

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 10, 2009**

1. **APPLICATION:** **Z09-020 (ACCELA # 09335-00000-00185)**
 Location: **1284 GEMINI PLACE (43240)**, being 5.99± acres located on the north side of Gemini Place, 1750± feet west of Lyra Drive (46-31843201002000).

 Existing Zoning: R, Rural District.
 Request: L-C-4, Limited Commercial District.
 Proposed Use: Commercial development.
 Applicant(s): NP Limited; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215 and Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.

 Property Owner(s): Christ the King Church; c/o Bennett Smith; 1250 Gemini Place; Columbus, Ohio 43240.

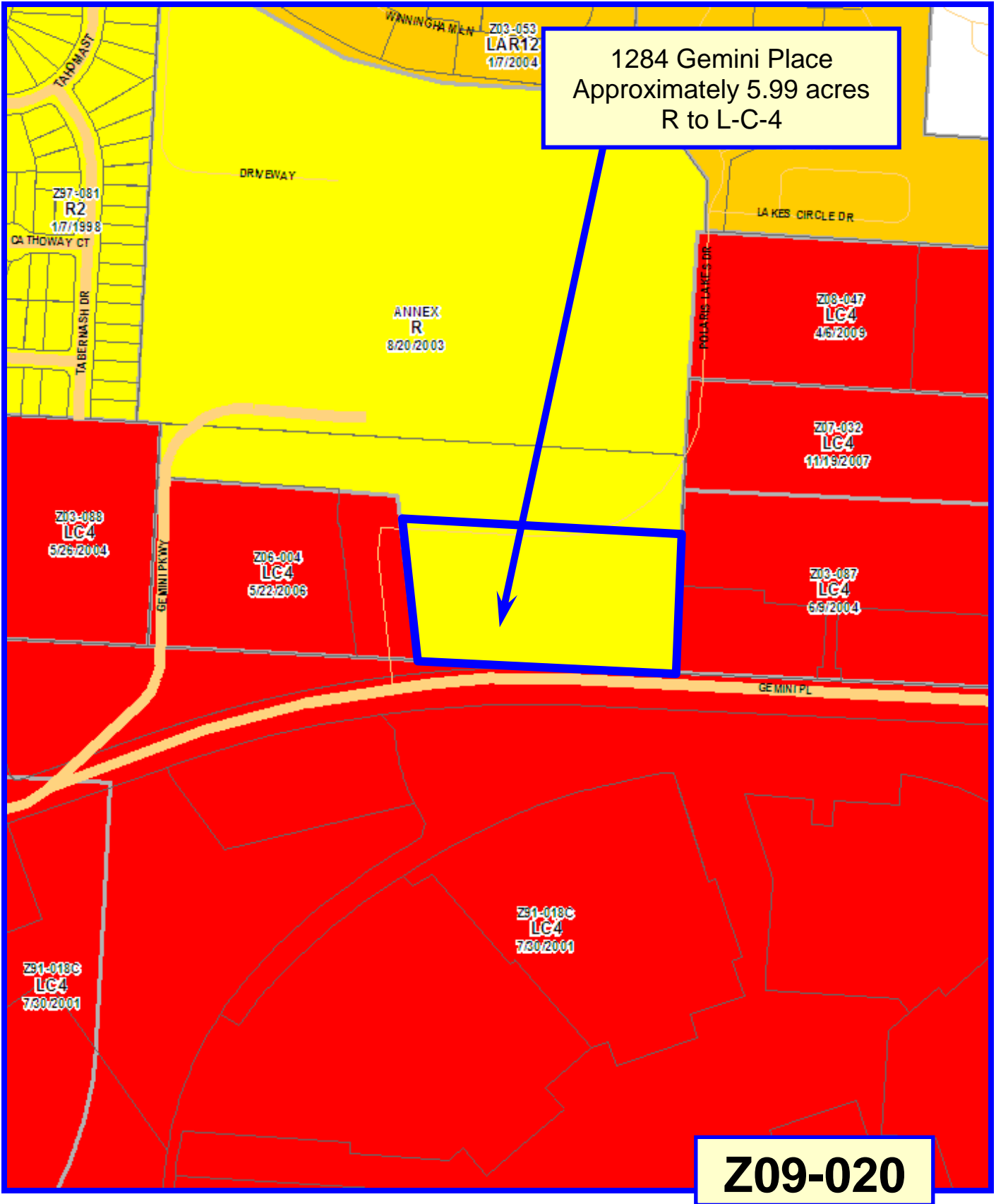
 Planner: Shannon Pine; 645-2208; spine@columbus.gov.

