



Legislation Details (With Text)

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On agenda: 6/27/2016 **Final action:** 7/1/2016

Title: To rezone 5555 CLEVELAND AVENUE (43231), being 28.61± acres located on the west side of Cleveland Avenue, 240± feet north of Teakwood Drive, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development (Rezoning # Z16-009).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD.1562-2016.Attachments, 2. ORD.1562-2016.MailingLabels

Date	Ver.	Action By	Action	Result
7/1/2016	1	CITY CLERK	Attest	
6/30/2016	1	MAYOR	Signed	
6/27/2016	1	COUNCIL PRESIDENT	Signed	
6/27/2016	1	Zoning Committee	Approved	Pass
6/20/2016	1	Columbus City Council	Read for the First Time	

Rezoning Application Z16-009

APPLICANT: Central Ohio Transit Authority; c/o Perry G. Payne, P.E.; Resource International, Inc.; 6530 Presidential Gateway; Columbus, OH 43231.

PROPOSED USE: COTA transit center and commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 12, 2016.

CITY DEPARTMENTS' RECOMMENDATION: The site is developed with a big-box retail store and zoned in the CPD, Commercial Planned Development District. The requested CPD district updates the existing site plan and development text to allow a portion of the existing parking lot to be redeveloped as a COTA transit center (Sub Area A). The text and site plan for the existing big-box retail store development (Sub Area B) have been updated to reflect current code and existing conditions. The development text proposes C-4, Commercial District uses with several restrictions, and includes provisions for lighting, screening, and landscaping, and commitments to a site plan and elevations for the transit center. The text also proposes slight deviations to landscaping, screening, and setback requirements to optimize sufficient circulation. The site is located within the boundaries of the *Northland Plan, Volume I* (2014), which recommends community-scale mixed uses for this location and the promotion of multimodal transportation with an emphasis on encouraging transit access in the area. The requested CPD district is consistent with the Plan recommendations, and with the zoning and development patterns of the area.

To rezone **5555 CLEVELAND AVENUE (43231)**, being 28.61± acres located on the west side of Cleveland Avenue, 240± feet north of Teakwood Drive, From: CPD, Commercial Planned Development District, To: CPD, Commercial

Planned Development (Rezoning # Z16-009).

WHEREAS, application No. Z16-009 is on file with the Department of Building and Zoning Services requesting rezoning of 28.61± acres from CPD, Commercial Planned Development District, to CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District, is consistent with the land use recommendations of the *Northland Plan, Volume I*, for mixed uses that emphasize transit access in the area. The requested CPD district updates the existing site plan and development text to allow a portion of the existing parking lot to be redeveloped as a COTA transit center (Sub Area A). The text and site plan for the existing big-box retail store development (Sub Area B) have been updated to reflect current code and existing conditions; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

5555 CLEVELAND AVENUE (43231), being 28.61± acres located on the west side of Cleveland Avenue, 240± feet north of Teakwood Drive, From: CPD, Commercial Planned Development District, and being more particularly described as follows:

The following metes and bounds descriptions are based on the General Warranty Deed document 200104040069348 as recorded in the Records of Franklin County, Ohio. Said cited deed is the deed for the entire Meijer property. The description for Sub Area A is the proposed property to be transferred to COTA. The description for Sub Area B is the remaining portion retained by Meijer. These descriptions are intended to convey the magnitude of the two subareas and are not intended to be used for the purchase or transfer of any property.

