



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 1134-2007, Version: 1

Rezoning Application Z06-082

APPLICANT: City of Columbus; c/o Todd Schram, Architect; 6077 Frantz Road, #201; Dublin, OH 43017.

PROPOSED USE: Parking lot.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on February 8, 2007.

UNIVERSITY AREA COMMISSION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.22± acre site is developed with a self-service car wash in the C-4, Commercial District. The applicant is requesting a rezoning to the CPD, Commercial Planned Development District to maintain the permitted C-4 uses, with a variance to allow an eight (8) foot tall fence for a parking lot. The site is proposed to be used for a parking lot for the proposed joint City of Columbus/Ohio State Neighborhood Policing Center to be built 140± feet to the east of this site. The CPD district was selected because it allows the parking lot to be specified for use by the policing center and also permits commercial uses for possible future redevelopment of the site. The parking lot is proposed to be used for employees of the Policing Center, which does not satisfy all parking required on its site. The site is located within the boundaries of the University Area Commission, University Impact District, Urban Commercial Overlay, and the *Weinland Park Neighborhood Plan* (2006). The University Area Commission and the University Area Review Board voted to recommend approval of this proposal. The plan acknowledges the proposed policing center and notes that every effort should be made to make it compatible with the plan recommendation. The parking lot will provide parking for the proposed policing center, which will add civic space and an additional public safety presence to the neighborhood. The proposed use is compatible with the development in the area.

To rezone **1566 SUMMIT STREET (43201)**, being 0.22± acres located at the northeast corner of Summit Street and East Eleventh Avenue **From:** C-4, Commercial District, **To:** CPD, Commercial Planned Development District. (Rezoning # Z06-082)

WHEREAS, application #Z06-082 is on file with the Building Services Division of the Department of Development requesting rezoning of 0.22± acres from the C-4, Commercial District to CPD, Commercial Planned Development District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the proposed use is compatible with the development in the area. The parking lot will provide parking for the proposed policing center, which will add civic space and an additional public safety presence to the neighborhood. The applicant is requesting a rezoning to the CPD, Commercial Planned Development District to maintain the permitted C-4 uses, with a variance to allow an eight (8) foot tall fence for a parking lot. The site is proposed to be used for a parking lot for the proposed joint City of Columbus/Ohio State Neighborhood Policing Center to be built 140± feet to the east of this site, 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:

1566 SUMMIT STREET (43201), being 0.22± acres located at the northeast corner of Summit Street and Eleventh Avenue, and being more particularly described as follows:

Being situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Lot 10 of Henry T. Chittenden's Woodburn Addition as the same is numbered and delineated upon the recorded plat thereof in Plat Book 1, Page 384, Recorder's Office, Franklin County, Ohio, and embracing two 36 foot parcels of land in the name of Marathon Oil Company dated November 22, 1963 (by affidavit), and being more particularly described as follows:

Beginning at an iron pin at the intersection of the northerly line of East Eleventh Avenue (60 feet wide) with the easterly line of Summit Street (80 feet wide), said iron pin is easterly a distance of 15 feet from the southwesterly corner of said Lot 10;
Thence in a northerly direction along the easterly line of said Summit Street, and along a line parallel to and 15 feet easterly of the westerly line of said Lot 10, measure a distance of 134.0 feet to a cross cut in concrete on the southerly line of an alley, 20 feet wide, said cross is easterly a distance of 15 feet from the northwesterly corner of said Lot 10;
Thence in an easterly direction along the northerly line of said Lot 10, and along the southerly line of said 20 foot alley, measure a distance of 72.0 feet to an iron pin;
Thence in a southerly direction parallel to and 72.0 feet easterly of the easterly line of said Summit Street, measure a distance of 134.0 feet to an iron pin on the southerly line of said Lot 10, and on the northerly line of said East Eleventh Avenue;
Thence in a westerly direction along the southerly line of said Lot 10, and along the northerly line of said East Eleventh Avenue, measure a distance of 72.0 feet, more or less, to the Place of Beginning.
Franklin County Tax Parcel Number 010-005309 and 010-041103.
Being more commonly known as 1566 Summit Street & 212 East 11th Avenue.

