

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2015**

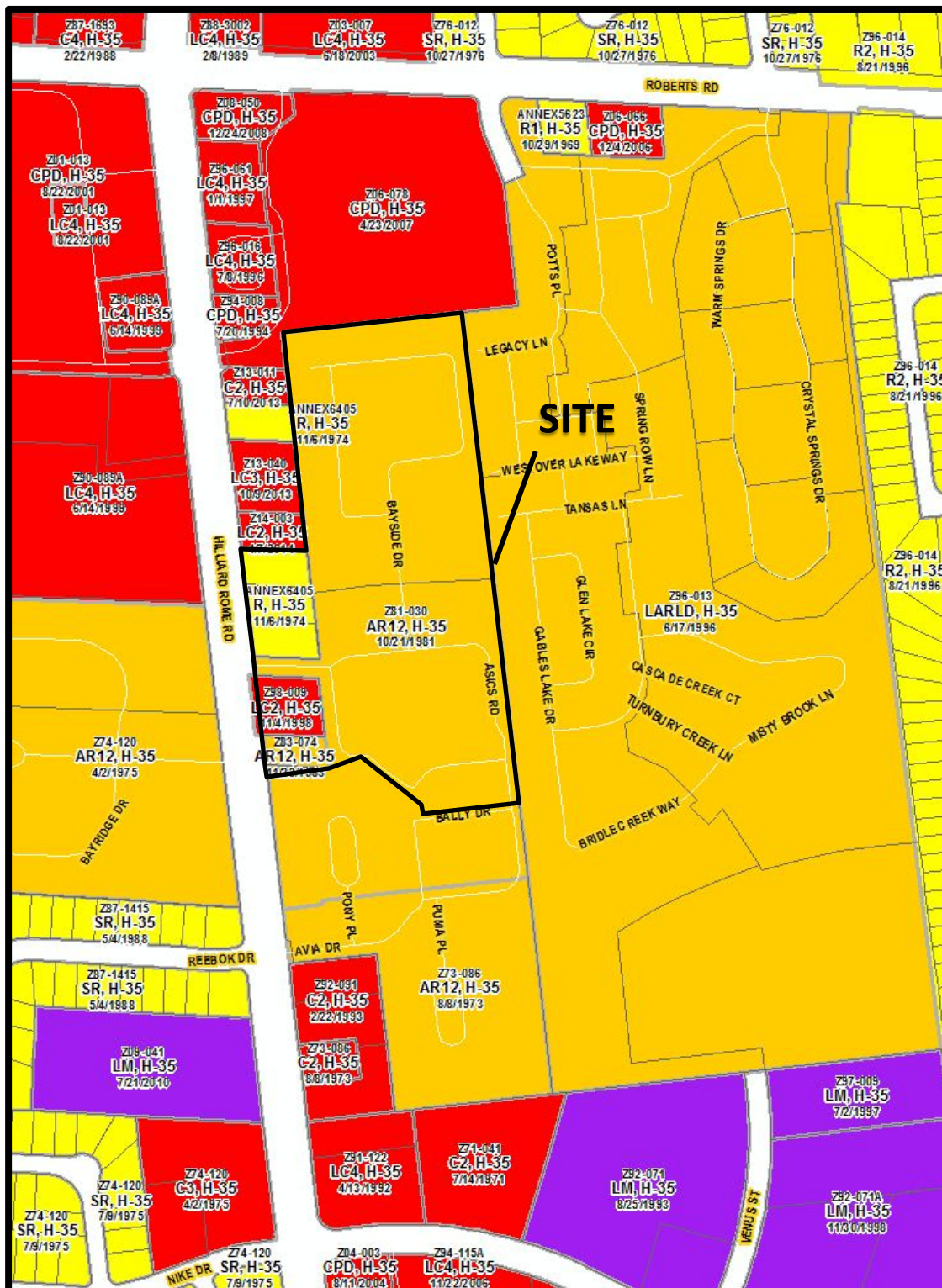
- 7. APPLICATION:** **Z14-051 (14335-00000-00794)**
Location: **2340 HILLIARD-ROME ROAD (43026)**, being 17.24± acres located on the east side of Hilliard-Rome Road, at the intersection with Asics Drive (560-154608 plus 6 others).
Existing Zoning: R, Rural, L-C-2, Limited Commercial, and AR-12 Apartment Residential Districts.
Request: ARLD, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): T&R Development; c/o Michael T. Shannon; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