SUB AREA A

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18, United States Military Lands and being a part of a 28.606 acre tract, described in a deed to Meijer Stores Limited Partnership by deed of record in Instrument No. 200104040069348. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows: Commencing on Franklin County Geodetic Survey Monument No.3379 in the centerline of Cleveland Avenue (R/W varies), said monument being 78.36 feet southerly from the centerline intersection of Cleveland Avenue with the centerline of Teakwood Drive (60 feet R/W); Thence N 03 degrees 24 minutes 05 seconds E a distance of 998.07 feet with the centerline of Cleveland Avenue and the east line of a 1.015 acres tract described in a deed to The City of Columbus by deed of record in Official Record 10332I20, being the range line between Quarter Township 3, Township 2, Range 17 West and Quarter Township 4, Township 2, Range 18 West, and the Sharon Blendon Township line to a point in said centerline; Thence N 86 degrees 35 minutes 55 seconds W a distance 50.00 feet to a point in the existing westerly right of way line for Cleveland Avenue, being also the east line of the grantor's 28.606 acres tract and the *TRUE POINT OF BEGINNING*; Thence continued N 86 degrees 35 minutes 55 seconds W a distance 10.00 feet across the grantor's tract to an iron pin set; Thence S 77 degrees 59 minutes 54 seconds W a distance of 18.53 feet across said tract to an iron pin set; Thence N 86 degrees 21 minutes 51 seconds W a distance of 136.29 feet across said tract to an iron pin set; Thence N 41 degrees 21 minutes 51 seconds W a distance of 33.51 feet across said tract to an iron pin set; Thence N 03 degrees 28 minutes 07 seconds E a distance of 367.04 feet across said tract to an iron pin set; Thence S 86 degrees 34 minutes 21 seconds E a distance of 5.74 feet across said tract to an iron pin set; Thence N 04 degrees 22 minutes 12 seconds E a distance of 5.00 feet across said tract to an iron pin set at a point of

curvature;

Thence with a curve to the right across said tract, having as it's elements a Delta angle of $34^{\circ}06'10''$, a Radius of 24.00 feet, an Arc Length of 14.28 feet with a Chord Bearing of $N21^{\circ}25'17''E$ and a Chord Distance of 14.08 feet to an iron pin set at a point of compound curvature;

Thence with a curve to the right across said tract, having as it's elements a Delta angle of $69^{\circ}52'29''$, a Radius of 12.00 feet, an Arc Length of 14.63 feet with a Chord Bearing of $N73^{\circ}24'37''E$ and a Chord Distance of 13.74 feet to an iron pin set at a point of tangency;

Thence $S 71$ degrees 39 minutes 08 seconds E a distance of 111.02 feet across said tract to an iron pin set at a point of curvature;

Thence with a curve to the right across said tract, having as it's elements a Delta angle of $63^{\circ}47'57''$, a Radius of 62.00 feet, an Arc Length of 69.04 feet with a Chord Bearing of $S39^{\circ}45'10''E$ and a Chord Distance of 65.53 feet to an iron pin set at a point of tangency;

Thence $S 07$ degrees 51 minutes 12 seconds E a distance of 10.97 feet across said tract to an iron pin set;

Thence $S 86$ degrees 35 minutes 55 seconds E a distance of 10.00 feet across the grantor's tract to an iron pin set in the westerly right of way line for Cleveland Avenue, being also the east line of the grantor's 28.606 acres tract, same being the west line of said City of Columbus 1.015 acres tract;

Thence $S 03$ degrees 24 minutes 05 seconds W a distance of 322.35 feet with the westerly right of way line for Cleveland Avenue, the west line of said City of Columbus 1.015 acres tract and the grantor's east line to the *TRUE POINT OF BEGINNING*; containing 1.667 acres of land, more or less.

The above described area contains a total of 1.667 acres within Franklin County Auditor's Parcel Number 010-143750-00, which includes 0.000 acres in the present road occupied and overlaps 300.00 square feet (0.007 acre) of an existing 20 feet wide sanitary sewer easement of record in Official Record Book 09587I01 and lying within the above described area.

SUB AREA B

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18, United States Military Lands and being a part of a 28.606 acre tract, described in a deed to Meijer Stores Limited Partnership by deed of record in Instrument No. 200104040069348. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing on Franklin County Geodetic Survey Monument No.3379 in the centerline of Cleveland Avenue (R/W varies), said monument being 78.36 feet southerly from the centerline intersection of Cleveland Avenue with the centerline of Teakwood Drive (60 feet R/W);

Thence $N 03$ degrees 24 minutes 05 seconds E a distance of 998.07 feet with the centerline of Cleveland Avenue and the east line of a 1.015 acres tract described in a deed to The City of Columbus by deed of record in Official Record 10332I20, being the range line between Quarter Township 3, Township 2, Range 17 West and Quarter Township 4, Township 2, Range 18 West, and the Sharon Blendon Township line to a point in said centerline;

