

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2004**

- 14. APPLICATION: Z04-010**
Location: **5327 NORTH HAMILTON ROAD (43229)**, being 4.2± acres located on the west side of North Hamilton Road, 490± feet north of Thompson Road (010-237831).
Existing Zoning: L-RRR, Limited Restricted Rural Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Church and C-2, Office Commercial Uses.
Applicant(s): SEM Partners, Inc., Architects; c/o David S. Beeman, Agent; 167 South State Street, Ste. 200; Westerville, Ohio 43081.
Property Owner(s): Beth Messiah Congregation; c/o Elliot Klayman; 5327 North Hamilton Road; Columbus, Ohio 43229.
Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The 4.2± acre site is developed with a religious facility. The applicant wishes to rezone the site to the CPD, Commercial Planned Development District to develop the site with a new religious facility or C-2, Office Commercial uses.
- The site is bordered by a single-family dwelling to the north in the R, Rural District, beyond which is multi-family development in the L-AR-12, Limited Apartment Residential District, commercial development in the CPD, Commercial Planned Development District to the east across North Hamilton Road, a single-family dwelling and undeveloped commercial land zoned in the unrestricted C-4, Commercial District to the south, and single-family dwellings in the SR, Residential District west of the site.
- The site is located in the Blendon District of the *Northland Plan: Volume II* (2002). The Plan recommends infill development that is compatible with surrounding land uses and compliance with the *Northland Development Standards*.
- The CPD text permits C-2 Office Commercial uses. Development standards address building and parking setbacks from North Hamilton Road and interior lot lines, a 60 foot height district with an absolute height of 45 feet, maximum lot coverage, an ingress-egress easement for the single-family dwelling north of the site, perimeter and parking lot landscaping, headlight screening, building materials and design, lighting and graphics restrictions, and PDO requirements. Variances are requested to reduce the number of required parking spaces by 7%, from 205 to 187 spaces and to require 30" high continuous landscaping north of the parking lot to provide headlight screening instead of the minimum five (5) foot high, 75% opaque screening required per C.C. 3342. The Applicant is continuing to work with the Northland Community Council to finalize commitments for building materials and anticipates some final revisions to the CPD text. A revised CPD site plan will also be submitted.

CITY DEPARTMENTS RECOMMENDATION: Approval. The requested CPD, Commercial Planned Development District to develop a religious facility or C-2, Office Commercial uses establish an

appropriate transition between unrestricted C-4 commercial zoning south of the site and predominantly multi-family residential development north of the site, and is consistent with zoning and development patterns along this section of North Hamilton Road. The CPD text includes appropriate development standards that address building and parking setbacks from North Hamilton Road and interior lot lines, height district and absolute height, perimeter and parking lot landscaping and headlight screening, and lighting and graphics restrictions. The CPD text includes variance to reduce required parking for a religious facility by 7% and to modify screening requirements along the north property line adjacent to the parking lot. If the site is developed with any other C-2 commercial use the amount of required parking will comply with Chapter 3342 of the zoning code. An Access Study was completed and reviewed by the Columbus Transportation Division to establish turn lane commitments included in the CPD text.