



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 0332-2007, **Version:** 2

Rezoning Application # Z06-083

APPLICANT: City of Columbus Facilities Management; c/o Beth Arden, Architect; Schorr Architects, Inc.; 230 Bradenton Avenue; Dublin, OH 43017.

PROPOSED USE: Fire training facility and office complex.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on February 8, 2007.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested CPD, Commercial Planned Development District will secure proper zoning for the existing structures that comprise the City of Columbus Division of Fire administrative offices and training facility, and will allow the construction of up to twelve new structures and two new parking lots. The CPD text includes appropriate use restrictions and development standards such as sidewalks, buffering, landscaping, screening, building design/materials, and lighting controls ensuring the uses will be compatible with the surrounding residential development.

To rezone **3639 PARSONS AVENUE (43207)**, being 25.23± acres located on the west side of Parsons Avenue, 100± feet south of Crowley Road, From: RRR, Restricted Rural Residential District, **To:** CPD, Commercial Planned Development District **and to declare an emergency.** (Rezoning # Z06-083)

WHEREAS, application #Z06-083 is on file with the Building Services Division of the Department of Development requesting rezoning of 25.23± acres from RRR, Restricted Rural Residential District to CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; 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, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District will secure proper zoning for the existing structures that comprise the City of Columbus Division of Fire administrative offices and training facility, and will allow the construction of up to twelve new structures and two new parking lots. The CPD text includes appropriate use restrictions and development standards such as sidewalks, buffering, landscaping, screening, building design/materials, and lighting controls ensuring the uses will be compatible with the surrounding residential development, 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:

3639 PARSONS AVENUE (43207), being 25.23± acres located on the west side of Parsons Avenue, 100± feet south of Crowley Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus being in Section 16, Township 4, Range 22, Congress Lands and being all of the 25.23 acre tract conveyed to the Bishop of the Diocese of Columbus by deeds of record in Deed Book 3377, page 404, and Deed Book 2109, Page 153 records of the Recorder's Office, Franklin County, Ohio and being more particularly described as

follows:

Beginning at a railroad spike in the centerline of Parson's Avenue at the northeasterly corner of the said 25.23 acre tract and the southeasterly corner of "RUSSELL LEACH SUBDIVISION" of record in Plat Book 46, page 68, said railroad spike being located S 04° 22' 00" W, a distance of 1078.2 feet, from the centerline intersection of Parsons Avenue and Williams Road;

Thence S 04° 22' 00" W a distance of 845.13 feet, along the centerline of Parsons Avenue and the easterly line of said 25.23 acre tract to a point at the southeasterly corner of said 25.23 acre tract and the northeasterly corner of 15.747 acre tract conveyed to Parsons Union I and Company by deed of record in O.R. 11704 G18, said point being located N 04° 22' 00" E, a distance of 793.00 feet from Franklin County Monument Number 0013;

Thence N 85° 28' 33" W, a distance of 1305.13 feet, along the common line to said 25.23 and 15.747 acre tracts (Passing an iron pin, 0.20 feet north of said line at a distance of 752.20 feet) to an iron pin at the southwesterly corner of said 25.23 acre tract and the southeasterly corner of the 17.438 acre tract (Parcel Two) conveyed to G.C. Acquisition Corporation by deed of record in O.R. 12462 B08;

Thence N 04° 37' 45" E, a distance of 840.79 feet, along the common line to said 25.23 and 17.438 acre tracts and the common line to said 25.23 acre tract and the 18.663 acre tract conveyed to Loreto V. Canini an Cesidio Pellechia by deed of record in O.R. 11 076 A19 to an iron pin at the northwesterly corner of the said 25.23 acre tract and the northeasterly corner of the said 18.663 acre tract, said iron pin also being in the southerly line of Lot Number 23 of HOME ACRES ADDITION, of record in Plat Book 16, page 23;

Thence S 85° 40' 00" E, a distance of 1301.27 feet, along the common line to said HOME ACRES ADDITION and said 25.23 acre tract and the common line to said RUSSELL LEACH SUBDIVISION and said 25.23 acre tract, to the point of beginning containing 25.229 acres, more or less, and being subject to all easements and restrictions of record.

The bearings in the above description were based upon the bearing of N 85° 40' 00" W for the southerly line of RUSSELL LEACH SUBDIVISION, of record in Plat Book 46, page 68.

To Rezone From: RRR, Restricted Rural Residential District,

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the CPD, Commercial Planned Development District on this property.

