation B
SCALE: 1/8" = 1'-0"

MATERIAL PALLETTE					
	CONCRETE BRICK LEE BRICK & BLOCK MAYBACH TT		EIFS DRYVIT NATURAL WHITE #103		GLAZING
	ALUMINUM STOREFRONT BLACK ANODIZED METAL		HOLLOW METAL DOORS PAINTED TO MATCH ADJACENT BRICK		TRASH GATE PAINTED TO MATCH ADJACENT BRICK
	CAST STONE ROCKCAST BURFSTONE		METAL ROOF BERNICE "DEEP RED"		

Z20-023 Final Received 8/18/2020

David Hodge 8-18-20



TIRE DISCOUNTERS
TIRE DISCOUNTERS HILLIARD-ROME
 2214 HILLIARD-ROME ROAD
 COLUMBUS, OH. 45228
 PROJECT NO: 20002

ISSUANCES
 03.20.2020 - BID SET

OPEN ARCHITECTURE, INC.

ERIC CLAUS 1416115
 EXP DATE 12.31.2021

Rendering Elevations

DRAWN BY: ABH
 REVIEWED BY: ERC

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

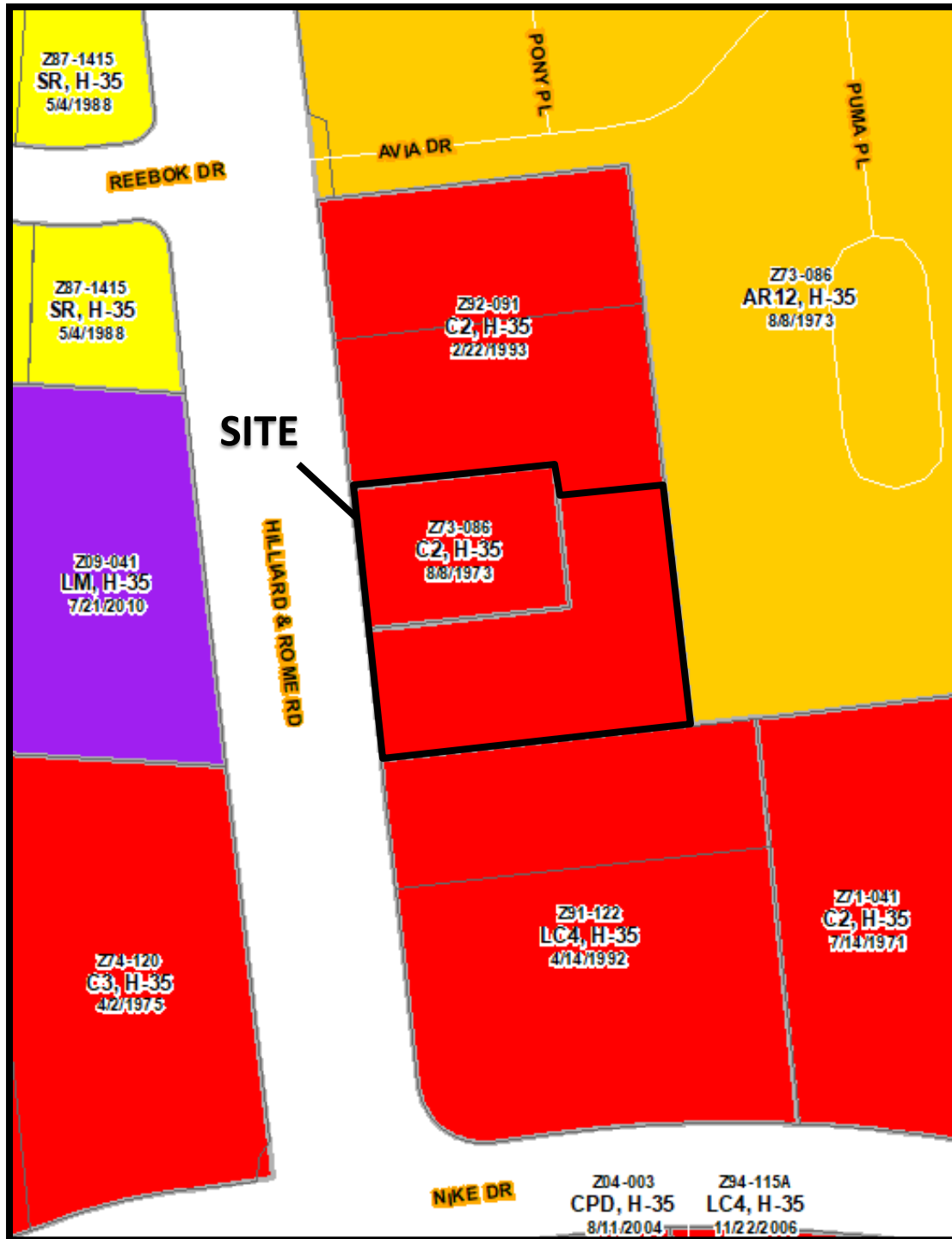
- 3. APPLICATION: Z20-023**
- Location:** **2214 HILLIARD & ROME RD. (43228)**, being 1.11± acres located on the east side of Hilliard & Rome Road, 225± feet south of Avia Drive (560-154567 and 560-122526; Far West Side Area Commission).
- Existing Zoning:** C-2, Commercial District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use.** Auto repair facility and tire store.
- Applicant(s):** GEMCAP Development; c/o David Hodge, Atty.; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Hilliard Early Learning LLC; 2222 Hilliard & Rome Road; Hilliard, OH 43026; and Robinwood Corporate Center LLC; 3895 Stoneridge Lane; Dublin, OH 43017.
- Planner:** Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