Thence $N 86$ degrees 35 minutes 55 seconds W a distance 50.00 feet to a point in the existing westerly right of way line for Cleveland Avenue, being also the east line of the grantor's 28.606 acres tract and the *TRUE POINT OF BEGINNING*;

Thence $S 03$ degrees 24 minutes 05 seconds W a distance of 675.00 feet with the westerly right of way line for Cleveland Avenue, the west line of said City of Columbus 1.015 acres tract and the grantor's east line to the southeast corner of the grantor's 28.606 acres tract;

Thence $N 85$ degrees 29 minutes 55 seconds W along the southerly line of said 28.606 acre tract, a distance of 1070.99 feet to the southwest corner of the 28.606 acre tract;

Thence $N 03$ degrees 19 minutes 46 seconds E along the westerly line of said 28.606 acre tract a distance of 724.53 feet to an angle point in said line;

Thence $N 03$ degrees 24 minutes 05 seconds E, continuing along said westerly line of the 28.606 acre tract a distance of 435.99 feet to the northwesterly corner of the 28.606 acre tract;

Thence $S85$ degrees 29 minutes 55 seconds E along the northerly line of said 28.606 acre tract a distance of 1071.90 feet to a point in the westerly right-of-way line of Cleveland Avenue;

Thence $S 03$ degrees 24 minutes 05 seconds W along said right-of-way line, being 50 feet westerly, as measured at right angles and parallel with, the centerline of Cleveland Avenue, a distance of 163.16 feet to a point, said point being the northeast corner of Subarea A;

Thence leaving the right-of-way of Cleveland Avenue the following courses;

Thence $N 86$ degrees 35 minutes 55 seconds W a distance of 10.00 feet to a point;

Thence N 07 degrees 51 minutes 12 seconds W a distance of 10.97 feet to an iron pin set at a point of curvature;
Thence with a curve to the left across said tract, having as it's elements a Delta angle of 63°47'57", a Radius of 62.00 feet, an Arc Length of 69.04 feet with a Chord Bearing of N 39°45'10" W and a Chord Distance of 65.53 feet to an iron pin set at a point of tangency;
Thence N 71 degrees 39 minutes 08 seconds W a distance of 111.02 feet across said tract to an iron pin set at a point of curvature;
Thence with a curve to the left across said tract, having as it's elements a Delta angle of 69°52'29", a Radius of 12.00 feet, an Arc Length of 14.63 feet with a Chord Bearing of S 73°24'37" W and a Chord Distance of 13.74 feet to an iron pin set at a point of compound curvature;
Thence with a curve to the left across said tract, having as it's elements a Delta angle of 34°06'10", a Radius of 24.00 feet, an Arc Length of 14.28 feet with a Chord Bearing of S 21°25'17" W and a Chord Distance of 14.08 feet to an iron pin set at a point of tangency;
Thence S 04 degrees 22 minutes 12 seconds W a distance of 5.00 feet across said tract to an iron pin set;
Thence N 86 degrees 34 minutes 21 seconds W a distance of 5.74 feet across said tract to an iron pin set;
Thence S 03 degrees 28 minutes 07 seconds W a distance of 367.04 feet across said tract to an iron pin set;
Thence S 41 degrees 21 minutes 51 seconds E a distance of 33.51 feet across said tract to an iron pin set;
Thence S 86 degrees 21 minutes 51 seconds E a distance of 136.29 feet across said tract to an iron pin set;
Thence N 77 degrees 59 minutes 54 seconds E a distance of 18.53 feet across said tract to an iron pin set;
Thence S 86 degrees 35 minutes 55 seconds E a distance 10.00 feet across the grantor's tract to the *TRUE POINT OF BEGINNING*; containing 26.939 acres of land, more or less.

