



City of Columbus

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90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 0915-2007, **Version:** 1

Rezoning Application # Z07-003

APPLICANT: City of Columbus Facilities Management; c/o James V. Maniace, Atty.; Chester Willcox & Saxbe LLP; 65 East State Street, Suite 1000; Columbus, OH 43215.

PROPOSED USE: Community health center.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on March 8, 2007.

GREATER HILLTOP AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested CPD, Commercial Planned Development District will allow the development of a community health center. The site is located within the planning area of *The Greater Hilltop Plan* (2001) which identifies the site as a community development parcel which should be developed in a comprehensive manner complementary with the surrounding neighborhoods. This site is also within the boundaries guided by the Urban Commercial Overlay. Substantial reuse and renovation of the existing engine house along with new additions are anticipated to complete the health center. The CPD text includes appropriate use restrictions and development standards that address parking and building setbacks, site access, sidewalks, landscaping, building design/materials, and lighting controls to insure the proposal will be compatible with the surrounding residential development. The proposal is consistent with the recommendation of the Plan, and the zoning and development patterns of the area.

To rezone **2300 WEST BROAD STREET (43204)**, being 2.10± acres located at the northeast corner of West Broad Street and Wheatland Avenue, **From:** R, Rural, NG, Neighborhood General, and C-4, Commercial Districts, **To:** CPD, Commercial Planned Development District (Rezoning # Z07-003).

WHEREAS, application #Z07-003 is on file with the Building Services Division of the Department of Development requesting rezoning of 2.10± acres from R, Rural, NG, Neighborhood General, and C-4, Commercial Districts 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 will allow the development of a community health center that is designed in a comprehensive manner complementary with the surrounding residential development. Substantial reuse and renovation of the existing engine house along with new additions are anticipated to complete the health center. The CPD text includes appropriate use restrictions and development standards that address parking and building setbacks, site access, sidewalks, landscaping, building design/materials, and lighting controls. The proposal is consistent with the recommendation of *The Greater Hilltop Plan* (2001), and 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:

2300 WEST BROAD STREET (43204, being 2.10± acres located at the northeast corner of West Broad Street and Wheatland Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 2668 and being a 2.099 acre tract containing all of a 0.494 acre (Parcel 1) and a 0.865 acre (Parcel 2) tracts deeded to the City of Columbus as recorded in Deed Volume 19320, Page E14, and also 0.741 acres out of a 2.410 acre tract (Tract 2) deeded to the City of Columbus as recorded in Instrument number 200307020202150, (all deed and plat references made being to Franklin County Recorder's Office, unless otherwise noted), being more particularly described as follows:

Beginning at a 5/8" rebar found with a cap stamped "PATRIDGE SURVEYING" in the intersection of the north right-of-way line of West Broad Street (80 feet wide) and the east right-of-way line of North Wheatland Avenue (40 feet wide), which point also being the TRUE POINT OF BEGINNING for the 2.099 acre lot split herein described:

Thence along the easterly right-of-line of said North Wheatland Avenue, North 07 Degrees 44 Minutes 26 Seconds West passing a 5/8" rebar found at 179.89 feet, also passing a 1/2" rebar found at 186.31 feet, and also passing a 3/4" iron pipe found with a plug stamped "CEC, INC." at 251.10 feet, a total distance of 502.10 feet to a 3/4" iron pipe found with a cap stamped "CEC" in said easterly right-of-way line, said point also being at the northwesterly corner of said 2.410 acre tract (Tract 2), said point also being in the southwesterly corner of a 20.098 acre tract (Tract 1) deeded to the City of Columbus as recorded in Instrument number 200307020202150;

Thence along said northerly and southerly lines, North 87 Degrees 30 Minutes 22 Seconds East, 140.21 feet to a 5/8" rebar set in said lines;

Thence crossing said 2.410 acre tract, South 02 Degrees 38 Minutes 57 Seconds East, 250.00 feet to a 5/8" rebar set in the southerly line of said 2.410 acre tract, said point also being in the northerly line of said 0.865 acre tract;

Thence along said southerly and northerly lines, North 87 Degrees 30 Minutes 22 Seconds East, 130.09 feet to a 5/8" rebar found on said southerly line, said point being in the northeasterly corner of said 0.865 acre tract, said point also being at the northwesterly corner of a 1.435 acre tract deeded to the City of Columbus;

Thence along said easterly and westerly lines, South 02 Degrees 34 Minutes 26 Seconds East, 250.00 feet to a 5/8" rebar found in the southeasterly corner of said 0.865 acre tract, said point being in the southwesterly corner of said 1.435 acre tract, said point also being in the northerly right-of-line of said West Broad Street;

Thence along said northerly right-of-way line, South 87 Degrees 30 Minutes 22 Seconds West passing an iron pin found at 105.34 feet, a total distance of 225.41 feet to the TRUE POINT OF BEGINNING (POB), containing 2.099 acres, and subject to all legal easements, restrictions, and right-of-way of record.

