

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2022**

- 9. APPLICATION: Z22-024**
Location: **6841 SCHROCK HILL CT. (43229)**, being 0.81± acres located on the west side of Schrock Hill Court, 150± feet south of West Schrock Road (010-200864; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Requested Zoning: L-C-4, Limited Commercial District (H-35).
Proposed Use: Limited commercial development.
Applicant(s): Christopher Jolley; Darin Ranker Architects; 5925 Wilcox Place, Suite E; Dublin, OH 43016.
Property Owner(s): Lawrence Groce; 7297 Rosegate Place; Dublin, OH 43017.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

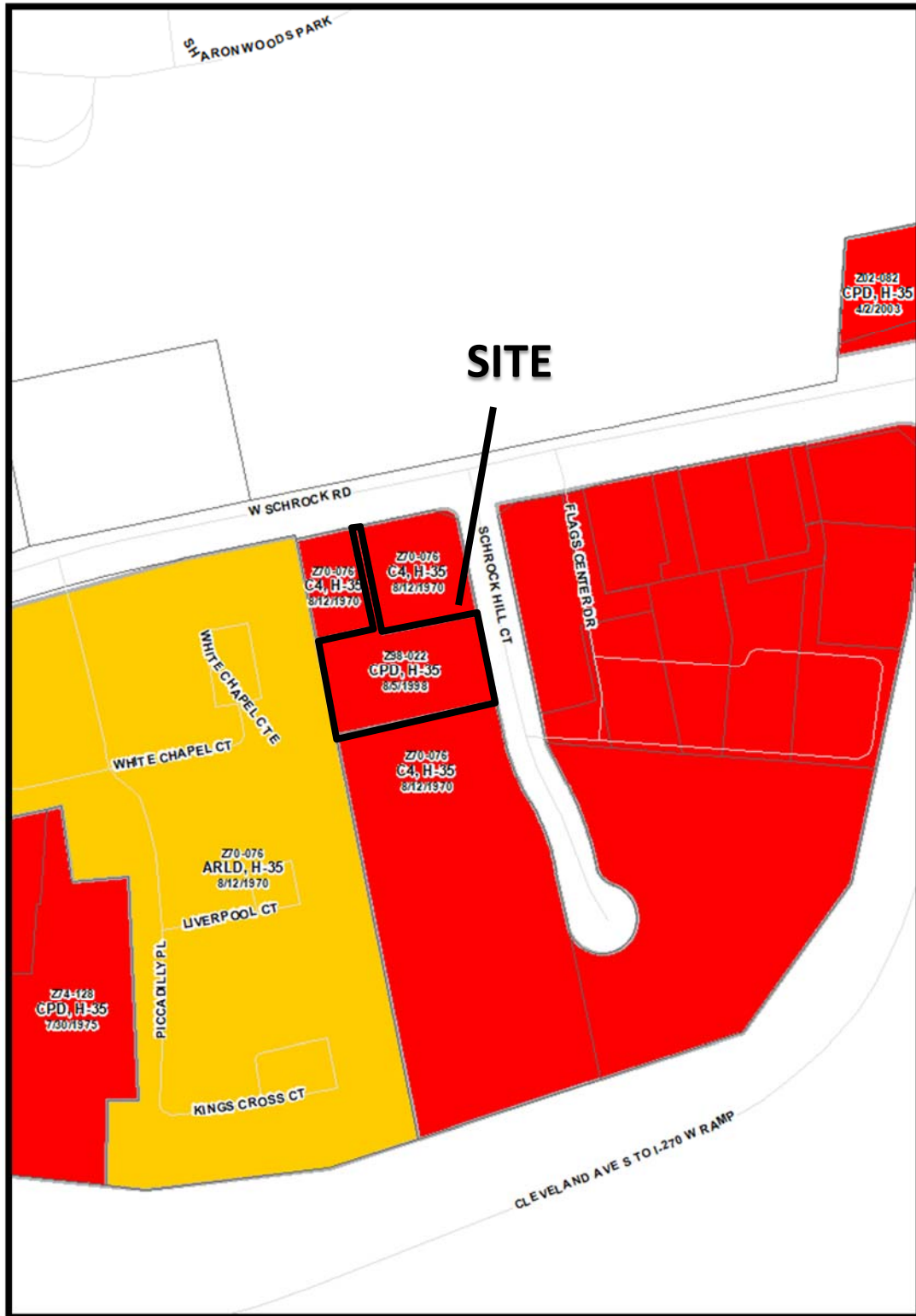
BACKGROUND:

- The 0.81± acre site consists of one parcel developed with a car wash and automobile service facility in the CPD, Commercial Planned Development District. The requested L-C-4, Limited Commercial District will permit additional commercial uses. The current CPD district limits the uses to only the existing uses. The intended use is an automobile leasing facility.
- North of the site are automotive maintenance facilities in the C-4, Commercial District. To the east across Schrock Hill Court is a shopping center in the C-4, Commercial District. South of the site is a hotel in the C-4, Commercial District. To the west is an apartment complex in the ARLD, Apartment Residential District.
- The site is within the planning boundaries of the *Northland I Area Plan* (2014), which recommends “Community Mixed Use” for this location, including retail, office, hotel, or institutional uses with residential units located either above and/or next to the uses which serve multiple neighborhoods.
- The limitation text includes use restrictions and supplemental development standards that address traffic access and tree preservation.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for conditional approval, conditioned on additional use restrictions. Not all of the requested use restrictions have been incorporated into the limitation text.*

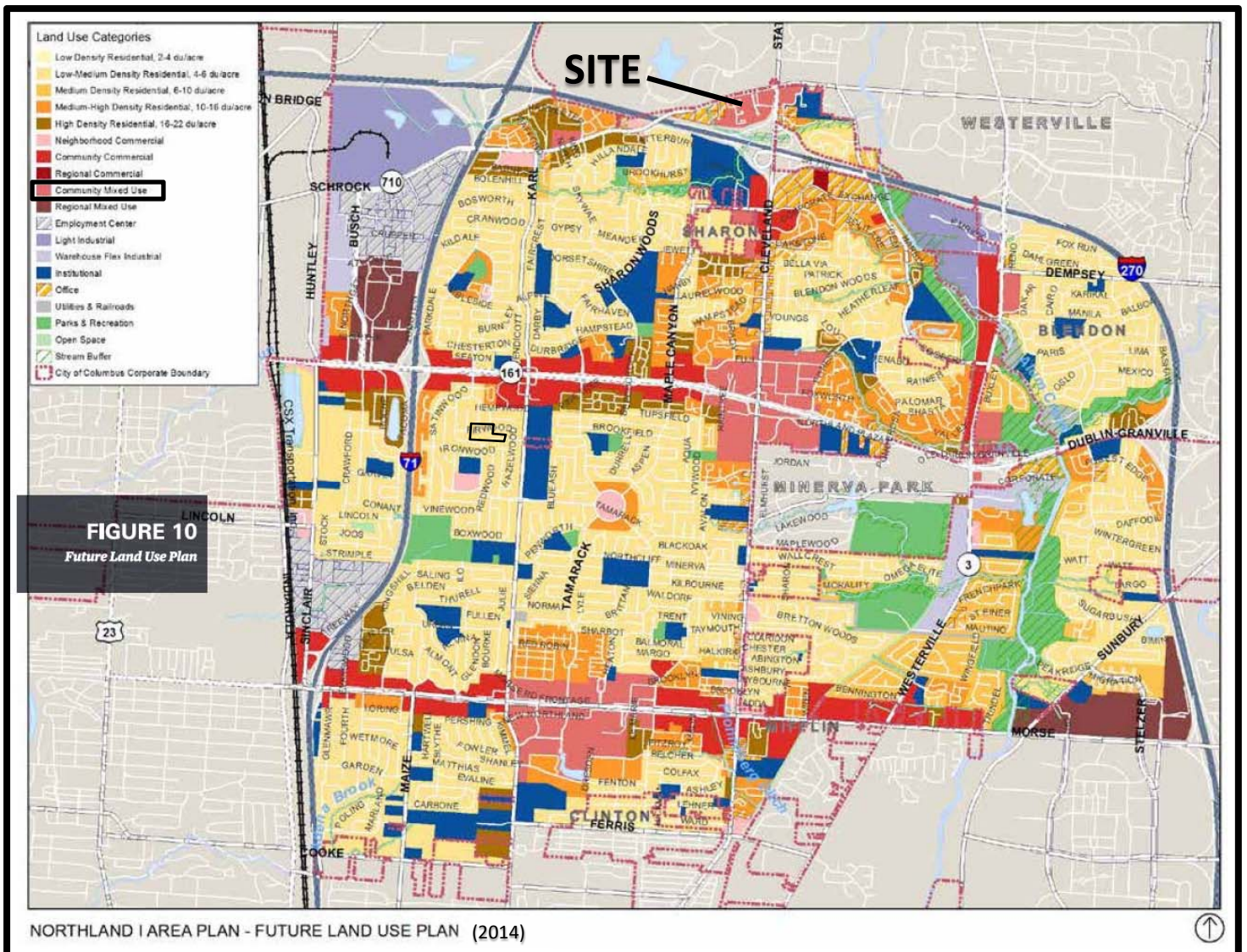
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow the site to be repurposed for an automobile leasing facility which is consistent with the established zoning and commercial development pattern in the area. The limitation text includes appropriate use restrictions and development standards, and the request is consistent with *Northland I Area Plan’s* recommendation for “Community Mixed Use”.

