



City of Columbus

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

Legislation Text

File #: 2357-2015, Version: 1

Rezoning Application Z15-027

APPLICANT: David B. Meleca Architects, LLC, c/o Amanda Dunfield, Agent; 144 East State Street; Columbus, OH 43215.

PROPOSED USE: Eating and drinking establishment or office use.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on August 13, 2015.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with an historic single-unit dwelling zoned in the RR, Rural Residential District. The proposed CPD, Commercial Planned Development District will allow the development for limited restaurant or office uses. The CPD Plan depicts the proposed building expansion, the new parking lot, and landscaping and screening. Use restrictions and development standards for setbacks, access, landscaping and screening, building materials, and signage commitments are included in the CPD Text. Variances are requested to reduce the minimum number of required parking spaces and the building setback along Central College Road. The site is within the planning area of the *Rocky Fork/Blacklick Accord* (2003), which recommends "Neighborhood" uses (single- and multi-unit residential) for this location. Staff supports deviation from the Plan's land use recommendation because the proposal contains commitments to preserve the open space along Central College Road, protects and utilizes the historic structure, preserves trees, provides ample landscaping, limits commercial signage, and limits permitted uses to office and restaurant without a drive-through component. The Rocky Fork - Blacklick Accord Panel unanimously recommended approval of this request at their June 25, 2015 meeting.

To rezone **4980 CENTRAL COLLEGE ROAD (43081)**, being 1.02± acres located on the north side of Central College Road, 340± feet west of Course Drive, From: RR, Rural Residential District, To: CPD, Commercial Planned Development District (Rezoning # Z15-027).

WHEREAS, application # Z15-027 is on file with the Department of Building and Zoning Services requesting rezoning of 1.02± acres from RR, Rural Residential 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 to CPD, Commercial Planned Development District which will allow development of a eating or drinking establishment or office with appropriate limitations. Deviation from the from the land use recommendation of the *Rocky Fork/Blacklick Accord* is supported because the proposal contains commitments to preserve the open space, protects and utilizes the historic structure, preserves trees, provides ample landscaping, limits commercial signage, and limits permitted uses to office and restaurant without a drive-through component; 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:

4980 CENTRAL COLLEGE ROAD (43081), being 1.02± acres located on the north side of Central College Road, 340± feet west of Course Drive, and being more particularly described as follows:

EXHIBIT 'A'
LEGAL DESCRIPTION

Situated In the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 2, Range 16, United States Military Lands and being part of that 13.74 acre tract conveyed to Diane Lee Cring of record in Instrument Number 200307020201857 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference, at Franklin County Geodetic Survey Monument Number 8825 found marking the southeasterly corner of said 13.74 acre tract, the southwesterly corner of that 1 acre tract conveyed to Wayne L. Hursey of record In Instrument Number 200004200076990 and Deed Book 3286, page 179, In the centerline of Central College Road, said monument being North 86° 29' 28" West, with said centerline, a distance of 1312.59 feet from Franklin County Geodetic Survey Monument Number 8824;

thence North 03° 21' 02" East, with the easterly line of said 13.74 acre tract, the westerly line of said 1 acre tract a distance of 50.00 feet to an Iron pin set marking the True Point of Beginning;

thence across said 13.74 acre tract, the following courses:

North 86° 49' 53" West, with the proposed northerly right-of-way line for said Central College Road, a distance of 260.00 feet to an iron pin set;

North 03° 21' 02" East, a distance of 170.00 feet to an iron pin set;

South 86° 49' 53" East, a distance of 260.00 feet to an iron pin set in said easterly line, said westerly line;

thence South 03° 21' 02" West, with said easterly and westerly lines, a distance of 170.00 feet to the True Point of Beginning and containing 1.015 acres, 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) feet long with a plastic plug placed in the top bearing the initials EMHT INC.

This description was prepared through the use of existing records and an actual field survey performed in April and August 2003.

