



City of Columbus

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

Legislation Text

File #: 1392-2021, **Version:** 1

Rezoning Application Z21-005

APPLICANT: Mid-Ohio Food Collective; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Farming, market, and event and educational space.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on May 13, 2021.

GREATER HILLTOP AREA COMMISSION RECOMMENDATION: Disapproval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with an urban farm and several agricultural buildings operated by the Mid-Ohio Food Collective zoned in the NG, Neighborhood General District. The requested CPD, Commercial Planned Development District will permit the expansion of existing farming operations, and will allow the construction of a market with multi-purpose event and educational space. The development text also permits C-2, Commercial District uses, commits to a site plan, and includes supplemental development standards that address site access and landscaping. A variance to reduce the parking requirement from 201 required spaces to 125 provided spaces is included in this request. Council variance CV21-039 has been filed on the adjacent property to the north to permit a secondary vehicular access to the site through the multi-unit residential development. The requested CPD district is consistent with the *Hilltop Land Use Plan's* recommendation for agricultural land uses at this location, and includes sufficient landscaping and buffering to mitigate the impact on adjacent residential uses, as recommended by *Columbus Citywide Planning Policies (C2P2) Design Guidelines*.

To rezone **116 N. WHEATLAND AVE. (43204)**, being 6.90± acres located on the east side of North Wheatland Avenue, 600± feet north of West Broad Street, **From:** NG, Neighborhood General District, **To:** CPD, Commercial Planned Development District (Rezoning #Z21-005).

WHEREAS, application #Z21-005 is on file with the Department of Building and Zoning Services requesting rezoning of 6.90± acres from NG, Neighborhood General District, 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 disapproval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District will permit the expansion of farming operations for the Mid-Ohio Food Collective, and will allow the construction of a market with event and educational space that is consistent with the *Hilltop Land Use Plan's* recommendations and C2P2 Design Guidelines; 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:

116 N. WHEATLAND AVE. (43204), being 6.90± acres located on the east side of North Wheatland Avenue, 600± feet north of West Broad Street, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio; also being a part of Virginia Military Survey 2668; also being a part of a 12.501 acre tract, the residual of that 20.098 acre tract as conveyed to City of Columbus as described in Instrument No. 200307020202150 Parcel 1, Tract 1; being more particularly described as follows:

Commencing at a 1” iron pipe found at the intersection of the westerly right-of-way line of Wheatland Avenue (40’ right-of-way as dedicated in Loudon & Smith’s Highland Park Subdivision as recorded in Plat Book 4 Page 326) and the southerly right-of-way line of Steele Avenue (40’ right-of-way as dedicated in said Loudon & Smith’s Highland Park Subdivision); thence,

Along the westerly right-of-way line of Wheatland Avenue, South 08° 23’ 37” East for a distance of 43.19’ to a point, said point being along the easterly line of Lot 41 of said Loudon & Smith’s Highland Park Subdivision; thence,

Along a line through Wheatland Avenue, North 81° 36’ 23” East for a distance of 40.00’ to a 5/8” iron pin found, said point being along the easterly line of Wheatland Avenue, said point also being the southwesterly corner of a 3.499 acre tract as conveyed to Wheatland Crossing II Limited Partnership as described in Instrument No. 201909250125437, said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along a southerly line of said 3.499 acre tract, North 81° 36’ 23” East for a distance of 491.42’ to a 5/8” iron pin found, said point being the southeasterly corner of said 3.499 acre tract, said point also being along a westerly line of a 256.308 acre tract, the remainder of a 300 acre tract as conveyed to State of Ohio as described in Deed Book 101 Page 390; thence,

Along a portion of a westerly line of said 256.308 acre tract, South 08° 23’ 37” East for a distance of 64.59’ to a 1” iron pipe found; thence,

Along a portion of a westerly line of said 256.308 acre tract, South 03° 18’ 11” East for a distance of 599.72’ to a 1” iron pipe found, said point being the northeasterly corner of a 1.000 acre tract as conveyed to City of Columbus as described in Instrument No. 201605060056683; thence,

Along the northerly line of said 1.000 acre tract, South 86° 51’ 11” West for a distance of 440.05’ to an iron pin set, said point being the northwesterly corner of said 1.000 acre tract and along the easterly right-of-way line of Wheatland Avenue; thence,

Along the easterly right-of-way line of Wheatland Avenue, North 08° 23’ 37” West for a distance of 621.70’ to the point of beginning, containing 6.900 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in November and December, 2020.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio South Zone (NAD83-2011), with a portion of the easterly right-of-way line of Wheatland Avenue being North 08° 23’ 37” West as determined by a GPS survey utilizing CORS Station “COLB”.

Iron pins set are 5/8” diameter rebar, 30” in length, with plastic identifier caps stamped “THE KLEINGERS GROUP”.

To Rezone From: NG, Neighborhood General 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 site plan being titled, “**MID-OHIO FARM ON THE HILLTOP**,” and text titled, “**DEVELOPMENT TEXT**,” both dated May 24, 2021, and signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 116 North Wheatland Avenue

OWNER: City of Columbus

APPLICANT: Mid-Ohio Food Collective

DATE OF TEXT: 5/24/21

APPLICATION: Z21-005

1. **INTRODUCTION:** The site is on the east side of North Wheatland Avenue. The applicant is currently farming the site. The proposed development would be expanding the farming operations, creating a food market and an event/educational space (which would allow for classes, community events and events for Mid-Ohio Food Collective)
2. **PERMITTED USES:** Those uses permitted in Chapter 3353 C-2, Commercial of the Columbus City Code along with farming, agricultural related farmer’s market, food pantry and event/educational uses.
3. **DEVELOPMENT STANDARDS:** Except as listed on the zoning text or on the submitted site plan, the applicable development standards are contained in Chapter 3353 C-2, Commercial of the Columbus City Code.

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

N/A

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

1. Access is shown on the submitted site plan.
2. CV21-039 has been submitted to provide secondary access thru the parcel to the north.

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

The street trees, perimeter trees and parking lot screening are shown on the submitted site plan.

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

N/A

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

N/A

F. Graphics and Signage Commitments

1. All signage and graphics shall conform to article 15 of the Columbus City Code, as it applies to the C-4, Commercial District classification. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. Site Plan Revision Allowance. The Property shall be developed in accordance with the Site Plan; however, the Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data established at the time of development and engineering plans are completed. The Director of the Department Building and Zoning Services or the Director's designee may approve any slight adjustment to the Site Plan upon submission of the appropriate data regarding the proposed adjustment.

2. Variance:

Section 3312.49 Minimum numbers of parking spaces required. To reduce the required number of spaces from 201 to 125 parking spaces. Combined farm market and event/education space 12,000 sq ft at 1/75; farm offices 700 sq ft at 1/450; greenhouse/geo dome/high tunnel/barn 39,000 sq ft 1/1000. Total required spaces 201.

3. CPD Requirements

A. Natural Environment: The site is being farmed by the applicant.

B. Existing Land Use: The areas to the east, west and north are developed with residential uses. The area to the south is a utility facility.

C. Transportation and Circulation: Access is proposed from North Wheatland Avenue.

D. Visual Form of the Environment: The site will be a mixture of farming, greenhouses, market, event/educational space and related activities.

E. View and Visibility: The applicant considered on site circulation when the site was laid out.

F. Proposed Development: Farming, market, event/educational space.

G. Behavior Patterns: The property will service existing residents and businesses in the area as well as motorists traveling along West Broad Street.

H. Emissions: No adverse effect from emissions shall result from the proposed development.

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