

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 12, 2015**

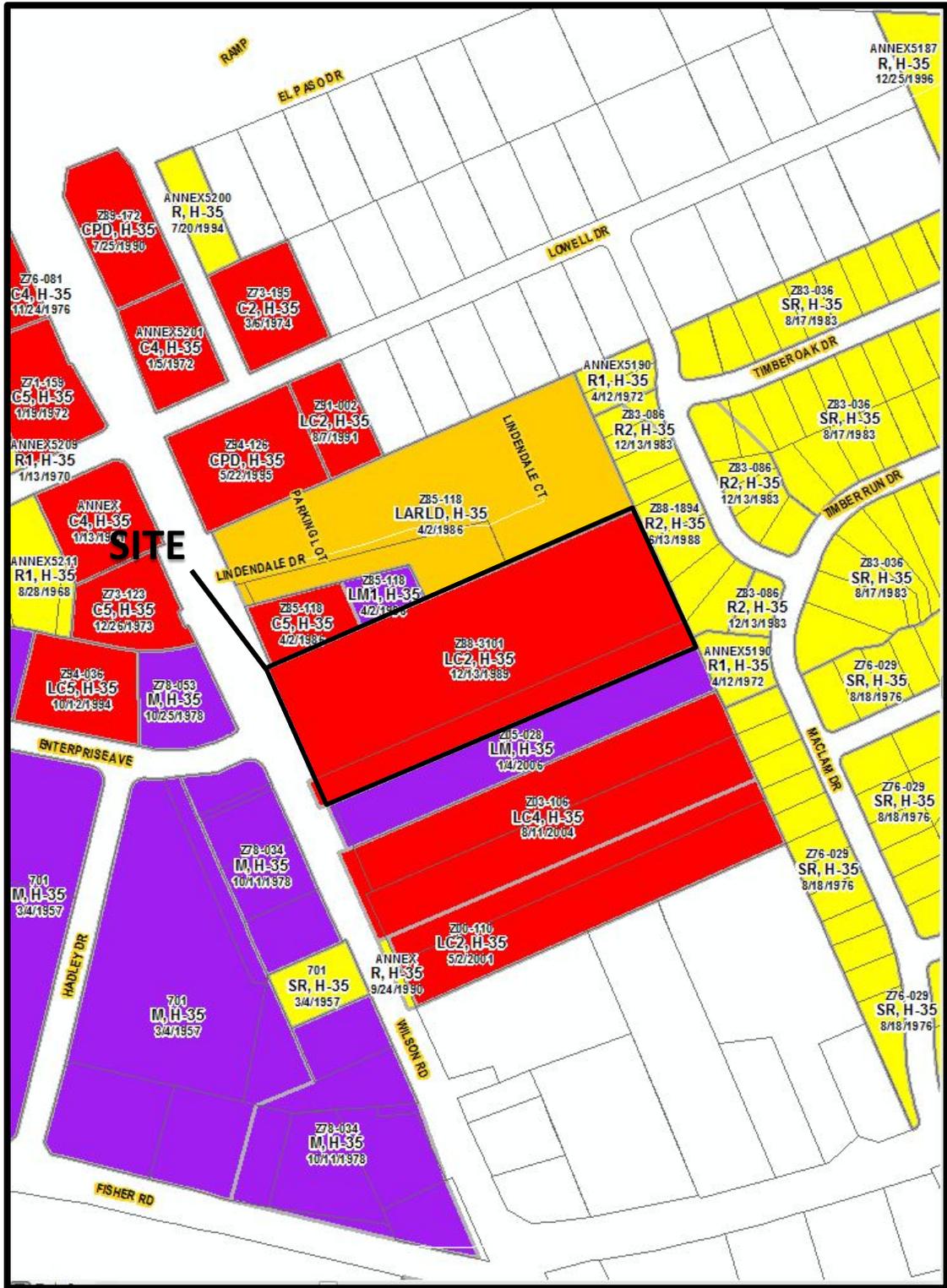
1. **APPLICATION:** **Z14-046 (14335-00000-00703)**  
**Location:** **782 NORTH WILSON ROAD (43204)**, being 5.88± acres located on the east side of Wilson Road, across from the intersection of Enterprise Avenue (570-213771 and 010-218961; Greater Hilltop Area Commission).  
**Existing Zoning:** L-C-2, Limited Commercial District.  
**Request:** C-2, Commercial District.  
**Proposed Use:** Religious facility.  
**Applicant(s):** Mark Larrimer; Moody Nolan Inc.; 300 Spruce Street, Suite 300; Columbus, OH 43215.  
**Property Owner(s):** Robert Del Martin Castillo; 782 North Wilson Road; Columbus, OH 43204.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)

**BACKGROUND:**

- The site is comprised of two separate parcels. One parcel is developed with a single unit dwelling and the other parcel is undeveloped. The applicant requests the C-2, Commercial District to allow development of a religious facility. The applicant is also pursuing a concurrent Council variance (CV14-050) to request a parking variance. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is surrounded by commercial and residential development. To the north are a carwash and multi-unit residential development in the C-5, Commercial and L-ARLD, Limited Apartment Residential Districts, respectively, and undeveloped land in the L-M-1, Limited Manufacturing District. To the east are single-unit dwellings in the R-1 and R-2 Residential Districts. To the south is a contractor's office in the L-M, Limited Manufacturing District. To the west across North Wilson Road are industrial/warehouse uses in the M, Manufacturing District.
- The *Greater Hilltop Plan* (2010) recommends community commercial uses for this location, which is consistent with the applicant's request.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval of the requested C-2 district, but is conditioned on limiting repossession service uses which can only be accomplished through converting the request to an L-C-2 district.
- The *Columbus Thoroughfare Plan* identifies Wilson Road as a "4-2D" arterial requiring 60 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested C-2, Commercial District is consistent with the land use recommendations of the *Greater Hilltop Plan*, and is an appropriate transition between residential and more intense commercial and manufacturing districts. Staff does not believe that an L-C-2, Limited Commercial District to restrict repossession services is warranted because only offices for such businesses would be permitted.