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 CPD, Commercial Planned Development District and Application among the records of the Building Services Division as required by Section 3311.12 of the Columbus City Codes; said plans being titled, "CPD SITE PLAN," and "LANDSCAPE PLANTING PLAN," both signed by Tony R. Schorr, Architect, and text titled, "COMMERCIAL PLANNED DEVELOPMENT TEXT," signed by Brian S. Lewie, Applicant, all dated March 19, 2007, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

Proposed District: Commercial Planned Development District
Property Address: 3639 Parsons Avenue; Columbus, Ohio 43227
Owner: City of Columbus, Columbus Division of Fire; 3639 Parsons Avenue, Columbus, Ohio 43207
Applicant: Brian S. Lewie, Department of Public Service, Facilities Management; 90 West Broad Street, Columbus, Ohio 43215
Date of Application: December 5, 2006
Revision Date: March 19, 2007
Application Number: Z06-083

I. INTRODUCTION:

The subject property consists of one parcel, totaling approximately 25.23 acres. The existing site development currently consists of

two brown brick buildings housing the Division of Fire Administrative Offices and the Division of Fire Training and Operations Offices, as well as an existing frame structure ("911 House") used for search and rescue training. All three existing buildings are to remain.

A portion of the site is currently being developed to allow the consolidation of all recruit training components to take place at this location. Proposed immediate development consists of six new structures as follows:

1. A Practical Skills Building: this new facility is approximately 26,100 s.f. with a footprint of 17,725 s.f. and with paved circulation for the ingress and egress of firefighting apparatus. A screened dumpster will be provided for the disposal of building refuse and an emergency generator will be provided to maintain operations in the event of a power outage. A vehicle fuel station will be provided for use by fire apparatus and municipal vehicles. This facility will be utilized only by the same occupants currently using the existing buildings on this site; no additional parking need will be created.
2. A Training Tower Structure: this new training structure is approximately 4,075 s.f. with a footprint of 1,665 s.f. and with paved circulation for firefighting apparatus. This facility will be utilized only by the same occupants currently using the existing buildings on this site; no additional parking need will be created.
3. A Natural Gas-Fired Burn Building Structure: this new training structure is approximately 4,130 s.f. with a footprint of 1,650 s.f. and with paved circulation for firefighting apparatus. This facility will be utilized only by the same occupants currently using the existing buildings on this site; no additional parking need will be created.
4. An open Shelter House: this new facility is approximately 2,394 s.f. with paved sidewalks for access. No additional parking is needed for this facility.
5. An accessory use Storage Pole Barn: this new facility is approximately 3,055 s.f. with paved circulation for delivery vehicle access. This building will house materials directly related to the Division of Fire Training Program. This facility will be utilized only by the same occupants currently using the existing buildings on this site; no additional parking need will be created.
6. A Roof Simulator: this new training structure is approximately 744 s.f. with paved circulation. This is not an occupiable structure and no parking is needed for this structure.

Since the proposed development is to be publicly bid with several bidding alternates, it is possible that items 4 or 5 or both may be deleted from the project.

The remainder of the site is reserved for possible future development as support functions for the Division of Fire. The following structures and features are proposed for future construction:

1. Future Storage and Vehicle Maintenance Building: this facility will have an approximate footprint of 80,000 s.f. with paved circulation for the ingress and egress of firefighting apparatus and municipal vehicles.
2. Future Supply/Repair Shops: this facility will have an approximate footprint of 38,800 s.f. with paved circulation for delivery vehicle access.
3. Future Canine Training and Communications Facility: this facility will have an approximate footprint of 20,000 s.f. with paved circulation for vehicular and pedestrian access and egress.
4. Future Control Building: this facility will be approximately 670 s.f. with a footprint of 335 s.f. and with paved sidewalks for access.
5. Future Exterior Propane-Fired Burn Props: this area will have an approximate footprint of 23,800 s.f. and will not be enclosed in a structure. This area, if constructed, will provide a new propane tank.
6. Future additional parking to be constructed at the northeast and southeast corners of the existing site. Size of any future parking will be limited by stated setbacks.

This application is being made to develop existing City of Columbus owned property under the currently designated RRR zoning and

change it to the CPD classification so as to meet the objectives of, and coincide with, the fire recruit training services functions of the new facility and the objectives of the Save Our Southside Civic Association and the Council of Southside Organizations, in coordination with the developing Far South Side Plan.

The subject site is located on the west side of Parsons Avenue, north of Chatterly Lane and south of Crowley Road, and will provide supporting landscape buffers adjacent to neighboring properties as shown on the CPD site Plan.

