



# City of Columbus

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

## Legislation Text

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**File #:** 0949-2021, **Version:** 1

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**Rezoning Application: Z20-072**

**APPLICANT:** JP Morgan Chase; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

**PROPOSED USE:** Solar panels on carports in an existing parking lot.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on March 11, 2021.

**NORTHEAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 9.82± acre site comprised of two parcels zoned in the L-P-1, Limited Parking District, and is developed with a parking lot for the adjacent office development. The requested CPD, Commercial Planned Development District will allow installation of roof-mounted solar panels on carports within the existing parking lot. Rezoning is necessary because structures such as carports are not permitted within P-1 districts. The site is within the planning area of the *Northeast Area Plan* (2007), which recommends “Office” uses for this location. The Plan also encourages the utilization of green building construction materials and methods in commercial design. The development text commits to a site plan and includes provisions for setbacks, access, landscaping, building design, and signage commitments. A variance to eliminate the requirement for interior parking lot landscaping is included in this request as the carport structures cover most of the parking lot surface. The proposal is consistent with the land use and design recommendations of the *Northeast Area Plan*, and the surrounding development pattern.

To rezone **3415 VISION DR. (43219)**, being 9.82± acres located on the north and northwest side of Patriot Boulevard, 700± feet south of Vision Drive, From: L-P-1, Limited Parking District, To: CPD, Commercial Planned Development District (Rezoning #Z20-072).

**WHEREAS**, application #Z20-072 is on file with the Department of Building and Zoning Services requesting rezoning of 9.82 ± acres from L-P-1, Limited Parking District, to CPD, Commercial Planned Development District; and

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

**WHEREAS**, the Northeast Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because it is consistent with the land use and design recommendations of the *Northeast Area Plan*, and the surrounding development pattern; 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:

**3415 VISION DR. (43219)**, being 9.82± acres located on the north and northwest side of Patriot Boulevard, 700± feet south of Vision Drive, and being more particularly described as follows:

**TRACT I - 9.059 ACRES**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 2, Township 1, Range 17, United States Military Lands, being part of that 28.143 acre tract conveyed to Georgetown/Chase Phase I, LLC by deed of record in Instrument Number 199810140262629 and that 32.819 acre tract conveyed to Georgetown/Chase Phase II, LLC by deed of record in Instrument Number 200109100212698, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Patriot Boulevard with Oak Spring Street, as dedicated in Plat Book 50, Page 75,

Thence North 33° 44' 47" West, a distance of 30.00 feet to a point in the northerly right-of-way line of said Patriot Boulevard;

Thence North 56° 15' 13" West, with said northerly right-of-way line, a distance of 325.92 feet to the TRUE POINT OF BEGINNING;

Thence with said northerly right-of-way line, the following courses and distances: North 56° 15' 13" West, a distance of 515.09 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of 21° 17' 40", a radius of 596.67 feet, an arc length of 221.76 feet, a chord bearing of North 66° 54' 03" West and chord distance of 220.48 feet to a point of reverse curvature;

with the arc of a curve to the right, having a central angle of 85° 21' 02", a radius of 20.00 feet, an arc length of 29.79 feet, a chord bearing of North 34° 52' 22" West and chord distance of 27.11 feet to a point;

North 82° 11' 57" West, a distance of 60.00 feet to a point on the arc of a curve;

with the arc of a curve to the right, having a central angle of 85° 20' 57", a radius of 20.00 feet, an arc length of 29.79 feet, a chord bearing of South 50° 28' 33" West and chord distance of 27.11 feet to a point of tangency; and

North 86° 50' 58" West, a distance of 300.70 feet to a point at the southeasterly corner of the remainder of that 18.405 acre tract conveyed as Parcel 15 to Morso Holding Co. by deed of record in Official Record 30846G11;

Thence with the perimeter of said 28.143 acre tract, the following courses and distances: North 03° 27' 26" East, a distance of 352.26 feet to a point;