Bearings are based on North 86° 29' 28" West for the centerline of Central College Road between Franklin County Geodetic Survey Monument Numbers 8824 and 8825 as shown on the "Centerline Survey Plat" for said Central College Road dated 22, August 2002 and on file at the Franklin County Engineer's Office.

Parcel Number: 010-270766

To Rezone From: RR, Rural 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, "**CENTRAL COLLEGE REDEVELOPMENT SITE PLAN**," dated June 25, 2015, and text titled, "**DEVELOPMENT TEXT**," dated July 8, 2015, both signed by David B. Meleca, Architect, and the text reading as follows:

DEVELOPMENT TEXT

CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT

1.015 ACRES

EXISTING DISTRICTS: RR, Restricted Rural Residential

PROPOSED DISTRICT: CPD, Commercial Planned Development District - Height H-60

PROPERTY ADDRESS: 4980 Central College Road, Columbus, OH 43081

OWNER: Cristian Dirva et al. 6120 Braet Rd. Westerville OH 43081-8062

APPLICANT: Amanda Dunfield, David B. Meleca Architects, LLC 140 E. State St. Columbus, OH 43215

DATE OF TEXT: July 8, 2015

APPLICATION NUMBER: Z15-027

INTRODUCTION: The subject property ("Site") is 1.015 acres located on the north side of Central College Road and south of Caplinger Rd. The site is zoned RR, Residential from a 2004 rezoning. The site has been developed with a vacant single family home constructed in 1850. The site is in the Rocky Fork Blacklick Accord Planning area. The site plan titled "Central College Redevelopment", hereafter "Site Plan", dated 06/25/2015, is the site development plan for the property.

Applicant will work with the city Historic Preservation Office for determination as to the applicability and benefits of listing the existing Victorian era home with the office.

1. **PERMITTED USES:** All office permitted in Columbus City Code Chapter 3353, C-2, Office Commercial District, and restaurant uses permitted in Chapter 3355, C-3, Community Scale Commercial District, which shall be limited to 4,825 GSF and shall not include Fast Food (food that can be prepared quickly and easily and is sold in restaurants and snack bars as a quick meal or to be taken out) or Fast Casual (facilities that do not offer full table service) types. No drive thru's are permitted.

2. **DEVELOPMENT STANDARDS:** The applicable development standards shall be as specified in Chapter 3351, C-1, Neighborhood Commercial District, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standard, except as specifically set forth herein.

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

1. The minimum building setback along Central College shall be 29'-7" +/- based upon the existing building front facade.
2. The minimum parking setback along Central College shall be 11'-0" as depicted on the submitted Site Plan.

3. The minimum building and pavement setback along the west property line shall be 5 feet as long as the adjacent property to the west is zoned or used for neighborhood edge purposes.
4. The minimum building and pavement setback along the east property line shall be 60 feet as long as the adjacent property to the east is zoned or used for neighborhood edge purposes.
5. Lot Coverage for Building and Pavement shall not exceed fifty (50) percent (%).

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

Curb cuts shall be approved by the City of Columbus Department of Public Service, but shall include one (1) full access curb cut on Central College Rd.