In the interest of the public benefit of the proposed development, it is requested that fees detailed under Chapter 3318 Parkland Dedication, paragraph 3318.13 Commercial, industrial, office, and nonresidential institutional development, be waived if the Recreation and Parks Department agrees with this exemption.

II. PERMITTED USES:

Unless otherwise specified in this text, the permitted use shall be restricted to office and administrative functions, interior and exterior, hands-on and academic fire training and physical fitness training, accessory storage of training-related materials, fire apparatus and vehicle repair and maintenance, supply and distribution, equipment, materials, and repairs, and canine training and housing as developed in accordance with the site plan. An emergency generator, fuel station, and trash dumpster area will be developed to support the facility. No other uses shall be permitted on this site.

III. DEVELOPMENT STANDARDS:

Except as otherwise specified, the site shall be developed in accordance with the accompanying site plan, this written text and the development standards contained in Chapter 3356, C-4 Regional Scale Commercial District of the Columbus City Zoning Code. Per Chapter 3372, Planning Overlay, the specified site does not fall within either of the two existing Parsons Avenue overlay areas. The development shall be in accordance with the accompanying site plan with minor modifications to the building footprints and paved vehicular circulation based on the final design and engineering considerations.

General and Specific Development Standards: In Addition, the following General and Specific Standards shall apply:

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

1. Density: N/A

2. Height: The Height District is sixty (60) feet with a maximum height of sixty (60) feet for the Training Tower Structure, fifty (50) feet for the Practical Skills Building, and thirty-five (35) feet for any other uses.

3. Lot: N/A

4. Building Setbacks: The existing building setback line with respect to Parsons Avenue is (203) feet from the right-of-way, which exceeds the C-4 requirement of 50% of the (60) feet Parsons Avenue right-of-way. Any new construction shall adhere to the existing (203) feet building setback from Parsons Avenue. The existing building setback at the north side yard is (54.5) feet from the north property line. Any new building construction shall adhere to (54.5) feet as a minimum setback from the north property line. The existing building setback at the south side yard is (170) feet. The building setback for new construction at the south property line shall be (65) feet. The existing building setback at the rear yard is (445) feet. The building setback for new construction at the rear yard shall be (75) feet.

5. Parking Setbacks: The existing parking setback with respect to Parsons Avenue is sixty-five (65) feet from the right-of-way. The parking setback line for any new future parking shall be sixty-five (65) feet from the Parsons Avenue right-of-way, thirty (30) feet from the south property line, and fifty-five (55) feet from all other property lines.

6. Running Track: An asphalt running track will be permitted as designated on the CPD plan. The running track shall be set back a minimum twenty-five (25) feet from the north and west property lines, and eight (8) feet from the south property line.

B. Access, loading, parking and/or other Traffic Related Commitments:

1. Access: All circulation, curb cuts and access points shall be subject to the approval of the Division of Transportation.

2. Loading: A designated loading zone is not required.

3. Parking: Per calculations itemized on the CPD Site Plan, the existing facility parking requirement per 3342.28 is 405 spaces. There are currently 311 parking spaces on the subject property. Future development calculations indicate a requirement of an additional 238 spaces, and total future parking to be provided consists of 89 new spaces. Construction of new parking areas shall be undertaken at the time of future development in parking layouts located approximately as shown on the CPD site plan and shall conform to the standards set by the City of Columbus, Division of Transportation and Chapter 3342 of the Columbus City Code.

4. Refuse Collection: The final location of the new dumpster shall be illustrated on the site plan and coordinated with the Division of Transportation and the Division of Refuse.

5. A concrete sidewalk will be provided along the Parsons Avenue right-of-way and will meet all City of Columbus sidewalk construction standards.

C. Buffering, Landscape, Refuse Receptacle and/or Screening Commitments:

1. Deciduous shade trees and coniferous evergreen trees, of species and cultivars native to central Ohio, shall be provided in the landscape buffers adjacent to the north, west, and south property lines as shown on site plan.

2. All trees shall meet the following minimum size at the time of planting:

Shade trees one and one-half (1-½) inches caliper; Evergreen trees five (5) feet in height. Trees' caliper is to be measured six (6) inches from the ground.

3. A six (6) foot high wood enclosure with an opening gate shall be provided at the new refuse receptacle as shown on the CPD site plan.

4. Landscaping shall be maintained in a healthy condition and dead material shall be replaced with new landscaping within six months after planting, or the next planting season, whichever comes first.

D. Building Materials:

1. Practical Skills Building materials shall be a combination of concrete brick masonry, concrete masonry units and cast stone accents. Commercial grade aluminum window units shall be used for window systems on both grade and upper floor levels.