North 35° 56' 26" East, a distance of 149.94 feet to a point on the arc of a curve;

with the arc of a curve to the left, having a central angle of 07° 33' 56", a radius of 1800.00 feet, an arc length of 237.68 feet, a chord bearing of South 57° 50' 28" East and chord distance of 237.51 feet to a point on the arc of a curve; and

with the arc of a curve to the left, having a central angle of 19° 32' 30", a radius of 292.00 feet, an arc length of 99.59 feet, a chord bearing of South 83° 39' 18" East and chord distance of 99.11 feet to a point;

Thence South 56° 15' 01" East, across said 28.143 and 32.819 acre tracts, a distance of 1100.41 feet to a point;

Thence North 86° 16' 30" West, across said 28.143 acre tract, a distance of 221.40 feet to a point;

Thence South 28° 12' 45" West, across said 28.143 acre tract, a distance of 159.99 feet to the TRUE POINT OF BEGINNING, containing 9.059 acres, more or less. Tract 2

**TRACT II - 0.763 ACRES**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 2, Township 1, Range 17, United States Military Lands, being part of that 28.143 acre tract conveyed to Georgetown/Chase Phase I, LLC by deed of record in Instrument Number 199810140262629 and that 32.819 acre tract conveyed to Georgetown/Chase Phase II, LLC by deed of record in Instrument Number 200109100212698, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Patriot Boulevard with Oak Spring Street, as dedicated in Plat Book 50, Page 75,

Thence North 33° 44' 47" West, a distance of 30.00 feet to a point in the northerly right-of-way line of said Patriot Boulevard;

Thence North 48° 48' 25" West, across said 28.143 acre tract, a distance of 554.12 feet to a point in the easterly line of said 32.819 acre tract, at the southwesterly corner of that 12.461 acre tract conveyed to JPMorgan Chase Bank, National Association, by deed of record in Instrument Number 201212190195477, being the TRUE POINT OF BEGINNING;

Thence with the easterly line of said 32.819 acre tract, with the arc of a curve to the left, having a central angle of 20° 22' 17", a radius of 1300.00 feet, an arc length of 462.21 feet, a chord bearing of South 86° 57' 13" East and chord distance of 459.78 feet to a point at a northwesterly corner of that 15.619 acre tract conveyed to JPMorgan Chase Bank, National Association, by deed of record in Instrument Number 201511090158753;

Thence South 04° 11' 06" West, with an easterly line of said 32.819 acre tract, a distance of 87.94 feet to a point;

Thence North 86° 16' 30" West, across said 32.819 and 28.143 acre tracts, a distance of 468.10 feet to a point;

Thence North 09° 59' 32" East, across said 32.819 and 28.143 acre tracts, a distance of 82.99 feet to the TRUE POINT OF BEGINNING, containing 0.763 acre, more or less.

**To Rezone From:** L-P-1, Limited Parking 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, "**CPD PLAN FOR JPMORGAN CHASE BANK**," dated February 19, 2021, and signed by Eric Zartman, Attorney for the Applicant, and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," dated September 30, 2020, and signed by Michael Shannon, Attorney for the Applicant, and the text reading as follows:

**COMMERCIAL PLANNED DEVELOPMENT TEXT**

**Application: Z20-072**  
**Address: 3415 Vision Drive**  
**Parcel(s): 010-236091 and 010-221295**  
**Property Size: +/- 9.82 acres**  
**Current District: LP1**  
**Proposed District: CPD**  
**Area Commission: Northeast Area Commission**  
**Owner(s): Georgetown Chase Phase I LLC and Georgetown Chase Phase II LLC**  
**Applicant(s): JP Morgan Chase, N.A.**  
**Attorney: Michael Shannon, Underhill & Hodge LLC**  
**Date: September 30, 2020**

## **I. Introduction.**

This site was originally zoned to LP1 by Ordinance 1588-96 (Z96-034) as part of a larger 229.31 +/- acre rezoning project. This site includes parts of subareas 5EI, 5EII, 5EIII, and 6E of that ordinance. These subareas were originally zoned to LP1 to permit parking for the Applicant's corporate office and for circulation between parking lots. Subarea 5EI was subsequently rezoned to CPD by Ordinance 0945-01 (Z02-024) to CPD as part of a larger 130.3 +/- acre rezoning project. Part of Subarea 5EI is included in this request to correct an error on the zoning map.