To Rezone From: C-4, Commercial 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 Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Building Services Division as required by Section 3311.12 of the Columbus City Codes; said plan being titled, "**PROPOSED SITE PLAN**," signed by Todd Schram, architect, and dated July 3, 2007; and text titled, "**CPD TEXT**," signed by Todd Schram, architect, and dated June 29, 2007, and the text reading as follows:

CPD TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development District
PROPERTY ADDRESS: 1566 Summit, Columbus, Oh. 43201
OWNER: City of Columbus, c/o John Hanson
APPLICANT: Todd Schram
DATE OF TEXT: June 29, 2007
APPLICATION NUMBER: Z06-082

1. INTRODUCTION: This site is located at the corner of Summit and Eleventh Avenues in the Weinland Park area (PN 010-

005309). The site falls within the review of both the University Area review Board and the University Area Commission. The site currently contains an asphalt parking lot and a hand car wash which will all be demolished to make way for the proposed use. The City has recently re-aligned the site so that the two previous parcels were combined into one parcel. The proposed parking lot will be dedicated to the proposed joint City and Ohio State Neighborhood Policing Center proposed for construction starting five (5) parcels to the east of the east-most property line of this site (PN 010-010654). Use of this site as a remote parking lot for the policing center does not create a hardship for the use of this site when considered in context to the surrounding sites and respective usage(s) to the west, north, and east,

2. PERMITTED USES: C-4 uses as listed as per 3356 of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards shall be as specified in C.C.C. Chapter 3356, C-4 Commercial District, and §3372.6, *et seq.*, Urban Commercial Overlay.

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

N/A

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

N/A

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

1. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
2. All trees meet the following minimum size at the time of planting: Shade trees 2 1/2" caliper; Ornamental trees 1 1/2" caliper; Tree caliper is measured six (6) inches from the ground.
3. Buffering between the site and all adjacent uses as shown on the site plan. Examples of buffering include:
 - a. An eight-foot black powder-coated steel fence with masonry (brick) columns as per UARB approval along the property line.

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

N/A

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

Lighting

N/A

Outdoor Display Areas

N/A

F. Graphics and/or Signage Commitments.

N/A

G. Miscellaneous Commitments.

- The developer shall install a sidewalk along the Summit and Eleventh frontages.
- Variances include request to change fence height from 4'-0" fence to 8'-0" fence.
- This site will be dedicated parking for the site at 248 East Eleventh Avenue.

H. Natural Environment:

New, healthy trees 1.5 inches or more in caliper, measured six (6) inches from the ground, and located within the parking setbacks shall be maintained.

I. Existing Land Use:

Currently the land use is an existing manual car wash.

J. Transportation and Circulation:

The site is located at the corner of Summit Street and Eleventh Avenue. There are no curb cuts proposed from Summit or Eleventh.

K. Visual form of Environment:

Demolition of the existing vacant structure and the removal of the overgrown landscaping in conjunction with the development of a new parking lot and new landscaping will enhance the visual environment.

L. View and Visibility

We believe the construction of the proposed parking along with the proposed Policing Center this proposed lot will serve along with installation of new landscaping will enhance the surrounding neighborhood.

M. Proposed Development

The proposed parking lot will be used in conjunction with the proposed Policing Center proposed for 248 East Eleventh. No variances for parking will be needed and the existing curb cut will be utilized.

N. Behavior Patterns

The new parking lot will not generate more vehicular and pedestrian traffic than the previous site usage.

O. Emissions

The site is bordered on two sides roads that typically encounter extensive travel and usage. Odors will be comparable to the existing roads and current site usage for which there have been no complaints submitted to Code Enforcement. Outside noise should decrease. There should be no trash resulting from the use of this site as a parking lot.

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