



City of Columbus

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

Legislation Text

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BACKGROUND: The Columbus City Council adopted 2007 Northwest Plan recommends consideration of commercial overlays for certain corridors. The Regional Commercial Overlay was subsequently established along portions the Sawmill and Bethel corridors in 2010. At that time, the Northwest Civic Association requested that the city consider extending overlay status to additional areas in the future. This proposal is in response to that request. It includes a combination of Community Commercial Overlay (CCO) and Regional Commercial Overlay (RCO) designations. While differing in their specific standards, the CCO and RCO both work in conjunction with existing zoning districts to improve the character of commercial corridors, facilitate streetscape continuity, and encourage pedestrian-friendly development.

The Planning Division worked cooperatively with the Northwest Civic Association in developing the proposal. The process included staff meetings with the association, two rounds of property owner mailings, a public open house and a project website. The association voted to support this proposal on August 7, 2013. The Columbus Development Commission recommended the proposal to City Council on October 10, 2013.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval

FISCAL IMPACT: None. No funding is required for this legislation.

To establish Community and Regional Commercial Overlays in portions of Northwest Columbus through the enactment of new Sections 3372.759, 3372.765, 3372.873, and 3372.875 of the Columbus City Code; to amend Sections 3372.702 and 3372.802 of the Columbus City Code; and to repeal the existing sections being amended.

WHEREAS, Columbus City Council adopted the *Northwest Plan* on October 22, 2007 (Ord. 1614-2007), which recommends establishing commercial overlays on major commercial corridors; and

WHEREAS, the Regional Commercial Overlay was subsequently established along portions the Sawmill and Bethel corridors in 2010 (Ord. 0544-2009); and

WHEREAS, at that time the Northwest Civic Association requested that the Planning Division consider extending overlay status to additional areas; and

WHEREAS, the designation process included substantial community involvement through mailings to affected property owners, a public open house, and web site postings; and

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

WHEREAS, the Northwest Civic Association endorsed the overlay proposal on August 7, 2013; and

WHEREAS, the Columbus Development Commission recommended the proposal to City Council on October 10, 2013;
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 3372.759 to read as follows:

3372.759 West Dublin-Granville Road Community Commercial Overlay

There is hereby created in the city a community commercial overlay to be known as the West Dublin-Granville Road Community Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit A, "Boundaries of the West Dublin-Granville Road Community Commercial Overlay," further defined as the following areas and parcels:

1. All parcels fronting the north side of West Dublin-Granville Road (SR 161) from a point ± 170 feet east of the centerline of McVey Boulevard continuing eastward to a point ± 320 feet east of the same centerline.
2. All parcels fronting the north side of West Dublin-Granville Road (SR 161) from a point ± 479 feet west of the centerline of Thompson Street continuing eastward to, but not including, the first railroad west of Hutchinson Street.
3. All parcels fronting the north side of West Dublin-Granville Road (SR 161) from, but not including, the first railroad west of Hutchinson Street, continuing eastward to a point ± 162 feet east of the centerline of Linworth Road.
4. All parcels fronting the south side of West Dublin-Granville Road (SR 161) from a point ± 143 feet east of the centerline alignment of McVey Boulevard as extended southward, continuing eastward to a point ± 243 feet east of the extended McVey Street centerline.
5. All parcels fronting the south side of West Dublin-Granville Road (SR 161) from a point ± 2190 feet west of the centerline of Linworth Road continuing eastward to a point ± 897 feet west of the same centerline.