To Rezone From: CPD, Commercial Planned Development District

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the CPD, Commercial Planned Development District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plans being titled, "**NORTHLAND TRANSIT CENTER REZONING SITE PLAN,**" "**NORTHLAND TRANSIT CENTER OVERALL SITE PLAN,**" and "**NORTHLAND TRANSIT CENTER PLANTING PLAN L1.01,**" said elevations being titled, "**NORTHLAND TRANSIT CENTER EXTERIOR ELEVATIONS A2.1 AND A2.2,**" and "**NORTHLAND TRANSIT CENTER CANOPY DRAWING A1.5,**" and text titled, "**DEVELOPMENT TEXT,**" all signed by Perry G. Payne, P.E., Agent for the Applicant, and dated May 24, 2016, and the text reading as follows:

DEVELOPMENT TEXT

CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT

28.606 Acres

EXISTING DISTRICT: CPD, Commercial Planned Development District

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 5555 Cleveland Avenue, Columbus, Ohio 43231

OWNER: Meijer Stores Limited Partnership (Meijer)

APPLICANT: Central Ohio Transit Authority (COTA)

DATE OF TEXT: May 24, 2016

APPLICATION NUMBER: Z16-009

INTRODUCTION:

This property consists of approximately 28.606 acres located on the west side of Cleveland Avenue approximately 580 feet south of Dublin-Granville Road (SR 161) The property is currently zoned CPD. The existing building on the property is currently occupied by a retail business. There are two sub areas: Sub Area A (1.667 acres) and Sub Area B (26.939 acres) as shown on the Northland Transit Center Overall Site Plan. The details of the two areas are shown on the Lot Split Plan prepared by Resource International, Inc. dated March 19, 2016 and as described in the document Property Descriptions for Subareas A and B attached.

The applicant (COTA) has purchased Sub Area A from the owner (Meijer) located on the east side of the owners property and fronting on Cleveland Avenue. The parcel will be used to construct a transit center. The transit center will include parking for transit riders, bus lanes and a building.

Sub Area B is owned by Meijer and was originally zoned CPD by case number Z85-093 and rezoned as CPD by case number Z88-3058. The provisions of zoning case Z88-3058 are included in Sub Area B.

SUB AREA A

1. PERMITTED USES:

The permitted uses in, on or upon the subject property shall be those allowed in C-4 Regional Scale Commercial as set forth in Columbus Zoning Code §3356.01: excepting there from assembly hall, stand-alone parking lot, convenience store, cabaret (i.e. a dance hall type operation with minimal food service), bars, nightclubs, automobile sales room, garage repair shop, new and secondhand car lot, testing or experimental laboratory, and veterinary hospital.

2. DEVELOPMENT STANDARDS:

Except as otherwise noted herein, the applicable development standards of Chapter §3356 shall apply. In addition, the following general and specific development standards shall apply.

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

The parking setback along the west property line shall be zero. The parking setback line shall be a minimum of 10 feet from the Cleveland Avenue right-of-way. The parking setback line shall be a minimum of 5 feet from the north and south property lines. The building set back from the Cleveland Avenue right of way line shall be a minimum of 40 feet. The maximum height of the building shall comply with the Height District of 35 feet as established for the existing CPD district on this property.

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

1. Access will be as shown on the Northland Transit Center Rezoning Site Plan. No direct access will be permitted to and from Cleveland Avenue.
2. Cleveland Avenue is listed as a 4-2 arterial in the Columbus Thoroughfare Plan. This requires a 100 foot minimum right of way. The existing right of way is 90 feet. COTA will dedicate an additional 10 feet of land along and parallel to the existing right of way for the entire frontage of the COTA property as shown on the Northland Transit Center Rezoning Site Plan.

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

The landscaping for the site shall be developed in general conformance with the attached Northland Transit Center Planting Plan (L1.01). The plan may be slightly adjusted to reflect engineering, architectural, topographical or other site data developed at the time development, engineering and architectural plans are completed. Any slight adjustment to the

plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

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

The building and canopy will be developed in accordance with the submitted building elevations titled Northland Transit Center Exterior Elevations (A2.1 and A2.2) Northland Transit Center Canopy Drawing (A1.5). The building elevations may be slightly adjusted to reflect engineering, architectural, topographical or other site data developed at the time development, engineering and architectural plans are completed. Any slight adjustment to the building elevations shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

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

Lighting fixtures will be installed at the locations illustrated on the Northland Transit Center Planting Plan (L1.01) and shall not exceed 18 feet in height.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4 Commercial District. Any variance to the applicable requirements of the C-4 District shall be submitted to the Columbus Graphics Commission.

