



City of Columbus

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Columbus OH 43215-9015
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Legislation Text

File #: 0787-2016, Version: 1

Rezoning Application # Z15-061

APPLICANT: Home Depot; c/o Paul Phillips, Atty.; GreenbergFarrow; 1050 South Grider Street; Appleton, WI 54914.

PROPOSED USE: Revise outdoor display areas and add truck rental to home improvement center.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on February 11, 2016.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is currently developed with a home improvement center zoned in the CPD, Commercial Planned Development District (Z98-042). The existing CPD district established under Z98-042 did not include a truck rental use, and specified locations for outdoor displays. The applicant desires to add a truck rental use within the parking area of the home improvement center and alter the configuration of outdoor displays. The requested CPD district depicts locations on the 10.76 acre site where rental trucks may be parked and where outdoor sales displays, additional sales display areas, and seasonal stock will be permitted. The request is consistent with the zoning and development patterns of the area, and with the land use recommendations of the *Northwest Plan* (2007), which recommends concentrated commercial development along the Sawmill Road corridor.

To rezone **5858 SAWMILL ROAD (43017)**, being 10.76± acres located on the east side of Sawmill Road, 225± feet north of Cranston Drive, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Z15-061).

WHEREAS, application No. Z15-061 is on file with the Department of Building and Zoning Services requesting rezoning of 10.76± acres from CPD, Commercial Planned Development District, to CPD, Commercial Planned Development District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District, will allow minor alterations to the existing development pertaining to outside display and truck rentals that are compatible with the adjacent commercial developments. The proposal remains consistent with the *Northwest Plan's* general recommendation for concentrated commercial development along the Sawmill Road corridor; and

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:

5858 SAWMILL ROAD (43017), being 10.76± acres located on the east side of Sawmill Road, 225± feet north of Cranston Drive, and being more particularly described as follows:

EXHIBIT "A"

10.758 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 19, United States Military Lands, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin set in the easterly right-of-way line of Sawmill Road and being located North 4° 00' 00" East, a distance of 264.57 feet from the intersection of said right-of-way line with the centerline of Reflections Drive (as dedicated by plat of record in Plat Book 64, Page 34);

thence North 4° 00' 00" East, along said right-of-way line of Sawmill Road (being 60 feet easterly from, as measured at right angles and parallel with the centerline of Sawmill Road), a distance of 30.00 feet to an iron pin set;

thence South 86° 00' 00" East, a distance of 310.00 feet to an iron pin set;

thence North 4° 00' 00" East, a distance of 20.00 feet to an iron pin set;

thence South 85° 36' 48" East, a distance of 469.19 feet to an iron pin set;

thence North 4° 23' 12" East, a distance of 30.07 feet to an iron pin set;

thence South 85° 36' 48" East, a distance of 386.50 feet to an iron pin set;

thence South 4° 23' 12" West, a distance of 210.00 feet to an iron pin set;

thence South 85° 36' 48" East, a distance of 130.00 feet to an iron pin set in the westerly line of those tracts of land as conveyed to State of Ohio, Ohio State University, by deed of record in Deed Book 3083, Page 210;

thence along said westerly and northerly lines of the State of Ohio, Ohio State University tracts, the following courses and distances:

South 4° 23' 12" West, 178 feet to an iron pin set;

North 84° 32' 45" West, 119.72 feet to an iron pin set;

South 4° 39' 55" West, 120.22 feet to an iron pin set;

North 82° 17' 57" West, 55.30 feet to an iron pin set;

South 3° 43' 04" West, 69.41 feet to an iron pin set; and

North 83° 50' 48" West, 433.26 feet to an iron pin set at a point of curvature in the proposed northerly right-of-way line of a Proposed Street;

thence along said proposed right-of-way line, being the arc of said curve (Delta = 45° 08' 48", Radius = 369.05 feet), a chord bearing and distance of North 61° 16' 24" West, 283.33 feet to an iron pin set at a point of reverse curvature;

thence continuing along said proposed right-of-way line, being the arc of a curve to the left (Delta = 22° 34' 12", Radius = 445.00 feet), a chord bearing and distance of North 49° 59' 06" West, 174.16 feet to an iron pin set;

thence North 28° 43' 48" East, a distance of 57.00 feet to an iron pin set;

thence North 4° 00' 00" East, a distance of 208.61 feet to an iron pin set;

thence North 86° 00' 00" West, a distance of 310.00 feet to the place of beginning, containing 10.758 acres, more or less.

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

Bearings contained herein are based on the same meridian as the bearing of the westerly line of Quarter Township 4 (North 4° 00' 00" East), of record in Official Record 1956G13.

To Rezone From: CPD, Commercial Planned Development District.

To: CPD, Commercial Planned Development District.

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

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes 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 plan being titled, "**Rezoning Exhibit EX-1,**" and text titled, "**CPD TEXT FOR CASE NO. Z15-061,**" signed by Jessica Borgert, Senior Corporate Counsel (Home Depot), dated February 25, 2016 and the text reading as follows:

CPD TEXT FOR CASE NO. Z15-061

The Home Depot

5858 Sawmill Road

February 25, 2016

The subject site is an approximately 10.758 acre tract located on the east side of Sawmill Road at the intersection of Sawmill Road and Reflections Drive, as shown on the Rezoning Exhibit EX-1 dated February 8, 2016. The application desires to develop the property with a retail shopping center and other commercial uses.

1. ALLOWABLE USES:

Allowable uses shall be those permitted by Sections 3356.03 and 3357.01 (C-4 and C-5 districts) of the Columbus City code. However, no building or premise shall be used, constructed, erected, arranged, designed or intended to be used as a cabaret, night club, dance hall, pub, bar, private club, poolroom or carry-out and there shall not be erected any off premise graphics or billboards or cellular towers. Not more than 2 kiosk type facilities will be permitted on the subject site. Kiosks shall include freestanding ATM machines.

2. APPLICABLE DEVELOPMENT STANDARDS:

Except as otherwise noted herein, the applicable development standards of Chapters 3356 and 3357 shall apply and this accompanying site plan with minor modifications to the building footprint and parking vehicular circulation based upon final design and engineering considerations. In addition, the following general and specific development standards shall apply:

A. SETBACKS:

1. All landscaping, except grass and any ground cover and flowers, along Sawmill Road shall have a minimum fifteen (15) foot setback.

B. ENVIRONMENTAL TREATMENT

1. Lot coverage, including buildings, parking and service areas, shall not exceed 95% of the designated lot. Total Site Area: 468,666.5 sf. Total impervious coverage including buildings, parking and service areas is 94.26% of the designated lot
2. Any dumpsters and/or propane tanks shall be screened to a height of seven (7) feet.
3. The Outdoor Sales Area (Blue area) (excluding Garden Center) shall be used only for the sales and display purpose's and not for storage. Any materials placed in such area shall not exceed eight (8) feet in height. The outdoor sales area shall be expanded to include an area along the southern portion of the parking lot as shown on EX-1 dated 2-25-16 and labeled: Outdoor Sales Area - 10' x 155'.
4. The Seasonal Outdoor Garden Sales Area (Green area) shall be used only for the display and sales of Garden Center materials on a temporary basis. Any materials placed in such an area shall not exceed eight (8) feet in height.
5. The Temporary Seasonal Storage Area (brown area) shall be used only for temporary storage of seasonal garden center material. Material placed in this are shall not exceed eight (8) feet in height and shall not be displayed for sale.
6. The Penske Truck Staging Area (dark purple area) shall be used for the temporary staging of Penske Rental trucks as shown on the Rezoning Exhibit, EX-1 dated February 25, 2016. Trucks will be delivered to the site no more than 24 hours prior to pick up by costumers. A maximum of 20 trucks may be parked at one time. Truck parking area will be marked to convey their purpose.
7. Existing landscaping shall be maintained within parking islands.

C. TRAFFIC

1. Existing access will be maintained as reflected in site plan.
2. A maximum of two (2) curb cuts onto Reflections Drive shall be maintained.
3. One (1) right-in/right-out access point on Sawmill Road, as shown on the site plan, shall be maintained.
4. Fire lane shall be revised as shown on EX-1 dated 2-25-16.

D. NATURAL ENVIRONMENT:

The property is composed of the Home Depot Store and associated parking. There is fallow farmland with a wooded area owned by OSU to the east, airport land to the south, retail of a nature similar to the Home Depot to the west, and to the north.

E. EXISTING LAND USES:

The property is improved with a Home Depot Store.

F. SIGNAGE AND GRAPHIC:

Graphics shall conform to C-4 dev standards.

G. TRANSPORTATION AND CIRCULATION:

Vehicular access to the property is and will continue to be provided primarily from the currently

signalized intersection of Cranston / Reflections Drive. Two right-in/right-out access points have been provided and modified in compliance with the requests of the Columbus Traffic Department, with the additional practical limitation of the concrete median. A deeded access easement is provided from the terminus of Reflections Drive on the north property line through the site to the northerly most access point on Sawmill Road.

H. VISUAL FORM OF THE ENVIRONMENT:

The landscaping along the Sawmill Road frontage, the northern property line and the parking islands, in conformance with the standards set forth above, will be esthetically pleasing to the shopper, and will provide adequate visibility from Sawmill Road of the front elevation and wall mounted signs on the buildings labeled on the Site Plan as Sam's Club and The Home Depot.

I. VIEWS AND VISABILITY:

Visibility and safety at intersections and access points will not be affected by the proposed development of the property.

J. BEHAVIOR PATTERNS:

Primary access to the site shall occur via the currently signalized intersection of Cranston / Reflections Drive, designed to accommodate future expansion in conformance with the Columbus Traffic Division's efforts to coordinate with OSU for the easterly Future Cranston Drive Extension (as shown on the site Plan). Given the proximity to major retail developments, consistent on-site parking and convenient, safe ingress and egress shall be provided.

K. EMISSION:

Other than as is provided above and is customary for comparable land use, the site does not and will not generate measurable levels of light, sound, smell or dust.

L. MISCELLANOUS COMMITMENTS:

The site shall be developed in accordance with the site plan and details. The plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and when engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of Development of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

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