



City of Columbus

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

Legislation Text

File #: 1861-2007, **Version:** 2

Rezoning Application Z07-033

APPLICANT: Northstar Realty; c/o Jackson B. Reynolds, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

PROPOSED USE: Commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on October 11, 2007.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-C-4, Commercial District is located in an area of restaurants, hotels and offices. The owner is redeveloping the site into a retail commercial strip center. The applicant wishes to update the limitation text and eliminate outdated and /or redundant provisions. The applicant also proposes to add some additional commercial uses to the permitted uses section of the limitation text including bars, cabarets, nightclubs, check cashing and loans, general merchandise stores, paint and wallpaper stores as well as sporting goods and outfitters stores. Staff finds that the proposed redevelopment and the additional permitted uses are compatible with the zoning and development patterns of the area and are consistent with the limitations that were established in 1991.

To rezone **6100 PARKCENTER CIRCLE (43017)**, being 2.9± acres located at the northwest corner of Parkcenter Circle and Paul Blazer Parkway, **From:** L-C-4, Limited Commercial District, **To:** L-C-4, Limited Commercial District. (Rezoning # Z07-033)

WHEREAS, application #Z07-033 is on file with the Building Services Division of the Department of Development requesting rezoning of 2.9± acres From: L-C-4, Limited Commercial District, To: L-C-4, Limited Commercial 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 L-C-4, Commercial District is located in an area of restaurants, hotels and offices. The owner is redeveloping the site into a retail commercial strip center. The applicant wishes to update the limitation text and eliminate outdated and /or redundant provisions. The applicant also proposes to add some additional commercial uses to the permitted uses section of the limitation text including bars, cabarets, nightclubs, check cashing and loans, general merchandise stores, paint and wallpaper stores as well as sporting goods and outfitters stores. Staff find that the proposed redevelopment and the additional permitted uses are compatible with the zoning and development patterns of the area and are consistent with the limitations that were established in 1991, 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:

6100 PARKCENTER CIRCLE (43017), being 2.9± acres located at the northwest corner of Parkcenter Circle and Paul Blazer Parkway, and being more particularly described as follows:

PARCEL DESCRIPTION FOR 2.917 ACRES

North Side of Parkcenter Circle
West Side of Paul Blazer Parkway

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey No. 2419 of the Virginia Military District, being that entire 2.917 acre tract conveyed to Coastal Restaurants, L.P. of record in Instrument Number 200402090028823 and described as follows:

Beginning at a ¾" iron pipe found marking the northeast corner of said 2.917 acre tract, the same being the southeast corner of that 1.500 acre tract conveyed to RARE Hospitality International, Inc. of record in Official Record 34926C19, on a curve in the west right-of-way line for Paul Blazer Parkway as recorded in Plat Book 72, Page 7;

Thence with said west right-of-way line and with the north right-of-way line for Parkcenter Circle as shown in said Plat Book 72, Page 7, the following courses;

with a curve to the left, having a central angle of 22° 32' 25", a radius of 600.00 feet, and an arc length of 236.04 feet, a chord bearing and chord distance of S 11° 28' 00" E, 234.52 feet to a ¾" iron pipe found at a point of reverse curvature;

with a curve to the right, having a central angle of 94° 12' 32", a radius of 20.00 feet, and an arc length of 32.88 feet, a chord bearing and chord distance of S 24° 22' 03" W, 29.30 feet to a point of tangency;

S 71° 28' 20" W, 42.36 feet to a point of curvature;

with a curve to the right, having a central angle of 30° 00' 00", a radius of 621.29 feet, and an arc length of 325.30 feet, a chord bearing and chord distance of S 86° 28' 20" W, 321.60 feet to a point of compound curvature;

with a curve to the right, having a central angle of 28° 27' 09", a radius of 420.00 feet, and an arc length of 208.57 feet, a chord bearing and chord distance of N 64° 18' 05" W, 206.43 feet to a ¾" iron pipe found marking the southwest corner of said 2.917 acre tract, the same being the most south corner of that 2.310 acre tract conveyed to Drury Inns, Inc. of record in Instrument Number 200207150172515;

Thence N 41° 56' 54" E, with a common line to said 2.917 acre and 2.310 acre tracts, 244.05 feet to a common corner thereof;

Thence N 86° 55' 41" E, with a common line to said 2.917 acre and 2.310 acre tracts and with the common line to said 2.917 acre and 1.500 acre tracts, (passing a ¾" iron pipe found at 1.27 feet) 350.00 feet to the Point of Beginning. Containing 2.917 acres, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on June 07, 2007 and is not to be used for transfer.

Bearings are based on the same as shown in Plat Book 72, Page 7. All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

To Rezone From: L-C-4, Limited Commercial District,

To: L-C-4, Limited Commercial District

SECTION 2. That a Height District of one hundred ten (110) feet is hereby established on the L-C-4, Limited Commercial District 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 L-C-4, Limited Commercial District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said text being titled, "**LIMITATION OVERLAY TEXT**," signed by Jackson B. Reynolds, Attorney for the Applicant, dated July 18, 2007, and reading as follows:

**LIMITATION OVERLAY TEXT
DEVELOPMENT PLAN**

PROPOSED DISTRICT: L-C-4, Limited Regional Scale Commercial District

EXISTING DISTRICT: L-C-4

PROPERTY ADDRESS: 6100 Park Center Circle

OWNER: Park Center Circle Ventures LLC

APPLICANT: Northstar Realty

DATE OF TEXT: 7/18/07

APPLICATION NUMBER: Z07-033

1. INTRODUCTION: This site was originally zoned L-C-4 in 1991 at the time the Tuttle Mall development process was underway. The owner is redeveloping the site and wishes to update the limitation text for the proposed development and uses.

2. PERMITTED USES: Those uses permitted in Chapters 3351.03 (C-1), 3353.03 (C-2), 3355.03 (C-3) and the following list of uses out of the 3356.03 section:

Architects supplies
Art school
Appliance stores
Bars, cabarets and nightclubs
Blue printing
Business machines sales
~~Check cashing and loans~~
Child care center
Dental supplies
Electronic stores
Florists
Furniture stores (new)
General merchandise stores
Interior decorators
Lighting fixture sales
Office fixture sales
Office furniture and equipment sales
Paint and wallpaper stores
Restaurants
Sporting goods and outfitters stores

3. DEVELOPMENT STANDARDS: Unless otherwise specified in the following Development Standards, the Development Standards shall be as specified in Chapter 3355 of Columbus City Code (C-4, Commercial District).

A. Density, Height, Lot and/or Setback commitments.

1. The building setback shall be 50 feet from Paul Blazer Parkway and 25 feet from Park Center Circle.
2. The parking setback shall be 25 feet from both Paul Blazer Parkway and Park Center Circle.
3. For structures and paved areas lot coverage shall not exceed 80%.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. There shall be one full service curbcut on Park Center Circle to provide access to the site.
2. All circulation, curbcuts and access points shall be subject to the approval of the Division of Transportation.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. The frontage along Paul Blazer Parkway and the Park Center Circle shall be landscaped in accordance with the following: a 3 foot average height continuous planting hedge, fence wall, earth mound or combination thereof shall be installed as well as one tree per 40 feet of frontage thereof. Trees do not have to equally spaced, but maybe grouped.

2. One tree shall be planted for every 10 parking spaces (this requirement does not apply to automobile display or sales areas). For each 100 square feet or fraction thereof of vehicular use area a minimum total of 5 square feet of landscaped area shall be provided.

3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months.

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

Shade trees 2 1/2" caliper
Ornamental trees 1 1/2" caliper
Evergreen trees 5 feet in height

5. All loading docks which are visible from Blazer Parkway shall be screened to a height of ten (10) feet with either mounding, planting, fence, wall or a combination thereof. Plant material shall be a combination of deciduous and evergreen trees and shall have a winter opacity of at least 50% and a summer opacity of at least 70%.

D. Building design and/or Interior-Exterior treatment commitments.

1. Mechanical equipment or other utility hardware on the roof of a building shall be screening to the height of the equipment.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All external outdoor lighting including any wall packs shall be cut-off fixtures (down lighting) and shall be designed and placed to prevent spillage of light off the site and to prevent glare visible from the property lines, except that uplighting maybe used to illuminate landscaped areas and buildings.

2. Except for decorative lighting, all other light poles shall be metal and such light poles shall be of the same color. Light poles in the parking lots shall not exceed 28 feet in height.

3. All light poles and standards shall be dark brown, bronze or black in color and shall either be constructed of dark wood or dark brown, black or bronze metal.

4. Dumpsters shall be screened on three sides with a fence, wall or landscaping to a height of six feet with a gate on the fourth side.

5. Wiring within a development shall be underground.

F. Graphics and 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 District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

2. Signage may be internally or externally illuminated.

3. No roof top graphics shall be permitted.

4. The height of any freestanding graphic shall not exceed twenty (20) feet.

G. Miscellaneous commitments.

N/A

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