



City of Columbus

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

Legislation Text

File #: 0485-2012, **Version:** 1

Rezoning Application Z11-022

APPLICANT: Community Properties of Ohio Management Services, LLC; c/o Thomas F. Kibbey, Atty.; 2000 Huntington Center, 41 South High Street; Columbus, Ohio 43215.

PROPOSED USE: Private parking lot.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on December 8, 2011.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a vacant office building and a dilapidated commercial structure in the AR-O, Apartment Residential Office District. The requested CPD, Commercial Planned Development District, will allow the site to be redeveloped with a 60-space parking lot in accordance with the P-1, Private Parking District for the office building located at 910 East Broad Street. The site is located within the planning area of the *Near East Area Plan* (2005), which recommends medium to high density residential and office uses for East Broad Street, and includes design guidelines for new development. While the Plan discourages demolitions on East Broad Street, it notes the subject buildings as "intrusions" (non-contributing). Since the parking lot is for office uses along East Broad Street and contains commitments for metal fencing with brick piers and other favorable development standards, the request is supported.

To rezone **944 EAST BROAD STREET (43205)**, being 0.28± acres located at the northwest corner of East Broad Street and Miami Avenue, From: AR-O, Apartment Residential Office District, To: CPD, Commercial Planned Development District (Rezoning # Z11-022).

WHEREAS, application #Z11-022 is on file with the Department of Building and Zoning Services requesting rezoning of 0.28± acres from AR-O, Apartment Residential Office District, to CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Near East Area Commission recommends approval of said zoning change; and

WHEREAS, the Columbus Public Health Healthy Places program reviews applications for active living features, and recognizes that this development has included bicycle parking even though it is not required to be provided for private parking lots; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed the parking lot supports office uses along East Broad Street and contains commitments for metal fencing with brick piers and other favorable development standards; 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:

944 EAST BROAD STREET (43205), being 0.28± acres located at the northwest corner of East Broad Street and Miami Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being Lots No. 1, 2 and 3 of Hayden, Barker and Brown's Addition except 20 feet off the West side of Lot No. 1, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Pages 208 and 209, Recorder's Office, Franklin County, Ohio

Also known as Franklin County parcel numbers 010-005326 and 010-015079

To Rezone From: AR-O, Apartment Residential Office District

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of thirty-five (35) 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 plan being titled, "**CPO PARKING**," signed by Rex Hagerling, Agent for the Applicant, and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," signed by Thomas F. Kibbey, Attorney for the Applicant, both dated February 24, 2012, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: 944 East Broad Street

OWNER: Community Properties of Ohio Management Services, LLC

APPLICANT: Community Properties of Ohio Management Services, LLC

DATE OF TEXT: February 24, 2012

APPLICATION NUMBER: Z11-022

1. INTRODUCTION:

This property consists of approximately 0.282 acres located on the northwest corner of the intersection of East Broad Street and Miami Avenue. The property is currently zoned AR-O. The existing buildings on the property are currently vacant.

The applicant and its affiliates own several properties adjacent to the subject property on the west and north and operate the adjacent property as offices and a warehouse for its property management services. The applicant proposes to demolish the existing improvements on the subject property and construct a parking lot to provide parking for employees and clients of the property management office.

2. PERMITTED USES:

The permitted uses in, on or upon the subject property shall be those allowed in P-1 Public Parking Districts as set forth in Columbus Zoning Code §3371.01.

3. DEVELOPMENT STANDARDS:

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

The parking setback along the north and west property lines shall be zero. The parking setback line shall be a minimum of 10 feet from the East Broad Street right-of-way. The parking setback line shall be a minimum of 5 feet from the Miami Avenue right-of-way.

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

Access will be as shown on the Site Plan. No direct access will be permitted to East Broad Street.

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

Metal fencing with brick piers and a landscape buffer shall be provided along East Broad Street and Miami Avenue as shown on the Site Plan. A metal fence will be constructed along the alley that borders the subject property to the north and along the west side of the subject property that leads to the property management office.

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

No specific commitments.

E. Lighting and/or Other Environmental Commitments:

Lighting fixtures will be installed at the locations illustrated on the Site Plan and shall not exceed 18 feet.

F. Graphics and/or Signage Commitments:

All graphics and signage will comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

The site shall be developed in general conformance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. 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 a designee, upon submission of the appropriate data regarding the proposed adjustment.

4. CPD REQUIREMENTS:

A. Natural Environment:

The subject property is located at the northwest corner of East Broad Street and Miami Avenue. The redevelopment of this property will complement and continue the existing uses of property contiguous to the subject property to the north and west by Applicant and its affiliates.

B. Existing Land Use:

The subject property contains 2 buildings and currently is vacant. The surrounding area is fully developed and consists of commercial/residential uses to the east, south and west and residential uses to the north.

C. Proposed Use:

The proposed use of the subject property is as a parking lot serving employees and clients of the property management services office.

D. Transportation and Circulation:

Access will be as shown on the Site Plan. No direct access will be permitted to East Broad Street.

E. Visual Form of the Environment:

The subject property will be developed to complement the existing facilities owned and operated by Applicant and its affiliates to the west. The subject property is contained within the Near East Area District and the development plans will be reviewed by the Near East Area Commission to ensure aesthetics of the development complement existing development.

F. View and Visibility:

Consideration has been given to the visibility and safety of motorists and pedestrians during the planning of development of the subject property and the location of access points.

G. Behavior Patterns:

The proposed improvements will service the existing neighboring development.

H. Emissions:

Emissions from the subject property will not substantially affect the environment of the surrounding neighborhoods.

5. VARIANCES:

A. Minimum Soil Area around Trees: Columbus City Code §3312.21(A)(2) contains a requirement that each tree be surrounded by a minimum radius of four feet of soil area. The minimum radius of soil around each tree shall be as set forth on the Site Plan.

B. Front, Rear and Side Setback Requirements: Columbus City Code §3361.04 requires a minimum twenty-five foot setback unless otherwise specified and made a part of the rezoning ordinance. The parking setback along the north and west property lines shall be zero. The parking setback line shall be a minimum of 10 feet from the East Broad Street right-of-way. The parking setback line shall be a minimum of 5 feet from the Miami Avenue right-of-way.

C. Landscaping, Screening and Fencing Requirements: Columbus City Code §3371.01 contains certain landscaping, screening and fencing requirements. The landscaping, screening and fencing requirements for the subject property shall be as set forth on the Site Plan.

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