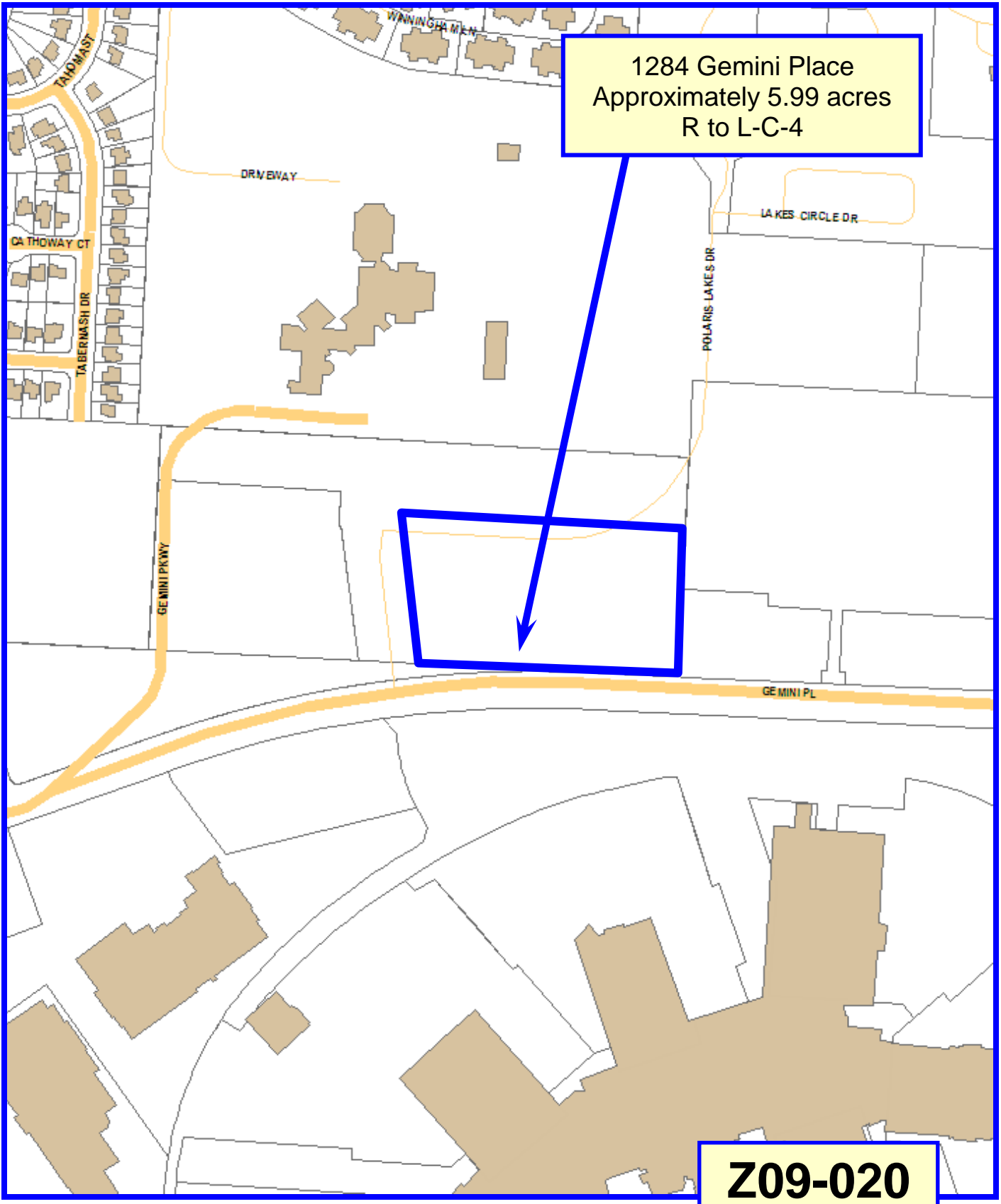
BACKGROUND:

- The 5.99± acre site is undeveloped and zoned in the R, Rural District. The applicant requests the L-C-4, Limited Commercial District to permit regional-scale commercial development.
- To the north is a church in the R, Rural District. To the east is commercial development in the L-C-4, Limited Commercial District. To the south is a mall in the L-C-4, Limited Commercial District. To the west is undeveloped land in the L-C-4, Limited Commercial District.
- The site lies within Subarea J1 of *The Far North Plan* (1994), which supports regional mall, auto-oriented commercial, corporate office, and high-tech and light assembly industrial uses.
- The proposed limitation text commits to customary use restrictions and development standards consistent with the adjacent L-C-4 districts. The development standards address building and parking setbacks, building height, landscaping, mechanical and dumpster screening, buffering and screening, and lighting controls. Healthy Places considerations that the applicant has committed to include bicycle racks, sidewalks, and pedestrian connections from the building(s) to the public sidewalk.

