

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2022**

- 6. APPLICATION: Z22-041**
- Location:** **931 HILLIARD & ROME RD. E. (43228)**, being 1.62± acres located at the northwest corner of Hilliard & Rome Road and Hilliard & Rome Road East (Part of 246-301941; Far West Side Area Commission)
- Existing Zoning:** R, Rural District.
- Request:** L-M, Limited Manufacturing District (H-60).
- Proposed Use:** Manufacturing.
- Applicant(s):** TPA Ventures, LLC; c/o Jeb Brees; 1776 Peachtree Street, Suite 100; Atlanta, GA 30309; and Donald T. Plank, Atty.; Plank Law Firm, LPA; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.
- Property Owner(s):** LJKL Rome Hilliard LLC; c/o Larry Hoffman; 4774 Clubpark Drive, Hilliard, OH 43026; and Carol L. Hoffman & Ruth Ann Hoffman; 658 Hilliard Rome Road; Columbus, OH 43228.
- Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

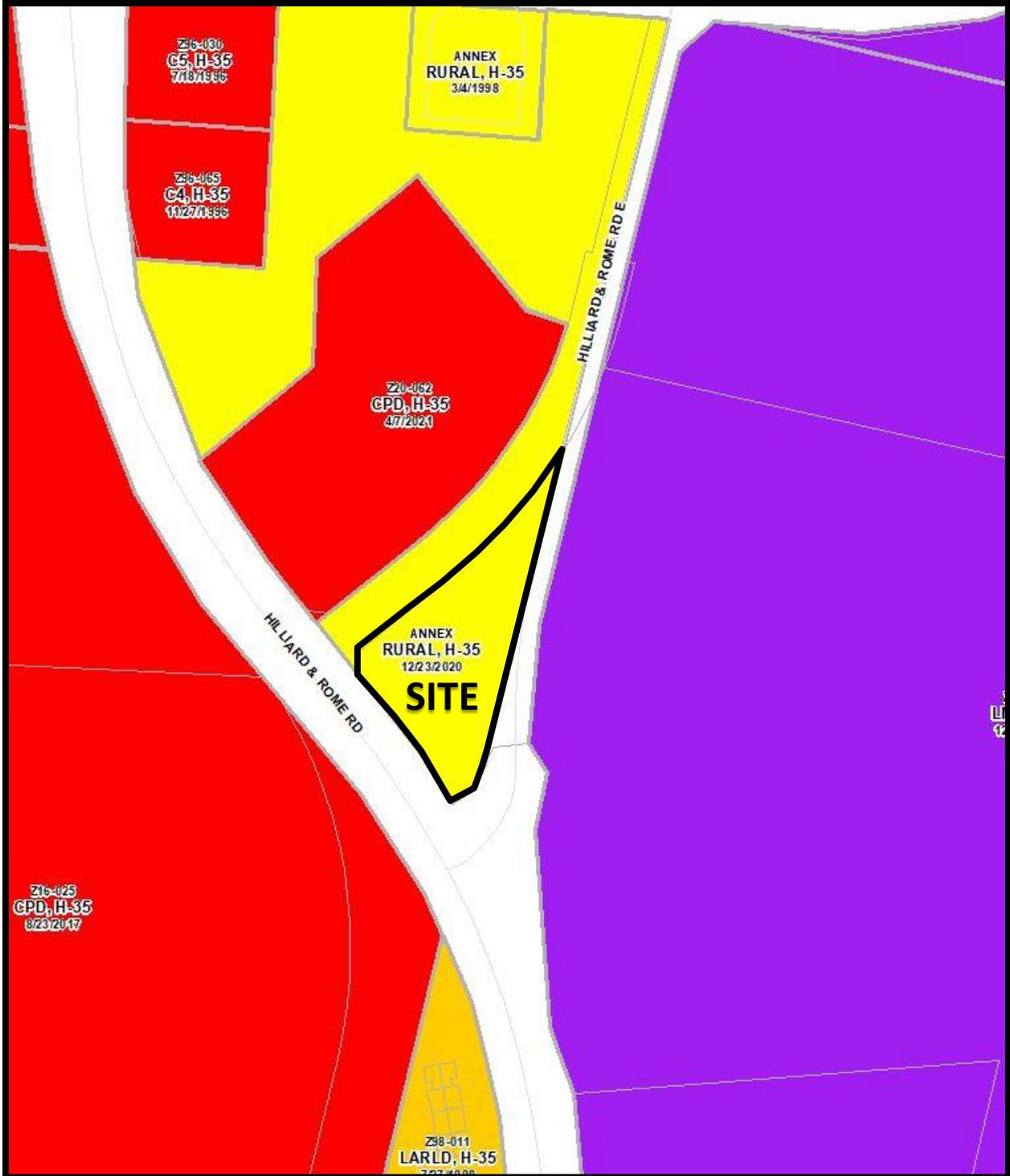
**BACKGROUND:**

- The site consists of a 1.62± acre portion of a larger 13.94± acre parent parcel developed with a barn, zoned in the R, Rural District. The requested rezoning