



## Legislation Text

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**File #:** 1467-2020, **Version:** 1

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### **Rezoning Application Z20-015**

**APPLICANT:** Nathan Cline; c/o Craig Moncrief, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

**PROPOSED USE:** Commercial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on June 11, 2020.

**FAR WEST SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with a commercial building in the R, Rural District due to a recently completed annexation from Prairie Township. The applicant requests the C-4, Commercial District to permit regional-scale commercial uses. The site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends community commercial land uses. Staff finds the request to be consistent with the Plan's land use recommendation, and with the existing commercial zoning and development pattern along Hilliard & Rome Road.

To rezone **975 HILLIARD & ROME RD. (43228)**, being 0.97± acres located on the west side of Hilliard & Rome Road, 255± feet south of Feder Road, **From:** R, Rural District, **To:** C-4, Commercial District (Rezoning #Z20-015).

**WHEREAS**, application #Z20-015 is on file with the Department of Building and Zoning Services requesting rezoning of 0.97± acres from R, Rural District, to the C-4, Commercial District; and

**WHEREAS**, the Development Commission recommends approval of said zoning change; and

**WHEREAS**, the Far West Side Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval because the proposed C-4, Commercial District is consistent with the *Trabue/Roberts Area Plan*'s recommendation for community commercial land uses, and with the surrounding commercial zoning and development pattern along Hilliard & Rome Road; now, therefore:

### **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**975 HILLIARD & ROME RD. (43228)**, being 0.97± acres located on the west side of Hilliard & Rome Road, 255± feet south of Feder Road, and being more particularly described as follows:

EXHIBIT B: 0.972 ACRES

Situated in Virginia Military Survey Number 7326, in the State of Ohio, County of Franklin, Township of Prairie, and being the Zeebot, LLC, 0.972 acre tract of record in Instrument Number 201812210172415, being Auditors Parcel Number 240-000003 and being more particularly described as follows:

Beginning at the northwesterly corner of said 0.972 acre tract, the same being the southwesterly corner of the 1-70 & Rome Hilliard Duchess, LLC 0.980 acre tract of record in Instrument Number 201603040026287 and in existing City of Columbus Corporation line Ordinance # 39-96;

thence Easterly approximately 197 feet, in the northerly line of said 0.972 acre tract and the southerly line of said 0.980 acre tract and further being in the existing Columbus Corporation line as established by City Ordinance Number 39-96, to the northeasterly corner of said 0.972 acre tract, the southeasterly corner of said 0.980 acre tract and an angle point in said existing Columbus Corporation line;

thence southeasterly approximately 109 feet, in an easterly line of said 0.972 acre tract, a westerly Right-of-Way line of Hilliard Rome Road and in the existing Columbus Corporation line as established by City Ordinance Number 991-96 of record in Official Record 32248 B10, to an angle point in said 0.972 acre tract easterly line, said Right-of-Way line and said Columbus Corporation line;

thence southeasterly approximately 91 feet, in an easterly line of said 0.972 acre tract, said Right-of Way line and said existing Columbus Corporation, to the southeasterly corner of said 0.972 acre tract and an angle point in the Columbus Corporation line;

thence westerly approximately 247 feet, in the southerly line of said 0.972 acre tract, the northerly line of the Menard, Inc. 6.510 acre tract, of record in Instrument Number 201712130175358 and in the existing Columbus Corporation line as established by City Ordinance 1337-2016 of record in Instrument Number 201607010084924, to the southwesterly corner of said 0.972 acre tract and an angle point in said existing City of Columbus Corporation line;

thence northerly approximately 194 feet, in the westerly line of said 0.972 acre tract, an easterly line of the Image Hospitality, LLC 1.629 acre tract of record in Instrument Number 201010010129017 and in the existing City of Columbus Corporation line as established by Ordinance Number 775-98 of record in Instrument Number 199805120115788, to the place of beginning containing 0.972 acres more or less.

Permanent Parcel Number: 240-000003

Property more commonly known as: 975 Hilliard & Rome Rd., Columbus, OH 43228.

**To Rezone From:** R, Rural District.

**To:** C-4, Commercial District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the C-4, Commercial District on this property.

**SECTION 3.** That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services.

**SECTION 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.