G. Other CPD Requirements

1. Natural Environment: The subject property is located on the west side of Cleveland Avenue approximately 580 feet south of Dublin-Granville Road (SR 161). The redevelopment of this property will complement the existing uses including business and residents by providing a connection to the public transportation system. Characteristics of the site will be similar to the existing. Drainage will be controlled on site. Landscaping and screening will enhance the visibility of the site.
2. Existing Land Use: Sub Area A is currently developed as parking.
3. Circulation: Access will be as shown on the Site Plan. The current access for the Meijer store will remain. Transit center traffic will use the same access points. No new access will be allowed directly to Cleveland Avenue.
4. Visual Form of the Environment: The COTA property will be developed to enhance the area in keeping with the standards of facilities owned and operated by COTA. There will be no revisions to the remaining property owned by Meijer.
5. Visibility: Consideration has been given to the visibility and safety of motorists and pedestrians during the planning of development of the subject property and the location of access points.
6. Proposed Development: COTA bus transit center.
7. Behavior Patterns: The proposed improvements will service the public by providing a safe place to access the Central Ohio Transit Authority bus system.
8. Emissions: Emissions from the subject property will not substantially affect the environment of the surrounding neighborhoods.

H. Miscellaneous Commitments.

1. The site shall be developed in general conformance with the attached Northland Transit Center Rezoning Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or a designee, upon submission of the appropriate data regarding the proposed adjustment.

2. In the event that uses or development standards are proposed to be changed, nothing herein shall prevent the current or future owners from filing a rezoning application on either sub area separately, so long as a complete sub area is the subject of the rezoning application.

3. VARIANCES:

A. Minimum Parking Lot Trees. Columbus City Code §3312.21(A) contains a requirement that one shade tree be provided for every 10 parking spaces or fraction thereof. The number of shade trees shall be 6 as set forth on the Northland Transit Center Planting Plan (L1.01) which is one shade tree per 10.33 parking spaces. The number of passenger parking spaces provided is the maximum available for the site. Parking area and drive space is limited by the adjoining property (Meijer) and the need for bus landings to accommodate the anticipated ridership. The configuration of the bus drive is such that the buses can maneuver properly and safely. The pedestrian crosswalk aisles limit the available space in the east corners of the parking lot. There will be 6 trees planted in the parking lot area, 3 trees in front of the site, 2 trees along the north side of the site and 4 existing trees will remaining on the property along the south side of the site.

B. Minimum Soil Area around Trees. Columbus City Code §3312.21(A)(2) contains a requirement that each tree be surrounded by a minimum radius of four feet of soil area. Two proposed trees in the passenger parking lot will have 78 square feet of soil area. The pedestrian crosswalk aisles limit the available space in the east corners of the parking lot. The remaining trees have 152 square feet or more of planting area.

C Headlight Screening. Columbus City Code §3312.21(D)(1) contains requirements for headlight screening by either plantings or other means including opaque panels and fences. The screening will be as set forth on the Northland Transit Center Planting Plan (L1.01) Northland Transit Center Canopy Drawing (A1.5). Headlight screening will include the plantings along the frontage of Cleveland Avenue, the canopy to be installed along the passenger boarding area and a picket fence between the vehicle parking area and the bus driving lane. Plantings in the frontage area will include grasses, shrubs ranging from 18 to 24 inches high and 3 Armstrong red maple trees. A canopy over the passenger boarding area will include translucent panels in alternate segments of the east wall of the canopy structure. These panels will comprise half of the wall area. A 4 foot high “picket” fence will be installed along the east side of the passenger parking lot between the lot and the bus drive. This fence will also serve as a part of the overall screening plan.

D. Building and Canopy Setback Requirements: Columbus City Code §3356.11 contains a certain requirement for building setback from the right of way of one half the width of the right of way. The right of way width is 105 feet with a setback of 52.5 feet. The setback for the canopy and building will be 14 feet for the canopy and 40 feet for the building as set forth on the Site Plan.

SUB AREA B

The following is a modified version of the text from the last zoning application for this Subarea (Z88-3058) as approved by ordinance 681-89 dated July 26, 1989. Applicable commitments that have not been codified are being carried-over in this text.

