4. APPLICATION: Z16-020
   Location: 3146 HILLIARD-ROME ROAD (43026), being 4.56± acres located on the east side of Hilliard-Rome Road, 390± feet east of Tinapple Road (560-218053).
   Existing Zoning: L-C-2, Limited Commercial District.
   Request: CPD, Commercial Planned Development District.
   Proposed Use: General retail.
   Applicant(s): Mark Bush, Capital Growth – Buchalter; c/o Travis Munn, Agent; Hurley & Stewart LLC; 2800 South 11th Street; Kalamazoo, MI 49009.
   Property Owner(s): BHM Cross Creek Village LLC; 2069 West Third Street; Cleveland, OH 44113.
   Planner: James Burdin; 614-645-1341; jeburdin@columbus.gov
               Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 4.56± acre site currently undeveloped and zoned in the L-C-2, Limited Commercial District. The applicant proposes the CPD, Commercial Planned Development District to allow for general retail development.
- The site is bordered to the north and east by single-unit residential development in the SR, Suburban Residential District. Across Hilliard-Rome Road to the southwest is single-unit residential development in the City of Hilliard.
- The site is located within the boundaries of the Trabue-Roberts Area Plan (2011), which recommends low to medium density residential uses for this location. The Planning Division indicated that deviation from the Plan in favor of retail development could be supported if the application were revised to include building, landscaping, and site design standards that were consistent with the urban design principles outlined in the Plan, ensuring the retail use results in high quality development. At the time this report was drafted, revisions to materials relating to landscaping and screening had not been evaluated.
- The development text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for building design and landscaping, and includes a commitment to a site plan and elevation. The text also requests variances to the required minimum number of parking spaces and to allow required screening to be located within 55 feet of the property line to accommodate an existing utility easement.
- The Columbus Thoroughfare Plan identifies Hilliard-Rome Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from the centerline.
CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested CPD zoning classification would permit most C-4 uses and allow the applicant to develop the site with a general retail building. The *Trabue-Roberts Area Plan* recommends low to medium density residential uses for this site. While a general retail use is not consistent with the recommended land use at this location, Staff could support a deviation if the site design was of a high quality consistent with the urban design principles outlined in the Plan. At the time this report was drafted, revised materials were submitted in response to Staff conditions relating to landscaping and screening, but had not been reviewed. Staff is in disapproval until such time as the Planning Division can review and is satisfied with the commitments provided in those areas.
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Approximately 4.56 acres
L-C-2 to CPD
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3146 Hilliard Rome Road
Approximately 4.56 acres
L-C-2 to CPD
INTRODUCTION: The site is located on the east side of Hilliard-Rome Road. There are no existing buildings on the property. The site is zoned L-C-2 (Limited Office District).

SUBAREA “A”:

1. PERMITTED USES: Those uses permitted in Chapter 3356 of C-4, Commercial of the Columbus City Code, except the following uses, which shall be prohibited: bars, cabarets, nightclubs, blood/organ banks, check cashing/loans, mission/temporary shelters, pawn brokers, used merchandise stores, preforming arts, spectator sports and related industries, theaters, dance companies and dinner theaters, and halfway houses.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. Parking setback line shall be a minimum of 0 feet from lot lines except:
   a) at public road right-of-way which a minimum of 25 feet shall apply.
   b) at lot lines shared by an adjacent residential property which a minimum of 55 feet shall apply.

2. Building setback line shall be a minimum of 0 feet from lot lines except:
   a) at public road right-of-way which a minimum of 35 feet shall apply.
   b) at lot lines shared by an adjacent residential property which a minimum of 45 feet shall apply.

B. Building Design and/or Interior-Exterior Treatment Commitments:

1. The building shall be designed in accordance with the attached elevations.

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

1. Street trees shall be planted along public street frontages subject to the review and approval of the City Forester. Evergreen plantings shall be maintained as screening with 90% opacity and minimum 6’ height along the property lines abutting residential. Plantings shall be at the top of a berm approximately 3’ to 5’ above average parking area grade.

D. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments:
1. Dumpster shall be screened with a brick wall on three sides to the height of the dumpster with a gate on the fourth side.

E. Graphics

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

1. Variances.
   a) Section 3312.49(C), Table 2, Parking Requirements for Retail and Other Commercial Uses: to reduce the required number of parking spaces by increasing the square footage per off-street parking spaces for retail use from 250 sq. ft. per space to 350 sq. ft. per space.
   b) Section 3321.09(B.1) Screening. Screening shall be provided and maintained within 55 feet of all lot lines abutting residential zoning classifications – an increase from 20 feet.
   c) All required screening for both subareas will be installed upon development of either of the subareas.

2. Site Plan. The subject site shall be developed in accordance with the site plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the Site Plan shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

3. Building Elevation. The building shall be developed in accordance with the building elevation drawing. The building elevation may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the building elevation shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

SUBAREA “B”:

1. PERMITTED USES: Those uses permitted in Chapter 3356 of C-4, Commercial of the Columbus City Code, except the following uses, which shall be prohibited: bars, cabarets, nightclubs, blood/organ banks, check cashing/loans, mission/temporary shelters, pawn brokers, used merchandise stores, preforming arts, spectator sports and related industries, theaters, dance companies and dinner theaters, and halfway houses.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. Parking setback line shall be a minimum of 0 feet from lot lines except:
a) at public road right-of-way which a minimum of 25 feet shall apply.

b) at lot lines shared by an adjacent residential property which a minimum of 55 feet shall apply.

2. Building setback line shall be a minimum of 0 feet from lot lines except:
   a) at public road right-of-way which a minimum of 35 feet shall apply.
   b) at lot lines shared by an adjacent residential property which a minimum of 45 feet shall apply.

B. Building Design and/or Interior-Exterior Treatment Commitments:
   1. The building shall be designed to follow the theme established by the building elevations for Subarea “A”.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments
   2. Street trees shall be planted along public street frontages subject to the review and approval of the City Forester. Evergreen plantings shall be maintained as screening with 90% opacity and minimum 6’ height along the property lines abutting residential. Plantings shall be at the top of a berm approximately 3’ to 5’ above average parking area grade.

D. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments:
   1. Dumpster shall be screened with a brick wall on three sides to the height of the dumpster with a gate on the fourth side.

E. Graphics
   1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and the provisions of the CCO and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous
   1. Variances.
      a) Section 3312.49(C), Table 2, Parking Requirements to be reduced by 25% for all permissible uses.
      b) Section 3321.09(B.1) Screening. Screening shall be provided and maintained within 55 feet of all lot lines abutting residential zoning classifications – an increase from 20 feet.
      c) All required screening for both subareas will be installed upon development of either of the subareas.
   2. Site Plan. The subject site shall be developed in accordance with, and follow the theme of the site plan of Subarea “A”. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the Site Plan shall be subject
to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

3. Building Elevation. The building shall be developed to follow the theme established by the building elevations for Subarea “A”. The building elevation may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the building elevation shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

4. Circulation. Upon the development of Subarea “B”, the site circulation shall be reviewed and approved by the City of Columbus, Department of Public Service and the City of Hilliard. The property owner shall be responsible for making any changes necessary to mitigate any site circulation concerns that could affect the right-of-way of Hilliard-Rome Rd.

**CPD CRITERIA FOR BOTH SUBAREAS:**

1. Natural Environment. The site is currently undeveloped with no buildings. There are power lines along the back of the property.

2. Activities. The proposed development will provide commercial options for the surrounding commercial and residential neighborhoods.

3. Behavior Patterns. The proposed site will have pedestrian access that connects to the existing sidewalk along Hilliard & Rome Road. Vehicular access at Hilliard Rome Road will provide ingress and egress.

4. Circulation. The site will have a singular mutual access point to Hilliard Rome Road.

5. Form of the Environment. The site is subject to the regional scale commercial district (C-4) which contains building design and site plan review requirements.

6. Emission. The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree singularly for himself, his heirs, successors and assigns, to abide by the above restrictions conditions, and commitments regarding development of the subject property and for such purpose each states that she 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 except as described within this CPD Text.

SIGNATURE: _________________________________

DATE:__________________________________
1. Till all landscape areas to a depth of 4" minimum.

2. The following mixture: 15% improved perennial ryegrass, 30% fine fescue, 30% Kentucky bluegrass, and 25% annual rye at a rate of 8-10 lbs/1000 sft. Provide 19-19-19 starter fertilizer at a rate of 5-7 lbs/1000 sft.

3. Fill in bare or eroded areas and remulch to produce a uniformly smooth lawn.

4. All edging shall be standard commercial steel edging 3/16" x 4", rolled edge, fabricated in sections of standard lengths, with loops stamped from or welded to face of sections to receive stakes in standard finish of green paint.

5. Select the following tree.

   - Gleditsia triacanthos inermis 'Suncole' Sunburst Honeylocust 2 1/2" cal. B&B

6. Select the following shrub.

   - Physocarpus opulifolius 'Monlo' Diablo Ninebark 36" Ht. B&B or cont.

7. Select the following shrub.

   - Rhus aromatica 'Grow low' Grow Low Fragrant Sumac 36" spr. Cont.

8. Select the following shrub.

   - Taxus x media 'Densiformis' Dense Spreading Yew 24" spread B&B or cont.

9. Select the following shrub.

   - Hibiscus moscheutos Perennial Hibiscus Mixed Colors #5 Cont. **Not Althea Rose of Sharon shrub**

10. Select the following shrub.

    - Physocarpus opulifolius 'Monlo' Diablo Ninebark 36" Ht. B&B or cont.

11. Select the following shrub.

    - Rhus aromatica 'Grow low' Grow Low Fragrant Sumac 36" spr. Cont.

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