



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #: 1133-2007, Version: 2**

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### Rezoning Application Z05-041

**APPLICANT:** Daniel M. Slane; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

**PROPOSED USE:** Multi-family residential and commercial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (7-0) on May 10, 2007.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested CPD, Commercial Planned Development and PUD-8, Planned Unit Development District to develop retail and residential uses is consistent with the development patterns of the area and with the February 15, 2007 recommendation of the Rocky Fork Blacklick Accord Implementation Panel. The site was rezoned CPD in 2002 in Zoning Case Z00-018C. This rezoning application continues the mixed development nature of the area amidst significant wetlands preservation zones. A large portion of the site is proposed for residential uses with the balance to be developed with retail and/or office uses. The residential community to be developed within the area is planned in conjunction with the existing residential development to the west of New Albany Road West and includes approximately 15± acres of green space.

To rezone **6120 CENTRAL COLLEGE ROAD (43054)**, being 61.0± acres located at the northeast corner of Central College Road and New Albany Road West, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development and PUD-8, Planned Unit Development Districts **and to declare an emergency.** (Z05-041) **(AMENDED by 1761-2012 PASSED 9/10/12)**

**WHEREAS**, application #Z05-041 is on file with the Building Services Division of the Department of Development requesting rezoning of 61.0± acres from CPD, Commercial Planned Development District, to CPD, Commercial Planned Development and PUD-8, Planned Unit Development Districts; and

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

**WHEREAS**, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; and

**WHEREAS**, the Rocky Fork Blacklick Accord Implementation Panel recommends Approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval because the requested CPD, Commercial Planned Development and PUD-8, Planned Unit Development District to develop retail and residential uses is consistent with the development patterns of the area and with the February 15, 2007 recommendation of the Rocky Fork Blacklick Accord Implementation Panel. The site was rezoned CPD in 2002 in Zoning Case Z00-018C. This rezoning application continues the mixed development nature of the area amidst significant wetlands preservation zones. A large portion of the site is proposed for residential uses with the balance to be developed with retail and/or office uses. The residential community to be developed within the area is planned in conjunction with the existing residential development to the west of New Albany Road West and includes approximately 15± acres of green space, 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:

**6120 CENTRAL COLLEGE ROAD (43054)**, being 61.0± acres located at the northeast corner of Central College Road and New Albany Road West, and being more particularly described as follows:

**43.77 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Quarter Township 2, Township 2, Range 16, United States Military Lands and being out of the remainder of that 79.004 acre tract conveyed to Central, Ltd. by deed of record in Deed Book 3710, Page 420 and out of the remainder of that 5.000 acre tract conveyed to Daniel M. Slane by deed of record in Instrument Number 200203270076662 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at the centerline intersection of Central College Road with New Albany Road West, of record in Plat Book 101, Page 37;

thence North 04° 00' 21" East, a distance of 540.00 feet to a point of curvature to the left;

thence with the centerline of said New Albany Road West, with the arc of said curve, having a central angle of 17° 37' 43", a radius of 600.00 feet, an arc length of 184.61 feet, a chord bearing and distance of North 04° 48' 31" West, 183.88 feet to a point;

thence North 76° 22' 38" East, across the right-of-way line of said New Albany Road West, a distance of 50.00 feet to a point in the easterly right-of-way line of said New Albany Road West, being the TRUE POINT OF BEGINNING;

thence with the easterly right-of-way line of said New Albany Road West, the following courses and distances:

with the arc of said curve, having a central angle of 13° 00' 21", a radius of 650.00 feet, an arc length of 147.55 feet, a chord bearing and distance of North 20° 07' 33" West, 147.23 feet to a point of tangency;

North 26° 37' 42" West, a distance of 73.96 feet to a point;

with the arc of a curve to the right having central angle of 30° 15' 43", a radius of 423.23 feet, an arc length of 223.54 feet, a chord bearing and distance of North 11° 29' 52" West, 220.95 feet to a point;

North 03° 37' 59" East, a distance of 445.00 feet to a point on curvature to the right;

with the arc of said curve, having a central angle of 13° 37' 15", a radius of 770.00 feet, arc length of 183.05 feet, a chord bearing and distance of North 10° 26' 37" East, 182.62 feet to a point of tangency;

