



Legislation Text

File #: 0071-2015, Version: 1

Rezoning Amendment Z14-039A

Ordinance # 2420-2014, passed November 3, 2014 (Z14-039), rezoned 9.78± acres located at the northeast corner of Greenlawn Avenue and Greenfield Drive to CPD, Commercial Planned Development, District, but included a legal description that excluded a portion of the site. This ordinance corrects the legal description for the 9.78± acre tract to reflect the entire site, which contains 9.89± acres, as well as to update the introduction of the Commercial Planned Development text which contains a description of the acreage of the site. All other aspects of Ordinance # 2420-2014 remain in effect, but have been included in this amendment for file consistency and consolidation purposes.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance # 2420-2014, passed November 3, 2014 (Z14-039), for property located at **880 GREENLAWN AVENUE (43223)**, by amending Sections 1-3 in order to correct the legal description of the 9.89± acre tract (Z14-039A).

WHEREAS, Ordinance # 2420-2014, passed November 3, 2014 (Z14-039), established the CPD, Commercial Planned Development District on property located at **880 GREENLAWN AVENUE (43223)**, being 9.78 **9.89±** acres located at the northeast corner of Greenlawn Avenue and Greenfield Drive, but included a legal description that excluded a portion of the site; and

WHEREAS, it is necessary to amend Ordinance # 2420-2014 to replace the legal description in Section 1; and

WHEREAS, all other aspects of Ordinance # 2420-2014 remain in effect and unchanged, but have been included in this amendment for file consolidation purposes, now, therefore:

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

SECTION 1. That Section 1 of Ordinance # 2420-2014, passed November 3, 2014(Z14-039), be hereby repealed and replaced with new Section 1 reading as follows:

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:

880 GREENLAWN AVENUE (43223), being 9.78 **9.89±** acres located at the northeast corner of Greenlawn Avenue and Greenfield Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, partly in the City of Columbus and partly in the Township of Franklin, in Virginia Military Survey 422, being part of a 3.457 acre tract conveyed to Ohio Hospital for Psychiatry, LLC in Instrument Number 200509140190874, Parcel 1, part of a 1.779 acre tract conveyed to Ohio Hospital for Psychiatry, LLC in Instrument Number 200509140190874, Parcel 2, part of a 5.678 acre tract conveyed to Ohio Hospital for Psychiatry in Instrument Number 201402030013720 and Instrument Number

201402200021177 and part of a 12.417 acre tract conveyed to Columbus Metropolitan Housing Authority in Official Record Volume 641, Page F08 all records being of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at the centerline intersection of Harmon Avenue with the centerline of Greenlawn Avenue;

Thence along the centerline of Greenlawn Avenue, North 87 degrees 44 minutes 34 seconds West, 649.42 feet to the southeast corner of said 5.678 acre tract;

Thence along part of the east line of said 5.678 acre tract, North 02 degrees 18 minutes 42 seconds East, 30.00 feet to the north line of Greenlawn Avenue and the TRUE POINT OF BEGINNING of the parcel herein intended to be described;

Thence across said 5.648 acre and said 1.779 acre tracts, across part of said 3.457 acre tract and along the north line of Greenlawn Avenue, North 87 degrees 44 minutes 34 seconds West, 986.21 feet to the east line of Greenfield Drive as delineated on Dedication of Greenfield Drive and Easements in Plat Book 36, Page 54;

Thence across part of said 3.457 acre tract and along the east line of Greenfield Drive, North 08 degrees 35 minutes 33 seconds West, 208.05 feet to a point of curvature;

Thence continuing across part of said 3.457 acre tract, across part of said 12.417 acre tract and along the east line of Greenfield Drive, along a curve to the right having a radius of 225.00 feet, a central angle 66 degrees 14 minutes 30 seconds, an arc length of 260.13 feet, North 24 degrees 31 minutes 14 seconds East, 245.88 feet to a point of tangency;

Thence continuing across part of said 12.417 acre tract and along the east line of Greenfield Drive, North 57 degrees 37 minutes 42 seconds East, 245.88 feet;

Thence continuing across part of said 12.417 acre tract and along part of the north line of said 3.457 acre tract, South 32 degrees 23 minutes 40 seconds East, 225.23 feet to the northeast corner of said 3.457 acre tract and the northwest corner of said 1.779 acre tract;

Thence along the north line of said 1.779 acre tract, North 80 degrees 17 minutes 21 seconds East, 217.74 feet to the northeast corner of said 1.779 acre tract and the northwest corner of said 5.678 acre tract;

Thence along the north line of said 5.678 acre tract, North 80 degrees 37 minutes 00 seconds East, 609.97 feet to the northeast corner of said 5.678 acre tract;

Thence along part of the east line of said 5.678 acre tract, South 02 degrees 18 minutes 01 second West, 304.55 feet;

Thence continuing along part of the east line of said 5.678 acre tract, North 87 degrees 49 minutes 13 seconds West, 99.98 feet;

Thence continuing along part of the east line of said 5.678 acre tract, South 02 degrees 18 minutes 42 seconds West, 175.09 feet to the TRUE POINT OF BEGINNING, CONTAINING 9.886 ACRES.

