

LIMITATION TEXT

EXISTING ZONING: L-M, Limited Manufacturing (Z04-036)

PROPOSED ZONING: L-C-2, Limited Commercial, L-ARLD, Limited Apartment Residential, L-M, Limited Manufacturing

PROPERTY ADDRESS: 250 Taylor Station Road, Columbus, OH 43123

APPLICANT: Trident Broad Development, LLC c/o Dave Perry, David Perry Company., Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215

OWNER: Trident Broad Development, LLC c/o Dave Perry, David Perry Company., Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215

DATE OF TEXT: November 3, 2021

APPLICATION NUMBER: Z21-070

INTRODUCTION:

The 77.09 +/- acre site is the former Lucent manufacturing facility located north of E. Broad Street with street frontage on Taylor Station Road and Granite Pointe Drive (private). The site is part of Subarea 3 of Ordinance 0493-2005 (Z04-036), as amended by Ordinance 2245-2017 (Z04-036A), and is zoned L-M, Limited Manufacturing. The current L-M zoning permits all “Less” and “More” Objectionable uses. Applicant proposes to redevelop the site for office, office/warehouse distribution and multi-family uses. Development of the site will include a new public street connecting the east terminus of Westbourne Road at Taylor Station Road across the property to Granite Pointe Road. The site plan titled “Parcel & Zoning District Plan” dated November 3, 2021, hereafter “Plan”, is submitted with this application as the parcel and zoning district plan for the site.

PARCEL A: L-C-2, 7.19 +/- acres:

1. PERMITTED USES: Those uses permitted in Section 3353.03(A - G, inclusive), of the C-2, Commercial District of the Columbus City Code.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text or submitted Plan, the applicable development standards of Chapter 3353, C-2, Commercial District of the Columbus City Code shall apply.

A. Density, Lot, and/or Setback Commitments.

1. Height District shall be H-60 with a maximum height of 45 feet within 100 feet of Parcel A north property line.
2. The building and parking setback along the north property line shall be 25 feet and 15 feet, respectively.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. All circulation, curb cuts and access points shall be subject to the approval of the Public Service Department.
2. Right of way totaling 50’ from centerline of Taylor Station Road shall be conveyed to the City of Columbus.

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

1. Upon redevelopment, street trees shall be planted approximately evenly spaced along Taylor Station Road and new public street at a ratio of one tree per fifty (50) feet of frontage.
2. Upon redevelopment, trees shall be planted along the north property line at the rate of 5 trees per 100 linear feet within the setback area as the site is developed.
3. Upon redevelopment, a shared use path shall be incorporated in Parcel A as part of a walking path system, as illustrated on the Plan, subject to final location, design and engineering.

D. Building Design and/or Interior-Exterior Treatment Commitments.

N/A

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

Parking lot light poles shall not exceed 14 feet in height within 100 feet of residentially zoned property.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-2, Commercial District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. See also: Miscellaneous Commitment Applicable to All Parcels.

PARCEL B: L-ARLD, 16.76 +/- acres:

- 1. PERMITTED USES:** Those uses permitted in Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District of the Columbus City Code.
- 2. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or submitted Plan, the applicable development standards of Chapter 3333, Apartment Districts of the Columbus City Code shall apply.

A. Density, Lot, and/or Setback Commitments.

Height District shall be H-35.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

All circulation, curb cuts and access points shall be subject to the approval of the Public Service Department.

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

1. Upon redevelopment, street trees shall be planted approximately evenly spaced along new public street (Westbourne Avenue) at a ratio of one tree per fifty (50) feet of frontage.
2. Upon redevelopment, a shared use path shall be incorporated in Parcel B as part of a walking path system, as illustrated on the Plan, subject to final location, design and engineering.

D. Building Design and/or Interior-Exterior Treatment Commitments.

N/A

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

N/A.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the ARLD, Apartment Residential District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. See also: Miscellaneous Commitment Applicable to All Parcels.