Z14-046  
 782 North Wilson Road  
 Approximately 5.88 acres  
 From LC-2 to C-2

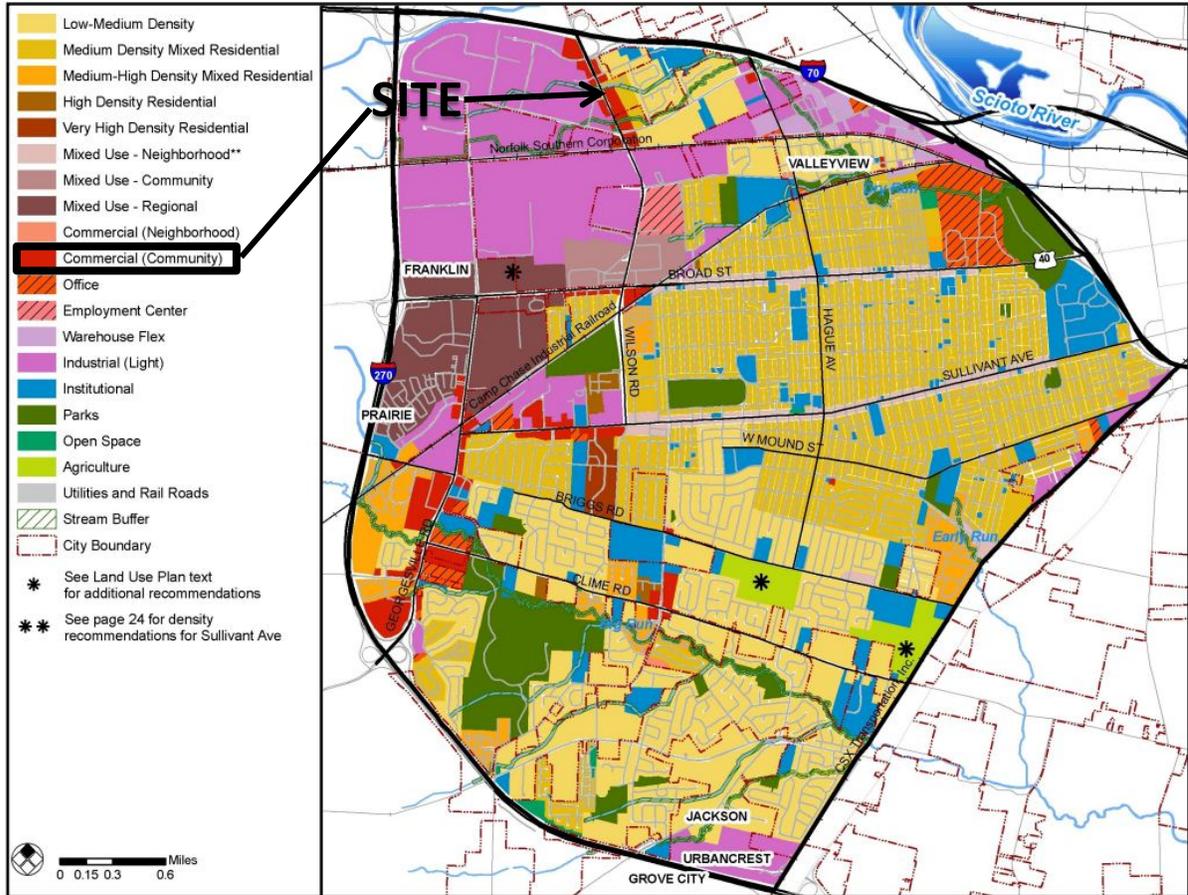


Figure 7: Future Land Use Plan

Z14-046  
 782 North Wilson Road  
 Approximately 5.88 acres  
 From L-C-2 to C-2



Z14-046  
782 North Wilson Road  
Approximately 5.88 acres  
From L-C-2 to C-2



# STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number 214-046/14335-00000-00703  
Address 782 NORTH WILSON ROAD 43204  
Group Name GREATER HILLTOP AREA COMMISSION  
Meeting Date 11/11/2014

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)  
 Approval  
 Disapproval

**NOTES:** APPROVED C-2 ZONING WITH THE EXCEPTION  
OF REPOSSESSION SERVICES NOT PERMITTED

Vote FOR = 14 AGAINST = 0 ABSTAIN = 1  
Signature of Authorized Representative My Jay GREG LARUE  
SIGNATURE  
CO-CHAIR, ZONING COMMITTEE GHAC  
RECOMMENDING GROUP TITLE  
614-653-7653  
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.