



City of Columbus

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

Legislation Text

File #: 0472-2007, Version: 2

Rezoning Application # Z07-002

APPLICANT: City of Columbus Facilities Management; c/o Bruce A. Harris, Architect; Harris Design Services, Inc.; P.O. Box 360867; Columbus, OH 43236.

PROPOSED USE: Fire station.

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

FRANKLINTON AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested CPD, Commercial Planned Development District will allow the construction and operation of a new 21,500 square foot fire station while retaining the existing fire station developed on site. With the provided use restrictions and development standards such as landscaping, building design/material commitments, and lighting controls, the proposal is consistent with the recommendation of *The Franklinton Plan* (2003), and the zoning and development patterns of the area.

To rezone **1080 WEST BROAD STREET (43222)**, being 1.76± acres located on the north side of West Broad Street, 136± feet east of North Glenwood Avenue, **From:** L-C-4, Limited Commercial District, **To:** CPD, Commercial Planned Development District **and to declare an emergency.** (Rezoning # Z07-002)

WHEREAS, application #Z07-002 is on file with the Building Services Division of the Department of Development requesting rezoning of 1.76± acres from L-C-4, Limited Commercial District to CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; and

WHEREAS, the Franklinton 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 construction and operation of a new 21,500 square foot fire station while retaining the existing fire station developed on site. With the provided use restrictions and development standards such as landscaping, building design/material commitments, and lighting controls, the proposal is consistent with the recommendation of *The Franklinton Plan* (2003), 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:

1080 WEST BROAD STREET (43222), being 1.76± acres located on the north side of West Broad Street, 136± feet east of North Glenwood Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus and being all of Lots 3, 4, 5, 6, and 7, and part of Lot 8 of Jacob S. Sullivant's Subdivision of Lot 3 of the subdivision of the farm of William S. Sullivant, deceased, as said lots are numbered and delineated upon the recorded plat of said Subdivision in Plat Book No. 3, page 332 and recorded in Deed Book 275 Page 282, Instrument No's 200604060064829, 199801120007282, and 199901280022455, Recorder's of Franklin County, Ohio:

Beginning at a ¾" iron pipe found at the southwest corner of said Lot 3 and on the southeast corner of said Lot 2, and on the north line of West Broad Street (80');

Thence along the westerly line of Lot 3, North 01°36'24" West a distance of 212.84 feet to a ¾" iron pipe found at the northwest corner of Lot 3, and on the south line of West Gay Street (20');

Thence along the northerly line of said Lots 3, 4, 5, 6, and 7, and part of Lot 8 and said south line of West Gay Street, North 88°24'06" East a distance of 360.27 feet to a point;

Thence along a line parallel to and 47.56 feet west of the east line of said Lot 8 passing a ¾" iron pipe at 1.48 feet, South 01°36'24" East at a distance of 212.75 feet to a point on the north line of said West Broad Street;

Thence along the southerly line of said Lots 3, 4, 5, 6, and 7 and part of Lot 8 and the north line of West Broad Street, South 88°23'16" West a distance of 360.27 feet to the point of beginning and containing 1.760 acres of land more or less.

The above description was prepared by Korda Nemeth Engineering Inc. from record and field observations completed in June 2006 under the direction and supervision of Nathan W. Anderson, Professional Surveyor No. 8322.

The bearings given in the foregoing description are based on the bearing of North 88°23'16" East as given for the Northerly right-of-way line of West Broad Street as shown on Instrument Number 199801120007282.

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

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of sixty (60) 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 plan being titled, "**NEW ENGINE HOUSE #10,**" dated March 19, 2007, elevation titled "**ENGINE HOUSE #10,**" dated March 23, 2007, and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT,**" dated March 19, 2007, all signed by Brian S. Lewie, City of Columbus Facilities Project Manager, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

Proposed District: CPD, Commercial Planned Development
Property Address: 1080 West Broad Street; Columbus, Ohio 43222
Owner: City of Columbus, Brian S. Lewie, Department of Public Service; 90 West Broad Street, Columbus, Ohio 43215-9001
Applicant: City of Columbus, Brian S. Lewie, Department of Public Service; 90 West Broad Street, Columbus, Ohio 43215-9001
Date of Text: March 19, 2007
Application Number: Z07-002

I. INTRODUCTION:

The subject property consists of 1 parcel, totaling approximately 1.75 acres. The site is currently being developed to allow the construction and operation of a new 21,500 square foot fire station with adjacent surface parking supporting staff, emergency vehicle requirements and the location of a trash receptacle area to accommodate building refuse. This application is being made to

encompass the property of the subject site currently controlled by the City of Columbus and to change the existing C-4 zoning designation to the CPD classification. The objective is to coincide and meet the objectives of the objectives of the Franklinton Area Commission. The subject property to be developed will: 1) Provide 38 on site parking spaces; 2) Provide the required emergency vehicular circulation geometries and access to and from West Broad Street.

II. PERMITTED USES:

Unless otherwise specified in this text, the permitted use shall be restricted to a new fire station developed in accordance with the site plan. The building will be constructed and restricted to provide emergency services to the surrounding community. An on site surface parking lot and a trash receptacle area will be developed to support the facility. No other uses shall be permitted on this site.

III. DEVELOPMENT STANDARDS:

Except as otherwise specified, the site shall be developed in accordance with this written text the applicable development standards contained in the Columbus City Zoning Code and the accompanying site plan with minor modifications to the building footprint and parking vehicular circulation based on the final design and engineering considerations.