BACKGROUND:

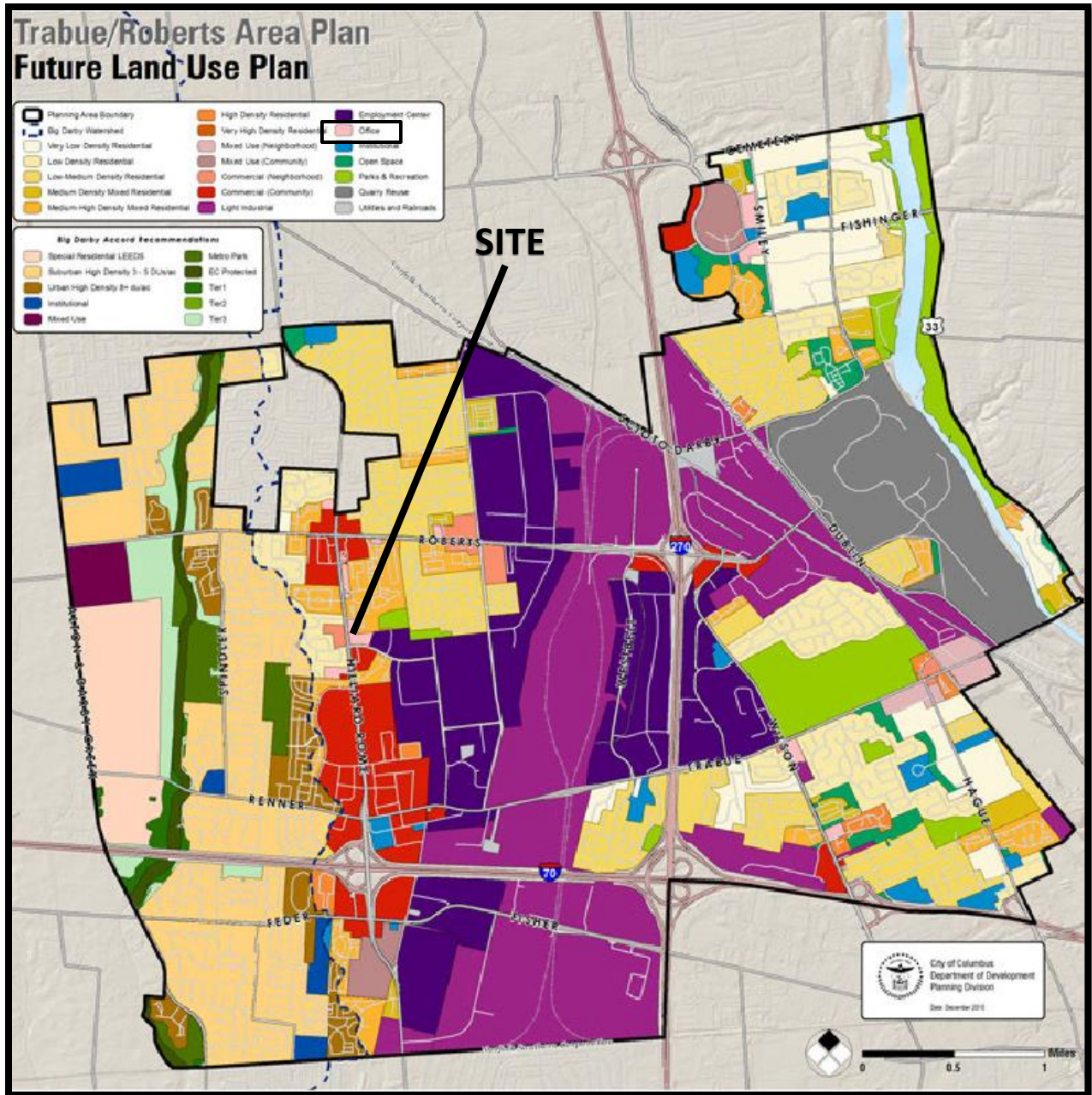
- This application was tabled at the August 2020 Development Commission meeting. The 1.11± acre site consists of two parcels, one undeveloped and one developed with a vacant commercial building, both zoned in the C-2 Commercial District. The requested CPD, Commercial Planned Development District would allow the development of a tire store and auto maintenance and repair facility.
- North of the site is a child day care facility in the C-2, Commercial District. East of the site is a multi-unit residential development in the AR-12, Apartment Residential District. South of the site is undeveloped land and a veterinarian’s office in the L-C-4, Limited Commercial District. West of the site across Hilliard & Rome Road is a self-storage facility in the L-M, Limited Manufacturing District.
- The site is within the boundaries of the *Trabue/Roberts Area Plan* (2011) which recommends office 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 permits an auto maintenance and repair facility including tire sales and C-2, Commercial District uses. The text includes a commitment to a site plan and contains development standards that address screening and landscaping, building setbacks, building design, parking, and site access.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Hilliard & Rome Road as a Suburban Commuter Corridor with 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District will allow the development of a tire retail store and auto maintenance and repair facility. The *Trabue/Roberts Area Plan* recommends office land uses at this location and states that new development should be consistent with this recommendation. While the CPD text and site plan reflect efforts to screen and buffer the surrounding residential development, Staff believes that the Plan's