North 17° 15' 13" East, a distance of 54.43 feet to a point of curvature to the left;

with the arc of said curve, having a central angle of 13° 37' 15", a radius of 605.39 feet, an arc distance of 143.92 feet, a chord bearing and distance of North 10° 26' 38" East, 143.58 feet to a point;

thence North 03° 37' 59" East, a distance of 33.01 feet to a point a northwesterly corner thereof;

thence South 86° 22' 18" East, a distance of 353.56 feet to a point;

thence North 48° 37' 34" East, a distance of 440.00 feet to a point;

thence North 03° 37' 34" East, a distance of 139.90 feet to a point on the arc of a curve to the left;

with the arc of said curve, having a central angle of 14° 48' 43", a radius of 819.00 feet, an arc length of 211.72 feet, a chord bearing and distance of South 75° 26' 06" East, 211.13 feet to a point of compound curvature;

with the arc of said curve, having a central angle of 18° 26' 58", a radius of 1181.00 feet, an arc length of 380.29 feet, a chord

bearing and distance of South 77° 15' 13" East, 378.65 feet to a northeasterly corner thereof;

thence South 03° 38' 26" West, a distance of 1643.87 feet to a point;

thence North 86° 00' 54" West, a distance of 334.38 feet to a point;

thence South 67° 46' 57" West, a distance of 68.42 feet to a point on the arc of a curve to the left;

with the arc of said curve, having a central angle of 46° 00' 17", a radius of 165.08 feet, an arc length of 132.55 feet, a chord bearing and distance of North 63° 00' 05" West, 129.01 feet to a point of tangency;

thence North 86° 00' 14" West, a distance of 69.03 feet to a point of curvature to the left;

with the arc of said curve, having a central angle of 79° 00' 04", a radius of 15.00 feet, an arc length of 20.68 feet, a chord bearing and distance of South 54° 29' 44" West, 19.08 feet to a point of reverse curvature;

with the arc of said curve, having a central angle of 156° 57' 45", a radius of 97.45 feet, an arc length of 266.97 feet, a chord bearing and distance of North 86° 32' 01" West, 190.98 feet to a point of reverse curvature;

with the arc of said curve, having a central angle of 78° 06' 06", a radius of 14.98 feet, an arc length of 20.42 feet, a chord bearing and distance of North 46° 59' 47" West, 18.88 feet to a point of tangency;

thence North 86° 00' 14" West, a distance of 73.96 feet to a point of curvature to the left;

with the arc of said curve, having a central angle of 29° 00' 52", a radius of 205.00 feet, an arc length of 103.81 feet, a chord bearing and distance of North 71° 29' 48" West, 102.71 feet to a point of tangency;

thence North 86° 02' 36" West, a distance of 109.39 feet to a point; and

thence South 70° 05' 17" West, a distance of 61.54 feet to the TRUE POINT OF BEGINNING and containing 43.77 acres of land, more or less.

This description was prepared from descriptions of record and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

**To Rezone From:** CPD, Commercial Planned Development District,

**To:** PUD-8, Planned Unit Development District.

### 2.20 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Quarter Township 2, Township 2, Range 16, United States Military Lands and being out of the remainder of that 79.004 acre tract conveyed to Central, LTD. of record in Deed Book 3710, Page 420 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 5211, said monument marking the common corners of Sections 7, 8, 13 and 14, being in the centerline of Central College Road as shown on "Central College Road and New Albany Road West Dedication and Easements" of record in Plat Book 101, Pages 37 and 38, being South 85° 59' 39" East, a distance of 2710.83 feet, with said centerline, from Franklin County Geodetic Survey Monument Number 5212;

thence North 85° 59' 39" West, with said centerline, a distance of 1357.02 feet to the southeasterly corner of that 3.419 acre tract as conveyed to The Board of Franklin County Commissioners of record in Instrument Number 200309290311698;

thence North 03° 37' 59" East, with the easterly line of said 3.419 acre tract, a distance of 50.00 feet to an iron pin set at the common corner of said 79.004 acre tract, and the remainder of that 2.984 acre tract as conveyed to The New Albany Company, LLC

