

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2016**

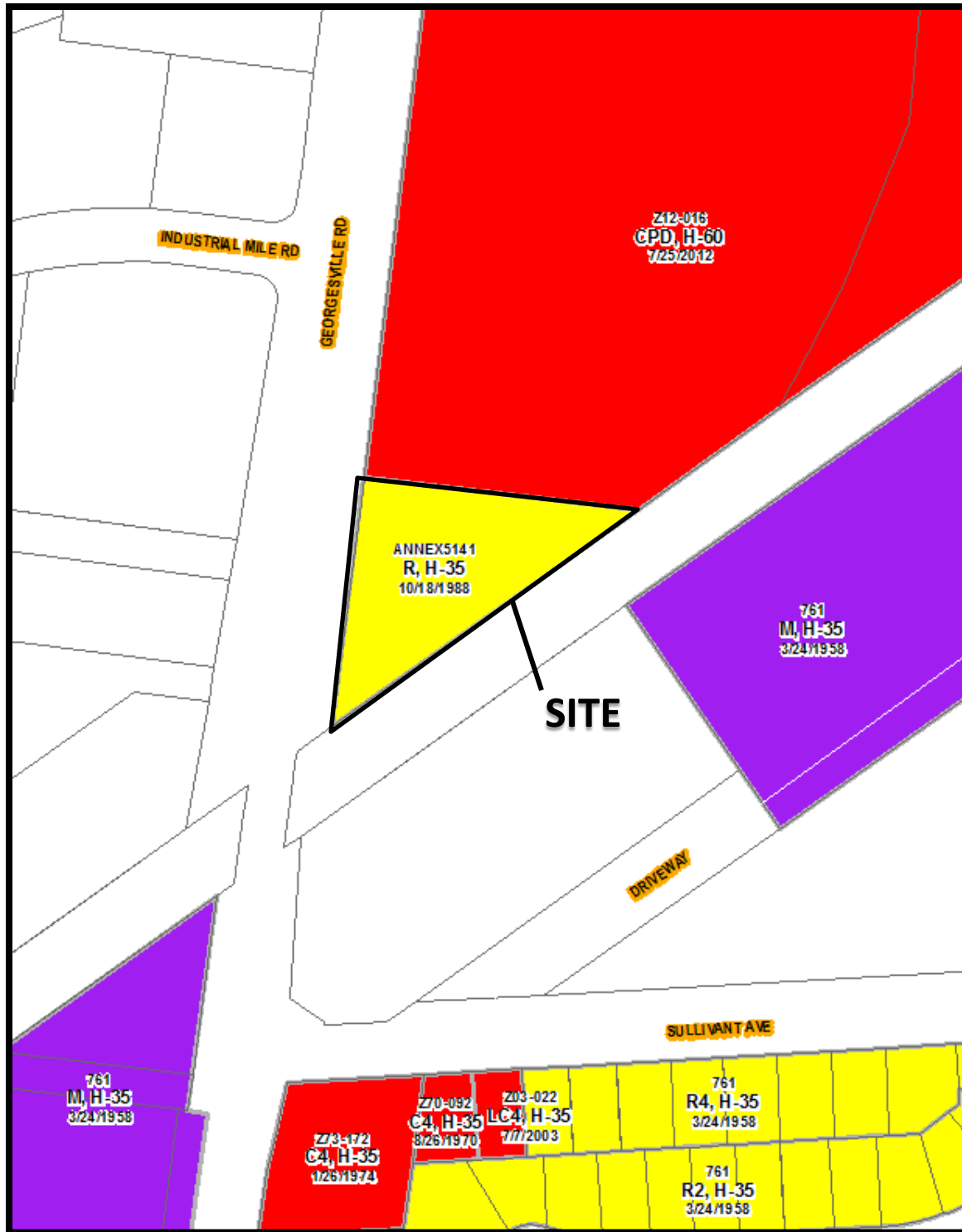
- 5. APPLICATION: Z15-043**
Location: **420 GEORGESVILLE ROAD (43228), being** 1.42± acres located on the east side of Georgesville Road, 365± feet north of Sullivant Avenue (570-213765; Greater Hilltop Area Commission).
Existing Zoning: R, Rural District.
Request: C-4, Commercial District.
Proposed Use: Future commercial uses
Applicant(s): Jeanne Cabral, Architect; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): SOI Properties #10 LLC; 4673 Cranleigh Court; Dublin, OH 43016.
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

