

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 8, 2019**

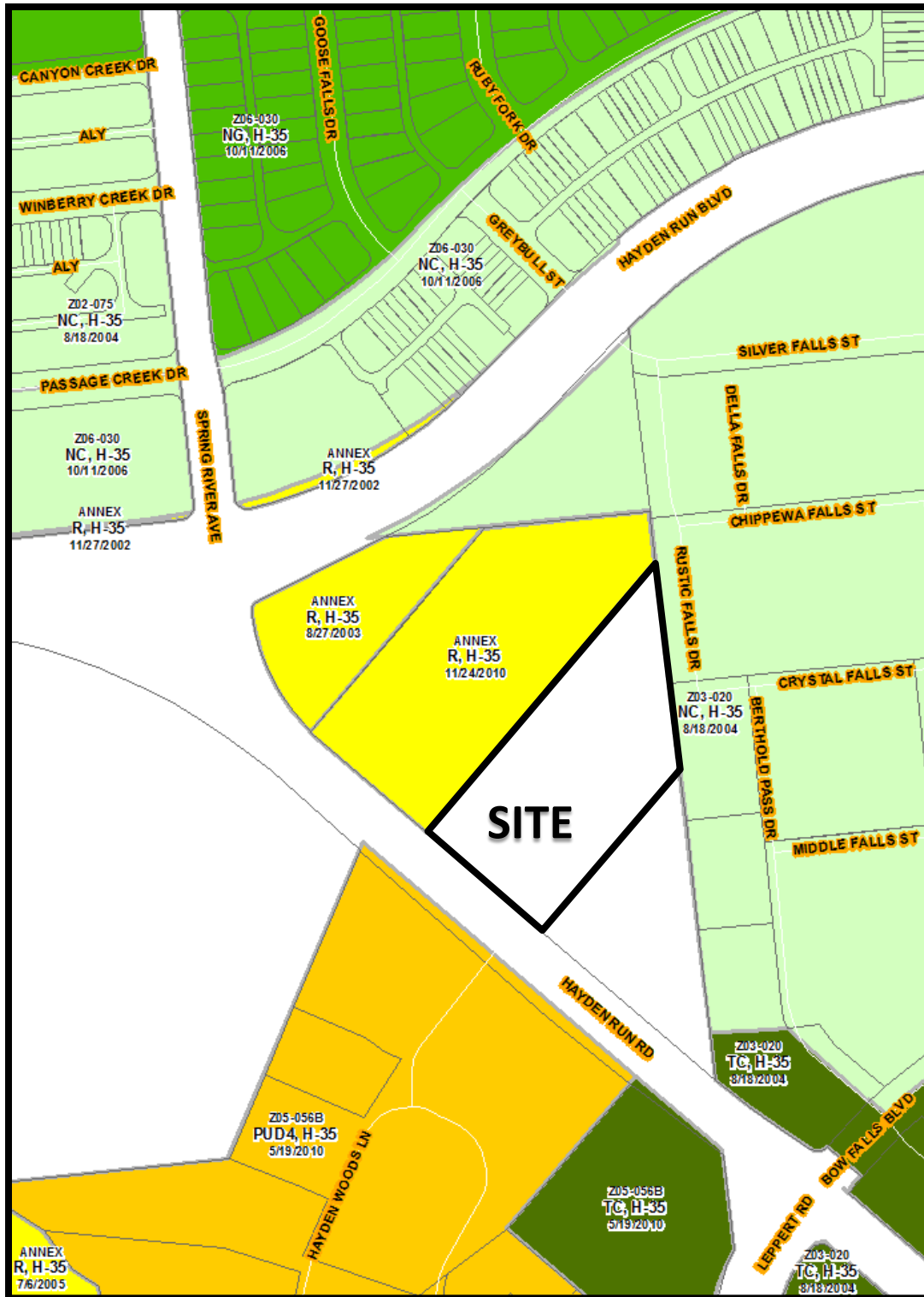
- 5. APPLICATION: Z19-042**
Location: **6488 HAYDEN RUN RD. (43206)**, being 2.86± acres located on the northeast side of Hayden Run Road, 555± feet south of Hayden Run Boulevard (272-000537; Hayden Run Civic Association).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Veterinary clinic.
Applicant(s): HP Hayden Run Enterprises, LLC; c/o Aaron Firstenberger, Atty.; 575 South Third Street; Columbus, OH 43215.
Property Owner(s): Ronald Wallace; 6491 Marshview Drive; Hilliard, OH 43026.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

