



City of Columbus

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

Legislation Text

File #: 1433-2015, **Version:** 2

Rezoning Application # Z15-009

APPLICANT: Board of Education of the Columbus City School District; c/o Michelle Shumaker Mitchell, Architect; 4333-B Tuller Road; Dublin, Ohio 43017.

PROPOSED USE: Offices and classrooms for school administration.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 14, 2015.

COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. This site is developed with the former Moler Elementary School, and is zoned in the R-2, Residential District. The requested CPD, Commercial Planned Development District would allow the reuse of the school for offices, training, and classrooms for school administrative purposes. The site is within the planning area of the *South Side Plan* (2014), which recommends institutional uses for this location, based on the former school. The CPD text proposes limited C-2, Commercial and I, Institutional uses with appropriate use restrictions, contains landscaping provisions, and includes variances to parking-related and screening requirements which only apply to the existing development. Upon redevelopment, C-2 district development standards and parking lot screening and landscaping are required. Staff supports the intended use of the property, as the request is consistent with the land use recommendations of the *South Side Plan*.

To rezone **1560 MOLER AVENUE (43207)**, being 6.81± acres located on the north side of Moler Road, 590± feet east of Fairwood Avenue, **From:** R-2, Residential District, **To:** CPD, Commercial Planned Development District (Rezoning # Z15-009).

WHEREAS, application #Z15-009 is on file with the Department of Building and Zoning Services, requesting rezoning of 6.81± acres from R-2, Residential District, to CPD, Commercial Planned Development District; and

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

WHEREAS, the Columbus South Side 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 land use recommendations of the *South Side Plan* and with the zoning and development patterns of the area. In addition, the CPD district will enable the reuse of the school for offices, training, and classrooms for school administrative purposes; 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:

1560 MOLER AVENUE (43207), being 6.81± acres located on the north side of Moler Road, 590± feet east of Fairwood Avenue, and being more particularly described as follows:

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN HALF SECTION 38, TOWNSHIP 5, RANGE 22, REFUGEE LANDS AND BEING PART OF LOT 7 OF NATHANIEL MERION SUBDIVISION AS RECORDED IN PLAT BOOK NO. 1, PAGE 189, FRANKLIN COUNTY RECORDERS OFFICE FRANKLIN COUNTY OHIO AND BEING THE REMAINDER OF THE 6 ACRE TRACT CONVEYED BY DEED TO THE BOARD OF EDUCATION OF THE CITY SCHOOL DISTRICT OF COLUMBUS AND BEING ALL OF TRACT 3 AS RECORDED IN THE AFFIDAVIT AS RECORDED IN INSTRUMENT NO. 200805270080319 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN FOR REFERENCE AT THE NORTHWEST CORNER OF HALF SECTION 38, SOUTH 86°14'00" EAST ALONG THE CENTERLINE OF FREBIS AVENUE A DISTANCE OF 776.00 FEET (CALCULATED) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 86°14'00" EAST CONTINUING ALONG THE CENTERLINE OF FREBIS AVENUE, 20.00 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE ELMER C. ADAMS AND CAROLY J. ADAMS PARCEL AS RECORDED IN INSTRUMENT NO. 200103050043690;

THENCE SOUTH 03°18'00" WEST ALONG THE WESTERLY LINE OF SAID ADAMS TRACT, PASSING AN IRON PIN FOUND AT 32.42 FEET, A TOTAL DISTANCE OF 219.12 FEET TO AN IRON PIN SET;

THENCE SOUTH 86°10'07" EAST ALONG THE SOUTHERLY LINE OF SAID ADAMS TRACT A DISTANCE OF 52.69 FEET TO A 3/4" IRON PIN FOUND (BENT NORTH WESTERLY);

THENCE NORTH 03°18'00" EAST, ALONG THE EASTERLY LINE OF SAID ADAMS TRACT PASSING AN IRON PIN SET AT 189.17 FEET, A TOTAL DISTANCE OF 219.17 TO A POINT IN THE CENTERLINE OF FREBIS AVENUE;

THENCE SOUTH 86°14'00" EAST ALONG THE CENTERLINE OF FREBIS AVENUE A DISTANCE OF 159.79 FEET TO A POINT;

THENCE SOUTH 03°18'00" WEST ALONG THE EASTERLY LINE OF SAID ORIGINAL 6 ACRE TRACT PASSING A 3/4" PINCH TOP AT 811.50 FEET FOR A TOTAL DISTANCE OF 826.50 FEET TO A FOUND MAG NAIL IN THE CENTERLINE OF MOLER ROAD;

THENCE NORTH 86°15'18" WEST ALONG THE CENTERLINE OF MOLER ROAD PASSING A MAG NAIL AT 317.54 FEET AND LYING 0.74 FEET SOUTH OF THE CENTERLINE A TOTAL DISTANCE OF 393.80 FEET TO A FOUND MAGNETIC PULL, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED BY DEED TO DORTHY E. LARGER AND RECORDED IN OFFICIAL RECORDS 07091, PAGE E05 AND 01073 PAGE A11;

THENCE NORTH 03°18'00" EAST LEAVING THE CENTERLINE OF MOLER ROAD AND ALONG THE EASTERLY LINE OF SAID LARGER TRACT A DISTANCE OF 413.32 FEET TO A SET IRON PIN, SAID IRON PIN BEING THE NORTHEASTERLY CORNER OF SAID LARGER TRACT;

THENCE NORTH 86°14'39" WEST ALONG THE NORTHERLY LINE OF SAID LARGER TRACT A DISTANCE OF 100.00 FEET TO A FOUND AXLE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID TRACT 3;

THENCE NORTH 03°18'00" EAST, ALONG THE LINE COMMON TO SAID TRACT 3 AND A TRACT OF LAND CONVEYED BY DEED TO STEPHANIE C. GREEN AND RECORDED IN INSTRUMENT NO. 201311060186648 A DISTANCE OF 194.55 FEET TO A FOUND 3/4" IRON PIN, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED BY DEED TO WILLIAM J. AND GLORIA J. BURGE AS RECORDED IN OFFICIAL RECORDS 04470 PAGE A14;

THENCE SOUTH 86°10'07" EAST ALONG THE SOUTHERLY LINE COMMON TO SAID BURGE TRACT AND TRACT 3, AND THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED BY DEED TO SCHOTTENSTEIN STORES CORP. AS RECORDED IN INSTRUMENT NO. 199709040086256 A DISTANCE OF 261.33 FEET TO AN IRON PIN SET AT SOUTH EASTERLY CORNER OF SAID SCHOTTENSTEIN TRACT;

THENCE NORTH 03°18'00" EAST ALONG THE EASTERLY LINE OF SAID SCHOTTENSTEIN TRACT PASSING AN IRON PIN SET AT 189.09 FEET FOR A TOTAL DISTANCE OF 219.09 FEET RETURNING TO THE POINT OF

BEGINNING AND CONTAINING 6.843 ACRES MORE OR LESS OF WHICH 0.124 ACRES LIES WITHIN THE RIGHT OF WAY OF FREBIS AVENUE AND 0.226 LIES WITHIN THE RIGHT OF WAY OF MOLER ROAD, HAVING A NET ACREAGE OF 6.493 ACRES AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAYS OF RECORD.

Franklin County Auditor's Permanent Parcel Number: 010-104099

Street Address: 1560 Moler Road

To Rezone From: R-2, Residential 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 plan being titled, "**SITE PLAN**," and text titled, "**CPD TEXT**," both signed by Michelle Shumaker Mitchell, SPGB Architects, dated May 19, 2015, and the text reading as follows:

CPD Text

Proposed District: CPD, Commercial Planned Development

Property Address: 1560 Moler Road

Owner: Board of Education of the Columbus City School District

Applicant: SPGB Architects, LLC

Date of Text: 5-19-15

Application Number: Z15-009

1. **Introduction:** The 1560 Moler Road (Moler) site is currently zoned Residential R-2 and is developed with an abandoned elementary school, abandoned paved area in the rear, and associated paved parking in the front. The property is located between Moler Road to the south and Frebis Avenue to the north. The property to the east is zoned manufacturing and is used as a school bus hub. This property is owned and operated by the Columbus City School District. To the west is property zoned residential occupied by single family homes. The proposal is to rezone the site from Residential to a Commercial Plan District (CPD) to allow the existing building to be used as administrative offices and a training center.

2. **Permitted Uses:** Those uses contained in Chapter 3349, I-Institutional Use District Section 3349.03, (with the exception of apothecary; clinic, dental or medical; electric substation; funeral home; gas regulator station; laboratory, dental or medical; telephone exchange; utility pumping station; and general hospital) and general office and training center uses contained in Chapter 3353 C-2, Commercial of the Columbus City Code shall be permitted.

3. **Development Standards:** The applicable development standards for use(s) located in the existing building shall be as indicated in this text or on the submitted Site Plan. Redevelopment of the site shall conform to the applicable development standards of the C-2, Commercial District.

A. **Density, Height, Lot and/or Setback Requirements - N/A**

B. **Access, Loading, Parking and/or Other Traffic Related Commitments - N/A**

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

1 Buffer landscaping along the edge of the Moler Rd. site, between R-2 and the CPD, shall only be located adjacent to drive aisle and paved parking areas.

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

E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments N/A

F. Graphics

1. All graphics and signage shall comply with the Graphics Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for Consideration.

G. Miscellaneous

1. Variances- If site is redeveloped; the site shall be redeveloped in accordance with the C-2 district standards and the following are required to conform site's existing conditions.

a. Section 3312.49 Minimum Numbers of Parking Spaces Required: Administrative use requires 49 parking spaces and the assembly training space requires 101 parking spaces for a total of 150 parking spaces. The site currently accommodates 56 parking spaces, and 94 parking spaces shall be located on the adjacent property owned by the school district. The additional parking is within 750 feet of the use to be served. At such time parking becomes unavailable at the adjacent site, a drive will be added to the existing rear paved area to accommodate the parking for the duration of that use being served.

b. Section 3312.21 Landscaping and Screening- A Interior landscaping: Interior landscaping shall not be provided for existing paved parking surfaces on the front. Trees shall be provided along the perimeter of the existing rear paved area in lieu of interior trees when the rear paved area becomes parking.

c. Section 3312.21 Landscaping and Screening- B Parking setback and perimeter landscaping: Existing landscape screening along edge of property within 80 feet of R-2 shall remain without additional screening.

d. Section 3321.09-Screening: There shall be no screening along the west and north side of the Moler site.

e. Section 3321.11- Screening of Mechanical Systems: Mechanical units on the roof of existing building(s) shall not be screened, including any new units that may be added to the existing building(s).

f. Section 3312.41 Access and Circulation: Pedestrian walkways shall not be required along the front of the building if the building contains more than one tenant.

2. Site Plan - Site development for use of the existing building shall be in accordance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data provided in conjunction with a Site Compliance Plan as may be applicable for use of the existing building. Any slight adjustment to the Site Plan is subject to review and may be approved by the Director of Building and Zoning services, or a designee, upon submission of the appropriate data regarding the proposed adjustment. The Site Plan shall not be applicable to redevelopment of the site.

3. CPD Criteria:

- a. Natural Environment: Moler Road site- The site includes existing buildings or hardscape. The site is flat with mature deciduous trees at the front of the building and along the west lot line.
- b. Existing Land Uses: Moler Road site- Is occupied by an existing abandon elementary school and associated parking and playground equipment. The site is zoned R-2.
- c. Transportation and Circulation Facilities: Moler Road site- Is situated between Frebis Avenue to the north and Moler Road to the south. The parking is accessed by two drives on Moler Road. There are public bus stops on Frebis located adjacent to the site. There is a walk that connects Frebis Avenue and Moler road along the east side of the property. There is a public sidewalk along Frebis Avenue.
- d. Visual Form: Moler Road site- Abuts a residential neighborhood to the south, west and north. The east side abuts the Frebis site which is parking. Heights of building are not greater than 35 feet.
- e. Proposed Development: Moler Road site- Is to be developed into Administrative Offices for the transportation department for Columbus City Schools. The site is to change minimally with proposed drive to paved area in the rear for future parking. The existing playground equipment is to remain and be maintained by the School District until such time that rear parking is added.
- f. Behavior Patterns: Moler Road is in an existing developed area and vehicular and pedestrian patterns of the area have been established.
- g. Emissions: The proposed use does not change from the use of the current sites.

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