

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2008**

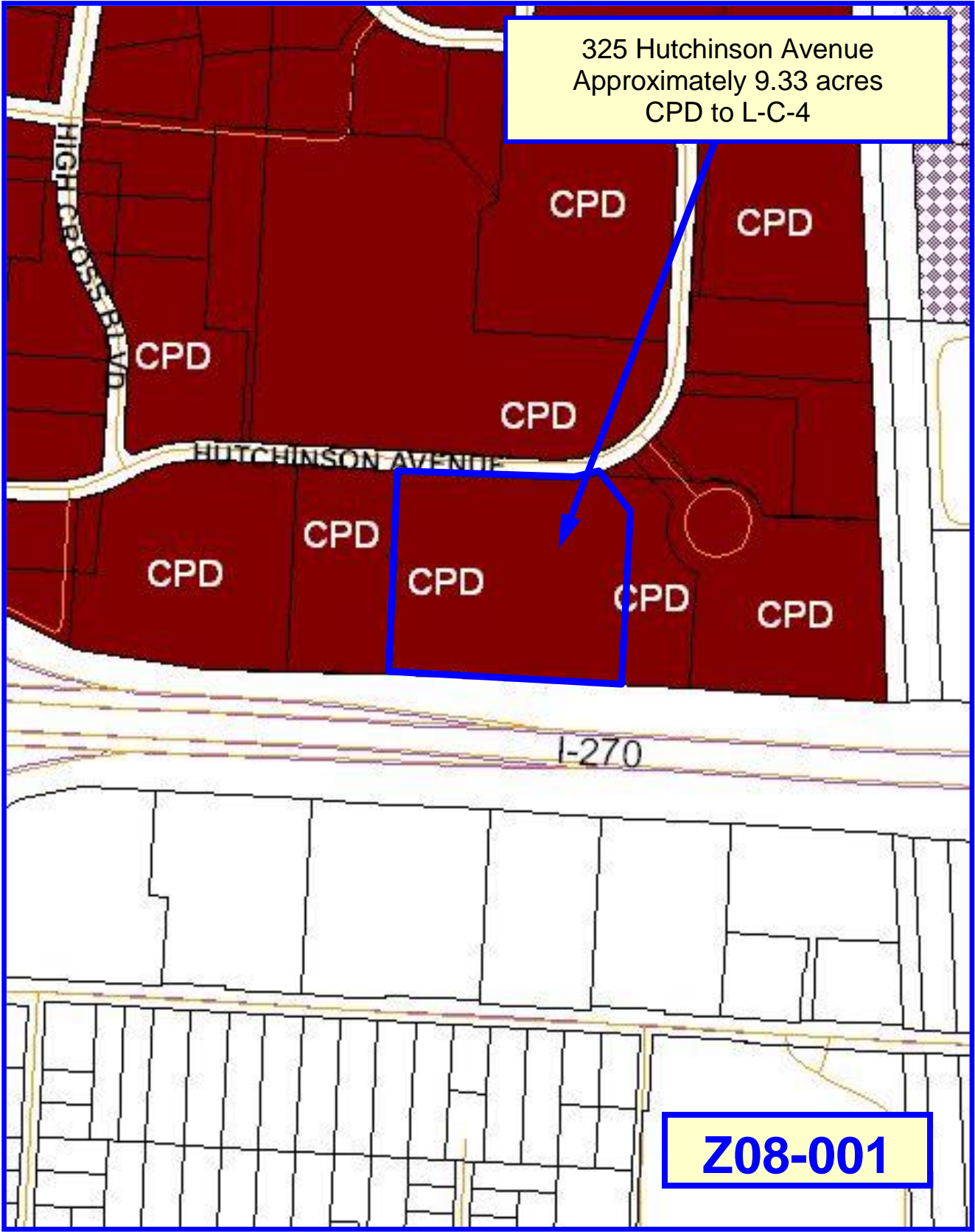
- 7. APPLICATION: Z08-001**
Location: **325 HUTCHINSON AVENUE (43235)**, being 9.33± acres located on the south side of Hutchinson Avenue, 900± feet east of High Cross Boulevard (610-201410).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Commercial development.
Applicant(s): Pontifical College Josephinum; c/o Jill S. Tangeman, Attorney; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Pontifical College Josephinum; 7625 North High Street; Columbus, Ohio 43235.
Planner: Walter Green, 645-2485, wagreen@columbus.gov