to L-M, Limited Manufacturing District is intended to match the existing zoning of the parcel to the east which is subject to rezoning (#Z21-037), and to develop as a single manufacturing development.
- To the north is undeveloped land in the CPD, Commercial Planned Development District. To the south is a condominium development in the ARLD, Apartment Residential District. To the east is undeveloped land in the L-M, Limited Manufacturing District. To the west is a home improvement center in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Trabue/Roberts Area Plan (2011)*, which recommends “Mixed Use (Community)” land uses at this location.
- The site is located within the boundaries of the Far West Side Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions and supplemental development standards addressing access, landscaping, and graphics provisions.

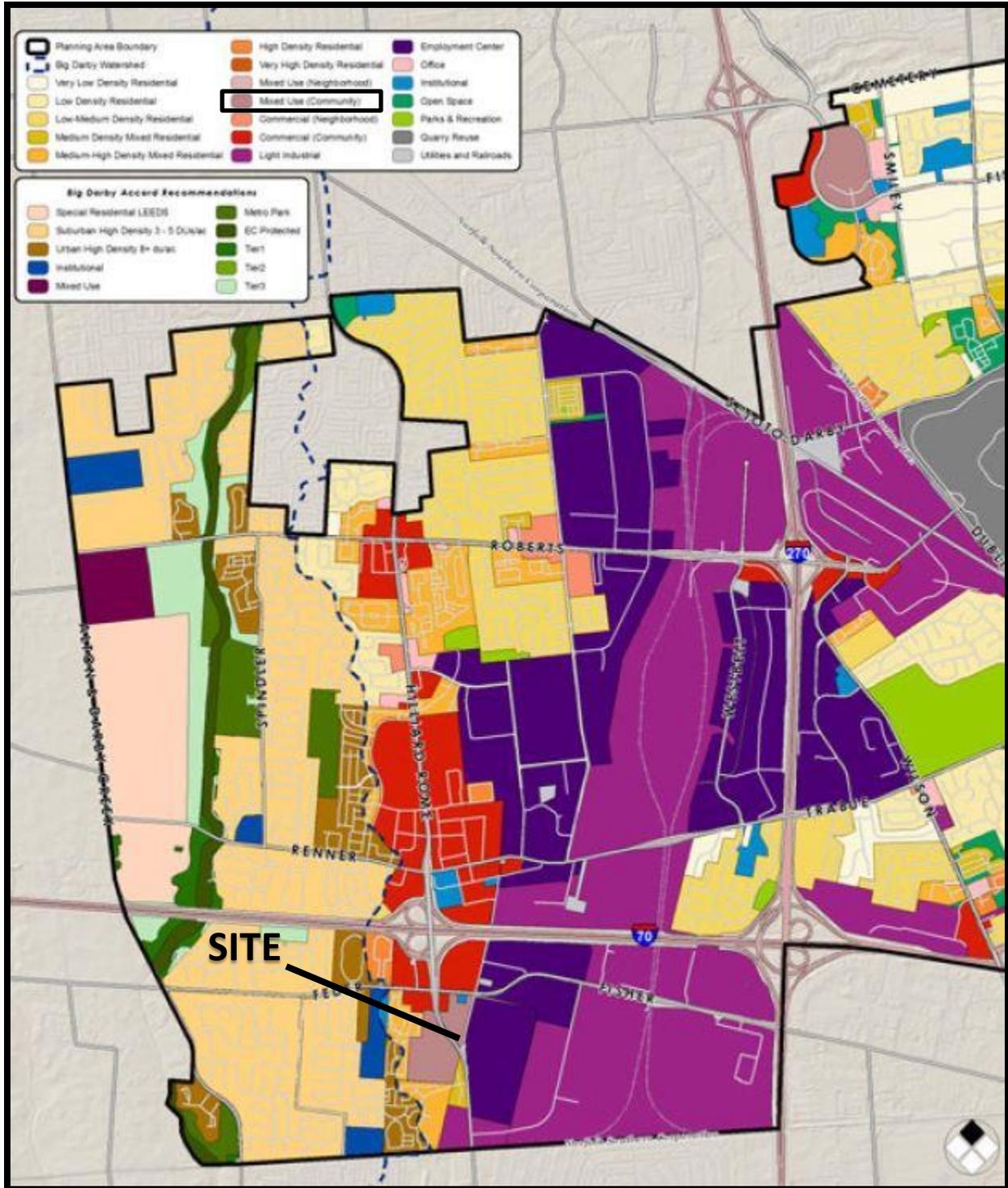
- The *Columbus Multimodal Thoroughfare Plan* identifies the portion of Hilliard & Rome Road as a Suburban Community Connector requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

