



# City of Columbus

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

## Legislation Text

---

**File #: 0493-2005, Version: 2**

---

### **Rezoning Application # Z04-036**

**APPLICANT:** Mount Carmel Health Systems, Empire Ventures/6200 East Broad LLC, and Continental/6200 East Broad LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

**PROPOSED USE:** Commercial and industrial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on February 10, 2005.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicants request the CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts to develop hospital-related, commercial, and industrial uses. In addition, substantial roadway improvements to Taylor Station Road and East Broad Street are intended to support the proposed development and improve existing traffic conditions in the area. The development plan and text include similar development standards as surrounding developments, and provide screening and setbacks in the L-M District from the adjacent pending PUD residential site located to the north. The proposal is consistent with the zoning and development patterns of the area.

To rezone **6314 EAST BROAD STREET (43213)**, being 159.95± acres located at the northeast corner of East Broad Street and Taylor Station Road, **From:** M-1, Manufacturing District, **To:** CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts (Rezoning # Z04-036). **(AMENDED BY ORD. 2245-2017; PASSED 10/2/2017)**

**WHEREAS**, application #Z04-036 is on file with the Building Services Division of the Department of Development requesting rezoning of 159.95± acres from M-1, Manufacturing District, to CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts; 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, and L-M, Limited Manufacturing Districts will allow the development of hospital-related, commercial, and industrial uses. In addition, substantial roadway improvements to Taylor Station Road and East Broad Street are intended to support the proposed development and improve existing traffic conditions in the area. The development plan and text include similar development standards as surrounding developments, and provide screening and setbacks in the L-M District from the adjacent pending PUD residential site located to the north. The proposal is consistent with the zoning and development patterns of the area, 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:

**6314 EAST BROAD STREET (43213)**, being 159.95± acres located at the northeast corner of East Broad Street and Taylor Station Road, and being more particularly described as follows:

### **SUBAREA I**

**CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT  
PARCEL ONE  
43.837 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 16, United States Military Lands, being part of the 111.20 acre tract conveyed as PARCEL ONE, and the 132 acre tract conveyed as PARCEL THREE to Lucent Technologies Inc. by deed of record in Instrument No. 200207230180184 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

Beginning at a magnetic nail set marking the centerline intersection of East Broad Street (State Route 16) (width varies) and Taylor Station Road (98 foot R/W);

Thence North 03° 56' 51" East, a distance of 1654.05 feet, along the centerline of said Taylor Station Road, to a magnetic nail set;

The following six (6) courses across said 111.20 acre and 132 acre tracts:

1. Thence North 82° 41' 33" East, a distance of 786.03 feet, to an iron pin set;
2. Thence South 07° 20' 46" East, a distance of 769.03 feet, to an iron pin set;
3. Thence North 82° 39' 14" East, a distance of 75.15 feet, to an iron pin set;
4. Thence South 08° 00' 06" East, a distance of 512.30 feet, to an iron pin set;
5. Thence North 81° 59' 54" East, a distance of 912.83 feet, to an iron pin set;
6. Thence South 07° 46' 36" East, a distance of 339.99 feet, to a magnetic nail set in the centerline of said East Broad Street;

Thence South 82° 21' 49" West, a distance of 2106.31 feet, along the centerline of said East Broad Street, to the True Point of Beginning. Containing 43.837 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the bearing of North 82° 21' 49" East for the centerline of East Broad Street as established from a series of GPS observations in October, 2003.

EVANS, MECHWART HAMBLETON & TILTON, INC.