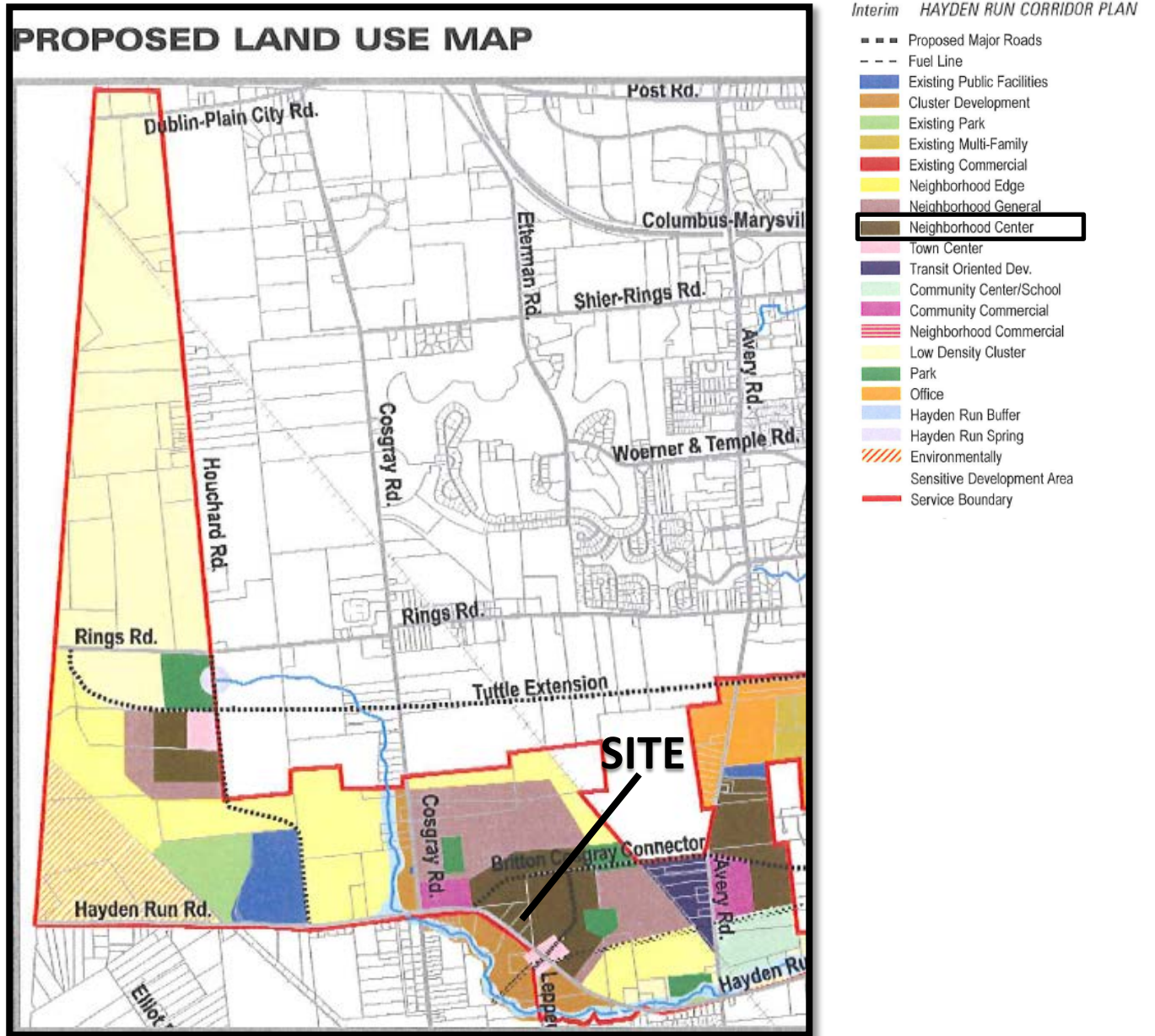
- o The 2.86± acre site consists of a single parcel developed with a single-unit dwelling that is zoned R, Rural District as a result of a recent annexation from Washington Township. The applicant proposes the CPD, Commercial Planned Development District to permit a veterinary clinic along with C-4 district uses on the site.
- o To the north is an undeveloped parcel slated for commercial development pending rezoning to the CPD, Commercial Planned Development District (Z18-070) but currently zoned in the R, Rural District. To the east is a multi-unit residential complex in the NC, Neighborhood Center District of a TND development. To the south is a single-unit dwelling in the R-SRR, Semi-Rural Residential District of Washington Township. To the west is multi-unit residential development in the PUD-4, Planned Unit Development District.
- o The site is within the planning area of the *Interim Hayden Run Corridor Plan* (2004), which recommends “neighborhood center” at this location. Additionally, this site is within a planning area that adopted the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018) which recommends Community Commercial Overlay standards.
- o The site is located within the boundaries of the Hayden Run Civic Association, whose recommendation is for approval.
- o The development text establishes C-4, Commercial District uses and supplemental development standards that address Community Commercial Overlay setbacks, access, landscaping and buffering, building design, and graphics, as well as a site plan commitment. Variances to building setback and C-4 district development limitations for the separation between veterinarian outdoor therapeutic exercise areas and residential districts are included.
- o The *Columbus Thoroughfare Plan* identifies Hayden Run Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a veterinarian facility or commercial development on the site that is consistent with the recommendations of the *Interim Hayden Run Corridor Plan* and the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* and compatible with the existing multi-unit residential and proposed commercial developments.



Z19-042
6488 Hayden Run Road
Approximately 2.87 acres
From R to CPD



Z19-042
 6488 Hayden Run Road
 Approximately 2.87 acres
 From R to CPD



Z19-042
6488 Hayden Run Road
Approximately 2.87 acres
From R to CPD

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

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; or FAX to Zoning at 614-645-2463; or MAIL to:** Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: 219-042

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Aaron C. Firstenberger
of (COMPLETE ADDRESS) 575 South Third Street, 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 (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. HP Hayden Run Enterprises, LLC (614) 876-0455 4041 Attucks Drive Powell, Ohio 43065 (0 employees currently)	2.
3.	4.

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

SIGNATURE OF AFFIANT

A. Firstenberger

Subscribed to me in my presence and before me this 28 day of May, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Tania D. Wallace

My Commission Expires:

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

Notary Seal Here



Tania D. Wallace
Notary Public, State of Ohio
My Commission Expires 11-15-2019

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