recommendation and the property's current zoning provides a more appropriate use of the site, especially in consideration of the adjacent residential uses and noise emissions associated with the proposed use. However, Planning Division staff acknowledge the applicant's provision of employment-related data that is potentially comparable to an office use at this site.



Z20-023
2214 Hilliard Rome Road
Approximately 1.11 acres
C-2 to CPD



Z20-023
2214 Hilliard Rome Road
Approximately 1.11 acres
C-2 to CPD



Z20-023
2214 Hilliard Rome Road
Approximately 1.11 acres
C-2 to CPD

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

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

- BZA Variance / Special Permit**
- Council Variance**
- Rezoning**
- Graphics Variance / Plan / Special Permit**

Recommendation:

(Check only one and list basis
for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Additional Comments from Far West Side Area Commission
Development Commission - July 9, 2020
Z20-023
2214 Hilliard Rome Road
Tire Discounters

On May 19th the Far West Side Area Commission Zoning Committee was presented information regarding the requested rezoning at 2214 Hilliard Rome Road via our Zoom meeting. This was our first case after a two-month delay in response to COVID-19 precautions. We grateful to have this case as one of our first outings via Zoom as the applicant had approached our Commission in November 2019 in advance of filing their rezoning with the City. Mr. Hodge, on behalf of his client, wished to understand our thoughts, especially in light of the current Trabue/Roberts Area Plan recommendations for this particular subarea. Our preliminary impression was one of support and we expressed additional concerns regarding the site plans that should be considered before further consideration by our community.