**PARCEL TWO  
7.327 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 16, United States Military Lands, and being part of PARCEL ONE and all of PARCEL TWO as conveyed to Continental/6200 E. Broad, LLC by deed of record in Instrument No. 200312110392719 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set marking the centerline intersection of East Broad Street (State Route 16) (width varies) and Taylor Station Road (98 foot R/W);

Thence North 82° 21' 49" East, a distance of 2106.31 feet, with the centerline of said East Broad Street, to a magnetic nail set;

Thence North 07° 46' 36" West, a distance of 339.99 feet, with the line common to that 43.837 acre tract conveyed to Mt. Carmel Health System by deed of record in Instrument Number 200312110392742 and that 24.704 acre tract conveyed to Empire

Ventures/6200 E. Broad, LLC by deed of record in Instrument Number 200312110392762, to an iron pin set in the southerly line of said PARCEL TWO. Said iron pin being the TRUE POINT OF BEGINNING of the herein described tract;

Thence South 81° 59' 54" West, a distance of 912.83 feet, with a northerly line of said 43.837 acre tract, to an iron pin set at the southwesterly corner of said PARCEL TWO;

Thence North 08° 00' 06" West, a distance of 262.41 feet, with an easterly line of said 43.837 acre tract, to an iron pin set;

Thence North 82° 21' 28" East, a distance of 1236.74 feet, across said PARCEL ONE, to an iron pin set in a westerly line of said 24.704 acre tract;

Thence South 07° 00' 27" East, a distance of 254.69 feet, with a westerly line of said 24.704 acre tract, to an iron pin set at the southeasterly corner of said PARCEL TWO;

Thence South 81° 59' 54" West, a distance of 319.47 feet, with a northerly line of said 24.704 acre tract, to the TRUE POINT OF BEGINNING. Containing 7.327 acres of land, more or less, of which 7.020 acres are from PARCEL TWO and 0.307 acre is from PARCEL ONE.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjustment). Control for bearings was derived using the bearing of North 82° 21' 49" East for the centerline of East Broad Street as established from a series of GPS observations in October, 2003.

EVANS, MECHWART HAMBLETON & TILTON, INC.

**To Rezone From:** M-1 Manufacturing District,

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

**SUBAREA II  
CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT  
24.704 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 16, United States Military Lands, being all of the 1.128 acre tract conveyed as PARCEL TWO, the 0.488 acre tract conveyed as PARCEL FOUR, the 2.512 acre tract conveyed as PARCEL FIVE, and part of the 111.20 acre tract conveyed as PARCEL ONE, to Lucent Technologies Inc. by deed of record in Instrument No. 200207230180184 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning for Reference at a magnetic nail set marking the centerline intersection of East Broad Street (State Route 16) (width varies) and Taylor Station Road (98 foot R/W);

Thence North 82° 21' 49" East, a distance of 2106.31 feet, along the centerline of said East Broad Street, to a magnetic nail set. Said magnetic nail being the TRUE POINT OF BEGINNING of the herein described tract;

The following six (6) courses across said 111.20 acre tract:

1. Thence North 07° 46' 36" West, a distance of 339.99 feet, to an iron pin set;
2. Thence North 81° 59' 54" East, a distance of 319.47 feet, to an iron pin set;

3. Thence North 07° 00' 27" West, a distance of 492.05 feet, to an iron pin set;
4. Thence North 82° 59' 33" East, a distance of 136.13 feet, to an iron pin set;
5. Thence North 07° 29' 04" West, a distance of 346.24 feet, to an iron pin set;
6. Thence North 82° 11' 38" East, a distance of 843.45 feet, to an iron pin set in the westerly line of the 2.758 acre tract conveyed to ZRM Property Co. by deed of record in Instrument No. 199902220044107;

Thence South 04° 04' 48" West, a distance of 1202.58 feet, along the westerly lines of said 2.758 acre tract, the 1.100 acre tract conveyed to KDK Enterprises, PLL by deed of record in Official Record 28545 B20, the 1.256 acre tract conveyed to 77-83 Outerbelt Street, LLC by deed of record in Instrument No. 200310080322388 and the 3.502 acre tract conveyed to Praedium II Buckeye LLC by deed of record in Instrument No. 199712090163335, to a magnetic nail set in the centerline of said East Broad Street (State Route 16);

Thence South 81° 52' 38" West, a distance of 443.69 feet, along said centerline, to a magnetic nail set;

Thence South 82° 21' 49" West, a distance of 616.66 feet, along said centerline, to the TRUE POINT OF BEGINNING. Containing 24.704 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the bearing of North 82° 21' 49" East for the centerline of East Broad Street as established from a series of GPS observations in October, 2003.