of record in Instrument Number 199812040313542, being the TRUE POINT OF BEGINNING;

thence North 03° 37' 59" East, with the easterly line of said 2.984 acre tract and the easterly line of remainder of that 80.516 acre tract as conveyed to The New Albany Company, LLC by deed of record in Instrument Number 200002230036274, the westerly line of said 79.004 acre tract, a distance of 695.01 feet to an iron pin set in a southerly line of New Albany Park Condominiums of record in Condominium Plat Book 109, Page 75;

thence South 85° 59' 39" East, with said southerly line, a distance of 105.21 feet to an iron pin set on the westerly right-of-way line of New Albany Road West of record in Plat Book 101, Pages 37 and 38 on the arc of a curve to the right;

thence with said westerly right-of-way line the following courses and distances:

with the arc of said curve having a central angle of 21° 53' 02", a radius of 550.00 feet, an arc length of 210.07 feet, having a chord bearing and distance of South 06° 56' 10" East, a distance of 208.80 feet to an iron pin set at a point of tangency;

South 04° 00' 21" West, a distance of 440.00 feet to an iron pin set at a point of curvature to the right; and

with the arc of said curve having a central angle of 90° 00' 00", a radius of 50.00 feet, an arc length of 78.54 feet, having a chord bearing and distance of South 49° 00' 21" West, a distance of 70.71 feet to an iron pin set at a point of tangency in the northerly right of way line of said Central College Road;

thence North 85° 59' 39" West, with said northerly right-of-way line, a distance of 90.33 feet to the TRUE POINT OF BEGINNING and containing 2.20 acres of land, more or less being out of Auditor's Parcel Number 010-234598.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

Edward J. Miller  
Registered Surveyor No. 8250

**To Rezone From:** CPD, Commercial Planned Development District,

**To:** CPD, Commercial Planned Development District.

**17.16 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Quarter Township 2, Township 2, Range 16, United States Military Lands and being out of the remainder of that 79.004 acre tract conveyed to Central, Ltd. by deed of record in Deed Book 3710, Page 420 and out of the remainder of that 5.000 acre tract conveyed to Daniel M. Slane by deed of record in Instrument Number 200203270076662 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at the centerline intersection of Central College Road with New Albany Road West, of record in Plat Book 101, Page 37;

thence North 04° 00' 21" East, a distance of 100.00 feet to a point;

thence South 85° 59' 39" East, across the right-of-way of said New Albany Road West, a distance of 50.00 feet to a point in the easterly right-of-way line of said New Albany Road West, being the TRUE POINT OF BEGINNING;

thence North 04° 00' 21" East, with said easterly right-of-way line, a distance of 440.00 feet to a point of curvature to the left;

thence with said easterly right-of-way line, with the arc of said curve, having a central angle of 17° 37' 43", a radius of 650.00 feet, an arc length of 199.99 feet, a chord bearing and distance of North 04° 48' 31" West, 199.20 feet to a point;

thence across the remainder of said 79.004 acre tract, the following courses and distances:

North 70° 05' 17" East, a distance of 61.54 feet to a point;

South 86° 02' 36" East, a distance of 109.39 feet to a point on the arc of a curve to the left;

with the arc of said curve, having a central angle of 29° 00' 52", a radius of 205.00 feet, an arc length of 103.81 feet, a chord bearing and distance of South 71° 29' 48" East, 102.71 feet to a point of tangency;

South 86° 00' 14" East, a distance of 73.96 feet to a point of curvature to the right;

with the arc of said curve, having a central angle of 78° 06' 06", a radius of 14.98 feet, an arc length of 20.42 feet, a chord bearing and distance of South 46° 59' 47" East, 18.88 feet to a point of reverse curvature;

with the arc of said curve, having a central angle of 156° 57' 45", a radius of 97.45 feet, an arc length of 266.97 feet, a chord bearing and distance of South 86° 32' 01" East, 190.98 feet to a point of reverse curvature;

with the arc of said curve, having a central angle of 79° 00' 04", a radius of 15.00 feet, an arc length of 20.68 feet, a chord bearing and distance of North 54° 29' 44" East, 19.08 feet to a point of tangency;