This site is approximately 9.82 acres and located behind the Applicant's corporate office on Vision Drive and is adjacent to Patriot Boulevard. The Site is within the boundary of the Northeast Area Commission. The site is also within the boundary of the Northeast Area Plan which recommends office use. The site is not within a commercial or planning overlay.

The Applicant proposes the installation of carports with roof mounted solar panels within the existing exterior parking lot. Structures such as carports are not currently permitted within this LP1 district. The Applicant submits this rezoning application to rezone the site from LP1 to CPD to permit construction of the proposed solar panel carports.

## **II. Permitted Uses:**

Accessory parking related uses as permitted by Section 3355.03 - C-3 permitted uses of the Columbus City Code.

## **III. Development Standards:**

Except as otherwise listed herein or depicted on the CPD Plan, the development standards shall be those contained in Chapter 3356 of the Columbus City Code.

### **A. Density, Height, Lot and/or Setback Requirements:**

1. Parking setback from Patriot Boulevard shall be 100 feet; from Oak Spring Street 100; and from Morse Crossing 30 feet.
2. The minimum building setback from Patriot Boulevard shall be 100 feet.

### **B. Access, Loading, Parking, and/or other Traffic Related Commitments:**

1. Access points shall be as shown on the submitted CPD Site Plan, subject to review and approval by the City of Columbus, Public Service Department, Division of Traffic Management.
2. The site shall not have access to either Patriot Boulevard or Oak Sprint Street.

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

Interior parking lot landscaping trees shall not be required.

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

Buildings shall be limited to carports, garages, shelters, structures for parking attendants, bus and shuttle stops, dumpster enclosures, gates, and other parking related structures.

E. Dumpsters, Lighting, Outdoor Areas and/or other Environmental Commitments: N/A

F. Graphic and Signage Commitments:

Graphics on the Site will comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District for C-4 uses. Variances to the sign requirements shall be submitted to the Columbus Graphics Commission or master graphic plan for the Site may be submitted to the Columbus Graphics Commission for consideration.

G. CPD Criteria:

1. Natural Environment. The Site is approximately +/- 9.82 acres and is generally flat landscape. There is a natural tree line along Patriot Boulevard.
2. Existing Land Use. The Site is currently zoned LP1. Its existing use is parking lot and private roads which serve the Applicant's corporate office.
3. Transportation and Circulation. The Site is accessed via Vision Drive and does not have access to Patriot Boulevard.
4. Visual Form of the Environment. The site has the visual form of a parking lot.
5. View and Visibility. The site is generally screened from view form Patriot Boulevard due to a natural tree line.
6. Proposed Development. The Applicant proposes the installation of carports with roof mounted solar panels within the existing exterior parking lot.
7. Behavior Patterns. The behavior pattern of the area has been office development.
8. Emission. No adverse effect from emissions shall result from the proposed development.

H. Modification of Code Standards:

1. 3312.21(A) - The requirement for a minimum number of interior parking lot landscaping trees shall be eliminated.

I. Miscellaneous:

A development plan titled "CPD Plan for JP Morgan Chase Bank" showing lot lines, setbacks, and access is submitted for the development of the Site. The CPD Plan may be adjusted to reflect engineering, topographical or other site data and changes developed at the time of development and engineering plans for all or a portion of the Site affected by said development. Any such adjustment shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his/her designee upon submission of the appropriate information regarding the adjustment.

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