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

1. The parking setback along Central College shall be maintained in live vegetation and shall include tree and shrub planting at a minimum rate of four (4) trees and four (4) shrubs per 100 lineal feet of frontage. Trees shall be placed randomly to stimulate natural hedgerows. The trees are in addition to those required in No. 2 below.
2. A street tree row shall be established along Central College Rd. The street tree row shall require trees at the minimum rate of four (4) trees for every 100 feet of lineal frontage. Trees may be planted in a natural hedgerow manner or straight line and may include grouping of trees. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester. The trees shall be planted in the right of way, subject to approval of the City Forester and Public Service Department, or otherwise shall be planted adjacent to the right-of-way. The open space along the South east portion of the site shall be maintained as open space and will be utilized as lawn area, formal garden plantings, or other green space development. This area shall be kept free of parking or building construction.
3. All parking areas adjacent to Caplinger Rd. shall have headlight-screening parallel to the frontage, with a minimum height of 48 inches measured from the elevation of the nearest section of the adjacent parking area. Said headlight screening shall be in the form of an evergreen hedge, earth mounding, fence or combination of the three. Parking areas adjacent to Central College Rd. shall have shall have headlight-screening parallel to the frontage, with a minimum height of 36 inches measured from the elevation of the nearest section of the adjacent parking area. Said headlight screening shall be in the form of an evergreen hedge, earth mounding, fence or combination of the three and shall have not less than 75% opacity.
4. Within the five (5) foot landscaped setback on the west property line, evergreen plant material, planted 3 - 5 feet on center, and being a minimum of three (3) feet tall at planting shall be provided. The planting shall start at the same point as the actual setback of the building from Central College and extend north along the west and east property lines to the parking setback along Caplinger Rd. Said screening shall have not less than 75% opacity.
5. Existing specimen trees will be located and preserved as part of the development. Minor adjustments or the parking lot layout will be made to protect specimen trees and their associated drip lines.
6. A white fence, meeting the New Albany standard design, shall be provided along the Central College frontage as an extension of the current fence line to the east and west of the parcel. A design section for this fence is included on the site plan.

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

1. There shall be no roof-mounted mechanical equipment or utility hardware unless said mechanicals are screened by decorative cornices.

2. Building illumination shall be permitted, provided such light source is concealed. No colored light shall be used to light the exterior of any building.
3. Building materials for any additions shall be similar in appearance to the existing building and shall be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS and/or glass. Additions shall complement the existing building design.
4. The primary roof of the buildings shall be pitched or sloped with a minimum slope of 6:12 or, if flat, shall have decorative cornices or the appearance of a sloped roof on all four (4) sides of the building. If shingles are used for roofing, they shall be dimensional shingles or period style shingles, synthetic slate or standing seam metal roofing.
5. The building shall be finished on all sides/elevations with the same or similar level and quality of finish and design detailing.

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

1. Except for decorative lighting, all other light poles shall be metal or fiberglass and such light poles shall be of the same color. Any new lighting shall comply with Section 3321.03(A), except that the maximum height of light fixtures shall not exceed a height limit of 10 feet.
Lighting shall be cut off type fixtures and all lighting shall be off during non-business hours except for lighting necessary to provide security for the building.

2. All new or relocated utility lines shall be installed underground, unless a public utility does not permit underground installation in a particular location or instance.

3. Dumpster enclosures shall be partially bermed with earth on the north, west and east sides with evergreen planting material of not less than 4 feet in height planted on the bermed area to fully screen the dumpster from view from adjoining residential areas.

F. Graphics and Signage Commitments.

1. The applicant will present a site specific Graphics Plan to the Graphics Commission for review.

G. Modifications.

1. 3312.49, Minimum number of Parking Spaces Required, which Section requires 65, with 30 spaces being provided.
2. 3351.09(2.), Minimum building setback from Central College Road Required, which section requires 50', with 29'-7" (+/-) as the existing condition being provided.

H. Other CPD Requirements

1. Natural Environment: The natural environment of the site is flat.
2. Existing Land Use: The property is developed with a 2,800 sq. ft. 2 story residential building and accessory parking.
3. Circulation: Access to and from the site is via Central College Rd.
4. Visual Form of the Environment: The area surrounding the site is zoned for Residential use to the north. East and West are Neighborhood Edge.

5. Visibility: The site is visible from Central College Rd. and Caplinger Rd.
6. Proposed Development: Neighborhood Commercial Development. Restaurant and/or Professional Office.
7. Behavior Patterns: Vehicular access from Central College Rd. no access to Caplinger Rd.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

I. Miscellaneous Commitments

1. Development of the site shall be developed in accordance with the site plan titled "Central College Redevelopment". The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
2. If the proposed parking reduction causes an overflow condition onto Caplinger Rd., the developer will work with a neighboring church to provide valet parking.
3. Deliveries and trash pick-up will not occur outside the hours of 7AM to 7PM and the developer will require this as part of any service agreement or lease agreement.

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