EVANS, MECHWART HAMBLETON & TILTON, INC.

**To Rezone From:** M-1 Manufacturing District,

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

**SUBAREA III  
L-M, LIMITED MANUFACTURING DISTRICT  
84.083± ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 16, United States Military Lands, and being part of PARCEL ONE as conveyed to Continental/6200 East Broad, LLC. by deed of record in Instrument No. 200312110392719 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

Beginning for Reference at a magnetic nail set marking the centerline intersection of East Broad Street (State Route 16) (width varies) and Taylor Station Road (98 foot R/W);

Thence North 03° 56' 51" East, a distance of 1654.05 feet, with the centerline of said Taylor Station Road, to a magnetic nail set. Said magnetic nail being the TRUE POINT OF BEGINNING of the herein described tract;

Thence North 03° 56' 51" East, a distance of 439.75 feet, continuing along said centerline to a magnetic nail set at the southwesterly corner of the 92.736 acre tract of land conveyed to M/I Homes of Central Ohio, LLC by deed of record in Instrument Number 200312110392756 ;

Thence with the southerly lines of said 92.736 acre tract the following courses and distances:

North 82° 19' 49" East, a distance of 1378.24 feet, to an iron pin set;

North 07° 19' 31" West, a distance of 262.13 feet, to an iron pin set;

North 82° 40' 29" East, a distance of 1843.61 feet, to an iron pin set in the westerly line of the 1.350 acre tract conveyed to Westminster 3 Medical Properties, LLC by deed of record Instrument No. 2000010110206182, being the westerly line of "OUTERBELT EAST COMMERCE PARK", as recorded in Plat Book 46, Page 4;

Thence South 04° 04' 48" West, a distance of 1146.67 feet, with the westerly lines of said 1.350 acre tract, the 1.370 acre tract conveyed to Cellco Partnership by deed of record in Instrument No. 200307230228066, the 1.098 acre tract conveyed to R. & C. Investments, LLC by deed of record in Instrument No. 199903310079056, the 1.099 acre tract conveyed to ASP, Inc. by deed of record in Instrument No. 199903290076187, the 1.000 acre tract conveyed to Telhio Credit Union, Inc. by deed of record in Official Record 13576 I06, the 2.000 acre tract conveyed to the Columbus Telephone Employees Credit Union, Inc. by deed of record in Deed Book 3288, Page 382, the 1.876 acre tract conveyed to Gebhard W. Keny, Jr. by deed of record in Official Record 26451 J11, and the 2.758 acre tract conveyed to Lupo LLC by deed of record in Instrument No. 200407020154413, being the westerly line of said "OUTERBELT EAST COMMERCE PARK", to an iron pin set at the northeasterly corner of the 24.704 acre tract of land conveyed to Empire Ventures/6200 E. Broad, LLC by deed of record in Instrument Number 200312110392762;

Thence South 82° 11' 38" West, along the northerly line of said 24.704 acre tract, a distance of 843.45 feet, to an iron pin set;

Thence with the westerly lines of said 24.704 acre tract the following courses and distances:

South 07° 29' 04" East, a distance of 346.24 feet, to an iron pin set;

Thence South 82° 59' 33" West, a distance of 136.13 feet, to an iron pin set;

Thence South 07° 00' 27" East, a distance of 237.36 feet, to an iron pin set;

Thence South 82° 21' 28" West, across said PARCEL ONE, a distance of 1236.74 feet, to an iron pin set in an easterly line of the 43.837 acre tract of land conveyed to Mt. Carmel Health System by deed of record in Instrument Number 200312110392742;

Thence with the easterly lines of said 43.837 acre tract the following courses and distances;

North 08° 00' 06" West, a distance of 249.89 feet, to an iron pin set;

South 82° 39' 14" West, a distance of 75.15 feet, to an iron pin set;

North 07° 20' 46" West, a distance of 769.03 feet, to an iron pin set at the northeasterly corner of said 43.837 acre tract;

Thence South 82° 41' 33" West, with the northerly line of said 43.837 acre tract, a distance of 786.03 feet, to the TRUE POINT OF BEGINNING. Containing 84.083 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjustment). Control for bearings was derived using the bearing of North 82° 21' 49" East for the centerline of East Broad Street as established from a series of GPS observations in October, 2003.

EVANS, MECHWART HAMBLETON & TILTON, INC.

**To Rezone From:** M-1 Manufacturing District,

To: L-M, Limited Manufacturing District.

**SECTION 2.** That Height Districts are hereby established on this property as follows: One-hundred ten (110) feet on the CPD, Commercial Planned Development District for Subarea I; Sixty (60) feet on the CPD, Commercial Planned Development District for Subarea II; and Sixty (60) feet on the L-M, Limited Manufacturing District for Subarea III.

**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 L-M, Limited Manufacturing Districts and Application among the records of the Building Services Division as required by Sections 3311.12 and 3370.03 of the Columbus City Codes; said plan being titled, "**CPD EXHIBIT, dated February 23, 2005**", and text titled, "**DEVELOPMENT TEXT, dated March 28, 2005**", both signed by Jeffrey L. Brown, Attorney for the Applicant, ~~dated February 23, 2005~~, and the text reading as follows:

#### DEVELOPMENT TEXT

**PROPOSED DISTRICT: CPD; L-M**

**PROPERTY ADDRESS: 6314 East Broad Street**

**OWNER: Mount Carmel Health Systems et al.**

**APPLICANT: Mount Carmel Health Systems et al.**

**DATE OF TEXT: ~~2/23/05~~ 3/28/05**

**APPLICATION NUMBER: Z04-036**

**1. INTRODUCTION:** The subject site is the Lucent manufacturing facility and office complex at the northeast corner of East Broad Street and Taylor Station Road. The site has been divided into three subareas: Subarea 1 is located at the intersection of East Broad Street and Taylor Station Road and the proposed uses are office and medical uses; Subarea 2 is east of Subarea 1 with frontage on East Broad Street and the proposed uses are commercial; Subarea 3 is located north of Subarea 1 and 2 with frontage on Taylor Station Road and contains the existing Lucent facility.

#### Subarea 1 CPD

**2. PERMITTED USES:** Those uses permitted in Sections 3349.03, 3351.01, 3353.01, 3355.01, 3355.02, 3371.01, 3373.01 of the Columbus City Code and all other uses listed in the Columbus City Codes as being permitted in the I, C-1, C-2, C-3, C-4, P-1, or P-2 zoning districts. Each use which is accessory to a principle use, building or structure may be located off of the parcel(s) within the subarea on which such principle use, building or structure is located. The following uses shall be excluded:

Animal shelter  
Automobile and light truck dealers  
Billboards  
Cabarets and nightclub  
Drive-in motion picture theater  
Motorcycle, boat and other motor vehicle dealers  
Recreational vehicle dealers  
Truck, utility trailer, and RV (Recreational Vehicles) Sales, Rental and Leasing

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or the submitted site plan, the applicable development standards are contained in Chapter 3356, C-4, Commercial of the Columbus City Code.

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

1. The building and parking setbacks along East Broad Street and Taylor Station Road shall be 50 feet for buildings and 25 feet for parking and maneuvering.
2. Height District 110 feet.
3. Buildings and other structures shall be permitted to cross parcel boundaries on parcels owned by Mount Carmel Health System, an affiliate or subsidiary of Mount Carmel Health System or their respective successors or assignees.

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

1. All circulation, curb cuts and access points shall be subject to the review and approval of the City's Division of Transportation.
2. The required number of parking spaces for each type of use shall be determined by aggregating all of the uses of that type located in the Subarea except for an existing approximately 450,000 sq. ft. office building along the East Broad Street frontage which will be partially occupied. The required parking for that existing building will be 600 parking spaces.
3. The required number of parking spaces for any use may be located off of the real estate parcel(s) on which that use is located so long as such parking spaces are located in the Subarea.
4. The required minimum size of up to thirty percent (30%) of the parking spaces may be eight and one-half (8.5) feet by nineteen (19) feet, provided such parking spaces are for employee parking only.
5. Subject to the approval of the City of Columbus Transportation Division, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06 of the Columbus City Codes.
6. ~~Mount Carmel will contribute a total of \$220,100 for roadway improvements. At the time that Mount Carmel Health System applies for and receives its first building permit for the development of its first new building in the Subarea, Mount Carmel Health System will remit payment or donate to the City land required for the roadway improvements in an amount equal to fifty percent (50%) of the Mount Carmel Health System contribution. At the earlier of the time that Mount Carmel Health System applies for and receives its second building permit for the development of its second new building in the Subarea or the City commences construction of the main East Broad Street Corridor improvements, Mount Carmel Health System will remit payment or donate to the City land required for the roadway improvements in an amount equal to the remaining fifty percent (50%) of the Mount Carmel Health System contribution. In lieu of making a cash payment or donation of land to pay the Mount Carmel Health System contribution as set forth above, Mount Carmel Health System reserves the right, but not the obligation, to directly pay for the roadway design and construction costs identified as D-1 "Taylor Station Rd. SB Left Turn to Site Drive 3" and D-2 "Traffic Signal Improvements at Taylor Station Rd./Site Drive 3" ("Mount Carmel Site Drive Project") on the East Broad Street Area Development Summary of All Projects drafted by Patti Austin of the City's Traffic Division on January 12, 2005 up to the amount of the Mount Carmel Health System contribution. The City would remain liable for the cost of the traffic signal. The City agrees that if Mount Carmel Health System pays the Mount Carmel Health System contribution toward the Mount Carmel Site Drive Project, the Mount Carmel Site Drive Project may be commenced and completed prior to the remainder of the East Broad Street Corridor improvements. Notwithstanding the foregoing, Mount Carmel Health System hereby recognizes that the City requires approximately \$600,000 – \$700,000 ("Engineering Fees") in order to pay for the engineering costs associated with the roadway improvements along the East Broad Street Corridor. If the City fails to raise the full amount of the Engineering Fees from the cash donations of the other developers involved in the Lucent site and in Z03-119, Mount Carmel Health System agrees to pay up to fifty percent (50%) of the Mount Carmel Health System contribution to the City when needed to pay the Engineering Fees. However, Mount Carmel Health System's responsibility for the Mount Carmel Health System contribution is contingent upon the City's agreement that Mount Carmel Health System shall be reimbursed from tax increment financing revenues for an amount equal to the cost of all of Mount Carmel Health System's on-site improvements identified by the City as necessary to transform the Mount Carmel Health System site into a developable Greenfield Site. **Mount Carmel Health System will contribute a total of \$220,100 for roadway improvements to East Broad Street and Taylor Station Road. \$110,000 of this amount will be paid thirty (30) days prior to the City's award of contract for the East Broad Street design services. The remaining \$110,100 will be used by Mount Carmel Health System for the improvements needed at the Taylor Station Road signalized intersection with Mount Carmel's main drive. Any amount required to construct the improvements needed at the Taylor Station Road signalized intersection with Mount Carmel's main drive above the remaining \$110,100 will be reimbursed to Mount Carmel Health System by the City through future Tax Increment Financing revenues based on eligibility and availability.**~~

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

1. Street trees shall be planted evenly spaced along East Broad Street and Taylor Station Road at a ratio of one tree per thirty (30) feet of frontage.
2. Headlight screening shall be provided within the parking setback in the form of a 30 inch high screen which may be of shrubbery, mounding or fencing individually or in any combination thereof.

3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

4. All trees meet the following minimum size at the time of planting:

Shade trees 2.5" caliper; Ornamental trees 1.5" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

5. No internal parking lot landscaping shall be required for parking located in or on any parking garage.

6. The landscaping and screening commitments set forth above shall be required to be implemented only at the time that the Applicant submits development plans to the City of Columbus requesting Zoning Clearance(s) for development directly adjacent to the street frontage.

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

N/A

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

1. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufactures type to insure compatibility.
3. Accent lighting shall be permitted provided such light source is concealed.
4. Any wall-mounted lighting shall be shielded to prevent offsite spillage.
5. Light poles in the parking lot shall not exceed 28 feet in height.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The developer shall install a sidewalk along the East Broad Street and Taylor Station Road frontage.
2. Variances Requested
  - a. Reduce building setback along East Broad Street from 80 feet to 50 feet.
  - b. Reduce size of parking space for 30% of the employees' parking from 9 feet to 8.5 feet in width.
  - c. Reduce the parking requirement for the existing approximately 450,000 sq ft. office building from 1800 to 600 parking spaces.
  - d. Subject to the approval of the City of Columbus Transportation Division, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06 of the Columbus City Codes.

#### **4. CPD REQUIREMENTS**

- a. Natural Environment: The site is the former Lucent facility at the northeast corner of East Broad Street and Taylor Station Road.
- b. Existing Land Use: Manufacturing and office facility.



- c. Transportation and Circulation Facilities: The site currently has access to East Broad Street and Taylor Station Road.
- d. Visual Form of the Environment: The site will be developed in accordance with the submitted development standards.
- e. View and Visibility: In the development of the subject property and the location of the building and access points consideration will be given to the visibility and safety of the motorist and pedestrian.
- f. Proposed Development: See permitted uses.
- g. Behavior Patterns: The proposed development will create new behavior patterns due to the type of development; however access will still be from East Broad Street or Taylor Station Road.
- h. Emissions: No adverse effect shall occur from the redevelopment of this site.

### **Subarea 2 CPD**

**2. PERMITTED USES:** Those uses permitted in Chapter 3356, C-4 Commercial, of the Columbus City Code along with car wash and a convenience store with gas sales and/or car wash. The following uses are prohibited from the subject property:

Automobile and Light Truck Dealers  
Billboards  
Motorcycle, Boat and Other Motor Vehicle Dealers  
Recreational Vehicle Dealers

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or the submitted site plan, the applicable development standards are contained in Chapter 3356 of C-4 of the Columbus City Code.

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

- 1. The building and parking setbacks along East Broad Street shall be 50 feet for buildings and 25 feet for parking and maneuvering.
- 2. Height district 60 feet.

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

- 1. All circulation, curb cuts and access points shall be subject to the approval of the City's Division of Transportation.
- 2. The developer of this subarea shall contribute \$500,000 to the roadway projects. This sum will be remitted in full to the City of Columbus only after the developer and/or any of its tenants has filed for and received Zoning Clearance() that allow for the construction o at least 125,000 square feet of usable space on its portion of the Lucent site.

**3. The City will require the existing Lucent Drive to be dedicated as public right-of-way. The width of the right-of-way shall be 60'.**

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

- 1. Street trees shall be planted evenly spaced along East Broad Street at a ratio of one tree per thirty (30) feet of frontage.
- 2. Headlight screening shall be provided within the parking setback in the form of a 30 inch high screen which may be of shrubbery, mounding or fencing individually or in any combination thereof.
- 3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
- 4. All trees meet the following minimum size at the time of planting:

Shade trees 2.5" caliper; Ornamental trees 1.5" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from

the ground.

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

1. Any building within 200 feet of East Broad Street shall be finished on all four sides with the same building materials which shall consist of brick, stucco style stone or glass individually or in any combination thereof.

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

1. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.

2. All external outdoor lighting fixtures to be used shall be from the same or similar manufactures type to insure compatibility.