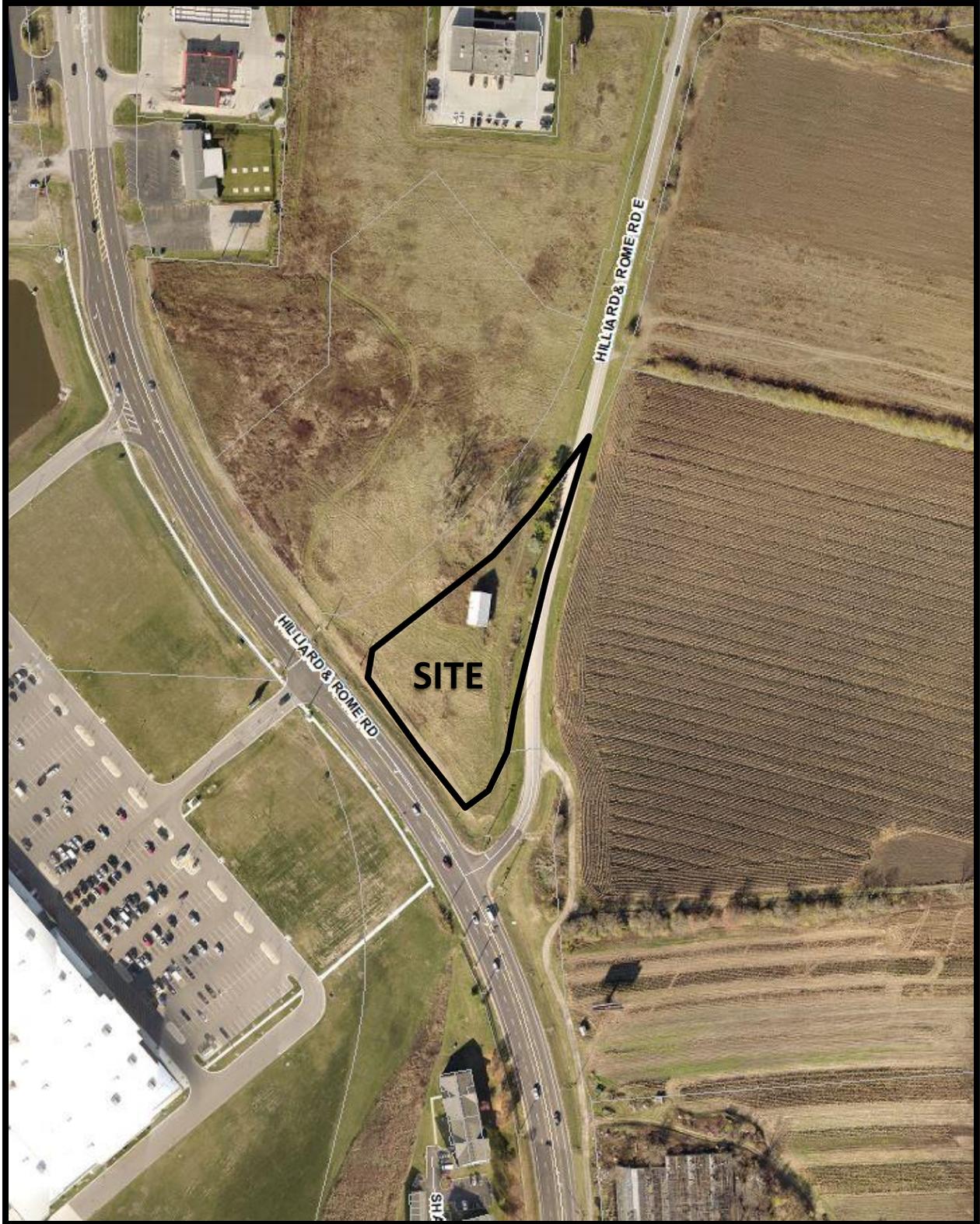
The requested L-M, Limited Manufacturing District will permit the development of manufacturing uses at this location. The proposed use is not considered to be an introduction of an incompatible use and is consistent with the development pattern in the surrounding area. Planning Division staff are supportive of the proposal as the proposed manufacturing use is consistent with the mixed use recommendation of the *Trabue/Roberts Area Plan* (2011). Staff recognize that the intent of the proposal is to match the zoning of the adjacent site to the east (#Z21-037) for overall site development, which staff also supported.