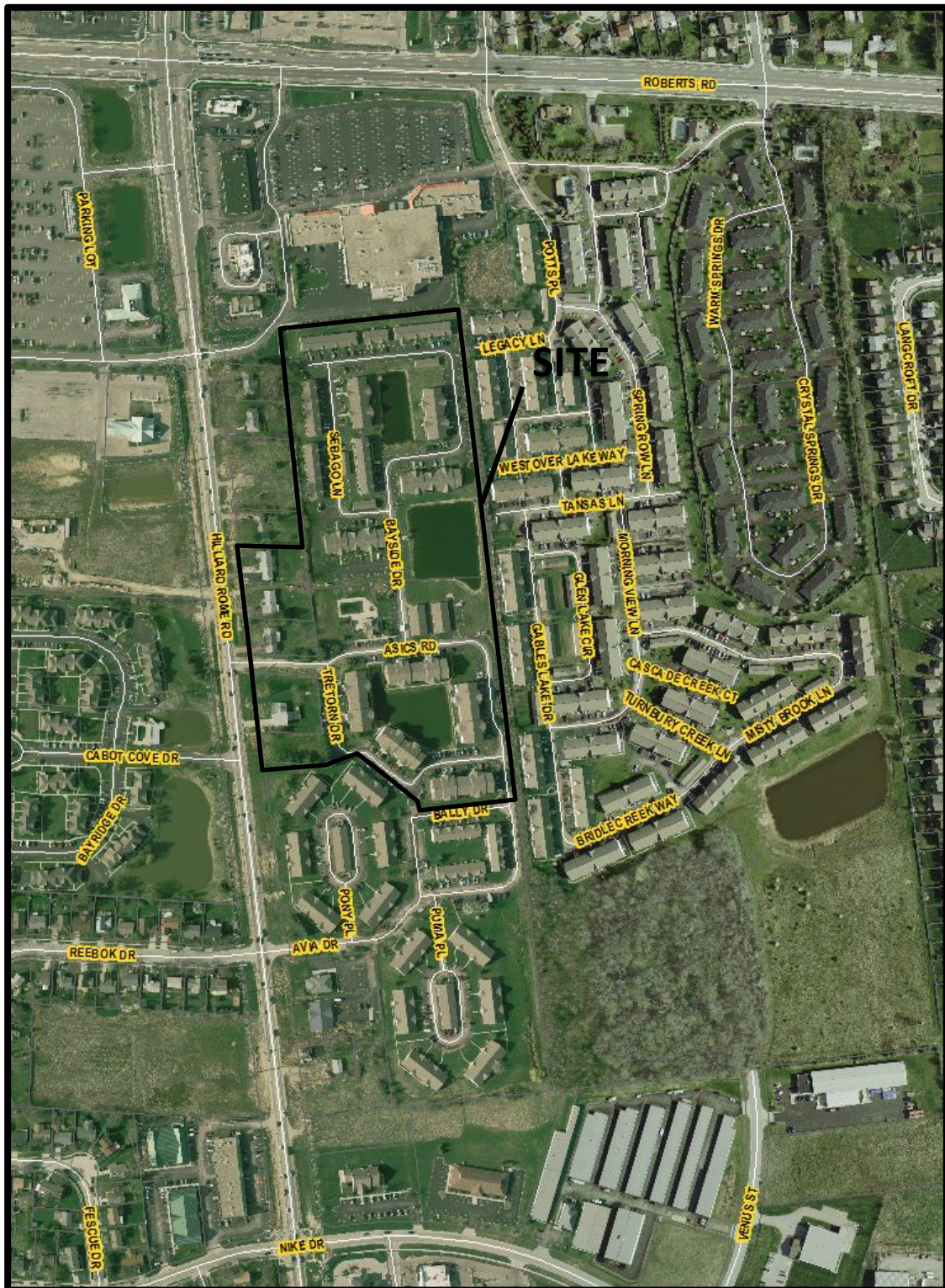
- The 17.24± acre site is developed with apartments and zoned in the AR-12, Apartment Residential District, and includes dwellings in the R, Rural, and L-C-2, Limited Commercial Districts. The applicant requests the ARLD, Apartment Residential District to construct new apartment buildings along Hilliard-Rome Road, and to address nonconforming density of the existing apartment complex. A companion Council variance (CV14-057) has also been requested to vary building height, building lines, and perimeter yard. However, that application is heard only by City Council and will not be considered at this Development Commission meeting.
- Surrounding the site to the east and south are multi-unit residential developments in the AR-12, Apartment Residential, and L-ARLD, Limited Apartment Residential Districts. To the north is commercial development in the CPD, Commercial Planned Development District. To the west are single-unit dwellings in the R, Rural District, and offices in the L-C-2, Limited Commercial District, and to the west across Hilliard-Rome road are apartments in the AR-12, Apartment Residential District.
- The site is located within the boundaries of the *Trabue/Roberts Plan* (2011), which recommends office uses and medium-high density mixed-residential development for this site. While the proposed development does not include offices, it is consistent with surrounding development. The applicant has agreed to commit to a site plan, including landscaping commitments, as a part of the Council variance application.
- The *Columbus Thoroughfare Plan* identifies Hilliard-Rome Road as a “4-2D” arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested ARLD, Apartment Residential District, will allow expanded development of an existing apartment complex. The request is consistent with part of the recommendation of the *Trabue/Roberts Plan*, with the exception of the portion of the property along Hilliard-Rome Road, where office uses are recommended. While the proposed development does not include offices, it is consistent with surrounding development.



Z14-051
 2340 Hilliard Rome Road
 Approximately 17.24 acres
 Rezoning from R, L-C-2, and AR-12 to ARLD



Z14-051
2340 Hilliard Rome Road
Approximately 17.24 acres
Rezoning from R, L-C-2, and AR-12 to ARLD

**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • 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 #

214-051

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.
 of (COMPLETE ADDRESS) 500 S. Front Street, Ste 1200, 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
 Business or individual's address
 Address of corporate headquarters
 City, State, Zip
 Number of Columbus based employees
 Contact name and number

1. T&R DEVELOPMENT and ROBINWOOD CORPORATE CENTER, LLC 3895 STONERIDGE LN, DUBLIN OH 43017	
3.	4.

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

SIGNATURE OF AFFIANT

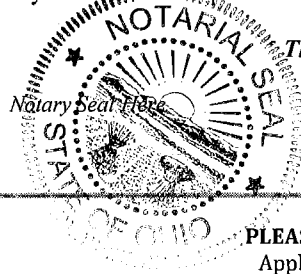
Michael T. Shannon, Esq.

Subscribed to me in my presence and before me this 4th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires:

CAROL A. STEWART**NOTARY PUBLIC, STATE OF OHIO****MY COMMISSION EXPIRES 06/28/2019**

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