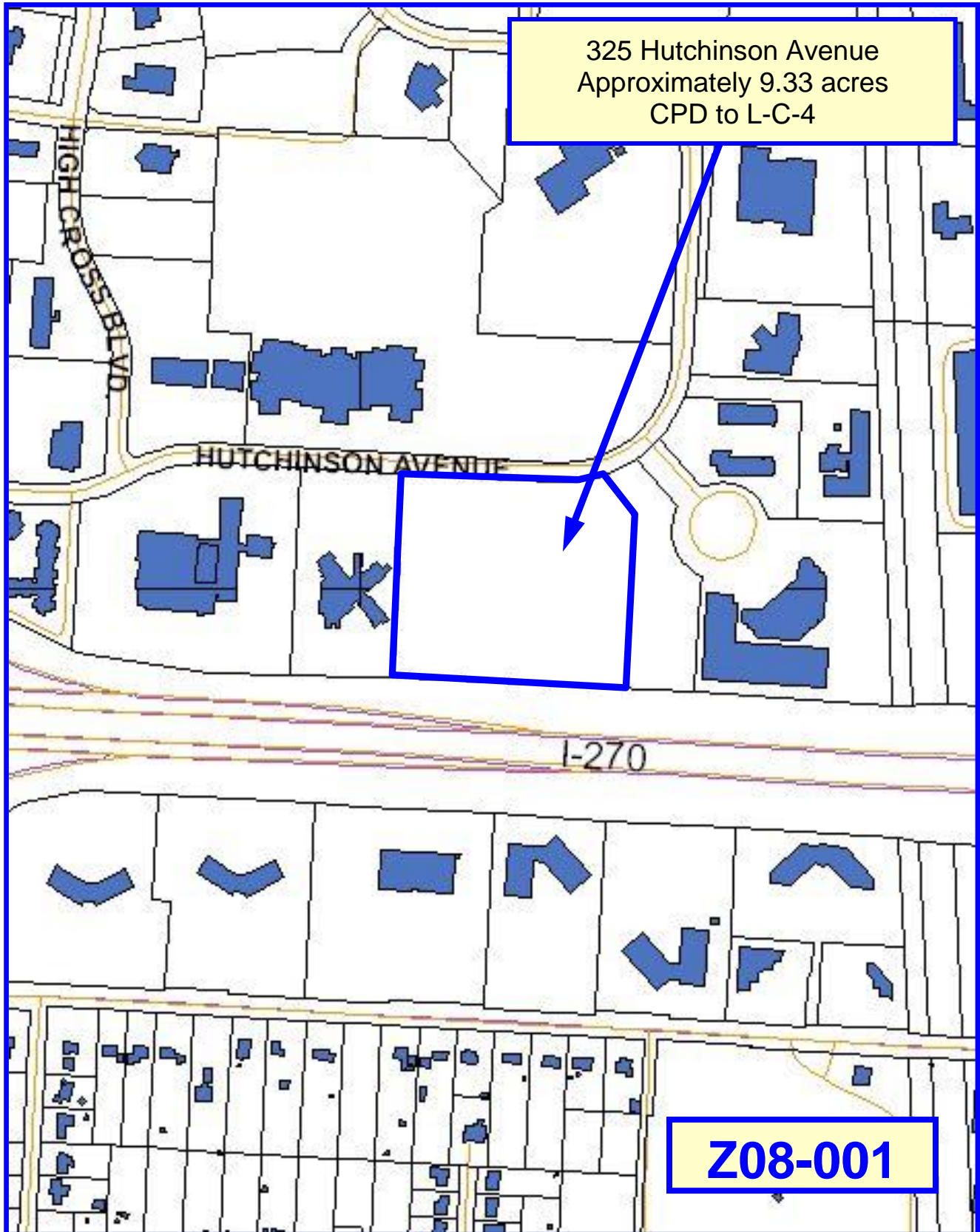
BACKGROUND:

- The 9.33± acre site is undeveloped and zoned in the CPD, Commercial Planned Development District. The site is located within two subareas of the existing CPD, Subarea 7a which allows C-4 uses and Subarea 8 which allows C-2 uses. The applicant is requesting the L-C-4, Limited Commercial District to allow C-1, Neighborhood Commercial District uses and C-2, Office Commercial District uses along with cafes, delicatessens and restaurants without drive-throughs, computer and software stores, exercise and health facilities, caterers and hotels/motels.
- To the north of the site, across Hutchinson Avenue, is a parking lot and movie theater, zoned in the CPD, Commercial Planned Development District. To the east is undeveloped land zoned in the CPD, Commercial Planned Development, which is the site of a current rezoning request to L-M, Limited Manufacturing District, to allow a dog and cat day care or office uses. To the south is Interstate 270. To the west is a hotel zoned in the CPD, Commercial Planned Development District.
- The proposed L-C-4, Limited Commercial District, commits to setback, buffers and landscaping, a stream corridor protection zone exceeding the minimum requirements, lighting controls, and street trees.
- The site is located within the boundaries of the *Far North Plan* (1994) which recommends offices, highway-oriented uses such as hotels/motels and restaurants and retail uses that serve the businesses located in the sub-area for the site.
- The *Columbus Thoroughfare Plan* identifies Refugee Road and Gender Road as 4-2d arterials requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District would permit neighborhood commercial, office and some highway-oriented uses, which is consistent with the recommendations of *The Far North Plan* (1994). The request, with the development standards in the text, is compatible with development in the area.





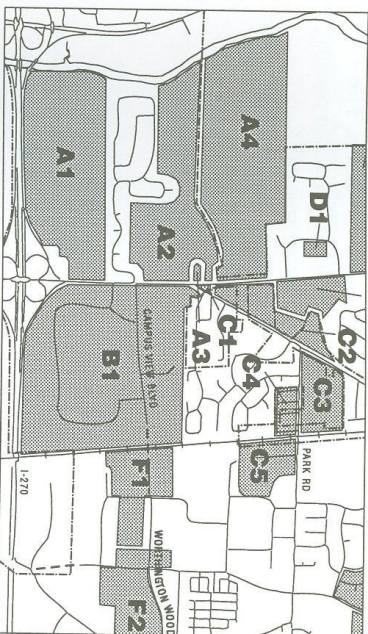
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Subarea A.3: This is a small parcel fronting on North High Street that is developed with a single-family residence. Current zoning is Rural (R). This subarea is wooded and surrounded on three sides by land owned by the Pontifical College Josephinum. There have been recent pressures to redevelop this subarea.

- Support development that is comparable with the existing, surrounding development. A small-scale office building would be appropriate for this subarea.
- Preserve the natural, wooded environment of the subarea to the greatest extent possible.

Subarea A.4: This subarea is known as Camp Mary Orton. It is a 166 acre recreational facility that is privately owned by the Godman Guild Association. The camp is used by the Guild for its summer youth programs and is rented to private groups and social service agencies. The facility has approximately 125 acres of wooded land with trails and 40 acres of open space. The major features of this natural environment are a beautiful ravine and the Olenangy River. The complex includes a lodge with kitchen, cabins, swimming pool, tennis and basketball courts, and picnic shelter. Camp Mary Orton is bounded by the Highbanks Metropolitan Park, executive-style single-family homes, and offices on the north; the Pontifical College Josephinum on the south; North High Street on the east; and the Olenangy River on the west. Camp Mary Orton is located in Sharon Township and is zoned Rural (R) and Suburban Office (SO) under the Franklin County Zoning Resolution.

A Concept Plan has been completed concerning the future of Camp Mary Orton. The major recommendations of the plan are to: preserve the natural environment of the facility; to maximize the use of the property in support of Godman Guild programs; and to provide adequate resources to operate on a self-sustaining basis.



