

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 11, 2022**

- 7. APPLICATION: Z22-028 (RECONSIDERATION)**
Location: **5600 N. HAMILTON RD. (43230)**, being 1.00± acre located on the east side of North Hamilton Road, 160± feet south of Preserve Boulevard (010-289274; Northland Community Council).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-C-4, Limited Commercial District (H-35).
Proposed Use: Commercial development.
Applicant(s): Brady Signs; c/o Rebecca Green; 84 Skyline Drive; South Bloomfield, OH 43103.
Property Owner(s): Civista Bank; P.O. Box 13240; Columbus, OH 43213.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

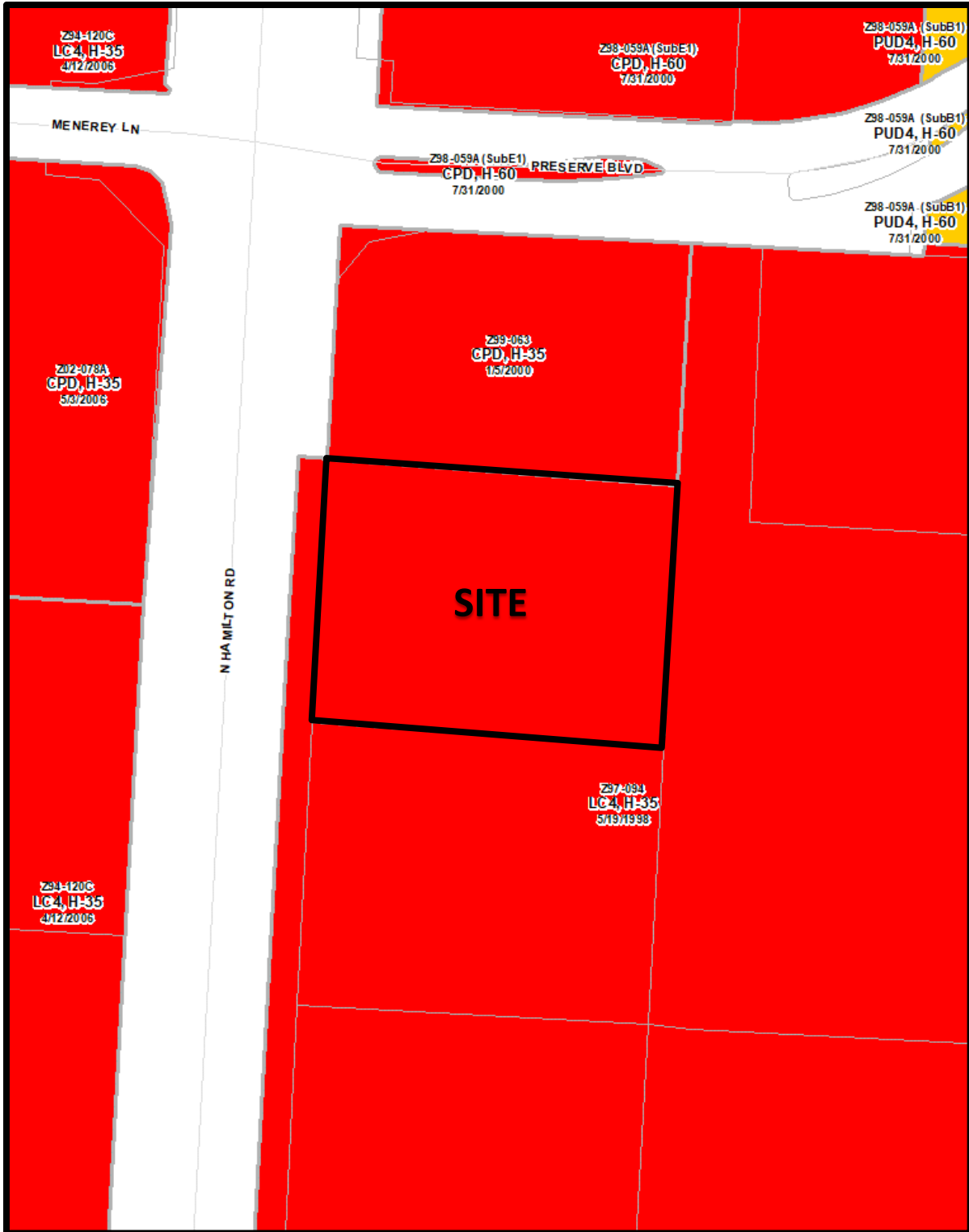
BACKGROUND:

- Rezoning request Z22-028 was heard at the July 2022 Development Commission meeting and was given a recommendation of approval, with a 6-0 vote, conditioned on the applicant limiting their ground signage to a six-foot tall monument style sign. The applicant has not proposed any changes from the request as heard at the July 2022 Development Commission Meeting. The 1.00± acre site consists of one parcel developed with a bank in the L-C-4, Limited Commercial District. The applicant requests a new L-C-4 district to remove signage restrictions contained within the existing limitation text as part of Z97-094 (Ordinance #1198-098).
- North of the site is a medical building in the CPD, Commercial Planned Developed District. South of the site is an undeveloped parcel in the L-C-4, Commercial District. East and west of the site are shopping centers in the L-C-4, Limited Commercial and CPD, Commercial Planned Development districts.
- The site is within the boundaries of the *Northland Plan – Volume II* (2002), which recommends “Preserve District” uses at this location.
- The site is located within the boundaries of the Northland Community Council whose recommendation, while for approval, was conditioned on a commitment to limit the maximum ground signage height to six feet. The applicant has not agreed to this condition, thus the resulting recommendation is for disapproval.
- The limitation text includes use restrictions and supplemental development standards that address building density, building and parking setbacks, traffic access, loading space screening, green space, screening, landscaping, fencing, building design and materials, lighting, and restricts ground signage height to 15 feet.

- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of North Hamilton Road as a Suburban Community Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District provides updated limitation text language that removes outdated development standard commitments, including previously approved graphics restrictions, allowing the applicant to replace ground signage along North Hamilton Road. The requested L-C-4 district remains consistent with the *Northland Plan – Volume II*, the surrounding zoning and development pattern along North Hamilton Road, and includes a commitment to limit ground signage to 15 feet in height.



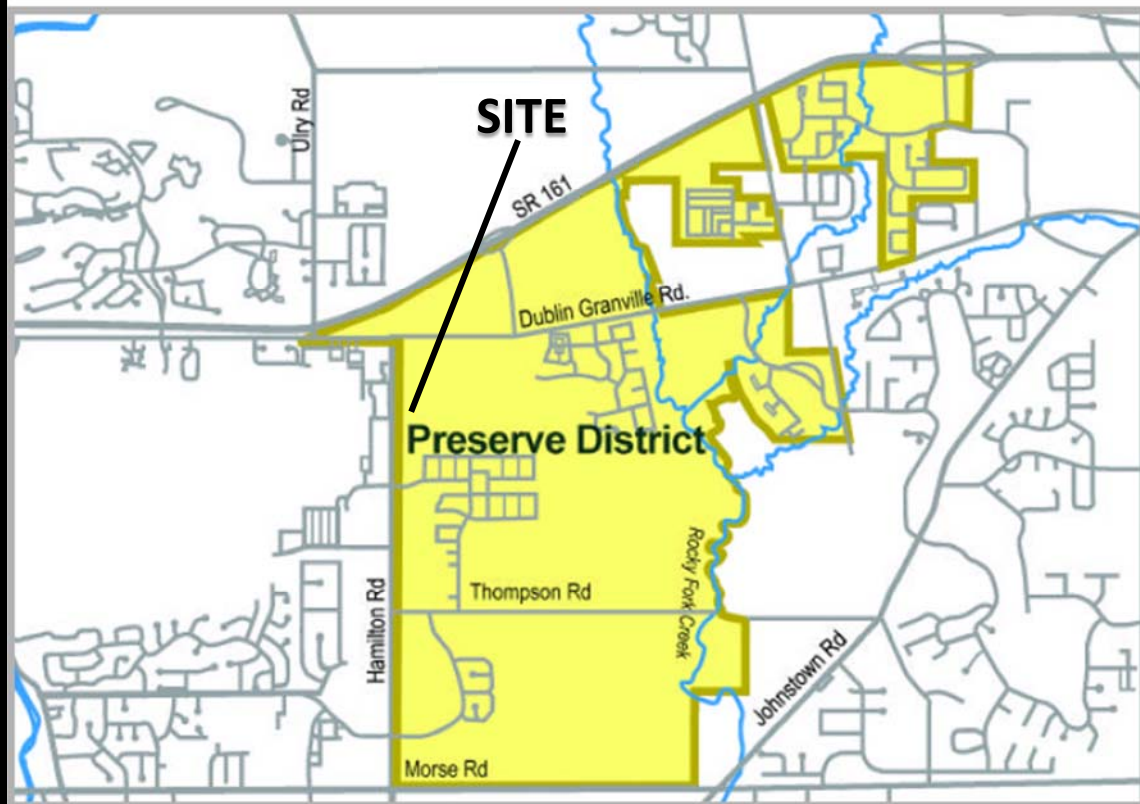
Z22-028
5600 N. Hamilton Rd.
Approximately 1.0 Acre
L-C-4 to L-C-4

Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District



Z22-028
5600 N. Hamilton Rd.
Approximately 1.0 Acre
L-C-4 to L-C-4



Z22-028
5600 N. Hamilton Rd.
Approximately 1.0 Acre
L-C-4 to L-C-4

Meeting Called to Order: 6:30 pm by co-chairs Dave Paul

Members represented:

Voting: (14): Albany Park (APHA), Cooperwoods (CWCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Westerwood (WRA).

Case #1 Application #Z22-028 (Rezone 1.00 AC± from L-C-4 to L-C-4 to revise the text to remove 1998 graphics restrictions in excess of current Code requirements, and to modernize limitation text; *Tabled May 2022*)
 Rebecca Green/Zoning Resources *representing*
 Civista Bank
 5600 N Hamilton Rd, 43230 (PID 010-289274)

- *The Committee approved (13-0 w/ 1 abstention) a motion (by PCHA, second by RRSHA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the applicant will limit the height of the proposed ground sign to 6 feet or less, in order to maintain pedestrian scale and consistency with the evolving standard for new ground signs in this district as recommended by City Planning Division staff to the applicant in the Staff Review report dated May 19, 2022; and that the text will be amended to state this limitation.*

Case #2 Application #BZA22-058 (BZA variance from §3332.27, Rear yard requirements, to permit the reconstruction of a residence where the site does not permit the creation or maintenance of a required rear yard)
 Stephen A. Fountain, Architect *representing*
 Valerie Miller/Christopher Will
 (Residence) 5499 Walnut View Blvd, 43230 (PID 600-155128)

- *The Committee approved (13-0 w/ 1 abstention) a motion (by PCHA, second by APHA) to **RECOMMEND APPROVAL** of the application.*

Case #3 Application #CV22-046 (Council use variance to permit the operation of a Type A family child care facility in an SR residential district)
 Nitoriya Goff
 (Residence) 6158 Northgap Dr, 43229 (PID 010-144057)

- *The Committee approved (13-0 w/ 1 abstention) a motion (by FPCA, second by KWPCA) to **RECOMMEND APPROVAL** of the application.*



Rezoning Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-028

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

Being first duly cautioned and sworn (NAME) Brady Signs
of (COMPLETE ADDRESS) 1721 Hancock St Sandusky OH 44870

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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Civista Bank PO Box 13240 Columbus OH 43213-0240	2.
3.	4.

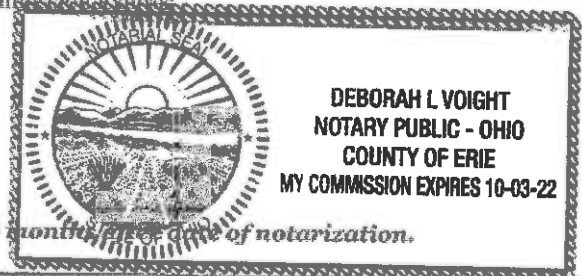
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Monica L. Fletcher Brady

Sworn to before me and signed in my presence this 22nd day of April, in the year 2022

Deborah L Voight
SIGNATURE OF NOTARY PUBLIC

10/03/2022
My Commission Expires



This Project Disclosure Statement expires six (6) months after date of notarization.