CITY DEPARTMENTS RECOMMENDATION: Approval.

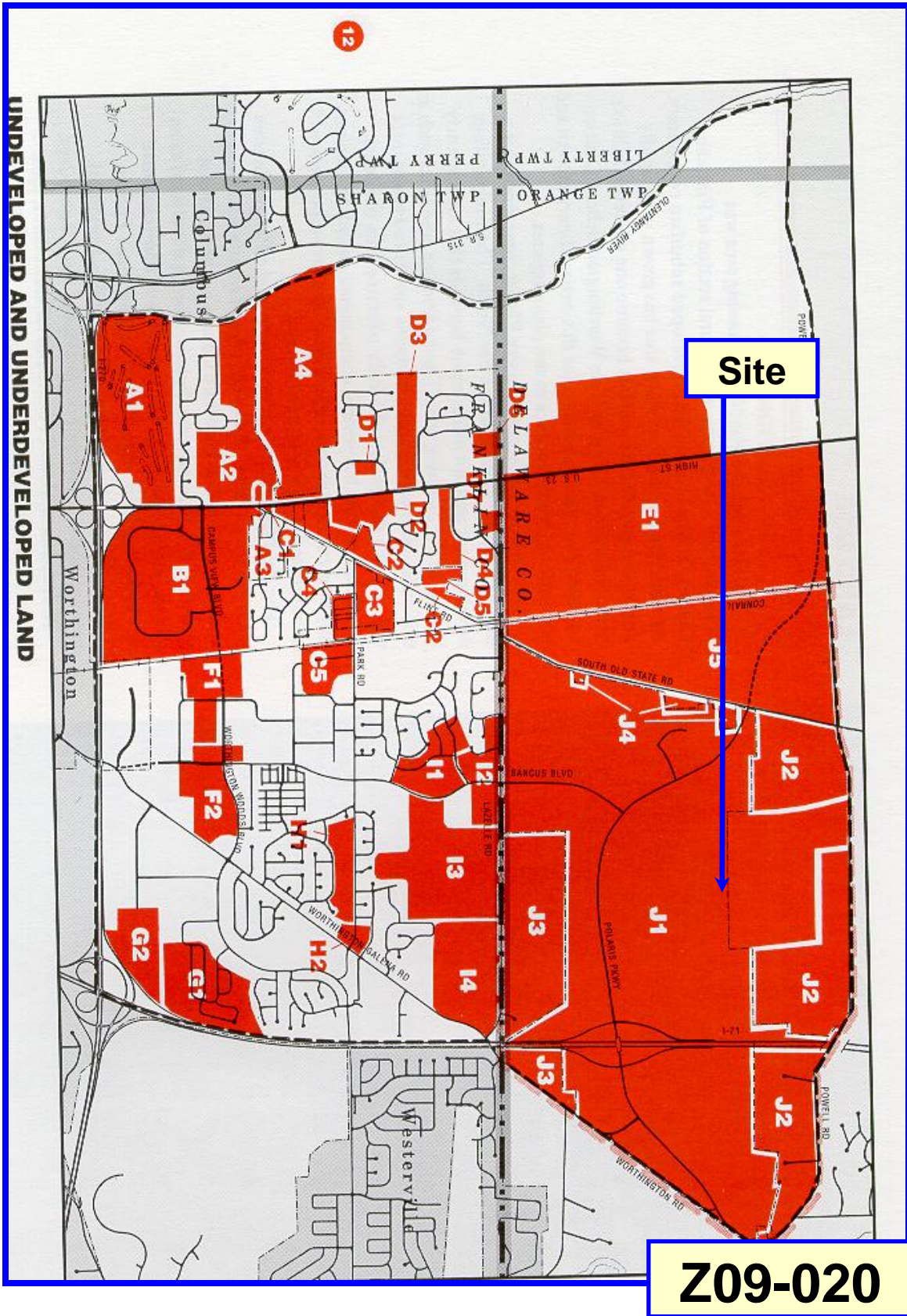
The site is located within Subarea J-1 of the *Far North Plan* (1994), which supports regional-scale commercial development as the most appropriate land use. Since the original Polaris Centers of Commerce rezoning (1991), numerous commercial rezoning applications have been approved as additional property became available for commercial expansion. The applicant's request for the L-C-4, Limited Commercial District for this site is consistent with the established development standards of adjacent zoning districts.





