



Legislation Text

File #: 0499-2012, Version: 1

Rezoning Amendment Z11-031A

Ordinance #2310-2011, passed January 23, 2012 (Z11-031), rezoned 0.89± acres from the L-C-5, Limited Commercial District to the CPD, Commercial Planned Development District. That legislation established specific development standards for the construction of a hotel, which included restrictions that the building height be limited to seventy feet, and that the hotel contain a maximum of 50,000 square feet. The applicant desires to remove the building height and size restrictions to allow the hotel to exceed seventy feet in height and 50,000 square feet in area while staying in compliance with the Zoning Code requirements for building height and parking. The revised CPD Plan includes the addition of a parking deck to accommodate the required number of parking spaces, and access control language has been added to the CPD text to ensure motorist safety within the parking structure. The size and height restrictions were not requested by any of the City Departments, and Staff believes these changes are negligible. This ordinance will amend Ordinance #2310-2011 by repealing Section 3, and replacing it with a new Section 3 with a modified Commercial Planned Development plan and text. All other use restrictions and development standards established by Ordinance #2310-2011 are unchanged and shall remain in effect.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance #2310-2011, passed January 23, 2012 (Z11-031), for property located at **3125 OLENTANGY RIVER ROAD (43202)**, thereby amending the Commercial Planned Development plan and text in Section 3 as it pertains to building height and size restrictions (Z11-031A).

WHEREAS, Ordinance #2310-2011, passed January 23, 2012 (Z11-031), established the CPD, Commercial Planned Development District on property located at **3125 OLENTANGY RIVER ROAD (43202)**, being 0.89± acres located on the west side of Olentangy River Road, 55± feet north of Riverview Drive, by rezoning from the L-C-5, Limited Commercial District; and

WHEREAS, it is necessary to amend Ordinance #2310-2011 to modify the building height and size restrictions, replace the CPD Plan, and add access control language; and,

WHEREAS, all other aspects of the Commercial Planned Development plan and text contained in Ordinance #2310-2011 are unaffected by this amendment and remain in effect, now, therefore:

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

SECTION 1. That the existing Section 3 of Ordinance #2310-2011, passed January 23, 2012 (Z11-031), be hereby repealed and replaced with a new Section 3 reading as follows:

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, "**SITE COMPLIANCE PLAN**," signed by Leslie E. Thompson, Engineer for the Applicant, dated ~~January 20~~

February 24, 2012, and text titled, "COMMERCIAL PLANNED DEVELOPMENT TEXT," signed by Jagdeep Singh, Applicant, dated ~~December 22, 2011~~ March 9, 2012, and reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 3125 Olentangy River Road

OWNER: E. George Bellows Jr., Receiver for Platinum Auto Wash, LLC

APPLICANT: Jai Guru LLC

DATE OF TEXT: ~~12/22/2011~~ 3/9/2012

APPLICATION NUMBER: Z11-031A

INTRODUCTION: The site (approximately 0.89 acres) is currently zoned L-C-5. This CPD Text is one element of a rezoning application which aims to spearhead the redevelopment of 3125 Olentangy River Road as a hotel property. ~~The rezoning request allows for hotel use to be permitted on the property up to Fifty Thousand (50,000) square feet.~~

PERMITTED USES: Unless otherwise indicated herein, the permitted uses in, on or upon the subject property shall be those allowed in Chapter 3356 (C-4). The applicant desires to redevelop 3125 Olentangy River Road as a hotel property pursuant to the site plan submitted herewith (the "Site Plan").

DEVELOPMENT STANDARDS: Unless otherwise indicated herein, the applicable development standards are contained in Chapters 3356 (C-4 Commercial District) and 3372 (Regional Commercial Overlay) of the Columbus City Code.

A. Density, Height, Lot Coverage, and Setback Requirements:

1. The requested height district is H-60. The hotel will exceed sixty (60) feet in height, ~~but will not exceed seventy (70) feet in height, and will be determined using the allowance to go one (1) foot higher for every one (1) foot over the required building setback line~~ pursuant to Section 3309.142, Height District Exceptions of the CCC.

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

1. The configuration and location of the access to the proposed parking deck and adjacent parking facilities may be subject to change and is subject to the review and approval of the Division of Planning and Operations.

C. Building design and/or Interior-Exterior treatment commitments: N/A

D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments: N/A

E. Graphics and Signage requirements:

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District, and as further restricted by Section 3372.806 (Graphics) of the Regional Commercial Overlay text, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

2. Each approach to the proposed development shall be properly signed to advise motorists of pedestrians in the crosswalks.

F. Miscellaneous Information/Commitments:

1. Variance: The applicant is requesting a variance to Columbus City Code Section 3372.809, Parking and Circulation. Due to the necessity to provide a parking space for each room of the hotel, no more than six additional parking spaces are needed on the southern front of the hotel for future guests. This additional parking will most efficiently utilize the available space on the parcel while at the same time allowing the hotel to achieve its maximum occupancy.
2. The site shall be developed in general conformance with the attached CPD Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering plans are completed. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or his designee, upon submission of the appropriate data regarding the proposed adjustment.

CPD CRITERIA:

Natural Environment: The natural environment is flat.

Existing Land Use: The subject site is developed with a self-serve car wash and parking lot occupying the present space. The Channel 4 Broadcasting Studio with transmission towers is located to the north. An apartment complex and adjacent parking lot are located to the west. A drive-thru and carryout convenient store is developed on the parcel directly south. Commercial uses, including restaurants and hotels, are developed along the east side of the Olentangy River Road opposite the site.

Transportation and Circulation: Vehicular Access and circulation will be as indicated in the Site Plan. ~~Access to the hotel will be from Olentangy River Road.~~

Visual Form of the Environment: As indicated on the Site Plan.

View and Visibility: The proposed development will give priority to the public realm, and will ensure that views into and out of the hotel are beautiful.

Proposed Development: The proposed development of the site is as indicated on the Site Plan.

Behavior Patterns: The proposed development will enhance the appeal and economy of businesses along Olentangy River Road, and the surrounding neighborhoods.

Emissions: No adverse effects from emissions should result from the proposed development. Measures will be taken to insure site lighting does not directly reflect on adjacent residential property.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.