Z22-041  
931 Hilliard & Rome Rd. E.  
Approximately 1.62 acres  
R to L-M



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Approximately 1.62 acres  
R to L-M

## 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** Z22-041

**Address** 931 Hilliard Rome Road E

**Group Name** Far West Side Area Commission

**Meeting Date** August 23, 2022

**Specify Case Type**

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

**Recommendation**  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The Far West Side Area Commission recommends approval for the proposed Limited Manufacturing (LM) rezoning in alignment with our approval of adjacent rezoning Z21-037 last year.

Our concerns previously noted in the recommendation of Z21-037 last year regarding the traffic implications still have not been properly addressed. The City has spent over 20 years acquiring land for a potential grade separated extension over the rail tracks at Galloway Road to address traffic growth and delays to the south, yet no significant planning for such is evident. The MORPC data underpinning decision making for this area is flawed as it does not take into account the estimated truck and employee traffic for this site, nor the true residential growth in this area. (See information attached in our objection to the right-of-way sale 2021-005 at 800 Hilliard Rome Road submitted by our Commission on 8/18/2021.)

**Vote** 6 in favor; 0 opposed; 2 absent

**Signature of Authorized Representative** Kelley Arnold Digitally signed by Kelley Arnold  
Date: 2022.08.26 11:27:08 -04'00'

**Recommending Group Title** Zoning Chair

**Daytime Phone Number** 614-636-0784

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Far West Side Area Commission