1284 Gemini Place
Approximately 5.99 acres
R to L-C-4

Z09-020



- Subarea I.2:** This subarea is the undeveloped land fronting along the southside of Lazelle Road that is located adjacent to Sancus Boulevard. Bordering development includes Polaris Centers of Commerce, water tower, and site of future fire station on the north, single-family and multi-family development on the south and west, and undeveloped land on the east. The existing zoning is Commercial Planned Development (CPD) and Commercial (C2, C3, C4, and C5).
- Support auto-oriented commercial uses as the most appropriate development for the parcels fronting on the intersection.
 - Support neighborhood-oriented commercial development for the remaining portions of the subarea.
 - All future development must be sensitive to the residential development located south of the subarea.

Subarea I.3: This is a large, 93-acre undeveloped tract of land that is located south of Lazelle Road. The subarea is owned by the Worthington School District and has been reserved as a site for additional school buildings. Adjacent development consists of single-family homes on the south and multi-family apartments on the west. Undeveloped land borders the site on the north and east. The existing zoning is Rural (R) and Institutional (I).

- Support development of the subarea as school facilities for the Worthington School District.
- If the entire subarea is not needed for school buildings, develop with public uses such as a library, community park and recreation center, and police substation. Additional appropriate uses for the subarea include private recreation facilities, a church, or medical facilities.

Subarea I.4: This large, 65-acre subarea is located in the southwest quadrant of Lazelle Road and Worthington Galena Road. The major portion of the subarea is developed as Grace

Brethren Church. The undeveloped portion of the subarea has been reserved by the church as the location for a private high school. Adjacent development consists of single-family homes on the north, multi-family apartments on the south and east, and undeveloped land on the west. Current zoning is Institutional (I), Residential (R2F), and Rural (R).

- Support development of this subarea with land uses that support the mission of the church. Appropriate uses include: expanded church facilities, church parking, retirement housing, church-operated school, and church-related athletic facilities.

Area J: Polaris

Subarea J.1: This subarea is the 1200± acre Polaris Centers of Commerce that is currently being developed as a mixed-use industrial, office, and commercial complex. The subarea is designated as an employment and shopping component of the fringe village. Adjacent development consists of single-family homes that have been developed on large lots. The subarea is zoned Limited Manufacturing (LM), Commercial Planned Development (CPD), and Limited Commercial (LC4).

- Support development of subarea in accordance with current plans and existing zoning. The land uses planned for the subarea include a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial.
- Support auto-oriented commercial uses at the major intersections along Polaris Parkway and at the northwest and northeast corners of the Sancus Boulevard and Lazelle Road intersection.
- Support the Special Development Standards contained in the zoning text for Polaris that are designed to protect

- adjacent single-family residential development from the negative impacts of commercial and industrial development.
- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

Subarea J.2: This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

Subarea J.3: The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.

Far North Columbus Communities Coalition

P.O. Box 340203
Columbus, OH 43234-0203
September 8, 2009

Development Commission

RE: Z09-020

The FNCCC met on September 8, 2009 to hear this rezoning of the land at 1284 Gemini Place, Columbus, OH 43240.

With a vote of nine (9) to zero (0), we voted **approval** of the change in zoning from R-rural to L-C-4.

There was much discussion about the need for a traffic control device at this location, since there have been numerous traffic crashes, partly due to the curve in the road right at this busy intersection. We will let the traffic engineers work out when a traffic control device is appropriate for this intersection.

If you have any further questions on this recommendation, please feel free to contact me at 888-8293 or activist77@sbcglobal.net.

Truly

Daniel Province, President of FNCCC

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

PROJECT DISCLOSURE STATEMENT



Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 209-020

Being first duly cautioned and sworn (NAME) Donald Plank, Plank and Brahm
of (COMPLETE ADDRESS) 145 East Rich Street, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the
subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. NP Limited 8800 Lyra Drive, Suite 550 Columbus, OH 43240 # of Columbus Based Employees: 3 Contact: Franz Geiger, 841-1000	2. Christ the King Church 1250 Gemini Place Columbus, OH 43240 # of Columbus Based Employees: 30 Contact: Bennett Smith, 226-3255
3. _____ _____	4. _____ _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 26th day of Jun, in the year 2009

SIGNATURE OF NOTARY PUBLIC

[Signature]
N/A

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



David Watkins
Attorney At Law
Notary Public - State of Ohio
My commission has no Expiration Date
Ohio Revised Code Section 147.89