South 86° 00' 14" East, a distance of 69.03 feet to a point of curvature to the right;

with the arc of said curve, having a central angle of 46° 00' 17", a radius of 165.08 feet, an arc length of 132.55 feet, a chord bearing and distance of South 63° 00' 05" East, 129.01 feet to a point;

North 67° 46' 57" East, a distance of 68.42 feet to a point; and

South 86° 00' 54" East, a distance of 334.38 feet to a point in a westerly line of Lot 5 of The Business Campus at New Albany of record in Plat Book 101, Pages 79 and 80;

thence South 03° 38' 26" West, with said westerly line, a distance of 668.24 feet to a point in the northerly right-of-way line of said Central College Road;

thence North 85° 59' 39" West, with said northerly right-of-way line, a distance of 1066.70 feet to a point of curvature to the right;

thence continuing with said northerly right-of-way line, with the arc of said curve, having a central angle of 90° 00' 00", a radius of 50.00 feet, an arc length of 78.54 feet, a chord bearing and distance of North 40° 59' 39" West, 70.71 feet to the TRUE POINT OF BEGINNING and containing 17.16 acres of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

**To Rezone From:** CPD, Commercial Planned Development District,

**To:** CPD, Commercial Planned Development District.

**SECTION 2.** That a Height District of Sixty (60) feet is hereby established on the CPD, Commercial Planned Development and PUD-8, Planned Unit Development Districts 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 and PUD-8, Planned Unit Development Districts and Application among the records of the Building Services Division as required by Sections 3311.12 and 3311.09 of the Columbus City Codes; said plans being titled, "**THE FARMS AT ALBANY PARK**" and "**EXHIBIT A, CPD ARCHITECTURAL CHARACTER: THE FARMS AT ALBANY PARK**", and text titled, "**PUD / CPD TEXT**", all signed by Jeffrey L. Brown, attorney for the Applicant, and dated June 22, 2007

and the text reading as follows:

**PUD/ CPD Zoning Text**

**PROPOSED DISTRICT: PUD-8, Planned Unit Development District; CPD, Commercial Planned Development District**

**PROPERTY ADDRESS: 6120 Central College Road, Columbus, Ohio 43054**

**OWNER: The Slane Company, c/o Daniel Slane**

**APPLICANT: Same as applicant**

**DATE OF TEXT: June 22, 2007**

**APPLICATION NUMBER: Z05-041**

**INTRODUCTION:** The subject properties consist of 63.1± acres that were annexed to the City of Columbus in 1996. The site was rezoned CPD in 2002 in Zoning Case Z00-018C. This rezoning application continues the mixed development nature of the area amidst significant wetlands preservation zones. A large portion of the site is proposed for residential uses with the balance to be developed with retail and/or office uses. The residential community to be developed within the area is planned in conjunction with the existing residential development to the west of New Albany Road West and includes approximately 15± acres of green space.

**1. SUBAREA 1: PUD-8**

**A. DESCRIPTION:** Subarea 1 is found in the northern two-thirds of the development. It shall consist of 44.0± acres.

**B. PERMITTED USES:** The following uses shall be permitted in Subarea 1:

1. Those uses listed in Sections 3333.02 (AR-12, Apartment District of the Columbus City Code).
2. Neighborhood clubhouse with associated outdoor pool; mail structures; and compactor building.

**C. DEVELOPMENT STANDARDS:** The applicable development standards for Subarea 1 are contained in Chapter 3333 (AR, Apartment District) unless otherwise indicated in this text.

**D. DENSITY, HEIGHT, LOT, AND SETBACK COMMITMENTS:**

1. The maximum density for multi-family development shall be 350 units. A maximum total of 12,000 square feet shall be permitted in the aggregate for a neighborhood clubhouse, pool, mail structures, and compactor building.
2. The building setback line from New Albany Road West shall be a minimum of 50 feet for buildings. Porches and other architectural elements may encroach into this setback up to 5 feet.
3. There shall be a zero setback for buildings and pavement from all interior property lines, from the shared boundary line between Subareas 1 and 2, and from the property line shared with the existing development found to the northwest of and adjacent to Subarea 1.
  1. Unless otherwise set forth herein, the minimum building and pavement setback from perimeter property lines shall be 25 feet.
4. Residential buildings constructed in this subarea shall either front a private street or New Albany Road West, except for buildings that have a garage at the build to line in front of the primary structure. Buildings that are located at the intersection of two streets shall be required to front only one street. Buildings shall be built to the "build-to" line as shown on the attached site plan.
5. Building setback lines along New Albany Road West and all private streets shall be considered "build-to" lines as opposed to minimum setbacks, so that to the extent buildings are developed, such buildings shall be constructed so as to substantially "front" on such lines.
6. A building shall be considered to front a street if it has a front door of a majority of its units facing the street.
7. Lot coverage for buildings and paved areas combined shall not exceed 70% of the subarea acreage.
8. Buildings shall not be less than one and one half stories and not more than three stories in appearance. The maximum building height shall not exceed 45 feet.

**E. ACCESS, LOADING, PARKING, AND OTHER TRAFFIC-RELATED COMMITMENTS:**

1. All streets within this subarea shall be private and provide for two-way traffic. Parking shall be permitted on both sides of all private streets. Private alleys may be provided to the rear of buildings and shall allow for two-way traffic. Parking shall be prohibited in private alleys.
2. A 4-foot wide sidewalk shall be provided on both sides of all private streets. Where no on-street parking is provided, the sidewalk may be located a maximum of 10 feet from the curb. Where on-street parking is provided, the sidewalk shall be provided immediately from the back of the curb with trees planted on the back side of the sidewalk. A leisure path shall be provided through the existing wetland area to connect the northernmost portion of the subarea to remainder of the development.
3. Sidewalks shall provide access to the leisure trail system for pedestrians.
4. Parking at a minimum rate of 2 spaces per unit shall be provided. The required number of spaces shall be met through the use of a garage serving the unit parking within the building and/or on-street parking spaces near the unit.

**F. BUFFERING, LANDSCAPING, OPEN SPACE, AND SCREENING COMMITMENTS:**

1. Street trees shall be required along New Albany Road West, all private streets, and around the perimeters of all parkland in this subarea and shall be spaced at an average of 30 feet on center. Street trees shall be those specified in the Columbus Street Tree Program guidelines from the City of Columbus Forester. Where no on-street parking is provided, street trees shall be located within the tree lawn between the sidewalk and the edge of pavement. Where on-street parking is provided, street trees shall be located within 2 feet of the back side of the sidewalk. The minimum size at installation of all street trees shall be 2 ½ inches in caliper.
2. The landscaping requirements of this section may be satisfied or offset by the preservation of existing vegetation equal to or greater than requirements stated in this text.
3. Unless otherwise specified, the minimum size of all trees shall be 2 ½ inch caliper for deciduous, 5 feet high for evergreens, and 1 ½ inch caliper for ornamental trees.
4. The landscaping required in this section shall count toward satisfying the landscaping requirements of Chapter 3342 of the Columbus City Code.
5. All trees and landscaping shall be well-maintained. Dead items, weather permitting shall be replaced within six months.
6. **The applicant shall comply with the city's parkland dedication ordinance.**

**G. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS, AND OTHER ENVIRONMENTAL COMMITMENTS:**

1. All external parking and street lighting shall utilize decorative type fixtures at a maximum of 20 feet in height. These lights shall have cut-off, downcast fixtures, or bulbs. However, landscaping at entry locations and the clubhouse may have up-lit or down-lit accent lighting, provided that the lighting does not spill off-site.
2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to ensure compatibility.
3. All parking lot lighting shall utilize high-pressure sodium, color corrected light fixtures.
4. All new or relocated utility lines shall be installed underground.
5. All waste and refuse shall be kept in containers and fully screened from view by a solid wall or fence that is compatible with the building's architecture.

**H. GRAPHICS AND SIGNAGE COMMITMENTS:** All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the AR-12, Apartment District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

**I. ARCHITECTURAL STANDARDS:**

1. Building materials shall be natural in appearance, such as brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass. Vinyl and other manufactured materials are permitted as long as they are natural in appearance.
2. All buildings shall be pedestrian in scale.
3. All buildings shall provide architectural detailing such as shutters or trim detailing.
4. Sloped or pitched roofs are encouraged. No residential building shall have a flat roof.
5. Garages, when provided, may be front or rear-loaded.
6. Building footprints maybe changed so long as the total number of units does not exceed 350 and the new building footprint complies with the development standards.

## **2. SUBAREA 2: CPD**

### **A. PERMITTED USES:** Permitted uses shall include the following:

1. Those uses listed in Chapter 3356 (C-4, Regional Scale Commercial Development) of the Columbus City Code, except that the following uses shall be prohibited:
  - a. Automobile salesroom, new or used car lot, motor vehicle sales or leasing
  - b. Billboards (except for temporary billboards advertising adjacent residential developer)
  - c. Bowling alley
  - d. Commercial radio transmitting or television station appurtenances
  - e. Funeral parlor
  - f. Stable
2. Residential uses located above permitted ground-floor commercial or office uses.
3. Automobile service stations selling gasoline, providing oil changes and related services, providing automobile repair, or any combination thereof in accordance with the provisions contained in Chapters 3357.12 through 3357.18 of the Columbus City Code.

**B. DEVELOPMENT STANDARDS:** Except as otherwise noted above, the applicable development standards of Chapter 3356, C-4, shall apply.

### **C. DENSITY, HEIGHT, LOT, AND SETBACK COMMITMENTS:**

1. The maximum density in this subarea shall not exceed 10,000 gross square feet of building per net acre. Structures occupied by a single tenant within the subarea shall not exceed a building footprint of 40,000 square feet. All development shall be in general conformance with the CPD site plan. However, building sizes may vary depending on tenant demand. At least 90,000 square feet of C-2 uses shall be provided within this subarea. The buildings on the west side of New Albany Road will be three-story mixed use buildings with only office on the second and third floors. These two buildings shall contain at least 40,000 sq.ft. of office space. The two buildings on the east side of New Albany Road at the northwest corner of that portion of Subarea 2 shall be for office uses. (Minimum two story in height.) These two buildings shall contain at least 50,000 sq.ft. of office space.
2. The minimum setback from New Albany Road West shall be 40 feet from the east right-of-way line of New Albany Road West and 20 feet from the west right-of-way line of New Albany Road West for all buildings, parking, loading, and maneuvering areas. An Entrance Green will be preserved (and may be modified as permitted in this text) on either side of New Albany Road West at its intersection with Central College Road.
3. The minimum setback from Central College Road shall be 100 feet for all buildings and parking, loading, and maneuvering areas.
4. The setback from interior streets shall be zero for all buildings and parking, loading, and maneuvering areas. There shall be a zero setback for buildings and pavement from all interior property lines and from the shared boundary line between Subareas 1 and 2. The minimum pavement setback from the west property line nearest to the buildings found to the west of New Albany Road West shall be



5 feet. Unless otherwise set forth herein, the minimum building and pavement setback from perimeter property lines shall be 25 feet.

5. Buildings constructed in this subarea shall either front a private street, New Albany Road West, or Central College Road. Buildings that are located at the intersection of two streets shall be required to front only one street. Buildings shall be built to the "build-to" line as shown on the attached site plan.

6. Building Locations indicated on the CPD site plan shall be considered build-to lines as opposed to minimum setbacks, so that to the extent buildings are developed, such buildings shall be constructed so as to substantially front on such lines. At least 50% of the Central College road frontage at the build-to line shall be occupied by either buildings or brick walls that are at least 3 feet in height

7. Lot coverage for building and paved are shall not exceed 70% of the subarea acreage.

8. The maximum height of all buildings in this subarea shall be 60 feet. Buildings shall be no less than one and one half stories in appearance.

**D. ACCESS, LOADING, PARKING, AND OTHER TRAFFIC-RELATED COMMITMENTS:**

1. All streets in this subarea shall be private. The proposed street alignments are schematic and subject to change.

2. Drive-thru windows shall be permitted within this subarea provided that they do not front Central College Road or New Albany Road West.

