



# City of Columbus

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

## Legislation Text

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**File #:** 0011-2015, **Version:** 1

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### **Rezoning Application Z14-047**

**APPLICANT:** Tim Princehorn; c/o Nicholas C. Cavalaris, Atty.; Kegler, Brown, Hill & Ritter; 65 East State Street, Suite 1800; Columbus, Ohio 43215.

**PROPOSED USE:** Commercial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on December 11, 2014.

**WESTLAND AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is developed with a Wendy's restaurant and zoned in the L-C-4, Limited Commercial District. When rezoned in 1994, limitations were placed on the permitted materials of any building façades that are adjacent to I-270 or Georgesville Road and the Holt Road extension. The requested L-C-4, Limited Commercial District will expand the list of permitted materials in the limitation text to permit metal, aluminum and ceramic tile on the building facades adjacent to I-270 or Georgesville Road in order to facilitate a rebranding initiative at this location. With the limitations proposed, the request remains consistent with the zoning and development patterns of the area.

To rezone **1600 GEORGESVILLE SQUARE DRIVE (43228)**, being 1.15± acres located on the north side of Georgesville Square Drive, 670± feet east of Holt Road, From: L-C-4, Limited Commercial District, To: L-C-4, Limited Commercial District (Rezoning # Z14-047).

**WHEREAS**, application #Z14-047 is on file with the Department of Building and Zoning Services requesting rezoning of 1.15± acres from L-C-4, Limited Commercial District to L-C-4, Limited Commercial 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 L-C-4, Limited Commercial District will allow for updated building materials for the rebranding of an existing an eating and drinking establishment zoned in the L-C-4, Limited Commercial District. The request remains consistent with 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:

**1600 GEORGESVILLE SQUARE DRIVE (43228)**, being 1.15± acres located on the north side of Georgesville Square Drive, 670± feet east of Holt Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus:

Being Lot nine (9) of GEORGESVILLE SQUARE SUBDIVISION AND DEDICATION OF HOLT ROAD, as shown and delineated in Plat Book 87, Pages 11-15, inclusive, Recorder's Office, Franklin County, Ohio, all situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Surveys 1389 and 1462, Virginia Military Lands.

Parcel Number: 010-240805

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

**To:** L-C-4, Limited Commercial District

**SECTION 2.** That a Height District of sixty (60) feet is hereby established on the L-C-4, Limited Commercial 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 changes on the said original zoning map and shall register a copy of the approved L-C-4, Limited Commercial District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said text being titled, "**LIMITATION TEXT**," signed by Nicholas C. Cavalaris, Attorney for the Applicant, dated December 31, 2014, and reading as follows:

#### **LIMITATION TEXT**

**EXISTING DISTRICT:** L-C-4

**PROPOSED DISTRICT:** L-C-4

**PROPERTY ADDRESS:** 1600 Georgesville Square Drive

**OWNER:** Kir Georgesville 019, LLC

**APPLICANT:** Wendy's International, Inc.

**DATE OF TEXT:** December 30, 2014

**APPLICATION NO.:** Z14-047

**1. INTRODUCTION:** The site is located south of Georgesville Road, west of I-270. The site was zoned L-C-4 (Z94-051) in 1994 to address the future development of a commercial shopping center. The existing Wendy's restaurant was constructed in 1997. The applicant is seeking rezoning of the property solely to add additional permitted building materials.

The specific purpose of the rezoning request is to alter the building materials permitted under the existing limitation text for the north elevation facing Georgesville Road so that metal and aluminum features can be utilized to implement a nationwide re-branding at this location. Wendy's is redesigning the exteriors of restaurants nationwide in a modern, visually appealing way while maintaining the general interior layouts and site development characteristics. Effort is being made to implement the new branding with minimal service disruption and keeping existing site plan, parking and circulation patterns. Metal and aluminum features are a critical aspect of the new exteriors.

**2. PERMITTED USES:** The following uses shall be permitted:

A. Those uses permitted in Section 3356, C-4, Regional Scale Commercial, of the Columbus City Code with the following exclusions:

- bars, cabarets or night clubs
- check cashing and loans
- half-way houses
- missions, temporary shelters
- pawn brokers

- performing arts
- spectator sports and related industries

**3. DEVELOPMENT STANDARDS:** Except as otherwise noted in the limitation text, the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

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

1. Height, lot and setback commitments shall remain as constructed.

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

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

1. No materials, supplies, or product shall be stored or permitted to remain on any portion of the parcel outside a permitted structure, unless screened by building, structures, fencing, walls or landscaping to a height of six (6) feet.

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

1. Any building facade which is adjacent to I-270 or Georgesville Road shall be finished with the following materials, individually or in any combination thereof: a) brick; b) stucco (dryvit or equal); c) thru wall masonry units (Terra wall); d) split face, fluted and/or polished concrete masonry units; e) poured in place concrete, wood, architectural shingles, or glazing; f) metal, metal panels or framing; g) aluminum, aluminum panels or framing; h) ceramic tile; or i) glass or glass framing. In addition, vertical pier elements shall be used to break up linear elevations and as well as incorporate the downspouts where located.

**E. Graphics and Signage Commitments**

1. In addition to commitments referred to in this text, all signage and graphics shall conform to Article 15, Title 33, of the Columbus City Graphics Code, as it applies to the C-4, Commercial Zoning District. Any variance to the sign requirements other than those sign requirements listed in this section shall be submitted to the Columbus Graphics Commission.

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