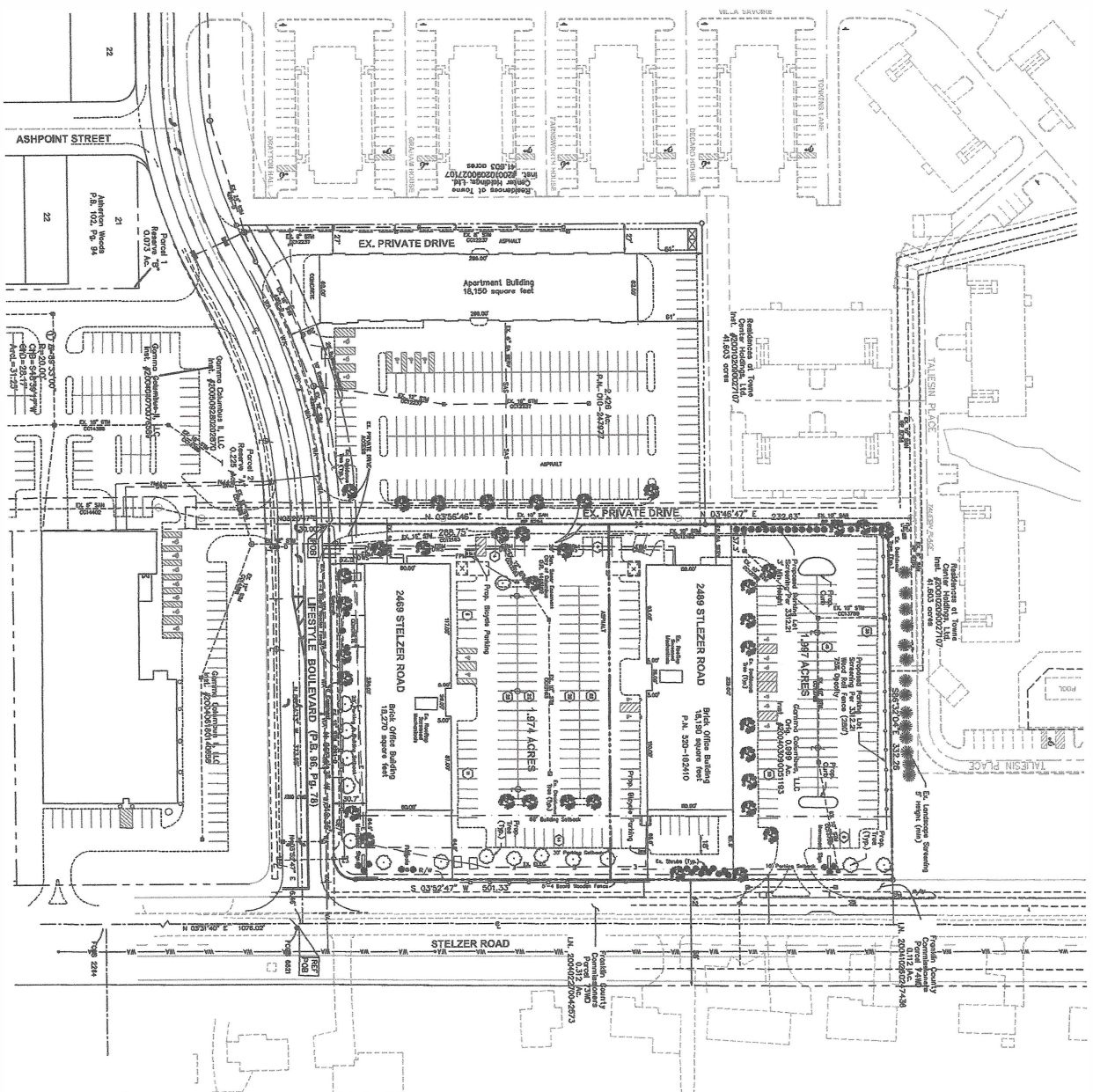


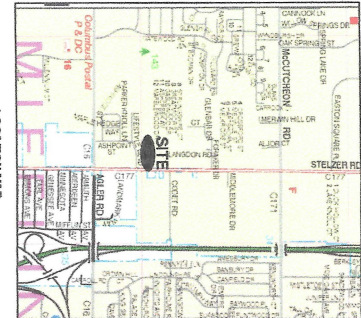
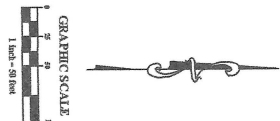
1118-0004-1837-0001-PRODUCTION DRAWINGS/CDIST/LOT Split Caddbld.dwg Layout1 Apr 16, 2020 - 4:00:04pm Raster



Amor S. Shull


6/12/2020

Z20-007 Final Received 6/12/2020



SITE STATISTICS:

- TOTAL IMPROV. AREA: 3,971 SQUARE FEET
- 2489 STELZER ROAD: 1,977 SQUARE FEET
- TOTAL BUILDING AREA: 18,100 SQUARE FEET
- CAREFREE ZONING: C-10, COMMERCIAL PLANNED DISTRICT
- TOTAL PARKING REQUIRED: 1 SPACE/450 SF OF GENERAL OFFICE = 18,100 SF x 1 SPACE / 450 SF = 41 SPACES
- TOTAL SPACES WITH SIGN: 128 SPACES (INCLUDES 2 ADA SPACES)
- RECYCLE PARKING REQUIRED: 8 RECYCLE SPACES (4-4) TYPE BUCKS
- 1 SPACE FOR EVERY 20 SPACES AND 1 FOR EVERY 20 SPACES AFTER (OV) A MAX OF 20
- RECYCLE PARKING PROVIDED: 8 RECYCLE SPACES (4-4) TYPE BUCKS
- PARKING SPACE SHADE TREES REQUIRED: THREE TREES TO (4) TYPE BUCKS
- RECYCLE PARKING SPACE SHADE TREES PROVIDED: 11 TREES
- RECYCLE PARKING SPACE SHADE TREES PROVIDED: 11 TREES (2 TREES ALONG ROW FRONTAGE, 1 INTERNAL SHADE TREE)
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ADVANCED CIVIL DESIGN, INC.

 427 Sawyer Road

 Columbus, Ohio 43230

 614.885.7770

 614.885.7771

CITY OF COLUMBIA, FRANKLIN COUNTY, AND

LOT SPLIT EXHIBIT

 FOR

BRADFORD SCHOOLS

 PLAN PROVIDED BY:

2020 PLAN NO. 2020

 SHEET 1 / 1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2020**

- 1. APPLICATION: Z20-007**
- Location:** **2469 STELZER RD. (43219)**, being 3.97± acres located at the northwest corner of Stelzer Road and Lifestyle Boulevard (520-162410; Northeast Area Commission).
- Existing Zoning:** L-C-4, Limited Commercial District, CPD, Commercial Planned Development District, and R-1, Residential District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Office and limited commercial development.
- Applicant(s):** Gamma Columbus LLC; c/o Aaron L. Underhill; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054
- Property Owner(s):** The Applicant.
- Planner:** Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

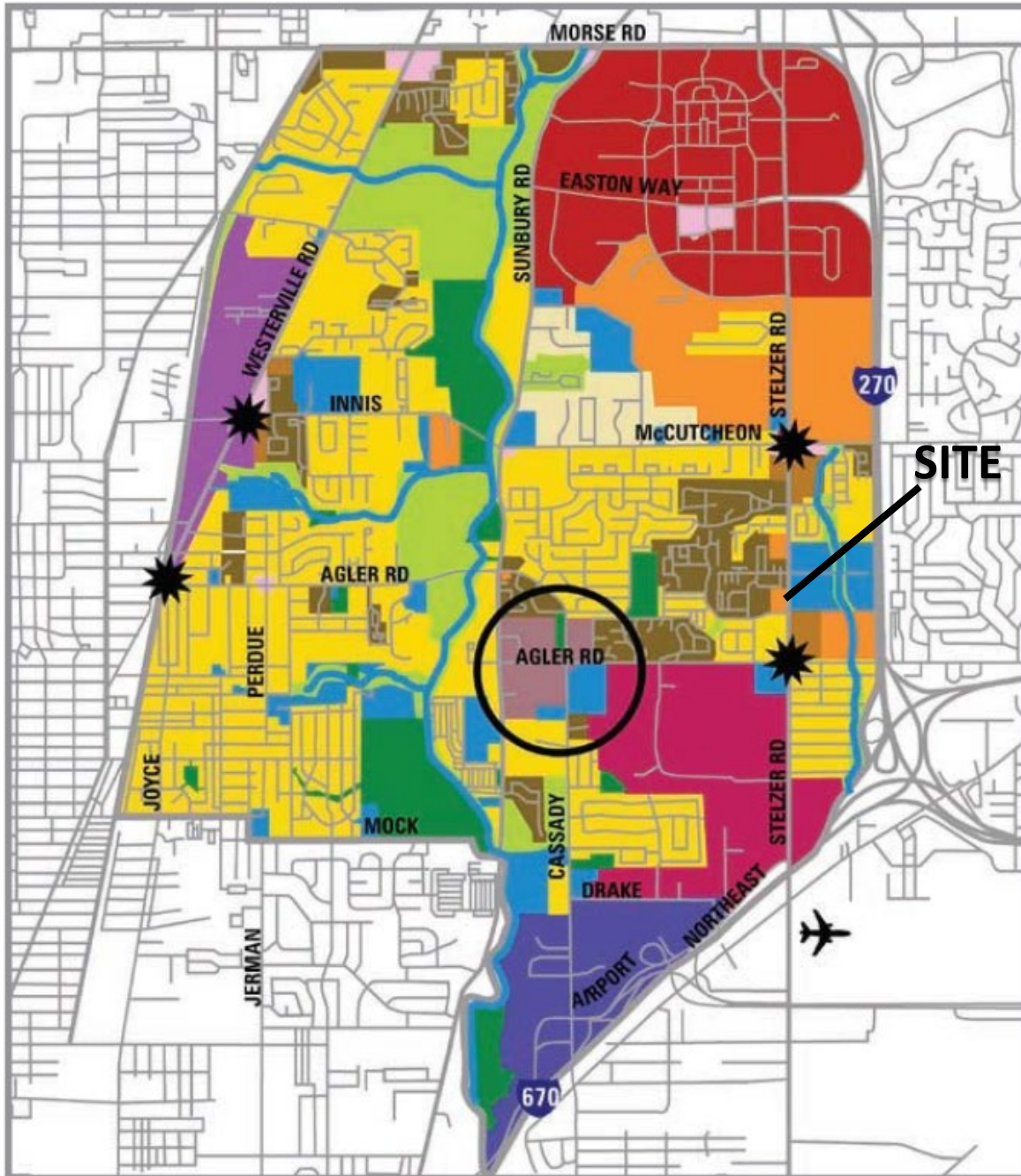
BACKGROUND:

- The 3.97± acre site consists of one parcel developed with two office buildings split-zoned in the L-C-4, Limited Commercial and CPD, Commercial Planned Development districts (Z00-012A), with a portion of the parcel developed with a parking lot in the R-1, Residential District. The requested CPD district would establish a unified zoning district for the existing development, legitimize the northern parking lot which was developed without approval, and accommodate a future lot split.
- North and west of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. Also located west of the site is a mixed-use development in the L-C-4, Limited Commercial District. East of the site across Stelzer Road is undeveloped land in the R, Rural Residential District and in Mifflin Township. South of the site is a culinary school in the L-C-4, Limited Commercial District.
- The site is within the boundaries of the *Northeast Area Plan* (2007) which recommends office uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation was not available at the time this report was finalized. The applicant met with the Zoning Committee of the Commission on February 19, 2020, and the Committee recommended that the application be considered by the full Commission, but meetings have been delayed due to the COVID-19 pandemic. The applicant has requested that the Development Commission consider this application absent the recommendation of the Commission. The written request from the applicant is included on pages 11 and 12.
- The CPD text permits offices uses with limited accessory commercial uses and contains a commitment to a development plan. The request also includes variances to reduce the parking setback, lighting and landscaping requirements, and aisle width; to exceed the maximum parking requirement; and to allow aisles, parking spaces, driveways, and maneuvering areas to be divided by property lines.

- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Stelzer Road as a Suburban Commuter Corridor with 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will establish a unified zoning district for an existing development, legitimize the northern parking lot and existing site conditions, and includes development standards to accommodate a future lot split. The CPD text establishes appropriate use restrictions that limit the development to office and limited accessory commercial uses, which is consistent with the recommendations of the *Northeast Area Plan*. The text also includes development standards that demonstrate sufficient buffering and landscaping from neighboring residential uses, incorporates a detailed site plan, and commits to conform to Community Commercial Overlay (CCO) standards upon redevelopment of the site. The rezoning request does not represent an introduction of incompatible uses to the surrounding neighborhood.



- | | | | |
|--|---|--|---|
| Open Space | Institutional | Office-Light Industrial |  |
| Parks | Neighborhood Commercial | Airport Related | |
| Very Low Density Residential | Mixed Use Neighborhood Center | Sub-Neighborhood Centers | |
| Low Density Residential | Mixed Use-Regional Retail/Office/Light Industrial | Agler Cassidy Mixed-Use Center | |
| Medium Density Residential | Office | | |
| High Density Residential | Office-Commercial-Light Industrial | | |

Z20-007
 2469 and 2489 Stelzer Road
 Approximately 3.97 acres
 L-C-4, CPD, and R-1 to CPD



Z20-007
2469 and 2489 Stelzer Road
Approximately 3.97 acres
L-C-4, CPD, and R-1 to CPD

North East Area Commission

"Together we can build a stronger community"

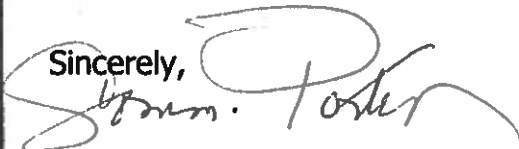
July 6, 2020

Ms. Hayley Feightner
Department of Development
Building & Development Services
111 No. Front Street
Columbus, OH 43215

Ms. Feightner:

Subject: Z20-007, property known as 2469 & 2489 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a virtual public meeting on July 2, 2020 voted to approve the above application with additional landscape screening and applicant to address the right turn situation.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Porter". The signature is written in a cursive style with a large, looped initial "S".

Commissioner Porter – Zoning Chair

Cc: Elwood Rayford- NEAC Chair
Michael Shannon - Attorney



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

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

APPLICATION #: Z20-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Aaron L. Underhill
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 43054
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 4 columns for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of attorney for owner

Subscribed to me in my presence and before me this

129th day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public and commission expiration date 1-11-2021



This Project Disclosure Statement expires six months after date of notarization.
KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer