



City of Columbus

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

Legislation Text

File #: 1996-2021, **Version:** 1

Rezoning Application: Z21-021

APPLICANT: 810 Grandview, LLC; c/o Dave Perry, David Perry Company, Inc.; 411 E. Town Street, 1st Floor; Columbus, OH 43215 and Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.

PROPOSED USE: Mixed-use development.

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

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 39.61± acre site consists of five parcels approved for a mixed-use development in the M, Manufacturing District, subject to Ordinance #1998-2019 (CV18-004) which allowed roughly 455,000 square feet of office, retail commercial, and eating and drinking establishment uses, 804 residential units, structured parking, and open space/private park areas. The requested CPD, Commercial Planned Development District fulfills a condition of Ordinance #1998-2019 to rezone the subject site to an appropriate district within three years of the passage of the ordinance, and includes revised allocation of uses with 333,400 square feet of commercial space and 1,058 residential units. The CPD text permits C-4 Commercial District uses, private streets, and inclusion of a plan that commits to building and parking areas and open space. Variances are included for increased building height from 60 to 65 feet; reduced size of parking lot tree islands; aisles and parking spaces divided by parcel lines; bicycle parking to be provided but not on the same parcel as the use it serves, a 15% parking space reduction, with parking not on the same parcel as the use it serves and possibly exceeding maximum parking space requirements on a per parcel basis; no loading spaces except as required by the Division of Traffic Management; and a reduced building setback line from 50 feet to 25 feet along Dublin Road. The site is not within a planning area, but *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)* are applicable to the site. C2P2 recommends that parking be hidden to the greatest extent possible and be located to the rear of buildings, that usable open space such as plazas or courtyards be provided, and that higher density projects may be supported if they include a high level of site and architectural design. Staff supports the proposal, and finds that the requested variances are necessary to accommodate this type of development, and are reflective of other recent mixed-use projects. The requested CPD, Commercial Planned Development District is the appropriate district for this mixed-use development, and is compatible with the zoning and emerging development patterns of the area. The applicant has filed a concurrent Council variance (ORD #1997-2021; CV21-025) to permit ground floor residential uses.

To rezone **990 DUBLIN RD. (43215)**, being 39.61± acres located on the north side of Dublin Road, 1,950± feet east of Grandview Avenue, **From:** M, Manufacturing District, **To:** CPD, Commercial Planned Development District (Rezoning #Z21-021).

WHEREAS, application #Z21-021 is on file with the Department of Building and Zoning Services requesting rezoning of 39.61± acres from M, Manufacturing 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 because the requested CPD, Commercial Planned Development District is considered to be the appropriate district for this mixed-use development, and is

compatible with the zoning and emerging development patterns of the area. The proposal is also consistent with C2P2 Design Guidelines for mixed-use developments regarding building design and context; 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:

990 DUBLIN RD. (43215), being 39.61± acres located on the north side of Dublin Road, 1,950± feet east of Grandview Avenue, and being more particularly described as follows:

LEGAL DESCRIPTION
39.609 ACRES

Situated in the State of Ohio, County of Franklin, in the City of Columbus, being in Section 7, Township 5 North, Range 22 West, Refugee Lands, being part of Lot 1 & 2 of the Plat of Jefferson Zollinger's Heirs Farm as recorded in Plat Book 8 Page 1, and being part of Lot 2 of the Plat of Waterman's Farm as recorded in Plat Book 8 Page 2-B, and being all of a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and being all of a 18.388 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017927, and being all of a 7.628 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, and being all of a 0.026 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and being all of a 3.380 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812270174222, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue (80'), and Dublin Road (Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Grandview Avenue, North 04 degrees 04 minutes 58 seconds East, 859.58 feet to a point on said centerline.

