

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

- 6. APPLICATION: Z15-049**
Location: **986 HILLIARD-ROME ROAD EAST (43026)**, 11.75± acres located at the southeast corner of Fisher Road and Hilliard-Rome Road East (part of 240-006858).
Existing Zoning: R, Rural District (pending annexation).
Request: L-M, Limited Manufacturing District.
Proposed Use: Commercial or industrial development.
Applicant(s): Preferred Real Estate Investments II, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): LJKJ Rome Hilliard LLC; c/o Ruth Ann Hoffman and Roy Lee Hoffman; 4774 Clubpark Drive; Columbus, OH 43026.
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

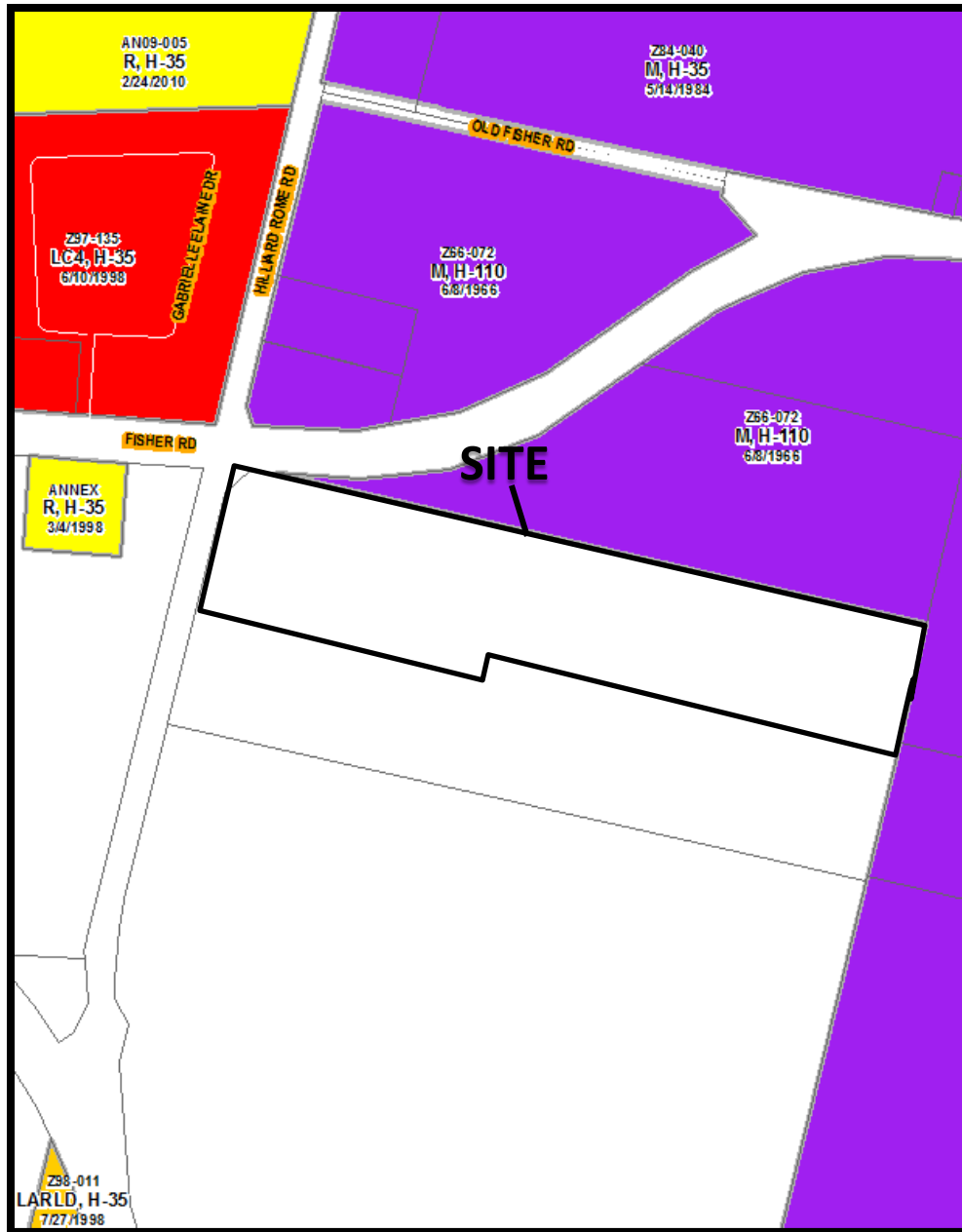
BACKGROUND:

- The 11.75± acre site is currently undergoing annexation and will be zoned in the R, Rural District upon annexation. The applicant proposes the L-M, Limited Manufacturing District, which would permit unspecified commercial or industrial development.
- The site is bordered to the north and east by mixed industrial uses in the unrestricted M, Manufacturing district. To the south and west is undeveloped land in Prairie Township. The northwest corner of Fisher Road and Hilliard-Rome Road East is developed with an extended-stay hotel in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends employment center uses for this location. This classification emphasizes business and professional offices, light industrial operations, and visitor service establishments, with retail only as a secondary use.
- The development text restricts permitted uses to those allowed in the C-4, Commercial District and less objectionable uses in the M, Manufacturing District (those permitted by Sections 3363.02 through 3363.08) and provides commitments for screening, landscaping, and lighting. Uses permitted in the C-5, Commercial District, and more objectionable uses in the M, Manufacturing District (permitted by Sections 3363.09 through 3363.17) are prohibited.

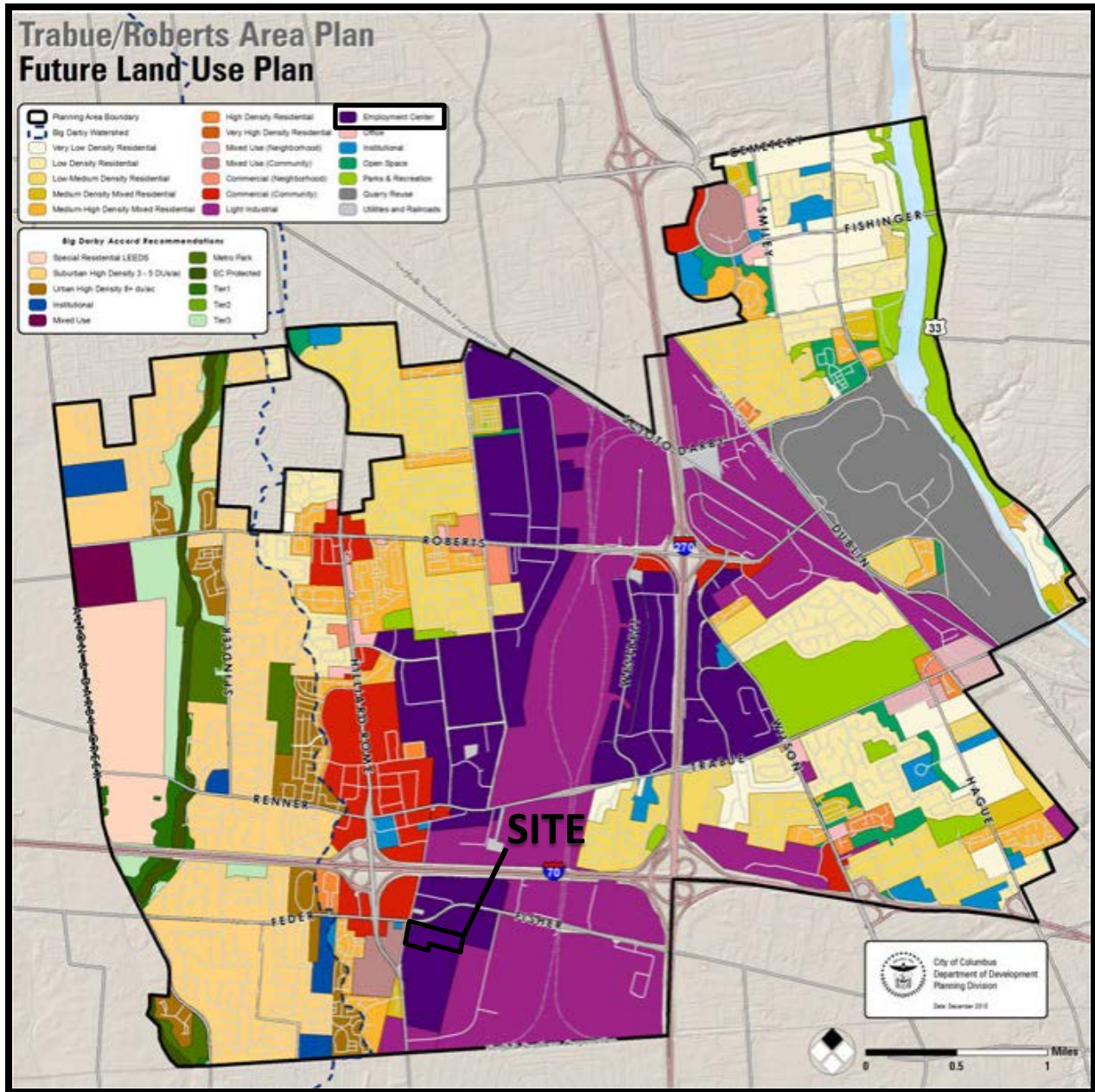
CITY DEPARTMENTS' RECOMMENDATION: Disapproval