1. PERMITTED USES:

The permitted uses in, on or upon the subject property shall be those allowed in C-4 Regional Scale Commercial as set forth in Columbus Zoning Code §3356.01: excepting there from assembly hall, stand-alone parking lots, convenience stores, cabaret (i.e. a dance hall type operation with minimal food service), bars, nightclubs, automobile sales room, garage repair shop, new and secondhand car lot, testing or experimental laboratory, and veterinary hospital.

2. DEVELOPMENT STANDARDS:

Except as otherwise noted herein, the applicable development standards of Chapter §3356 shall apply. In addition, the following general and specific development standards shall apply.

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

The building will not exceed thirty-five (35) feet in height. A forty (40) foot setback for buildings, parking, and circulation from Cleveland Avenue shall be maintained. Along the northern property line, a thirty (30) foot setback west of the entrance road shall be maintained.

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

1. Existing site access shall be maintained. Any future access or changes to the existing access shall be approved by the Department of Public Service, Traffic Management Division.
2. Any necessary right of way dedication for Sub Area B will be dedicated at such time as the Meijer Property (Sub Area B) is redeveloped.

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

The south part of the entire lot is the area which relates to residential uses and as shown on the site/landscaping plan, will be heavily landscaped. The frontage will be landscaped as shown on the plan. Said landscaping shall provide a forty (40) foot setback for buildings, parking, and circulation and screen all parking areas along and from Cleveland Avenue to a 75% opacity at an elevation of four and one-half (4 1/2) feet above road level. Said screening shall consist of mounding and evergreen and/or deciduous plant materials. Along the Cleveland Avenue frontage designated street trees with a minimum mature height of twenty-five (25) feet shall be maintained thirty (30) feet on center. A six (6) foot wood fence will be shall be maintained along the northern property line as shown on the plan and along said line there will be a thirty (30) foot setback west of the entrance road. A six foot wood fence along the west property line and existing deciduous trees shall be maintained to completely shield the parking areas. Mounding and landscaping will be maintained on the Cleveland Avenue frontage. The landscape and mounding shall conform to that shown on the existing plan.

Loading: Loading areas shall be screened by opaque material and/or structures and/or landscaping to a minimum height of seven (7) feet.

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

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

All light poles and standards shall be brown in color and shall either be constructed of wood stained brown or brown metal and not exceed twenty-eight (28) feet in height.

F. Graphics and Signage Commitments.

Current signage is approximately 20' in height and setback from the Cleveland Avenue R.O.W. at 25'0". All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4 Commercial District. Any variance to the applicable requirements of the C-4 District shall be submitted to the Columbus Graphics Commission. NOTE: There will be no more than one freestanding ground graphic. No other freestanding graphic will be located on the premises.

G. Other CPD Requirements

1. Natural Environment: The subject property is located on the west side of Cleveland Avenue approximately 580 feet south of Dublin-Granville Road (SR 161). The property is presently developed with a 210,500± square-foot grocery/general store and parking lot.
2. Existing Land Use: The property is presently developed with a 210,500± square-foot grocery/general store and parking lot. Landscaping and screening has been incorporated into the existing development.
3. Traffic and Circulation: Access will be as shown on the Site Plan. The current access for the Meijer store will remain. Roadway and intersection improvements were made at the time of development, and there is a traffic signal at the main entrance to the subject property.
4. Visual Form of the Environment: Landscaping and screening has been incorporated into the existing development and shall remain. No revisions to property owned by Meijer are proposed.
5. Visibility: Consideration has been given to the visibility and safety of motorists and pedestrians during the planning of development of the subject property and the location of access points.

6. Proposed Development: Maintain existing retail development.

7. Behavior Patterns: The site is located at a major destination point for the Northland area retail shopper. It is also at a location where traffic volumes already exist, many of which are moving to or from existing retail opportunities. The retail use emphasizes existing patterns.

8. Emissions: Emissions from the subject property will not substantially affect the environment of the surrounding neighborhoods.

H. Miscellaneous Commitments.

1. The site shall be maintained in general conformance with the attached Overall Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or a designee, upon submission of the appropriate data regarding the proposed adjustment.

2. In the event that uses or development standards are proposed to be changed, nothing herein shall prevent the current or future owners from filing a rezoning application on either sub area separately, so long as a complete subarea is the subject of the rezoning application.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.