To Rezone From: R, Rural, NG, Neighborhood General, and C-4, Commercial Districts,

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 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 District and Application among the records of the Building Services Division as required by Section 3311.12 of the Columbus City Codes; said plans being titled, "**WEST SIDE FAMILY HEALTH CENTER**," and text titled, "**CPD TEXT**," both signed by John J. Hanson, Applicant, dated June 19, 2007, and the text reading as follows:

CPD Text

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: 2300 West Broad Street
OWNER: City of Columbus

APPLICANT: City of Columbus
Department of Finance and Management
Facilities Management Division

DATE OF TEXT: 6/19/07

APPLICATION NUMBER: Z07-003

1. INTRODUCTION: The site is approximately 2.10 acres located on a corner lot on the north side of West Broad Street and east side of Wheatland Avenue. Existing Zoning is C-4, R and NG. Directly adjacent to the site on the north is a City of Columbus owned municipal power substation, with a zoning of R, Rural District. The land to the north of the site is residential zoned NG and is currently undeveloped open land; to the east is the currently operating City Fire Station #17; to the west along West Broad is an open automotive sales lot with C-4 zoning and north of that lot is developed with single family homes on the west side of Wheatland Avenue. To the south are a variety of commercial uses along West Broad Street. Existing improvements to the site include a historic, vacant Engine House No. 17, and an abandoned, small utility building north of the engine house. Applicant proposes to rezone the property to permit the development of a 35,000 sq. ft. building for use as the West Side Family Health Center. Substantial reuse and renovation of the existing Engine House along with new additions are anticipated to complete the City of Columbus community health center. This site is within the boundaries guided by the Urban Commercial Overlay. A CPD Site plan is attached hereto and is hereby incorporated in this text.

2. PERMITTED USES: Those uses permitted in Section 3356.03 (C-4 District) of the Columbus City Code. However, none of the following uses shall be permitted: Rooftop Telecommunications, Veterinarians, Dwelling units, Collection Agencies, Credit Bureaus, Document Preparation Services, Repossession Services, Temporary Help Services, Appliance Maintenance and Repair, Astrology, Fortune telling and Palm Reading, Crematory, Automobile and Light Truck Dealers, Automobile Driving Training Facility, Automotive Sales, Leasing and Rental, Bars, Cabarets and Nightclubs, Blood and Organ Banks, Missions/Temporary Shelters, Pawn Brokers, Animal Shelter, Amusement Arcade, Halfway House.

3. DEVELOPMENT STANDARDS:

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

1. Setbacks for the building and the parking shall be as depicted on the Site Plan. Lot coverages for parking and building shall be as depicted on the Site Plan.

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

1. Access: The property shall be served by two (new) curb cuts to be placed on Wheatland Avenue. The current curb cut along West Broad will be eliminated from use. Wheatland Avenue, currently one-way north, shall be made two-way up to the first curb cut, in alignment with the alley to the west.
2. Applicant will modify the curb line at the northeast corner of W. Broad and Wheatland to allow for easier turning radius, subject to approval by the City of Columbus Transportation Division.
3. Future common drive: Applicant recognizes the potential for development of approximately 90 residential units to the north of subject site and for the potential for a future developed common access drive connecting to Wheatland Avenue. Applicant agrees in principle to cooperate in the planning of this common access drive, all subject to approval by the City of Columbus Transportation Division.
4. Loading: A designated loading zone shall be located at the rear (north) side of the building.

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

1. As depicted on the Site Plan, existing landscape will be utilized on the property to screen it from the electrical substation and new landscape will be developed to soften the parking areas. Efforts will be made to preserve an existing mature tree along Wheatland Avenue, directly adjacent to the existing engine house near West Broad. City approved street trees will be planted along the Wheatland Avenue frontage as recommended by the City Forester, in addition to an evergreen hedge. A sidewalk will be constructed along the full length of this site along Wheatland Avenue. A public plaza (public-private setback zone) with paving and landscape elements will be developed along the West Broad Street frontage at the existing Engine House

elevation.

2. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
3. 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. Tree caliper is measured six (6) inches from the ground.

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

1. Building Materials:
 - a. Building materials will include all or some of the following: brick/masonry, storefront glazing systems, stone accents, architectural panels, stucco, architectural canopies and sunscreens.

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

1. Lighting:
 - a. Light standards shall not exceed 18 feet in height. Light poles and standards shall be the same color and shall be gray, brown, bronze, dark bronze, or black.
 - b. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.
 - c. For aesthetic compatibility, lights shall be from the same or similar manufacturer's type and color to insure compatibility.
 - d. Lighting shall not exceed .1 foot-candle along the property line of a residentially used or zoned property.
 - e. Accent lighting shall be permitted provided such light source is concealed.
 - f. Any wall-mounted lighting shall be shielded to prevent offsite spillage.

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 and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration. It is anticipated that a currently erected historic sign marker designating the National Road will be relocated on the site from the east frontage to the west frontage of West Broad Street, in coordination with the Franklin County Engineer.

G. Miscellaneous Commitments.

1. The subject site shall be developed in general conformance with the Site Plan. The site and building may be adjusted to reflect final engineering, topographical or other data developed at the time development and engineering plans are completed. Any adjustment to these plans shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

The following variances are requested for the project:

- Section 3309.14 - Height District: Pre-existing conditions on the existing improvements need to be legitimized by a variance; approximately 75% of the existing engine house building is above the 35 foot height district limitation, with the vast majority of that protrusion being at the 38 foot level and a small portion representing the existing hose tower at 52 feet in height. The new addition will be built to a height not to exceed 40 feet, in variance to the 35 foot district.
- Section 3318.00 - Parkland Dedication Ordinance. The project is granted an exemption from the requirements of this ordinance based on the civic purpose and contribution to the community. Recreation and Parks Department has no objections to this exemption.
- Section 3342.28 Minimum Number of Parking Spaces Required: To reduce the number of required parking spaces from 140 to a minimum of 115 spaces with the potential to expand to 130 spaces. This is a minimal variance because a reduction of up

to 50% of the required parking spaces may be granted within the Urban Commercial Overlay.

- Section 3372.609 Setback Requirements: To increase the Broad Street setback for the existing structure (20'-3") and new entry (25'-0" max.) from 15 feet maximum, with a Public-Private Setback Zone. Approximately 30% of the new addition will be at zero (0) feet setback.
- Section 3372.611-B: No vertical visual elements or vertical piers to break the plane of the building frontage will be required due to the varied setback of the front elevation.
- Section 3372.611-I: Parking lot screening along Wheatland Avenue - In lieu of a solid masonry wall or decorative metal fencing, install shade trees and evergreen shrubs as indicated on the site plan.

4. CPD REQUIREMENTS

A. Natural Environment:

The site is located in an urban neighborhood with dense residential and commercial development that includes limited amounts of trees and other landscaping. Two mature shade trees on the western property line will remain on the site. Other trees will need to be removed.

B. Existing Land Use:

The existing land use is vacant City facilities - an abandoned, small utility building (to be demolished) and a historic engine house (to be substantially reused and renovated).

C. Transportation and Circulation:

The site is located on West Broad Street, a five-lane thoroughfare with sidewalks on both sides. There are currently curb cuts (from original fire house use) along West Broad, and two along Wheatland Avenue. The West Broad Curb cuts will be eliminated, and two new curb cuts along Wheatland will replace the existing ones. Wheatland Avenue is currently one-way north. It will become two-way from West Broad to the first curb cut, in alignment with the alley to the west.

D. Visual form of Environment:

Demolition of the existing utility building and renovation of the existing engine house, along with significant building additions and site improvements will enhance visual environment.

E. View and Visibility

The construction of the proposed development and the installation of new landscaping will enhance the surrounding neighborhood.

F. Proposed Development

The proposed structure will be an approximate 35,000 square foot West Side Family Health Center. The building form will consist of the existing historic engine house with a complimentary building addition and coordinated landscape elements. The center will offer critical health care services to meet the needs of both the Greater Hilltop and the Franklinton areas.

G. Behavior Patterns

The new development will support the community health needs of these neighborhoods. On-site parking will minimize the impact of the development on the residential uses to the north and west.

H. Emissions

Emissions generated for the use of this site will be minimal in nature and will not impact the surrounding environment.

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