3. Due to the mixed-use nature of the proposed development it is impossible to have each use on its own tax parcel with all of its required parking and loading spaces. In addition, the mixture of the proposed uses will make it appropriate in some instances to consider a shared parking analysis in determining the required number of parking spaces. Therefore, the following minimum parking ratios shall be provided unless varied by a shared parking analysis approved by the City's Division of Transportation or by the Board of Zoning Adjustment:

Retail: 1 parking space for every 250 sq. ft. of gross floor area

Restaurant: 1 parking space for every 75 sq. ft. of gross floor area

General Office: 1 parking space for every 300 sq. ft. of gross floor area

Medical or Dental Office: 1 parking space for every 250 sq. ft. of gross floor area

Automobile service station  
and related uses: 2 parking spaces per automobile service station

Residential Uses Above  
Ground-Floor Commercial  
Or Office No parking requirement

If the applicant desires to provide fewer parking spaces than calculated by the above method then it shall prepare a shared parking analysis for the proposed project pursuant to the requirements of the Division of Transportation. The Division of Transportation shall review this shared parking analysis and if it approves the study then the applicant shall provide the number of parking spaces shown in the study. If the Division does not approve the study, then the applicant may file a variance request with the Board of Zoning Adjustment.

4. Bicycle parking should be conveniently provided for each building or group of buildings.

5. Internal sidewalks shall connect the Central College Road sidewalk to the buildings that front on Central College Road.

6. A cross access easement shall be provided to the adjacent property to the east and to the adjacent property owner to the west as shown on the submitted site plan.

**E. BUFFERING, LANDSCAPING, OPEN SPACE, AND SCREENING COMMITMENTS:**

1. Landscaping within the parking and building setbacks along Central College Road shall be rural in character and based on the following standards:

a. Within the parking and building setbacks there shall be a minimum 4-foot high continuously uniform earth mound except for (1) areas of ingress and egress for roadways; (2) where prohibited by public utilities; (3) at the perimeter of the Entrance Green; and (4) in areas where preservation of trees prohibits such mounding. The mound shall have a maximum 3:1 slope starting at the setback line, with a minimum crest at the top of the mound of 5 feet in width. From the crest, the mound shall slope upward or downward to meet existing grade at the right-of-way line. A 4-rail white horse fence shall be installed within the setback area.

b. In lieu of the above-mentioned berming and landscaping, ponds may be established within the parking and building setbacks along Central College Road. If a pond is established, it must include surrounding landscaping at a minimum of 3 feet in height to provide screening of the parking area.

2. Reasonable and good faith efforts shall be made to preserve existing trees and tree rows. Additionally, standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

3. "Entrance Greens" have previously been installed on the east and west sides of New Albany Road West at its intersection with Central College Road. Entrance Greens shall not have a berm but shall maintain the same or similar grade as the natural grade of the adjoining right-of-way. Entrance Greens may contain landscaping, benches, entry features, monuments and/or a water feature(s) some of which may be a structure of more than 6 feet in height. The appearance of the Entrance Greens may be modified from their existing condition at the time of development of this subarea provided that they continue to meet the standards set forth herein.

4. Any surface parking lot adjacent to a public street shall be screened from its respective right-of-way with a minimum 4-foot high continuous planting hedge, fence, wall, earth mound, or any combination thereof.

5. The developer shall install street trees at an average of 30 feet on center within the parking setback along all private streets.

6. Tree plantings shall be required within site parking and service areas. The number of trees shall be 1 tree for every 10 parking spaces. These tree plantings shall be at least 2 ½ inch caliper at installation.

7. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 2 ½ inch caliper or greater may offset 2/3 of this requirement.

8. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

9. All loading docks shall be screened from public rights-of-way to a minimum height of six (6) feet by either fencing, walls, buildings, or any combination thereof. All loading docks for use by semi trucks and that serve the easternmost building in this subarea shall be screened from off-site view by a minimum 10-foot high masonry wall.