Once the application was received and we were able to resume conducting meetings, the community was notified of our meeting. Meeting information was distributed to nearby owners via the postcards provided by the Department of Neighborhoods, our website was updated, and additional notices via Facebook and Nextdoor social media platforms were posted. We had requested if any community member had concerns to please contact us via email. No opinions were received prior to the meeting nor were any voiced during our open, public meeting. Nor were any communications received prior to our open, public full Commission regular meeting the following week regarding our vote on our recommendation.

Our Zoning Committee members did their due diligence to review all aspects of this application. We were pleased that the applicant had taken our notes from the November informal meeting into consideration and reflected those via the site plans. For example, one member suggested the removal of the planned retention pond as we already have a significant Canadian goose problem on Hilliard Rome Road and do not need yet another gathering spot for their five traffic lane strolls. We were also assured that landscaping and buffering considerations were developed in agreement with adjacent owners.

Additionally, we did take into consideration of Planning staff's negative recommendation based on the Area Plan. This particular argument for opposition is a source of much confusion for our Area Commission as the Plan has never been implemented as designed. As you can see from the Future Land Use Plan map [PowerPoint slide attached], our area has been impacted by significant residential development in areas intended for commercial growth or greater densities than intended. Extended stay hotels are the largest factor here to which we fault City leadership for not implementing code to ensure planning is even a consideration. Tactics to manipulate zoning through Council variances and no-win forced re-zonings have created additional headaches. In past cases we have seen density modifications based in the observation "the Trabue/Roberts Area Plan recommendation...did not take

into consideration that future development may occur on this property.” (Note - That very same case is now back as a result of code violations from excessive density.)

While the requested rezoning for a tire store is not within the recommended Trabue/Roberts Plan which calls for office space, we feel this modification is in line with the surrounding businesses of this intersection area. Within a 1000-foot radius of this location is an auto parts store, an auto service center, and two self-storage facilities and several retail businesses. If the City is truly committed to developing this area for office space, additional effort should be put forth by Development to encourage the types of businesses desired by the Plan, however, this land has sat with a “coming soon” sign since 2014.

Our recommendation for approval remains as this development project is consistent with the surrounding business usages and would bring commercial growth beneficial to our area.

Basis for Recommendation

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

Meeting Date: _____

Application #:	Request:	Address:				
# Hearings: _____	Length-of Testimony: _____	Staff _____ Approval _____ Disapproval	Position: _____ Conditional Approval			
# Speakers Support: _____ Opposition: _____	Development Commission Vote: _____ Yes _____ No _____ Abstain	Area Comm/ _____ Approval _____ Disapproval	Civic Assoc: _____ Conditional Approval			
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Golden	Conroy	Onwukwe
+ = Positive or Proper - = Negative or Improper						
Land Use						
Use Controls						
Density or Number of Units						
Lot Size						
Scale						
Environmental Considerations						
Emissions						
Landscaping or Site Plans						
Buffering or Setbacks						
Traffic Related Commitments						
Other Infrastructure Commitments						
Compliance with City Plans						
Timeliness of Text Submission						
Area or Civic Assoc. Recommendation						
Governmental or Public Input						
MEMBER COMMENTS:						

FITZPATRICK:

INGWERSEN:

ANDERSON:

GOLDEN:

CONROY:

ONWUKWE:

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Hilliard Early Learning, LLC 2222 Hilliard Rome Rd. Hilliard, OH 43026	2. Robinwood Corporate Center, LLC 3895 Stoneridge Ld. Dublin OH 43017
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 26th day of March, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Kimberly B. Grayson
1-11-2021



Expires:

KIMBERLY B. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021
This Project Disclosure Statement expires six months after date of notarization.

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