Thence leaving said centerline of Grandview Avenue, and across Grandview Avenue and along the southerly line of the remainder of a tract of Railroad Right-of-Way as shown on the Plat of Jefferson Zollinger's Heir's Farm as recorded in Plat Book 8 Page 1, declared as used in operations, as conveyed to Pennsylvania Lines LLC, as recorded in Instrument No. 200212180325195, now known as Norfolk Southern Railway Company by an affidavit of merger as recorded in Instrument No. 200710260186473, and the northerly line of a 0.421 acre tract conveyed to West Hill Realty, LLC in Instrument Number 201812310175659, and the northerly line of the remainder of a 2.2233 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, and being 30.00 feet south of and parallel to the centerline of the eastbound track, South 79 degrees 12 minutes 44 seconds East, 863.36 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar also being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence continuing along the southerly of said Norfolk Southern Railway Company tract, being 30.00 feet south of and parallel to the said centerline, and the northerly line of said 7.628 and 0.026 acre tracts, South 79 degrees 12 minutes 44 seconds East, 1433.30 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, also being the northwesterly corner of a 0.033 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812270174222;

Thence along the westerly line of said 0.033 acre tract and the easterly line of said 0.026 acre tract, South 03 degrees 53 minutes 41 seconds West, 2.24 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, and being the southwesterly corner of said 0.033 acre tract and the southeasterly corner of said 0.026 acre tract, and the northwesterly corner of said 3.380 acre tract, and the northeasterly corner of said 7.628 acre tract;

Thence along the southerly line of said 0.033 acre tract and along the northerly line of said 3.380 acre tract, South 79

degrees 12 minutes 44 seconds East, 639.27 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar being the northwesterly corner of a 77.80 acre tract as conveyed to the City of Columbus in Deed Book 401 Page 53, and being the southeasterly corner of said 0.033 acre tract, and northeasterly corner of said 3.380 acre tract;

Thence along the westerly line of said 77.80 acre tract and the easterly line of said 3.380 acre tract, South 03 degrees 53 minutes 41 seconds West, passing an iron pin set at 120.87 feet, being 5/8" rebar 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, and passing a 5/8" rebar found capped "Dynotec" at 151.15 feet, a total distance of 231.96 feet to an iron pin set, said iron pin being on the northeasterly corner of a 7.005 acre tract as conveyed to the Board of County Commissioners of Franklin County, Ohio in Deed Book 1176 Page 90, and being the southeasterly corner of said 3.380 acre tract;

Thence along the southerly line of said 3.380 acre tract and along the northerly line of said 7.005 acre tract, North 79 degrees 12 minutes 44 seconds West, 639.27 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar being on the northwest corner of said 7.005 acre tract and being the southeasterly corner of said 7.628 acre tract, and being the northeast corner of said 18.388 acre tract, and being the southwest corner of said 3.380 acre tract;

Thence along the easterly line of said 18.388 acre tract and the westerly line of said 7.005 acre tract and the westerly line of a 10.129 acre tract as conveyed to the Board of County Commissioners of Franklin County, Ohio, as recorded in DB 1084, PG 300, South 03 degrees 53 minutes 41 seconds West, 724.38 feet to an iron pin set;

Thence continuing along the easterly line of said 18.388 acre tract, and the westerly line of said 10.129 acre tract, South 12 degrees 07 minutes 19 seconds East, 145.81 feet to an iron pin set;

Thence continuing along the easterly line of said 18.388 acre tract, and the westerly line of said 10.129 acre tract, South 04 degrees 00 minutes 41 seconds West, 334.19 feet to an iron pin found capped "Franklin Co. Engineer" at the southeasterly corner of said 18.388 acre tract, also being the northeasterly corner of a tract as conveyed to Thomas L. Kaplin (now deceased), as recorded in DB 2182, PG 205, also being on the northerly right of way line of Dublin Road;

Thence along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, North 62 degrees 27 minutes 53 seconds West, 31.62 feet to a point, referenced by a 3/4" iron pipe found 1.17 feet North, 0.00 feet East;

Thence along the easterly line of said 18.388 acre tract, and the westerly line of said Kaplin tract, and crossing said right of way, South 03 degrees 53 minutes 34 seconds West, 38.21 feet to an mag nail set, also being at the southeasterly corner of said 18.388 acre tract, and a southwest corner of said Kaplin tract, and on the northerly line of a tract as conveyed to the American Aggregates Corporation, as recorded in DB 896, PG 373, and also on the centerline of Dublin Road as established in 1940;