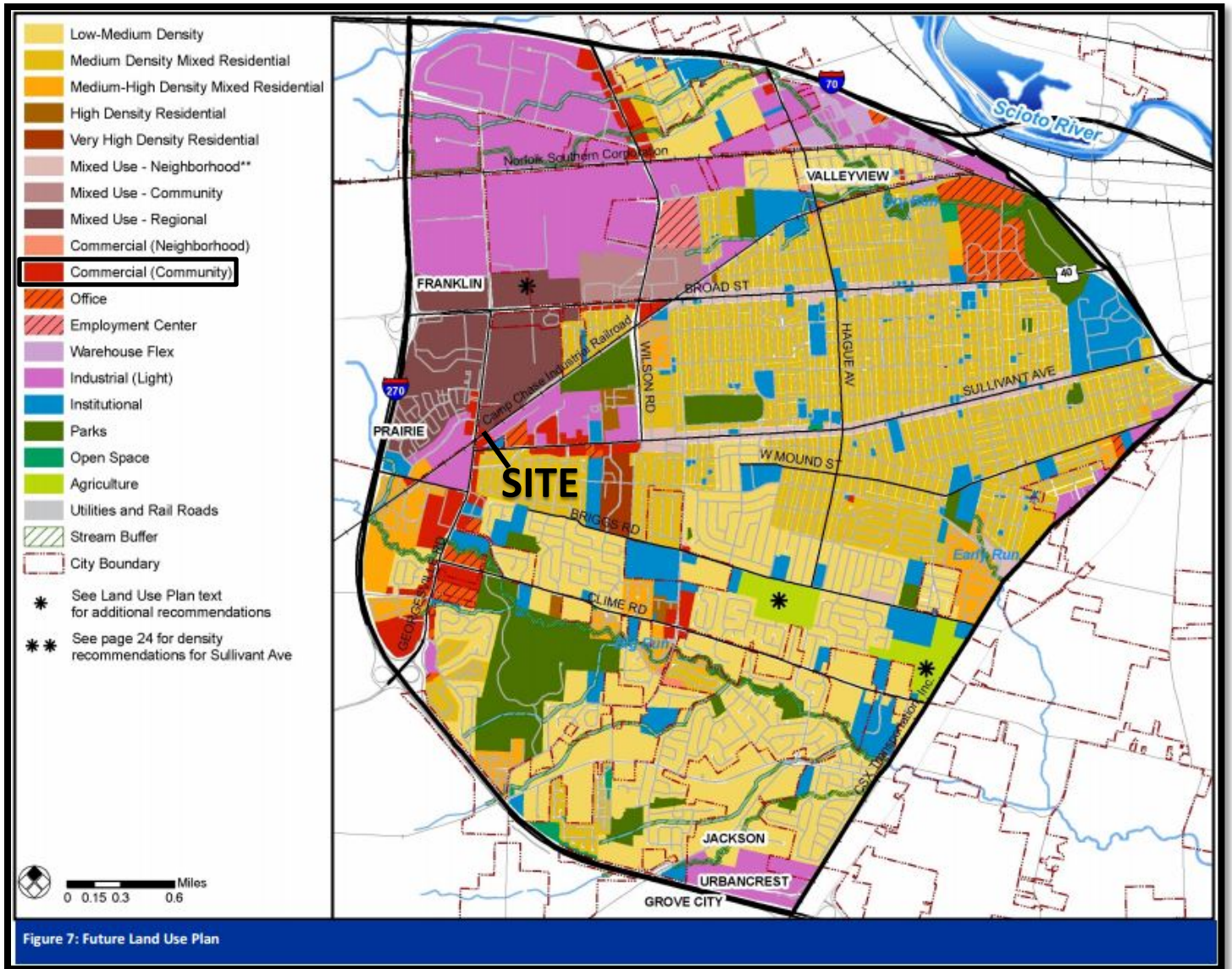
- The 1.42± acre site is currently developed with a vacant commercial property. The applicant proposes the C-4, Commercial District, in order to permit future commercial tenants.
- The site is bordered to the north by Hollywood Casino and to the east by a railroad and industrial development. To the south is a bowling alley, and to the west is a pharmacy and vacant parking lot under the jurisdiction of Franklin Township.
- The site is located within the boundaries of the *Greater Hilltop Plan* (2010), which recommends community-scale commercial uses for this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval (9-2-1) of the requested district.
- The site is located within the boundaries of the West Broad Street/Greater Hilltop Regional Commercial Overlay.
- The *Columbus Thoroughfare Plan* identifies Georgesville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested C-4 zoning classification would allow for future commercial uses on this site. The *Greater Hilltop Plan* provides for neighborhood-scale commercial uses on this site. The C-4, Commercial District appears to be consistent with this recommendation, and is consistent with the surrounding development, both in Columbus and neighboring properties in Franklin Township.



Z15-043
420 Georgesville Road
Approximately 1.42 acres
R to C-4



Z15-043
420 Georgesville Road
Approximately 1.42 acres



Z15-043
420 Georgesville Road
Approximately 1.42 acres
R to C-4

Burdin, James E.

From: M. Jay McCallister <jmccallister.ghac@sbcglobal.net>
Sent: Thursday, January 07, 2016 9:36 PM
To: Pine, Shannon L.; Burdin, James E.; Freise, James F.
Cc: jeanecabral@aol.com
Subject: Application Number Z15-043

Gentlemen,

The greater Hilltop Area Commission heard Application Number Z15-043 on Tuesday, January 5, 2016. This was for 420 Georgesville Road. The application was recommended for approval with a vote of 9 - yes, 2 - no and 1 abstention.

Please let me know if you need any more information regarding this matter.

Jay McCallister
Public Safety Chairman
Co-chairman Zoning Committee
Greater Hilltop Area Commission
351-1278

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # 215-043

STATE OF OHIO
COUNTY OF FRANKLIN

JEANNE M. CABRAL

Being first duly cautioned and sworn (NAME) _____

of (COMPLETE ADDRESS) 2939 BEXLEY PARK ROAD COLUMBUS, OH 43209

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. SOI PROPERTIES #10 LLC 4673 CRANLEIGH CT. DUBLIN, OH 43016 NO EMPLOYEES CAL SHTAYYEH 513-259-9243	2.
3.	4.

SIGNATURE OF AFFIANT

Jeanne M. Cabral

Sworn to before me and signed in my presence this 25 day of September, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Sarah Boyd

My Commission Expires

10/13/16

Notary Seal Here



This Project Disclosure expires six (6) months after the 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 checks payable to the Columbus City Treasurer