Section 2. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Section 3372.765 to read as follows:

3372.765 Henderson Road Community Commercial Overlay

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

1. All parcels fronting the north side of Henderson Road from a point ± 719 feet northwest of the centerline of Cobblestone Drive, as measured along the north right-of-way of Henderson Road, continuing southeasterly to a point ± 173 feet southeast of the centerline of Wendy's Drive.
2. All parcels fronting the north side of Henderson Road from a point ± 219 feet northwest of the centerline of Gettysburg Road, as measured along the north right-of-way line of Henderson Road, continuing southeasterly to the western edge of Gettysburg Road.
3. All parcels fronting the north side of Henderson Road from a point ± 664 southeast of the centerline of Gettysburg Road as measured along the northern edge of the Henderson Road right-of-way, continuing southeasterly to a point ± 962 feet southeast of the same centerline.
4. All parcels fronting the north side of Henderson Road from a point ± 240 feet northwest of the centerline of Reed Road as measured along the north right-of-way of Henderson Road continuing southeasterly to the western edge of Reed Road.
5. All parcels fronting the east side of Reed Road from a point ± 837 feet north of the northern centerline of Henderson Road, as measured along the east right-of-way of Reed Road, continuing south to the northern edge of Henderson Road.

Section 3. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Section 3372.873 to read as follows:

3372.873 Henderson Road Regional Commercial Overlay

There is hereby created in the city a regional commercial overlay to be known as the Henderson Road Regional Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit B, "Boundaries of the Henderson Road Commercial Overlays," further defined as the following areas and parcels:

1. All parcels fronting the north side of Henderson Road from the eastern edge of Gettysburg Road continuing southeasterly along the northern right-of-way line of Henderson Road to a point ± 240 feet west of the centerline of Reed Road; excepting any parcel fronting the north side of Henderson Road from a point ± 664 southeast of the centerline of Gettysburg Road as measured along the northern edge of the Henderson Road right-of-way to a point ± 962 feet southeast of the same centerline.
2. All parcels fronting the west side of Reed Road from a point ± 926 feet north of the centerline of Henderson Road as measured along the western edge of the Reed Road right-of-way continuing south to a point ± 224 feet north of the same centerline.

Section 4. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Section 3372.875 to read as follows:

3372.875 Sawmill/Bethel Phase II Regional Commercial Overlay

There is hereby created in the city a regional commercial overlay to be known as the Sawmill/ Bethel Regional Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit C, "Sawmill/Bethel Phase II Regional Commercial Overlay," further defined as the following areas and parcels:

1. All parcels fronting the west side of Sawmill Road from a point ± 840 feet north of the centerline of Bethel Road continuing south to a point ± 490 feet south of the same centerline.
2. All parcels fronting the east side of Sawmill Road from a point ± 306 feet south of the southern edge of Bethel Road continuing south to a point ± 1060 feet south of the southern edge of Bethel Road.
3. All parcels fronting the south side of Bethel Road from a point ± 946 feet west of the centerline of Sawmill Road continuing east to the western edge of Sawmill Road.
4. All parcels fronting the north side of Hayden Road from a point ± 82 feet southeast of the centerline of Donnylane Boulevard, as measured along the north right-of-way of Hayden Road, continuing southeasterly to the intersection with Bethel Road.
5. All parcels fronting the north side of Bethel Road from its intersection with Hayden Road continuing southeasterly/easterly to the western edge of Sawmill Road.

Section 5. 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, Olentangy River Road, Sullivant Avenue, Livingston Avenue, Courtright Road, College Avenue, Hamilton Road, Dublin-Granville Road (SR 161), Henderson Road, and Reed Road.

Section 6. That Section 3372.802 of the Columbus City Codes, 1959, is hereby amended to read as follows:

The boundaries of the Regional Commercial Overlay areas are part of the Official Zoning Map and shall be described in separate sections beginning with C.C. 3372.850 and ending with C.C. 3372.899. For the purposes and requirements of a Regional Commercial Overlay area, the term "primary street" means: Bethel Road, Broad Street, High Street, Georgesville Road, Morse Road, Olentangy River Road, SR 161 (Dublin-Granville Road), Sawmill Road, Wilson Road, Livingston Avenue, Brice Road, Hayden Road, and Henderson Road.

Section 7. That existing sections 3372.702 and 3372.802 of the Columbus City Codes, 1959, are hereby repealed:

Section 8. That this ordinance shall take effect and be in force from and after the earliest period provided by law.