800 Hilliard Rome Road

Right-of-Way Sale Request—Commission Objection

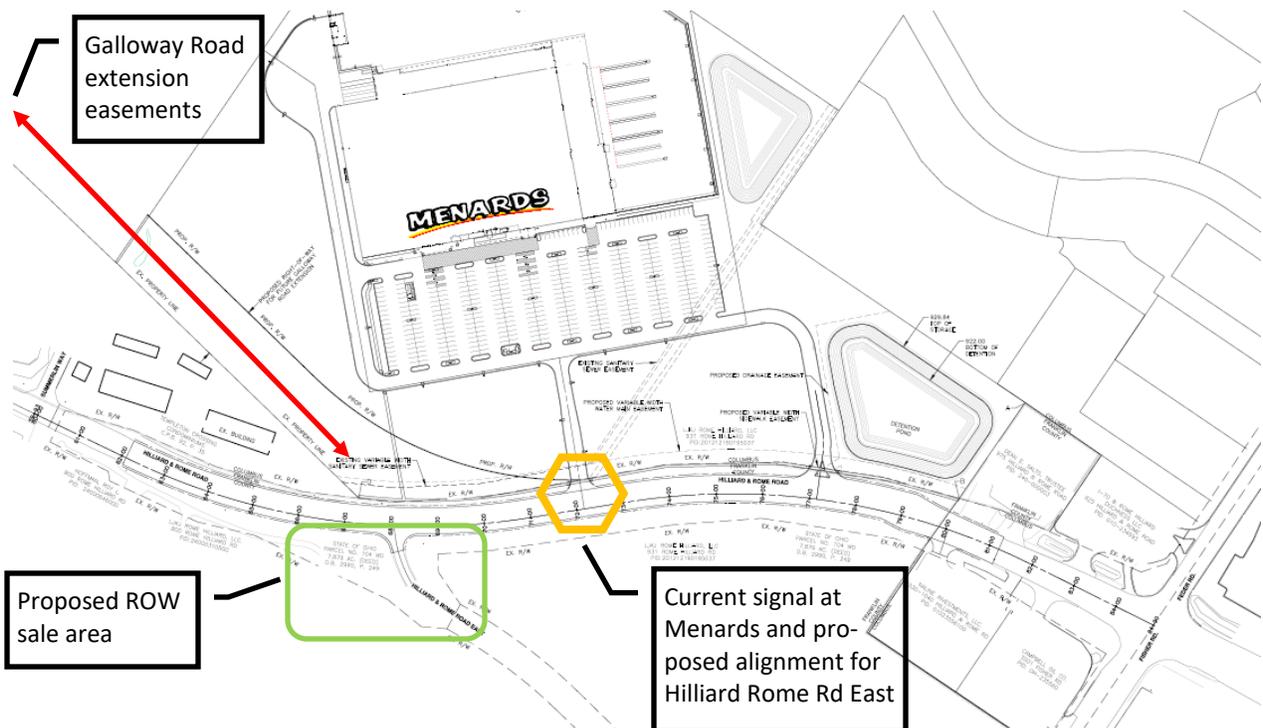
The Far West Side Area Commission has significant concerns regarding the proposed right-of-way sale located at 800 Hilliard Rome Road. As our Commission has reviewed the relevant zoning cases associated with this sale, Z20-062 and Z21-037, we understand the applicant’s request with respect to anticipated redevelopment of this site, however, we feel compelled to object to the sale at this time.

Our concern rests in the lack of master planning to address the already problematic traffic situations in the surrounding area. This includes the location approximately 1/2 mile south of this site on Hilliard Rome Road. Railroad tracks intersect Hilliard Rome Road and cause frequent delays as the trains block the road for extended periods of time. A grade-separated extension over the tracks via Galloway Road has been proposed for over 20 years to provide an additional crossing. Land easements have been acquired in furtherance of this goal, as recently as 2016 (Z16-025) within the construction of the Menards at 831 Hilliard Rome Road.

The apparent corridor for this Galloway Road connection aligns with the segment of Hilliard Rome Road East that is proposed for this sale. (See mapping below.) We are unable to obtain sufficient information on proposed connectivity or timeline with respect to the Galloway Road extension. A proposed realignment of Hilliard Rome Road East to the traffic signal installed at the Menards location would appear to complicate furtherance of the Galloway Road planning.

The 2020-2050 MORPC Metropolitan Transportation Plan Project Listing (page 8-9; project ID 18) shows an estimated date of 2040-2050 before any consideration of planning or construction for the Galloway Road extension. This final reporting was predicated on flawed data. The Traffic Analysis Zone (TAZ) 73026 just to the north of this area indicated 330 households in 2018, however, over 750 residential apartments units (via “extended stay hotels” in commercial and manufacturing zoning) with nearly full occupancy were already in place at time of the report. This represents a significant undercount. Additionally the TAZ (73030) encompassing this proposed redevelopment projected employment growth at 600 new workers by 2050. Just two of the five proposed warehouses (Z21-037) are estimated to generate 400-500 new employees in and of themselves. While traffic improvements are beginning at the Hilliard Rome Road and Feder Rd/Fisher Rd intersection, it does not address the long-standing problem to the south soon to be exacerbated by upcoming projects.

While the requested sale will “support a redevelopment project at this location,” it is the duty of our City to ensure safety and support for the residents and employees in this area. Given the lack of communication with residents and our Commission regarding the Galloway Road connection, we must object to this right-of-way sale. Should clear and sustainable planning be presented, we would consider withdrawal of this objection.



# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-041

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) Donald T. Plank, Plank Law Firm, LPA

of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 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 (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. TPA Ventures, LLC 1776 Peachtree Street, Suite 100, Atlanta, GA 30309 0	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 30 day of May, in the year 2022

Lynette Mapes  
SIGNATURE OF NOTARY PUBLIC



8/10/24  
Notary Seal Here  
My Commission Expires  
Lynette Mapes  
Notary Public, State of Ohio  
My Commission Expires 08-10-24

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