PARCEL C (10.92 +/- acres), and D (16.49 +/- acres), L-M, Limited Manufacturing:

1. PERMITTED USES: Those uses permitted in Section 3363.01 - 3363.08, inclusive, with uses of Section 3363.01 specifically limited to office uses as an accessory use and a dwelling unit for a resident security person, of the M, Manufacturing District of the Columbus City Code.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text or submitted Plan, the applicable development standards of Chapter 3363, M, Manufacturing District, of the Columbus City Code shall apply.

A. Density, Lot, and/or Setback Commitments.

1. Height District shall be H-60.
2. The building and parking setback along the Private Road shall be shall be 25 feet and 10 feet, respectively.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

All circulation, curb cuts and access points shall be subject to the approval of the Public Service Department.

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

1. Upon redevelopment, street trees shall be planted approximately evenly spaced along new public street (Westbourne Avenue) at a ratio of one tree per fifty (50) feet of frontage.

2. Upon redevelopment, a shared use path shall be incorporated in Parcels C and/or D as part of a walking path system, as illustrated on the Plan, subject to final location, design and engineering.

D. Building Design and/or Interior-Exterior Treatment Commitments.

N/A

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

N/A.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

2. See also: Miscellaneous Commitment Applicable to All Parcels.

PARCEL E (12.30 +/- acres), L-M, Limited Manufacturing:

1. PERMITTED USES: Those uses permitted in Sections 3363.01 – 3363.08, inclusive, excluding halfway house and adult entertainment uses of Section 3363.01, excluding all C-3, C-4 and C-5, Commercial District uses permitted by 3363.01, other than commercial uses located within and incidental to an office building and/or uses of Sections 3362.02 – 3363.08, and excluding dwelling units, of the M, Manufacturing District of the Columbus City Code.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text or submitted Plan, the applicable development standards of Chapter 3363, M, Manufacturing District, of the Columbus City Code shall apply.

A. Density, Lot, and/or Setback Commitments.

1. Height District shall be H-60 with a maximum height of 45 feet within 100 feet of Parcel E north property line.

2. The building and parking setback along the north and west property line shall be 25 feet and 15 feet, respectively.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

All circulation, curb cuts and access points shall be subject to the approval of the Public Service Department.

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

1. Upon redevelopment, street trees shall be planted approximately evenly spaced along new public street (Westbourne Avenue) and Granite Point Drive at a ratio of one tree per fifty (50) feet of frontage.
2. Upon redevelopment, trees shall be planted along the north property line at the rate of 5 trees per 100 linear feet within the setback area as the site is developed.
3. Upon redevelopment, a shared use path shall be incorporated in Parcel E as part of a walking path system, as illustrated on the Plan, subject to final location, design and engineering.

D. Building Design and/or Interior-Exterior Treatment Commitments.

N/A

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

N/A.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. See also: Miscellaneous Commitment Applicable to All Parcels.

Miscellaneous Commitment Applicable to All Parcels.

Development of the site shall be in accordance with the Site Plan titled “Parcel & Zoning District Plan”, dated November 3, 2021, and signed by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant, The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment. It is anticipated there will be slight adjustments of the Parcel boundary based on surveying and engineering and dedication of the proposed public street. All Parcels, as depicted on the ‘Parcel & Zoning District Plan”, may be split to create two (2) or more development parcels within the Parcel development area. Rezoning and/or variance application(s) may be submitted for Parcels A, B, C, D, and/or E together, individually or in any combination in the future.

PRIVATE ROAD (1.99 +/- acres), L-M, Limited Manufacturing:

Use of the Private Road shall be exclusively as a private road providing access to Parcels B, C and D, inclusive. The area shall be owned and maintained by the Association or abutting property owner(s). The Private Road area may be split to form a separate parcel. The Private Road shall remain private unless or until others provide a connection to E. Broad Street. If connection is provided, the Private Road and

connection to E. Broad Street may be conveyed to City of Columbus for a public street. If a connection to E. Broad Street is not provided by others, the Private Road shall remain a separate parcel for access to Parcels B, C and D, inclusive, or may be conveyed to owner(s) of Parcels B, C and D, inclusive, including lot splits, with applicable easement(s) to provide vehicular access to Parcels B, C, and D, inclusive.

The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.