3. Accent lighting shall be permitted provided such light source is concealed.

4. Any wall-mounted lighting shall be shielded to prevent offsite spillage.

5. Canopy lighting for gasoline sales areas shall be recessed.

6. Light poles in the parking lot shall not exceed 28 feet in height.

7. Outdoor display areas for a convenience store:

a. In front of the building along the sidewalk, four feet in depth and twelve feet in width with a 4' x 4' area at the ends of the pump islands.

b. The maximum height for any outside display area shall be three feet.

c. The outdoor display area shall contain only those items normally and customarily sold by a convenience store and other seasonal items and products, including but not limited to, firewood, mulch, flowers, Christmas wreaths.

**F. Graphics and/or Signage Commitments.**

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

**G. Miscellaneous Commitments.**

1. The developer shall install a sidewalk along the East Broad Street frontage. The developers shall provide a pedestrian connection between its retail development and its north property line. Final location shall be determined at the time of development.

**2. Variance Requested**

a. Reduce building setback along East Broad Street from 80 feet to 50 feet.

**4. CPD REQUIREMENTS**

a. Natural Environment: The site is the former Lucent facility at the northeast corner of East Broad Street and Taylor Station Road.

b. Existing Land Use: Manufacturing and office facility.

c. Transportation and Circulation Facilities: The site currently has access to East Broad Street and Taylor Station Road.

d. Visual Form of the Environment: The site will be developed in accordance with the submitted development standards.

e. View and Visibility: In the development of the subject property and the location of the building and access points consideration

will be given to the visibility and safety of the motorist and pedestrian.

f. Proposed Development: See permitted uses.

g. Behavior Patterns: The proposed development will create new behavior patterns due to the type of development however access will still be from East Broad Street or Taylor Station Road.

h. Emissions: No adverse effect shall occur from the redevelopment of this site.

### **Subarea 3 L-M**

**2. PERMITTED USES:** Those uses permitted in Sections 3363.02 through 3363.15, and 3363.175 of the M, Manufacturing District in the Columbus City Code.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or submitted site plan, the applicable development standards of Chapter 3363 M, Manufacturing of the Columbus City Code shall apply.

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

1. The height district shall be 60 feet with a maximum height of 35 feet within 100 feet of the subarea's north property line.
2. The building and parking setback along the north property line shall be 30 feet and 10 feet, respectively.

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

1. All circulation, curb cuts and access points shall be subject to the approval of the City's Division of Transportation.

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

1. **Upon redevelopment,** Street trees shall be planted evenly spaced along Taylor Station Road at a ratio of one tree per thirty (30) feet of frontage.
2. New parking areas adjacent to Taylor Station Road shall have headlight screening in the form of a 30 inch high screen which may be shrubbery, mounding or fencing individually or in any combination thereof.
3. **Upon redevelopment,** the developer shall plant 6 trees per 100 linear feet along the north property line within the setback area as the site is developed. This landscaping shall be installed when construction starts on a building or a parking area which is within 200 feet **south** of the north property line. This landscaping can count toward parking lot screening which is required under chapter 3342 of the Columbus City Code.
4. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
5. All trees meet the following minimum size at the time of planting:

Shade trees 2.5" caliper; Ornamental trees 1.5" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

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

N/A

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

1. All new external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.
2. All new external outdoor lighting fixtures to be used shall be from the same or similar manufactures type to insure compatibility.

3. New accent lighting shall be permitted provided such light source is concealed.
4. New wall-mounted lighting shall be shielded to prevent offsite spillage.
5. Light poles in the parking lot shall not exceed 28 feet in height.
6. Light poles shall not exceed 14 feet in height within 100 feet of residentially zoned property.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M-Manufacturing classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. **Upon redevelopment**, the developer shall provide a pedestrian connection between the subarea's north and south property lines to connect with the pedestrian connection to Subarea 4 2 and the proposed residential development to the north. Final location shall be determined at the time of development.

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