- Support future development in the subarea that is consistent with the Concept Plan that was adopted by the Godman Guild Board of Trustees. Development should support the mission of Camp Mary Orton and the Godman Guild Association.
- Preserve and maintain the natural environment of the subarea to the greatest extent possible.

Area B: Crosswoods

Subarea B.1: This subarea is an approximately 130-acre tract of land that is located in the northeast quadrant of North High Street and Interstate 270. The subarea has been designated as shopping and employment component of the fringe village. The Crosswoods subarea is also the commercial component of a neighborhood activity node. The subarea contains several large undeveloped parcels that are located within an established commercial area. Development patterns are well-established; however, some of the development planned for the subarea, such as a regional mall, may no longer be appropriate. Existing land uses include corporate office buildings, hotels, motels, shopping centers, and

restaurants. The major portion of the subarea is zoned Commercial Planned Development (CPD). Separate recommendations are made for specific segments of the subarea.

Outside the Loop Road

- Support development in accordance with existing zoning districts. Future development should be limited to offices, highway-oriented uses such as hotels/motels and restaurants, and retail uses that serve the businesses located in the subarea. Fast food restaurants and automobile service and maintenance facilities are not appropriate uses for this subarea.
- Consider the undeveloped land along the Conrail Railroad as a possible location for a mass transit terminal and/or Park and Ride facility.

Inside the Loop Road

- Support development in accordance with existing zoning districts. Future development of this subarea should respect and take advantage of the interstate freeway intersection. Highway-oriented commercial uses, such as high-quality offices, hotels and restaurants, and retail uses that serve the businesses located in the subarea are among the most appropriate uses. Fast food restaurants are not appropriate for this subarea.

South of Crosswoods Drive

- Support development as offices in accordance with existing zoning districts.

North of Crosswoods Drive

- Support office development as the most appropriate land use for this portion of the subarea.
- Develop the two undeveloped parcels with joint access to Crosswoods Drive.

Area C: Park and Flint Roads

- Subarea C.1:** This site is a very small undeveloped parcel fronting on North High Street just north of Flint Road. Abutting the site on the north and east are single-family homes. Undeveloped land is adjacent to the site on the south and west. The existing zoning is Limited Commercial (LC2).
- Support development as offices in accordance with existing zoning district. More intense commercial development is not appropriate.

Subarea C.2: This subarea is characterized by a number of large lot single-family homes that have been constructed along the northwest side of Flint Road. Located mostly in Sharon Township, the subarea is heavily wooded and contains a section of the Flint Ravine. Adjacent development includes single-family homes and apartments. The current zoning of the subarea is Rural (R) in the city of Columbus and Suburban Residential (R4) in Sharon Township under the Franklin County Zoning Resolution. The subarea could experience redevelopment pressures.

- Support planned residential development as the best, long-term land use for the subarea. If the area redevelops, the maximum density for the subarea should be limited to four units per acre.
- Redevelopment proposals should limit the number of curb cuts along Flint Road to improve the efficiency of traffic movement.
- Preserve the natural characteristics of the wooded land and Flint Ravine.

Subarea C.3: This is a 23-acre undeveloped subarea that is controlled by the Worthington School District. The character of the land surrounding the subarea is single-family residential. Of the total subarea, six acres have been leased to the city of Columbus for use as a neighborhood park. The

F.N.C.C.C.

8147 Flint Road
Columbus, OH 43235
February 21, 2008

RE: Z08--001

Development Commission
City of Columbus
757 Carolyn Avenue
Columbus, OH 43224

Walter Green

We heard this rezoning at our February FNCCC meeting February 5, 2008.

The proposed rezoning is for an existing property at 325 Hutchinson Ave. They are requesting a change from CPD with C-2 and C-4 uses to a LC-4.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**, with the limited text, that was submitted and to expand the prohibited uses to include no adult businesses.

