

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 13, 2014**

1.     **APPLICATION:**           **Z14-003 (14335-00000-00040)**  
      **Location:**           **2490 HILLIARD-ROME ROAD (43026)**, being 0.41± acres located on the east side of Hilliard-Rome Road, 1,200± feet south of Roberts Road (560-168635).  
  
      **Existing Zoning:**       R, Rural District.  
      **Request:**            L-C-2, Commercial District.  
      **Proposed Use:**       Commercial.  
      **Applicant(s):**        American Air; c/o Mike Sliemers, VP; 3945 Brookham Drive; Grove City, OH 43123.  
  
      **Property Owner(s):**   The Applicant.  
      **Planner:**            Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

- The 0.41± acre site is developed with a single family dwelling and zoned in the R, Rural District. The applicant requests the L-C-2, Limited Commercial District to allow commercial development, and intends to develop the site with office use.
- To the north is a vacant parcel in the L-C-3, Limited Commercial District. To the east is a multi-unit development in the AR-12, Apartment Residential District. To the south is a single family dwelling in the R, Rural District and to the west is vacant land in the L-C-4, Limited Commercial District.
- The site is located within the planning area of the *Trabue/Roberts Area Plan (2011)*, which recommends office for this location.
- The L-C-2 text includes access provisions upon redevelopment of the site.
- The *Columbus Thoroughfare Plan* identifies Hilliard-Rome Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-C-2, Limited Commercial District will allow commercial development, and the applicant intends to develop the site with office use. Staff supports the intended use of the property, as the request is consistent with the *Trabue/Roberts Area Plan (2011)* with respect to land use recommendations, and with the zoning and development patterns of the area.



# Plan Recommendations

## Trabue/Roberts Area Plan

2490 Hilliard-Rome Road

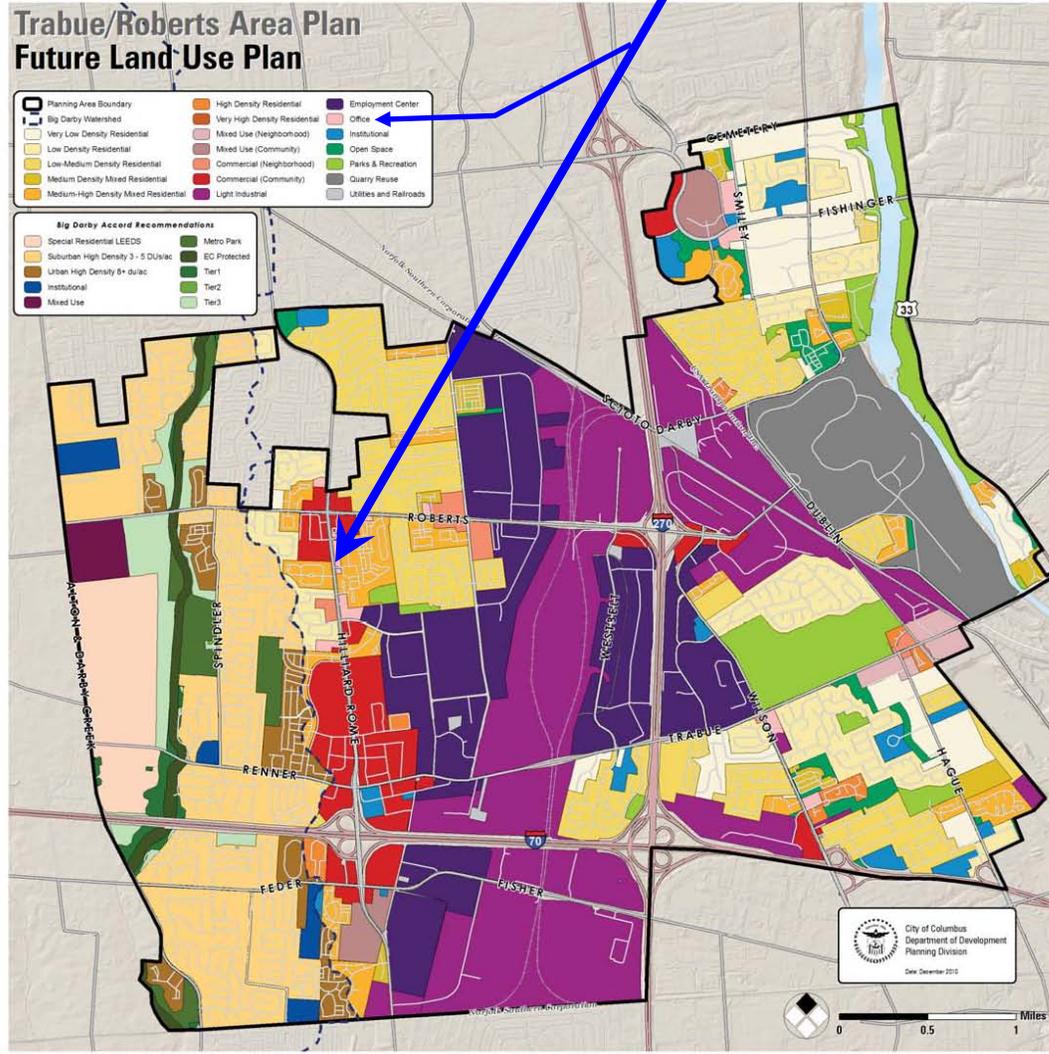


Figure 16

Z14-003



2490 Hilliard-Rome Road  
Approximately 0.414 acres  
R to C-2

**Z14-003**

**COMMERCIAL LIMITATION TEXT**

**PROPOSED DISTRICT:** L-C-2, Limited Commercial District

**PROPERTY ADDRESS:** 2490 Hilliard-Rome Road (43026)

**APPLICANT(S):** American Air; c/o Mike Sliemers, VP; 3945 Brookham Drive; Grove City, OH 43213.

**OWNER(S):** The Applicant.

**DATE OF TEXT:** 2/21/2014

**APPLICATION NUMBER:** Z14-003

**INTRODUCTION:** The 0.41± acre site is located in a commercial area on the east side of Hilliard-Rome Road, 1,200± feet south of Roberts Road, and is currently zoned R, Rural District. The applicant proposes to rezone the property to the L-C-2, Limited Commercial District for office uses, which is consistent with the land-use recommendations of the *Trabue/Roberts Area Plan* (2011).

**PERMITTED USES:** Those uses permitted in Chapter 3353 of Columbus City Code (C-2, Commercial).

**DEVELOPMENT STANDARDS:** Unless otherwise indicated herein, the applicable development standards are contained within Chapter 3353 (C-2, Office Commercial District) of the Columbus City Code.

A. Density, Height, Lot Coverage, and Setback Requirements: N/A

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

1. Upon redevelopment of this property, the following conditions shall be met:

- a. One full access point shall be permitted for this property, which shall be located as far to the south as possible.
- b. Cross access easements shall be granted to the parcels to the north and south for use of the full access point on this site. The intent of this commitment is to minimize the number of direct access points to Hilliard-Rome Road.

For purposes of this section, “redevelopment” shall be defined as any action on the subject parcel which includes new construction of a building, expansion of an existing building, demolition of all or part of an existing building, construction of new parking areas or expansion of existing parking areas.

C. Building design and/or Interior-Exterior treatment commitments: N/A

D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments: N/A

E. Graphics and Signage requirements:

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-2, Office Commercial District, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, does hereby agree singularly and collectively for themselves, their heirs, 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.

By: \_\_\_\_\_

Date: \_\_\_\_\_