



City of Columbus

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

Legislation Text

File #: 0772-2008, Version: 2

Rezoning Amendment Z98-066B

Ordinance #1582-00, passed July 10, 2000 (Z98-066A), amended an 11.2± acre L-M, Limited Manufacturing District that was proposed for limited commercial and industrial development, by extending the permitted depth of limited commercial uses along East Broad Street from 700-feet to 850-feet. That legislation established specific development standards addressing setbacks, landscaping, screening, exterior building materials, and lighting controls, but included a restriction that building height be limited to thirty-five feet within a Sixty-Foot Height District. This height restriction was not included in the original L-M District (Ordinance # 33-99, passed January 25, 1999 (Z98-066)). The applicant wishes to remove the height restriction to allow a multi-story structure. This ordinance will amend Ordinance #1582-00 by repealing Section 3, and replacing it with a new Section 3 with a modified limitation overlay text. All other use restrictions and development standards established by Ordinance #1582-00 will remain in effect.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance #1582-00, passed July 10, 2000 (Z98-066A) for property located at **6630 EAST BROAD STREET (43213)**, thereby amending the limitation overlay text in Section 3 as it pertains to building height restrictions **and to declare an emergency** (Z98-066B).

WHEREAS, Ordinance #33-99, passed January 25, 1999 (Z98-066), established the L-M, Limited Manufacturing District on property located at **6630 EAST BROAD STREET (43213)**, being 11.2± acres located on the north side of East Broad Street, 425± feet west of Brice Road, by rezoning from the M-1, Manufacturing District; and

WHEREAS, Ordinance #1582-00, passed July 10, 2000 (Z98-066A), repealed Section 3 of Ordinance #33-99, passed January 25, 1999 (Z98-066), to amend the limitation text by extending the permitted depth of limited commercial uses along East Broad Street from 700-feet to 850-feet.; 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, it is necessary to amend Ordinance #1582-00 to modify the building height restrictions; and,

WHEREAS, all other aspects of the L-M text contained in Ordinance #1582-00 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 #1582-00, passed July 10, 2000 (Z98-066A) be hereby repealed and replaced with a new Section 3 reading as follows:

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 L-M, Limited Manufacturing District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said text being titled "**LIMITATION TEXT**," signed by Rati Patel, Applicant, Dated April 17, 2008, and reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M
PROPERTY ADDRESS: 6630 East Broad Street
OWNER: Satya & Prem LLC
APPLICANT: Rati Patel
DATE OF TEXT: 4/17/08
APPLICATION: Z98-066B

1. **INTRODUCTION:** The proposed zoning would add commercial uses to an existing manufacturing zoning classification which are compatible with the recent development trends for the East Broad Street corridor.
2. **PERMITTED USES:** The permitted uses shall be those uses contained in Section 3363.01 (M, Manufacturing), excluding the following uses: Adult book store, Adult motion picture theater, Adult only entertainment establishment, Dance hall, Motor bus terminal, Nightclub, Poultry (killing and dressing for sale at retail on premises), Private club, Stable (not for more than 5 animals).
3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated, the applicable development standards are contained in Chapter 3363 (Manufacturing) of the Columbus City Code.
 - A. Density, Height, Lot Coverage and Setback Requirements:
 1. Any permitted C-4, commercial use shall be located within 850 feet of E. Broad Street except that office use may be located anywhere on the site.
 2. ~~Structures shall not exceed 35 feet in height.~~
 - 3 2. Parking/maneuvering setbacks shall be 30 feet from East Broad Street.
 - 4 3. For structures and paved areas, lot coverage shall not exceed 80%.
 - 5 4. No buildings, parking or maneuvering shall be permitted within fifteen feet of the east property line beginning at the right-of-way line of E. Broad St. and extending north for a distance of 700 feet.
 - B. Parking Standards, Access, and Traffic
 1. Unless otherwise approved by the **Transportation** Division ~~of Traffic Engineering~~, access to the subject property shall be limited to the proposed street adjacent to the self-storage facility.
 - C. Buffering, Landscaping, Open Space and Screening Requirements
 1. Within the required 30 foot green space corridor along East Broad Street, landscaping and/or mounding shall be required for a minimum of 50% of the frontage. Such landscaping shall be uniformly placed at a minimum distance of 10 feet from the right-of-way. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and/or evergreen trees (height 5 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used.
 2. All parking areas adjacent to East Broad Street shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls individually or in combination thereof.
 3. One tree shall be planted for every 40 feet of frontage. Trees may be grouped or spaced and shall be at least 10 feet from the right-of-way.

4. One tree shall be planted for every 10 parking spaces.
5. Minimum deciduous tree diameter shall be 2 inches. Evergreens shall be at least 5 feet high. Ornamental trees shall be at least 1 inch in diameter.
6. All trees and landscaping shall be well maintained. Dead items shall be replaced within 6 months.
7. Loading area shall be fully screened by structures and/or landscaping to a minimum height of six feet. Such screening shall maintain at least a 90% opacity.

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

1. The building materials for any permitted C-4, Commercial use (other than office) shall be brick, stone, stucco, glass, metal trim individually or in any combination thereof.

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

1. All non-decorative lighting shall be down lighting (cut off fixtures).
2. All external outdoor lighting fixtures within a given area shall be from the same or similar manufacturer's type to insure compatibility.
3. Parking lot lighting standards shall not exceed 28 feet in height.
4. Wiring within a development shall be underground.
5. Trash dumpsters shall be fully screened by structures and/or landscaping to a minimum height of 6 feet. Such screening shall maintain at least 90% opacity.

F. Graphics and Signage Requirements:

1. Signs shall be internally illuminated or silhouette lighted. There shall be no floodlighting of elevated signs
2. Ground mounted illumination shall be concealed from view of the public right-of-way by a landscape screen of low shrubs or equivalent.
3. Prohibited signs include: signs with flashing lights, co-op signs, rotating signs, trailer type signs, tethered balloons, roof signs, banners and pennants.
4. Street addresses shall be incorporated into the free-standing sign or prominently displayed on the building. Addresses shall be in Arabic numerals and be readable from the street.

G. Miscellaneous Commitments:

N/A

SECTION 2. ~~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.~~