General and Specific Development Standards: In Addition, the following General and Specific Standards shall apply:

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

1. Height: The maximum building height is 50'-0" in the 60' height district
2. Building Setback: The building setback line with respect to West Broad Street shall follow the fire station building footprint, whose closest building setback is 14'-0" and the primary building setback is 28'-0" and also the include the footprint of the Maurice Gate Memorial feature, whose closest element is 10'-0" north of the existing property line. This setback is required to support the safe operation of emergency services vehicles entering and exiting the site, remain consistent with the existing Fire Station 10 building location, meet the intent of the Franklinton Area Commission development objectives to include the Gates Memorial in the West Broad Street design process, and as required by the City of Columbus Transportation Division.
3. Parking Setbacks: The parking setback line shall be 10'-0" from all property lines.

B. Access, loading, parking and/or other Traffic Related Commitments:

1. Loading: A designated loading zone is not required.
2. Parking: The development will have 38 parking spaces as required by Section 3342.28 C1: "One employee per the largest shift". The parking layout is shown on the submitted site plan and shall conform to the standards set by the City of Columbus, Division of Transportation and Chapter 3342 of the Columbus City Code.
3. Vehicular Circulation: Egress and ingress to the site shall be restricted to passenger, refuse and emergency services vehicles only.

C. Buffering, Landscape, Refuse Receptacle and/or Screening Commitments:

1. An 8'-0" high chain link security fence and lawn area shall be provided along the east property line. The absence of landscape materials is required for site security and 100% staff/vehicular visibly. An 8'-0" high ornamental fence shall also be located between the east face of the existing Fire Station 10 and the west face of the new building at the north side of the Maurice Gates Memorial feature. The fence shall consist of metal pickets, landscaping as shown on the plan and serves to secure the site perimeter as required by the Division of Fire.
2. A six (6') foot high brick veneer and CMU masonry enclosure with an opening gate shall be provided at the refuse receptacle as shown on the CPD site plan. The enclosure shall compliment the material and coursing of the east face of the exterior building.
3. All landscaping as shown on the CPD Site Development Plan shall be maintained in a healthy condition and dead material shall be replaced with new landscaping within six months after planting, or the next planting season, whichever comes first.

D. Building Materials:

1. Exterior building materials shall be a combination of brick masonry, concrete masonry units and cast stone accents with the exception of doors and windows. Both vinyl and metal framed window units shall be used for window systems. The overall design concept shall follow the theme illustrated in the submitted elevation plan.

2. All rooftop mechanical equipment shall be screened from view to prevent the equipment from being visible from the property lines of the parcel. Ground mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.

E. Lighting Commitments:

1. All exterior parking lot lighting shall be cut-off fixtures (down lighting). Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane. Parking lot lighting shall be no higher than 18 feet.

2. Aesthetic compatibility shall govern all lighting elements where all exterior fixtures used in parking lot areas shall be from the same manufacturer type and style. All light poles and standards shall be the same color and be gray, brown, bronze, dark bronze, blue or black.

3. Lighting shall not exceed .1 foot-candle along the property line of a residentially used or zoned property.

4. Accent lighting shall be directed towards primary building, site signage and the parking lot landscaping where applicable. Accent lighting shall not interfere with neighboring uses or right-of-way traffic.

F. Graphic and Signage Commitments:

All signage and graphics shall comply with the Graphic Code, Article 15, Title 33 of the Columbus City Graphic Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous:

Variances Requested:

We are requesting the following variances from the code to deviate from Section 3372 - Urban Commercial Overlay:

1. Section 3372.609 Setback Requirements: To increase our Broad Street setback for the Maurice Gates Memorial and the new Fire Station.

2. Section 3372.611-C: To reduce the 60% window glass requirement.

3. Section 3372.611- F: To construct a new 8'-0" chain link security fence on the east property line.

Our requests are based on the design of a facility that provides all requirements necessary for the safe operation of emergency services to the community and a building design that compliments the immediate Franklinton Area community context.

Site/Elevation Plans:

The Subject Site shall be developed in accordance with the submitted site and elevation plans. The site may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be subject to review and approval by the Director of Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

CPD Criteria:

1. Natural Environment

All development features shall be designed to enhance the current context. The site plan illustrates proposed lawn and landscaped areas to introduce public green space currently absent from the area. All environmental features follow the intent of Franklinton Area Commission, LEED Building Certification guidelines.

2. Existing Land Use

The existing property is currently comprised of 1 vacant. These parcels are zoned C-4.

3. Transportation and Circulation

All vehicular and transportation related items shall conform to the submitted site plan as approved by the Division of Transportation.

4. Visual Form of Environment

The new development shall conform to the color and texture of exterior masonry building materials currently present within the context of the immediate environment. All building facades shall incorporate these materials in a manner that responds to the public nature of the facility. Building form, shape and height shall conform to the site plan and conceptual elevations as presented to the community.

5. View and Visibility

We believe the construction of the proposed fire station will enhance the surrounding commercial community.

6. Proposed Development

The new development shall support the overall Franklinton Area Plan goals and objectives. The building design shall meet the intent and approval of the Franklinton Area Commission, all zoning and land use criteria as outlined by the submitted Site Plan and conceptual elevations.

7. Emissions:

Emissions generated for the use of this site will not substantially affect the environment or alter the use and enjoyment of the surrounding neighborhood(s).

8. Behavior Patterns:

Primary access to the site shall occur via curb cuts on West Broad Street, which is designed to accommodate the emergency vehicle access and parking for the proposed development. The goal is intended to bring staff and patron parking "on-site", preserving the surrounding character of the Broad Street corridor and the community to the greatest extent possible.

SECTION 4. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.~~