Thence continuing along said 1940 centerline and along the southerly line of said 18.388 acre tract, and the northerly line of said American Aggregates Corporation tract, North 62 degrees 27 minutes 53 seconds West, 201.13 feet to a mag nail set, also being at the southwest corner of said 18.388 acre tract, and a southeasterly corner of said Kaplin tract, and on the northerly line of said American Aggregates Corporation tract;

Thence leaving said centerline along the westerly line of said 18.388 acre tract, and the easterly line of said Kaplin tract, North 03 degrees 53 minutes 34 seconds East, 38.21 feet to a point, referenced by a 3/4" iron pipe capped found capped "EMH&T" 1.17 feet North, 0.00 feet East, also being at a southeasterly corner of said 18.388 acre tract, and a northeasterly corner of said Kaplin tract, and on the said northerly right of way line;

Thence continuing along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, North 62 degrees 27 minutes 53 seconds West, a distance of 197.25 feet to an iron pin set;

Thence continuing along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, along a curve to the left with a radius of 11494.16 feet, a central angle of 00 degrees 19 minutes 07 seconds, an arc length of 63.89 feet, and a chord which bears North 62 degrees 37 minutes 26 seconds West, a distance of 63.89 feet to an iron pin set;

Thence along a westerly line of said 18.388 acre tract, and the easterly line of a 0.395 acre tract conveyed to 810 Grandview LLC in Instrument No. 201606060070351, North 03 degrees 53 minutes 34 seconds East, 148.78 feet to a point, referenced by a ¾" iron pipe found 0.74 feet North, 0.23 feet East;

Thence along a southerly line of said 18.388 acre tract, and the northerly line of said 0.395 acre tract, North 62 degrees 57 minutes 28 seconds West, 100.00 feet to a point, referenced by a 5/8" rebar found 0.63 feet North, 0.94 feet East;

Thence along the southerly line of said 10.187 acre tract and the northerly line of Lots 1 through 8 of Waterman's Riverview Subdivision, as recorded in Plat Book 10 Page 192, and the northerly line of a 0.677 acre tract, as conveyed to OGSTUTZ, LTD. in Instrument No. 199703100049797, North 63 degrees 13 minutes 26 seconds West, 678.78 feet to a point, referenced by a ¾" iron pipe found capped "EMH&T" 0.29 feet South, 0.70 feet West at a northerly corner of said Waterman's Riverview Subdivision and a northerly corner of said 0.677 acre tract;

Thence continuing along the southerly line of said 10.187 acre tract and the northerly line of said 0.677 acre tract, the northerly line of 0.22 and 0.32 acre tracts, as conveyed to S-C Dublin Associates, Inc in Official Record 7186 H19, North 68 degrees 32 minutes 15 seconds West, 306.40 feet to a point, referenced by a 5/8" rebar found capped "Geo Graphics" 0.76 feet North, 0.27 feet East, and being on the easterly line of the remainder of a 30.06 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201201180007648, and being the northwesterly corner of said 0.32 acre tract;

Thence along the westerly line of said 10.187 and 7.628 acre tracts, and the easterly line of said 2.2233 acre tract, and said 30.06 acre tract, and a 1.296 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201310300182977, and a 6.08 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201201180007648, North 03 degrees 51 minutes 32 seconds East, passing an iron pin set at 404.07 feet and 521.41 feet on the northerly line of said 6.08 acre tract, and an iron pin set at 628.06 feet on the southwesterly corner of said 7.628 acre tract, a total distance of 862.54 feet to an iron pin set, said pin also being the POINT OF BEGINNING, containing 39.609 acres (1,725,368 Sq. Ft.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The total acreage of the boundary described herein contains 39.609 acres (1,725,368 Sq. Ft.) out of PID 010-129562-00, in which there is 0.162 acres P.R.O.