*Additional use restrictions were incorporated that meet the intent of the use restrictions requested by NCC.



Z22-024
6841 Schrock Hill Ct.
Approximately 0.81 acres
CPD tc @ 7/4



Z22-024
6841 Schrock Hill Ct.
Approximately 0.81 acres
CPD to @C-4



Z22-024
6841 Schrock Hill Ct.
Approximately 0.81 acres
CPD to @C-4



Northland Community Council
Development Committee

Report

April 27, 2022 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by co-chairs Dave Paul and Bill Logan

Members represented:

Voting: (15): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

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- Case #1** Application #Z22-021/CV22-023 (Rezone 2 AC± from C-2 to L-AR-2 to repurpose a hotel property as a 116-unit multi-family apartment project with reduced development standards)
- Jeffrey Brown/Smith & Hale *representing*
Vinita Patel
(Travelodge) 1100 Mediterranean Ave, 43229 (PID 010-196700)
- *At the request of the applicant, the Committee approved (15-0) a motion to **TABLE** the application to a future meeting.*

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- Case #2** Application #Z22-024 (Rezone .8098 AC± from CPD to L-C-4 to permit the repurposing of a former self-service car wash facility as an automotive rental facility)
- Chris Jolley/Darin Ranker Architects *representing*
Enterprise Holdings LLC
6841 Schrock Hill Court, 43229 (PID 010-200864)
- *The Committee approved (15-0) a motion (by SCA, second by CECA) to **RECOMMEND APPROVAL WITH THREE (3) CONDITIONS:***
 - *That the applicant will add the following as prohibited uses in the limitation text:*
 - *Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing*
 - *Used automobile sales, unless associated with a new automobile dealership*
 - *That the applicant will provide for a pedestrian sidewalk or striped crosswalk between the building housing the rental office and the nearest public sidewalk or right of way, as required under §3312.41.*
 - *That the applicant will commit to provide, and designate on the site plan, a minimum of two (2) bicycle parking spaces per the standards described in §3312.49 to compliment the 10 vehicle parking spaces associated with the rental office use.*

Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-024

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) Christopher Jolley
of (COMPLETE ADDRESS) 5925 Wilcox Place, Suite E, Dublin, OH 43016
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 (including 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. Enterprise Holdings LLC 4600 McAuley Place, Suite 510, Cincinnati, OH 45242 290 Columbus-based employees	2.
3.	4.

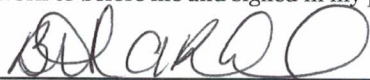
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 29 day of March, in the year 2022

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

09.21.2025

Notary Seal Here



Beth A. Rihl
Notary Public, State of Ohio
My Commission Expires 09-21-2025

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