The basis of bearings for this description is assumed to be North 87 degrees 44 minutes 34 seconds West on the centerline of Greenlawn Avenue.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

This description is based on available records and a field survey by E.P. Ferris & Associates in 2012 and 2014.

To Rezone From: CPD, Commercial Planned Development District.

To: CPD, Commercial Planned Development District

SECTION 2. That Section 2 of Ordinance # 2420-2014, passed November 3, 2014 (Z14-039) be hereby repealed and replaced with a new Section 2 reading as follows:

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

SECTION 3. That Section 3 of Ordinance # 2420-2014, passed November 3, 2014 (Z14-039), be hereby repealed and replaced with a new Section 3 reading as follows:

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plan being titled, "SITE PLAN," and text titled, "**COMMERCIAL PLANNED DISTRICT TEXT**," both dated December 22, 2014 signed by Jackson B. Reynolds, III, Attorney for the Applicant, and the text reading as follows:

COMMERCIAL PLANNED DISTRICT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DISTRICT

PROPERTY ADDRESS: 880 Greenlawn Avenue

OWNER: Ohio Hospital for Psychiatry LLC & Columbus Metropolitan Housing Authority

APPLICANT: Ohio Hospital for Psychiatry LLC

DATE OF TEXT: ~~10/16/2014~~ **12/22/14**

APPLICATION NUMBER: Z14-039A

1. **INTRODUCTION:** The subject site was part of a rezoning done in 2012 (Z12-014A) that rezoned 4.9± acres from AR-31 Rural to the CPD district. The rezoning was done to allow the expansion of an existing hospital. Subsequent to the 2012 rezoning the applicant purchased the abutting three (3) parcels (consisting of approximately ~~5.678~~ **4.986** acres) that would provide for a larger expansion of the hospital. The property is being annexed from Franklin Township into the City of Columbus. As with the 2012 rezoning there will be two (2) parcels as the parcels cannot be combined due to the annexation of the property into the City of Columbus utilizing the Expedited Type II annexation process. The CPD will include both institutional and C-2 uses. The expansion will contain 40 beds with an existing bed count of 90 for a total of 130 beds located within the facility.

2. **PERMITTED USES:** Section 3349.03 (Institutional) and Section 3353.03 (C-2) of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the limitation text the applicable development standards are contained in Chapter 3361 of the Columbus City Code.

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

1. A perimeter setback around the subject site shall be as shown on the site plan with a minimum setback of 4 feet from property line.

2. No building setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as one overall site.

3. No parking or maneuvering setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as part of the overall site.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. The view of all loading docks shall be fully screened from any adjacent public street, off-site building, or parking lot. Such screening shall achieve 75% opacity to a minimum height of six (6) feet from finished grade.

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

1. Street tree planting shall be required within the setback along Greenlawn Avenue. Such trees shall be those specified in the Columbus Street Program guidelines from the City of Columbus Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center.

2. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement.

D. Building Design and/or Interior-Exterior treatment commitments.

1. Building illumination shall be permitted; provided such light source is concealed. No colored light shall be used to light the exterior of any building.

E. Graphics and Signage commitments.

1. All signage and graphics shall conform to the CPD signage requirements found in Article 15 of the Columbus City Graphics Code. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

F. Variances

1. Reduce the 25 foot perimeter yard to 0' along the interior lot line and to a minimum of 4' on the exterior lot lines (CC 3361.04(a)).

2. Allow maneuvering and parking spaces to cross parcel lines as the two (2) parcels cannot be combined into one parcel. (CC3312.25).

G. Miscellaneous Commitments.

1. The Subject Site shall be developed in accordance with the submitted site plan which shall be signed and dated on behalf of the owner/applicant. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plan may be reviewed and approved by the Director of the Department of Building Services or a designee upon submission of the appropriate data regarding the proposed adjustment.

2. The appropriate parkland dedication fee will be paid to the City per the calculations set down in CCC 3318.13 at the time the Building Permit is submitted.

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