The requested L-M zoning classification would allow for future commercial or industrial development, while the *Trabue/Roberts Area Plan* recommends employment center uses on this site. Although the proposed L-M district would permit the development of employment center uses, the requested range of permitted commercial uses could result in development that

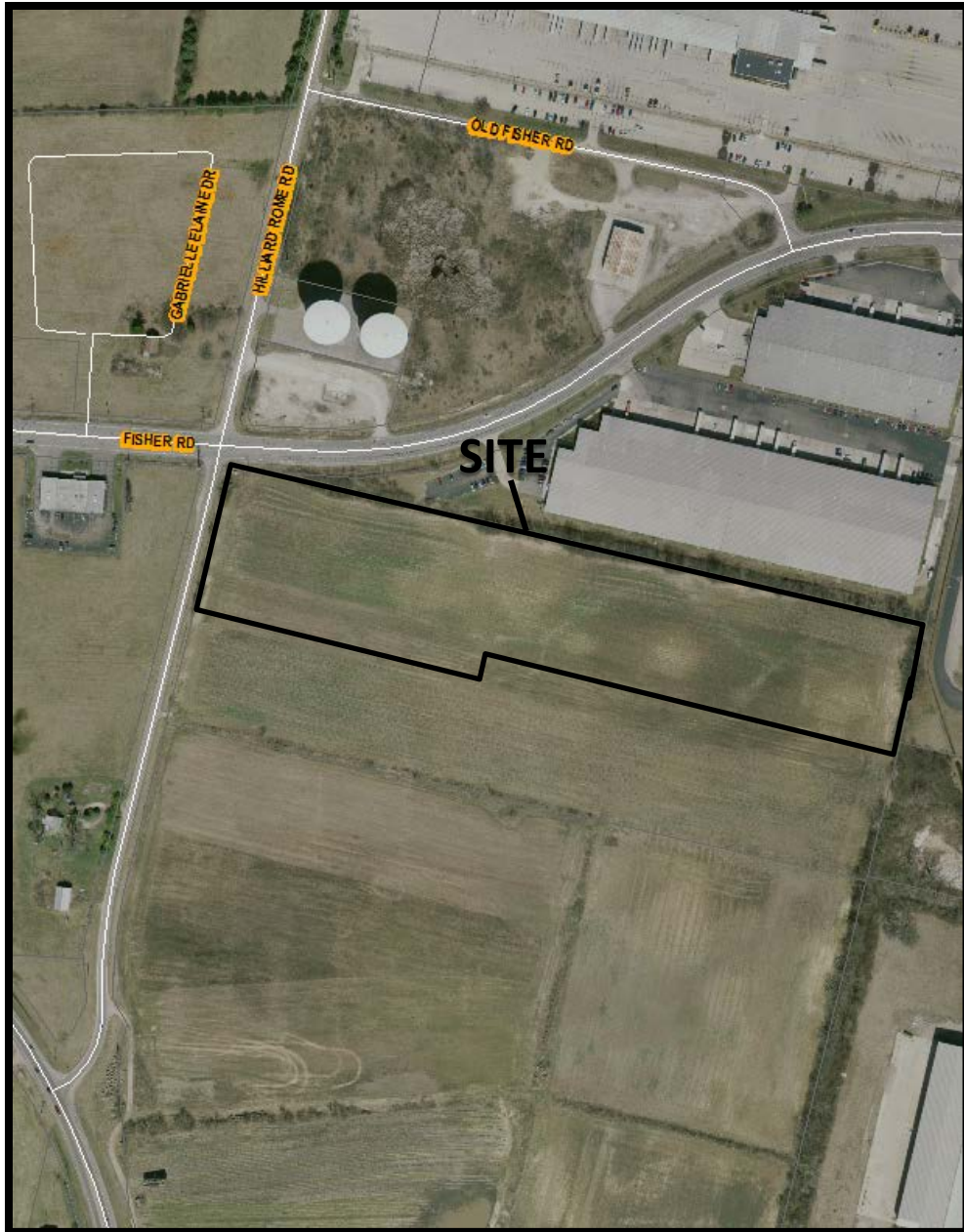
does not satisfy that recommendation. The Planning Division has indicated that they may support a revised L-M, Limited Manufacturing District proposal that excludes extended-stay hotels and retail uses at this site.



Z15-049
986 Hilliard-Rome Road East
Approximately 11.74 acres
R to L-M



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Z15-049
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Limitation Overlay Text

Proposed District: L-M

Property Address: 986 Hilliard Rome Road

Owners: LKJK Rome Hilliard LLC, Ruth Ann Hoffman, Roy Lee Hoffman

Applicant: Preferred Real Estate Investments II LLC

Date of Text: December 22, 2015

Application No:

1. Introduction: The subject site is 11.749+/- acres located on Hilliard Rome Road.

2. Permitted Uses: / L-M

The following uses shall be permitted:

A. All uses in the C-4 Commercial Uses as listed in Title 33, Chapter 3356 of the Columbus City Code except that the following uses will be prohibited: Adult book store, adult motion picture theater or adults only establishments; Automobile and Light Truck Dealers; Bars, Cabarets and Nightclubs; C-5, Commercial Uses as listed in Title 33, Chapter 3357; and uses listed in Title 33, Chapter 3363, Sections 3363.09 through 3363.17.

B. Uses in the M Manufacturing Uses listed in Title 33, Chapter 3363.02 through 3363.08.

3. Development Standards: Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

A. Density, Lot, and/or Setback Commitments.

1. The height district shall be H-35.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

2. None.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.
2. All open areas on each developed parcel not occupied by buildings, structures, outside display areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be landscaped with lawns and/or trees and shrubs.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Buildings will be constructed with an exterior mixture of brick or stone veneer, wood or cement wood siding and vinyl siding.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. Buildings and landscaping may be uplighted or downlighted from a concealed source. Ground mounted lighting shall be shielded and landscaped.
2. Parking lot lighting shall be no higher than 18 feet.
3. For aesthetic compatibility, poles and lights shall be black, dark brown or bronze in color.

F. Graphics and/or Signage Commitments.

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the CPD Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

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