10. Along the eastern perimeter boundary of this subarea, the developer shall attempt to save existing vegetation where feasible. Deciduous trees shall be planted at a minimum rate of 1 tree every 30 lineal feet along this same boundary. Evergreen trees shall be planted directly behind these deciduous trees at the rate of 11 trees per 100 lineal feet and shall be a minimum of 6 feet in height at installation.

11. Unless otherwise specified, the minimum size of all trees at installation shall be 2 ½ inch caliper for deciduous shade trees, 5 feet in height for evergreens, and 1 ½ inch caliper for ornamental trees.

12. The landscaping required in this section shall count toward satisfying the landscaping requirements contained in Chapter 3342 of the Columbus City Code.

13. All trees and landscaping shall be well maintained. Dead items, weather permitting, shall be replaced within six months.

14. Reasonable and good faith efforts will be made to preserve existing trees occurring within this CPD District. Consideration will be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of these wooded areas.

15. The applicant shall comply with the city's parkland dedication ordinance.

**F. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS, AND OTHER ENVIRONMENTAL COMMITMENTS:**

1. All external lighting in the area shall be cut-off type (down lighting) or decorative fixtures and shall provide no light spillage to offsite parcels. Buildings and landscaping at entry locations into this subarea may be up-lit or down-lit provided that lighting does not spill over into the public right-of-way. Ground-mounted lighting must be shielded and landscaped.
2. Security lighting should be of the "motion sensor" type.
3. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to ensure compatibility.
4. Parking lot lighting standards shall not exceed 20 feet in height or 18 feet in height if within 100 feet of a residentially zoned area at the time of installation. The type of light shall be color corrected High Pressure Sodium (HPS).
5. All new or relocated utility lines shall be installed underground.
6. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view from ground level by the same materials utilized on the building roof or exterior. Color shall also match the building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view at ground level by landscaping material, walls, or fencing material utilizing materials that are complimentary to the character of the building.

**G. GRAPHICS AND SIGNAGE COMMITMENTS:**

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

**H. ARCHITECTURAL STANDARDS:**

1. Building Massing:

- a. The architectural style and character of the buildings shall be consistent throughout this subarea and shall substantially adhere to the architecture shown on the accompanying **Exhibit A**.
- b. Individual buildings shall be finished using the same materials on all sides of the structure.
- c. The easternmost building in this subarea shall have a consistent level of finish and detailing on all exterior elevations.
- d. All buildings and portions thereof shall retain traditional building massing and shall incorporate elements and forms to reduce the scale of the buildings. Relevant examples of this may include the Perimeter Center in Dublin, Ohio, or the Kroger Center on New Albany Road in Columbus, Ohio. These examples disguise large building massings with an overlay of smaller definable massing with appropriate hierarchy and scale.
- e. Flat roofs are permitted but must utilize strong cornices.
- f. Building Materials: The predominant exterior wall materials shall be natural in appearance and may consist of brick, brick veneer, stone, stone veneer, wood, or hardi-plank or similar products. Synthetic materials may be used only if they are natural in appearance. Metal and E.I.F.S. shall be allowed as accent features only.
- g. Extensive use of glass is permitted for storefronts.
- h. Prefabricated metal buildings, untreated masonry block structures are not permitted.
- i. Poured concrete walls are prohibited.

2. Fenestration:

- a. Accessory buildings, whether attached or detached, shall be of similar design, materials, and construction as the nearest primary structure. Blank facades shall be prohibited. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged.

b. The use of reflective and mirrored glass shall be prohibited.

**3. MISCELLANEOUS PROVISIONS:**

1. Natural Environment: The site is a farm field and is located on the north side of Central College Road.

2. Existing Land Use: The site is presently vacant land.

3. Circulation: Access to the site will be from Central College Road and New Albany Road West.

4. Visual Form/Visibility: The form of the development will be sensitive to the natural features of the site. In addition, size and character of all structures will be in context with the local area and comply with all standards set forth in this development text.

5. Proposed Development: The size, type and character of the proposed development will meet the zoning and land use standards set forth in this development text.

6. Traffic Behavior Patterns: It is anticipated that most traffic will access the site from the south. Additional traffic will come from developments to the east. As development occurs on this site, traffic patterns will change along Central College Road.

**SECTION 4. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.~~**