The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this description.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 on September 18, 2018 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set, unless otherwise noted, are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

To Rezone From: M, Manufacturing 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 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 plans being titled, “**ZONING SITE PLAN - GRANDVIEW CROSSING; SHEETS 1 - 6,**” and text titled, “**DEVELOPMENT TEXT,**” all dated June 25, 2021, and signed by David B. Perry, Agent for the Applicant, and Joseph M. Reidy, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

EXISTING ZONING: M, Manufacturing / CV18-004

PROPOSED ZONING: CPD, Commercial Planned Development

PROPERTY ADDRESS: 990 Dublin Road, Columbus, OH 43215

APPLICANT: 810 Grandview, LLC c/o Dave Perry, David Perry Company, Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Joseph M. Reidy, Attorney, 842

North 4th Street, Suite 200, Columbus, OH 43215

OWNER: 810 Grandview, LLC c/o Eric Wagenbrenner, 842 North 4th Street, Suite 200, Columbus, OH 43215

DATE OF TEXT: June 25, 2021

APPLICATION NUMBER: Z21-021

INTRODUCTION:

The site is 39.609 +/- acres on the west side of Dublin Road 640 +/- east of Grandview Crossing Way (private street) and 1,950 +/- feet east of Grandview Avenue. The site is part of the 54 +/- acre Grandview Crossing mixed use development. 14.5 acres of the site is located in the City of Grandview Heights. The Columbus area of the site is zoned M, Manufacturing and is subject to CV18-004 (Ordinance 1998-2019, passed July 29, 2019). This Rezoning application is submitted to rezone the site to the CPD, Commercial Planned Development District. Council Variance application CV21-025 is submitted to permit ground level dwelling units in the CPD, Commercial Planned Development District as part of the Grandview Crossing Mixed Use development.

The site plan titled “Zoning Site Plan - Grandview Crossing”, dated 06/25/2021, hereafter “Site Plan”, is submitted with this application. CV21-025 is pending to permit ground level residential use.

1. PERMITTED USES: Permitted uses shall be all uses of Section 3356.03, C-4 Permitted Uses. See also CV21-025, by which ground level residential use is permitted.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3356, C-4, Commercial District, Chapter 3312, Off-Street Parking and Loading, and Chapter 3321, General Site Development Standards of the Columbus City Code.

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

Height District shall be H-60, subject to permitted building height being 65 feet, as modified in Section H, Modification of Code Standards.

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

1. Site access shall be as depicted on the Site Plan. Site access points are located in the City of Grandview Heights.
2. All internal streets are private.

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

Open space is provided as depicted on the Site Plan.

D. Building design and/or Interior-Exterior treatment commitments.

N/A.

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

N/A.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the C-4, Commercial District. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission.

G. Other CPD Requirements.

1. Natural Environment: The 39.609 +/- acre site is located on the north side of Dublin Road 640 +/- east of Grandview Crossing Way (private street) and 1,950 +/- feet east of Grandview Avenue. The site is part of the 54 +/- acre Grandview Crossing mixed use development. 14.5 acres of the site is located in the City of Grandview Heights.
2. Existing Land Use: Most of the site is a former landfill which ceased operation in the 1960s. The site is under development as a mixed use development with commercial and residential uses.
3. Circulation: Vehicular access and on-site vehicular circulation shall be as depicted on the Site Plan.
4. Visual Form of the Environment: The proposed mixed uses are appropriate location on the Dublin Road arterial and close to downtown Columbus.
5. Visibility: The site is visible from Dublin Road and Grandview Avenue.
6. Proposed Development: Commercial and residential development and structured parking as previously permitted by Ordinance 1998-2019, passed July 29, 2019 (CV18-004), this text, CV21-025 and as depicted on the Site Plan.
7. Behavior Patterns: Vehicular access and circulation shall be as depicted on the Site Plan.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text. There will be no objectionable emissions.

H. Modification of Code Standards.

1. Section 3309.14, Height Districts, to permit a 65 foot building height in the H-60 Height District.

2. Section 3312.09, Aisle, requires a minimum 20 foot wide aisle width for 90 degree parking spaces, while the applicant proposes to reduce the aisle width to 0' - 10' related to proposed internal property lines and the City of Columbus/City of Grandview Heights corporation line, subject to total code required aisle width being provided by easement, as applicable.