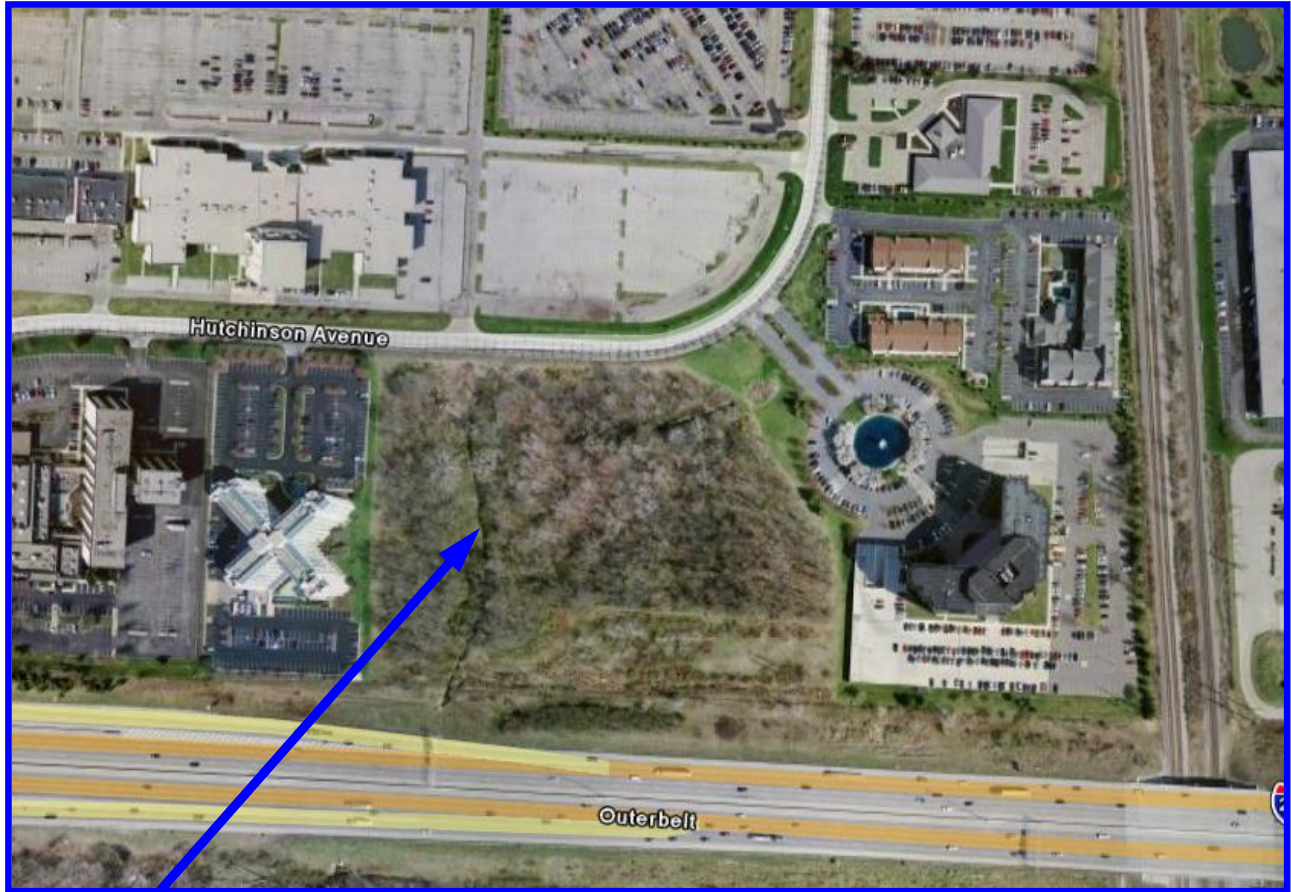
By adult, we mean no massage parlors, XXX video sales, books, and merchandise.

The vote was unanimous.

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, President of FNCCC



325 Hutchinson Avenue
Approximately 9.33 acres
CPD to L-C-4

Z08-001

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 FRANKLINAPPLICATION # 208-001

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq. of (COMPLETE ADDRESS) 52 E. Gay Street, Columbus, Ohio 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. Pontifical College Josephinum 7625 N. High Street Worthington, Ohio 43235 Columbus based employees: 80	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11 day of January, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

no expiration*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here



SARAH L. HERBERT
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 47.03-86
page 9 — Rezoning Packet