



City of Columbus

Office of City Clerk
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Legislation Text

File #: 0282-2013, **Version:** 2

BACKGROUND: In October 2010 Columbus City Council adopted the *Greater Hilltop Plan Amendment*, which addresses streetscape improvements, walkability, and revitalization for the Sullivant Avenue Corridor. Commercial overlays are recommended as a tool for achieving these objectives. While varying in detail, the Urban Commercial Overlay (UCO) and Community Commercial Overlay (CCO) both work in conjunction with existing zoning to improve the character of commercial corridors, facilitate streetscape continuity, and encourage pedestrian-friendly development.

Planning staff worked with community leaders and stakeholders to develop the overlay designations. Impacted property owners were notified of the proposal by mail and invited to public meetings. A public open house was held on September 25, 2012. Information was also made available on the City's website. The Greater Hilltop Area Commission voted to endorse the overlays at their December 4, 2012 meeting. The Columbus Development Commission endorsed the proposal at their ~~January 10, 2012~~ **January 10, 2013** meeting, of which property owners were also notified.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval

CITY DEPARTMENTS RECOMMENDATION: Approval.

FISCAL IMPACT: No funding is required for this legislation.

To adopt the Urban and Community Commercial Overlays as provided for in Chapter 3372 of the Columbus Zoning Code for portions of the Sullivant Avenue corridor.

WHEREAS, Columbus City Council adopted the *Greater Hilltop Plan Amendment* on October 4, 2010 (Ord. 1211-2010), which recommends the application of commercial overlays to portions of the Sullivant Avenue corridor; and

WHEREAS, the creation of zoning overlays with additional and specific standards and requirements will serve to enhance the corridor's character, facilitate streetscape continuity, and encourage pedestrian-friendly development; and

WHEREAS, the provisions contained in the overlays will apply to all properties described below and as identified on the attached maps (Exhibits A and B); and

WHEREAS, the proposed designations included substantial community involvement through an open house meeting, website information and mailings to affected property owners; and

WHEREAS, the Greater Hilltop Area Commission voted to endorse the proposed overlays at their December 4, 2012 meeting; and

WHEREAS, on **January 10, 2013** ~~January 10, 2012~~ the Columbus Development Commission recommended City Council adoption of the proposed overlays; **now, therefore,**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Section 3372.694 to read as follows:

3372.694 Sullivant Avenue/Greater Hilltop Urban Commercial Overlay

There is hereby created in the city an urban commercial overlay to be known as the Sullivant Avenue/Greater Hilltop Urban Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit A, "Boundaries of the Sullivant Avenue/Greater Hilltop Urban Commercial Overlay," further defined as the following areas and parcels:

1. All parcels fronting the north side of Sullivant Avenue extending from the east side of Demorest Avenue eastward to the west side of Southampton Avenue.
2. All parcels fronting the north side of Sullivant Avenue extending from the east side of Sylvan Avenue eastward to a point ± 143 feet east of the centerline of Sylvan Avenue.
3. All parcels fronting the north side of Sullivant Avenue extending from a point ± 335 feet west of the centerline of South Brinker Avenue eastward to the west side of South Brinker Avenue.
4. All parcels fronting the north side of Sullivant Avenue extending from a point ± 118 feet west of the centerline of Westgate Avenue eastward to a point ± 79 feet east of the centerline of Westgate Avenue.
5. All parcels fronting the north side of Sullivant Avenue extending from a point ± 101 feet west of the centerline of Huron Avenue eastward to a point ± 399 feet east of the centerline of Binns Boulevard.
6. All parcels fronting the north side of Sullivant Avenue extending from a point ± 222 feet west of the centerline of South Powell Avenue eastward to the west side of Midland Avenue.
7. All parcels fronting the north side of Sullivant Avenue extending from a point ± 78 feet west of the centerline of Whitethorne Avenue eastward to a point ± 198 feet east of the centerline of Columbian Avenue.
8. All parcels fronting the south side of Sullivant Avenue extending from the east side of Demorest Avenue eastward to a point ± 280 feet east of the centerline of South Brinker.
9. All parcels fronting the south side of Sullivant Avenue extending from a point ± 193 feet west of the centerline of Westgate Avenue eastward to a point ± 83 feet east of the centerline of Woodbury Avenue.

Section 2. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Section 3372.777 to read as follows:

3372.777 Sullivant Avenue/Greater Hilltop Community Commercial Overlay

There is hereby created in the city a community commercial overlay to be known as the Sullivant Avenue/Greater Hilltop Community Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit B, "Boundaries of the Sullivant Avenue/Greater Hilltop Community Commercial Overlay," further defined as the following areas and parcels:

1. All parcels fronting the north side of Sullivant Avenue extending from the east side of South Wilson Road eastward to the west side of Demorest Avenue.
2. All parcels fronting the south side of Sullivant Avenue extending from a point ± 250 feet east of the centerline of Atlanta Drive eastward to the west side of Demorest.

Section 3. That Section 3372.602 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3372.602 - Overlay areas.

The boundaries of designated Urban Commercial Overlay areas are part of the Official Zoning Map and described in separate sections beginning with C.C. 3372.650 and ending with C.C. 3372.699. For the purposes and requirements of an Urban Commercial Overlay area, the term "primary street" means Third Avenue, Fourth Street, Fifth Avenue, Fifth Street, Broad Street, Cleveland Avenue, Front Street, Grandview Avenue, Indianola Avenue, High Street, Hudson Street, King Avenue, Lane Avenue, Livingston Avenue, Lockbourne Road, Long Street, Main Street, Mt. Vernon Avenue, Northwest Boulevard, Oakland Park Avenue, Parsons Avenue, Sullivant Avenue, Summit Street, and, Whittier Street.

Section 4. That Section 3372.702 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3372.702 - Overlay areas.

The boundaries of the Community Commercial Overlay areas are part of the Official Zoning Map and shall be described in separate sections beginning with C.C. Section 3372.750 and ending with C.C. Section 3372.799. For the purposes and requirements of a Community Commercial Overlay area the term "primary street" means High Street, Main Street, Broad Street, Indianola Avenue, James Road, Kellner Road, Lockbourne Road, and Olentangy River Road, and Sullivant Avenue.

Section 5. That existing sections 3372.602 and 3372.702 of the Columbus City Codes, 1959, are hereby repealed.

Section 6. That this ordinance shall take effect and be in force from and after the earliest period provided by law.