3. Section 3312.21(A), Landscaping and screening, requires 65 parking lot trees for the proposed surface parking lots (650 spaces), with a minimum 4 foot soil radius and 145 square feet of soil area per tree, while the applicant proposes 65 trees with soil radius and soil area reduced to a minimum of 3 feet and 120 square feet, respectively; and parking lot trees grouped rather than generally evenly distributed.

4. Section 3312.25, Maneuvering, requires maneuvering to be located on the same parcel as the parking space or loading space for which it is maneuvering area, while the applicant proposes to permit maneuvering areas to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces, but not for loading spaces, and to permit loading areas to maneuver across internal property lines.

5. Section 3312.29, Parking space, requires a parking space to be 9 feet in width and 18 feet in length, while the applicant proposes to permit parking spaces to be divided by property lines, subject to applicable total code required parking space dimensions being provided, and to reduce the width of parking spaces in the two parking structures from 9 feet wide to 8.5 feet wide.

6. Section 3312.49(A), Minimum number of parking spaces required, requires bicycle parking at various ratios depending on use, while the applicant proposes compliance with code-required bicycle parking, but not necessarily located on a future parcel that may be split corresponding to a development site within the $39.4 \pm$ acres, which site(s) may correspond to a building footprint or a small perimeter area around a building but without bicycle parking or car parking on the parcel.

7. Section 3312.49(B), Minimum number of parking spaces required, requires off-street parking at various ratios depending on use, while the applicant proposes to reduce minimum code required parking to 85% of applicable code rates, as permitted by Ordinance 1998-2019/CV18-004), based on shared parking with the mix of office, retail, restaurant and residential uses; to reduce code required parking to zero spaces per parcel, including any future parcels created within the $39.609 \pm$ acres, subject to a total of 85% of code required parking being located on the Columbus area of the development, and to permit parking to exceed the maximum spaces/ratio by parcel, subject to overall site parking in the Columbus area of the site complying with maximum permitted parking.

8, Section 3312.51, Loading space, requires maneuvering area for a loading space to be on the parcel of the loading space, while the applicant proposes to permit maneuvering area for a loading space(s), if provided, to occur across a property line internal to the site, subject to applicable total code required maneuvering area being provided.

9. Section 3312.53, Minimum number of loading spaces required, requires loading spaces based on type of use and size of building, while the applicant proposes to reduce code required loading spaces to zero, with loading areas being provided as needed and, if provided, subject to design approval by the Department of Public Service, Division of Traffic Management.

10. Section 3356.11, C-4 district setback lines, requires a building setback line of 50 feet along Dublin Road, while the applicant proposes a reduced building setback line of 25 feet, net of Dublin Road right of way dedication totaling 50 feet from centerline, as shown on the submitted site plan; and

I. Miscellaneous.

Development of the site shall be in accordance with the Site Plan titled "Zoning Site Plan - Grandview Crossing", dated 06/25/2021 and signed by David B. Perry, Agent for Applicant, and Joseph M. Reidy, Attorney for Applicant. 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 his designee upon submission of the appropriate data regarding the proposed adjustment. Building footprints are illustrative and subject to change. The number of dwelling units indicated per building may change but subject to a maximum of 1,058 dwelling units. The number of dwelling units and square footage of commercial uses are the maximum permitted. Modifications to the site layout depicted hereon may be needed as build-out of the site occurs. The site is presently five (5) tax parcels. Lot splits to create smaller parcels for development, financing and ownership will occur over time. Property lines created internal to the 39.609 +/- acre site shall be disregarded for purposes of zoning compliance. All streets internal to the 39.609 +/- acres are private. There shall be no required parking per parcel within the 39.609 +/- acres (Columbus). It is anticipated lot splits for individual development sites may not contain all or any parking applicable to a specific building on the parcel, but, the 39.609 +/- acres in total shall comply with parking as modified by the zoning variance ordinance. There shall be no maximum number of parking spaces per parcel within the 39.609 +/- acres.

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