



City of Columbus

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

Legislation Text

File #: 3125-2017, **Version:** 1

Rezoning Application Z17-006

APPLICANT: City of Columbus; c/o Steven Alvarez, Department of Finance and Management; 90 West Broad Street, Room 425; Columbus, OH 43215.

PROPOSED USE: Parking lot.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on June 8, 2017.

GREATER HILLTOP AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is currently undeveloped and zoned in the NG, Neighborhood General District. The requested CPD, Commercial Planned Development District will permit a parking lot expansion for the Columbus West Family Health and Wellness Center. The site is located within the boundaries of the *Greater Hilltop Plan Amendment* (2010), which recommends "Institutional" and "Med-High Density Mixed Residential" land uses for this location. The CPD text includes commitments to P-1 permitted uses, parking setbacks, access, buffering and landscaping, and a site plan. A variance to reduce landscaping and screening along the south property line adjacent to an existing electrical substation is included in this request. Staff supports this request as it will provide needed parking for the Columbus West Family Health and Wellness Center. Further, the proposed parking lot trees and street trees are consistent with the Plan's recommendation to provide sufficient screening between residential and non-residential uses.

To rezone **60 NORTH WHEATLAND AVENUE (43204)**, being 1.0± acre located on the east side of North Wheatland Avenue at the intersection opposite Violet Street, From: NG, Neighborhood General District, To: CPD, Commercial Planned Development District (Rezoning # Z17-006).

WHEREAS, application # Z17-006 is on file with the Department of Building and Zoning Services requesting rezoning of 1.0± acre from NG, Neighborhood General District, to CPD, Commercial Planned Development District; and

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

WHEREAS, the Greater Hilltop Area 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 recommendations of the *Greater Hilltop Plan Amendment*, provides needed parking for the Columbus West Family Health and Wellness Center, and incorporates design, landscaping, and screening measures as not to impact the adjacent residential development; 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:

60 NORTH WHEATLAND AVENUE (43204), being 1.0± acre located on the east side of North Wheatland Avenue at the intersection opposite Violet Street, and being more particularly described as follows:

Situated in the State of Ohio, Franklin County, City of Columbus and lying in Virginia Military Survey No. 2668 and being a part of that 20.098 acre tract (Tract 1) as conveyed to the City of Columbus by deed of record in Instrument Number 200307020202150 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Begin, for reference, at a 5/8" Rebar found at the intersection of the northerly right of way line of West Broad Street (80 feet in width) and the easterly right of way line of Wheatland Avenue (40 feet in width);

Thence North 08°24'28" West a distance of 502.18 feet along the easterly right of way line of Wheatland Avenue, to a 3/4 inch iron pipe found at the northwesterly corner of that 2.410 acre tract (Tract 2) conveyed to the City of Columbus by deed of record in Instrument Number 200307020202150, and being the True Point of Beginning;

Thence North 08°24'28" West a distance of 100.47 feet along the easterly right of way line of Wheatland Avenue to a 3/4 inch iron pipe set;

Thence North 86°51'48" East a distance of 439.88 feet crossing said 20.098 acre tract to a 3/4 inch iron pipe set on the line common to said 20.098 acre tract and that tract conveyed to the State of Ohio by deed of record in Deed Book 101, Page 390;

Thence South 03°17'39" East a distance of 100.05 feet along the easterly line of said 20.098 acre tract to a 3/4 inch iron pipe found with a cap stamped CEC;

Thence South 86°51'48" West a distance of 430.92 feet along the northerly line of said 2.410 acre tract (Tract 2) to the True Point of Beginning, containing 1.000 acre, more or less, subject to all easements, restrictions and rights of way of record.

Parcel No: 010-267202

To Rezone From: NG, Neighborhood General 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, "**WEST BROAD STREET/WHEATLAND AVENUE SITE**," and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," all dated October 12, 2017, and signed by Steven Alvarez, Applicant, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: Wheatland Avenue., Columbus OH 43204

OWNER: City of Columbus

APPLICANT: Steve Alvarez, Office of Construction Management, City of Columbus

DATE OF TEXT: October 12, 2017

APPLICATION NUMBER: Z17-006

1. INTRODUCTION:

This subject property consists of approximately 1.00 acre located on the east side of Wheatland Avenue north of Broad Street. The subject property is zoned NG and is currently vacant.

This one acre was split from parcel 010-267201 and combined with 010-267202 in 2016. The owner is seeking to build a parking lot consisting of 77 spaces to alleviate the congestion at the Columbus West Family Health and Wellness Center located at 2300 W. Broad Street.

2. PERMITTED USES:

The permitted uses in, on or upon the subject property shall be those allowed in P-1 Private Parking District as set forth in Columbus Zoning Code. This CPD is limited to parking lot for the medical facility at 2300 W. Broad Street.

3. DEVELOPMENT STANDARDS:

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

The density, height and setback commitments will be shown on the Site Plan. The subject property shall include 77 parking spaces, each nine (9) feet wide and eighteen (18) feet long.

The parking setback along Wheatland Avenue shall be a minimum of twenty five (25) feet from the right-of-way. The parking setback along the east property line shall be five (5) feet. The parking setback along the north property line shall be a minimum of five (5) feet from the northern alley. The parking setback along the west property line shall be a minimum of five (5) feet.

Unless otherwise indicated on the site plan or in written text, the applicable development standards shall be those standards contained in Chapter 3371, P-1, Private Parking District, of the Columbus City Code.

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

Access will be as shown on the Site Plan. No new direct access will be permitted to Wheatland Avenue.

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

The buffering, landscaping, and screening commitments will be shown on the Site Plan. Columbus City Code §3312.21 (A) contains a requirement that interior landscaping be provided for any lot containing ten (10) parking spaces or more. As indicated by the site plan, a 77-space parking lot requires eight (9) interior landscaping trees. Interior landscaping provides for eight (9) trees, four (4) along the east edge of the parking lot and five (5) along the west edge of the parking lot.

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

No specific commitments.

E. Lighting and/or Other Environmental Commitments:

No additional lighting fixtures will be installed at the property.

F. Graphics and/or Signage Commitments:

Any and all graphics and signage will comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

The site shall be developed in general conformance with the attached 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.

4. CPD REQUIREMENTS:

A. Natural Environment:

The subject property is located north of Broad Street on the east side of Wheatland Avenue. The development of this subject property into parking will support the West Side Family Medical Facility located at 2300 W. Broad Street, which is also owned by owner.

B. Existing Land Use:

The subject property is currently vacant and unimproved. The surrounding area is fully developed and consists of residential uses to the west, undeveloped land to the north, and the Twin Valley Behavioral Medical Facility to the east.

C. Proposed Use:

The proposed use of the subject property is for a parking lot serving the West Side Family Medical Facility located at 2300 W. Broad Street.

D. Transportation and Circulation:

Access will be as shown on the Site Plan.

E. Visual Form of the Environment:

The subject property will be developed as a parking lot to support the property at West Side Family Medical Facility located at 2300 W. Broad Street, which is also owned by Owner.

F. View and 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. Street trees will be provided along Wheatland Avenue to screen the parking lot from adjacent residential areas.

G. Behavior Patterns:

The expanded parking lot will support the existing community health center that services the neighborhood. Additional on-site parking will minimize the impact of the development on adjacent residential uses.

H. Emissions:

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

5. VARIANCES:

A. South boundary screening. Although the property to the south (also owned by the Owner) is zoned Residential, its current use is an electric substation. No screening is provided along this boundary as the existing vegetation and

shrubby along the fencing appears to make for sufficient screening.

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