2. Building materials for the Training Tower and Burn Building Structures shall be a combination of concrete masonry units of color to coordinate with the colors of the Practical Skills Building. Unglazed steel training window units shall be used at all levels of both structures.

3. All rooftop mechanical equipment shall be screened from view to prevent the equipment from being visible from the property lines of the parcel. Ventilation equipment at Training Tower and Burn Building structures may be visible, as this equipment must be located not to conflict with training exercises and in the location which will most quickly evacuate heat and mineral-oil artificial smoke from the structure. Ground mounted mechanical or utility equipment shall be screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.

E. Lighting Commitments:

1. All new exterior parking lot lighting shall be cut-off fixtures (down lighting) to match existing lighting at the site. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane. Any new parking lot lighting shall be no higher than (18) feet.

2. Aesthetic compatibility shall govern all lighting elements where all exterior fixtures used in parking lot areas shall be from the same manufacturer type and style as the existing fixtures. All light poles and standards shall be the same color as existing lighting fixtures.

3. Lighting shall not exceed .1 foot-candle along the property line of a residentially used or zoned property.

4. Accent lighting shall be directed towards primary buildings, site signage and the landscaping where applicable. Accent lighting shall not interfere with neighboring uses or right-of-way traffic.

5. Lighting associated with the Practical Skills Building water-jet ceramic tile logo feature shall be designed so as to focus the lighting of the tower form upon the structure to accentuate its inherent features.

F. Graphic and Signage Commitments:

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

G. Miscellaneous

1. The Subject Site shall be developed in accordance with the CPD site plan and landscaping plan. The plans may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of final design and engineering plan submission. Any slight adjustment to the plans is subject to the review and approval of the Director of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

IV. CPD REQUIREMENTS:

A. Natural Environment

1. All development features shall be designed to enhance the current context. The site plan illustrates a proposed 0.88+/- acre retention/detention pond. This pond will control natural runoff and erosion and also provide training opportunities for the Division of Fire.

B. Existing Land Use

1. The existing property is currently comprised of one partially-developed parcel. Current zoning for the parcel is RRR.

C. Transportation and Circulation

1. All vehicular and transportation related items shall conform to the submitted site plan as approved by the Division of Transportation.

D. Visual Form of Environment

1. The new development, where functionally feasible, shall coordinate with the color and texture of exterior masonry building materials currently present within the context of the immediate environment. All building facades shall incorporate these materials in a manner that responds to the public and/or functional natures of each facility. Building forms, shapes and heights shall conform to the site plan and conceptual elevations as presented to the community.

V. View and Visibility

1. We believe the construction of the proposed City of Columbus Fire Training Center enhances the surrounding Parsons Avenue corridor and the surrounding community in that the Practical Skills Building aesthetically enhances the existing development on the site. The majority of new structures, functional in nature, refer back to the Practical Skills Building's design features and materials. These functional structures shall be visually screened from the north, south, and west by new landscaping as previously indicated.

VI. Proposed Development

1. The new development shall support the developing Far South Side Community Development Plan goals and objectives as available at the time of submission. The building design shall meet the intent and approval of the Save Our Southside Civic Association, all zoning and land use criteria as outlined by the submitted Site Plan and conceptual elevations.

VII. Variances

1. As calculated on the CPD Site Plan, overall current site development per 3342.28 indicates (405) required spaces with an additional (238) spaces required for future development. The CPD Site Plan indicates overall existing parking at (311) spaces, with proposed (89) future parking spaces to be provided. A variance is requested to allow current parking of (311) spaces and future additional parking of (89) spaces.

VIII. VIEW AND VISIBILITY:

Applicant believes that the proposed use and improvements will enhance the site. Applicant believes that the proposed site development will in no way diminish the neighborhood.

IX. EMISSIONS:

1. Emissions generated for the use of this site will not substantially affect the environment or alter the use and enjoyment of the surrounding neighborhood(s).

2. The Burn Building Training Structure is located centrally on the site to minimize the small amount of inherent smoke from natural gas fired interior burn props and artificial mineral oil smoke generation employed at the Burn Building Training Structure. The distance between the Burn Building Training Structure and the property lines is intended to disperse and diminish any perception of smoke to abutting zoning districts.

X. BEHAVIOR PATTERNS:

Primary access to the site shall occur via existing curb cuts on Parsons Avenue, which accommodate the fire apparatus and municipal vehicle access and parking for the existing and proposed development.

SECTION 4. ~~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.