



City of Columbus

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

Legislation Text

File #: 1711-2020, **Version:** 1

Rezoning Application Z20-025

APPLICANT: Mark Douglas Realty LLC; c/o Jeffrey L. Brown, Atty.; 37 W. Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Conform existing office building.

GREATER HILLTOP AREA COMMISSION RECOMMENDATION: Approval.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on July 9, 2020.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.2± acre site consists of one parcel developed with an office building in the AR-1, Apartment Residential District and is within the Urban Commercial Overlay (UCO). The requested CPD, Commercial Planned Development District would secure proper zoning for the nonconforming office use. The request includes a commitment to a site plan and incorporates variances to reduce the parking setback, parking lot landscaping, and screening, which reflect existing conditions. The site is within the planning boundaries of the *Hilltop Land Use Plan* (2019), which recommends “Medium-High Density Residential” uses at this location and includes adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018) which encourage sidewalks, tree lawns, and street trees. Deviation from the *Hilltop Land Use Plan* is supported given the existing nonconforming use, the proposed sidewalk and landscaping improvements, and the site’s adjacent location to another office building. The request does not represent an introduction of incompatible uses to the surrounding neighborhood.

To rezone **3225 SULLIVANT AVE. (43204)**, being 0.2± acres located on the south side of Sullivant Avenue, 216± feet west of South Brinker Avenue, **From:** AR-1, Apartment Residential District, **To:** CPD, Commercial Planned Development District (Rezoning #Z20-025).

WHEREAS, application #Z20-025 is on file with the Department of Building and Zoning Services requesting rezoning of 0.2± acres from AR-1, Apartment Residential District, to CPD, Commercial Planned Development District; and

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

WHEREAS, the Greater Hilltop Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District will secure proper zoning for an existing office building, and includes sidewalk and landscaping improvements as recommended by C2P2 Design Guidelines; 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:

3225 SULLIVANT AVE. (43204), being 0.2± acres located on the south side of Sullivant Avenue, 216± feet west of South Brinker Avenue, and being more particularly described as follows:

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

TRACT ONE:

Being Lot Number Eleven (11), in MIRIAM SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 26, page 14, Recorder's Office, Franklin County, Ohio.

TRACT TWO:

Being twenty-five (25) feet off the east side of Lot Number Ten (10) of MIRIAM SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 26, page 14, Recorder's Office, Franklin County, Ohio.

For Informational Purposes Only:

Commonly Known As: 3225 Sullivant Avenue, Columbus, OH 43204

Tax Parcel ID: 010-034160-00

To Rezone From: AR-1, Apartment Residential 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 site plan being titled, "**SITE INFORMATION FOR 3225 SULLIVANT AVENUE,**" and text titled, "**DEVELOPMENT TEXT,**" both dated July 9, 2020, and signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

Address: 3225 Sullivant Avenue

Owner: Mark Douglas Realty LLC

Applicant: Mark Douglas Realty LLC

Zoning Districts: CPD

Date of Text: 7/9/2020

Application: Z20-025

1. Introduction: The property is located on the south side of Sullivant Avenue and is developed with a two story building formerly used as an accountant's office. The zoning of the property is AR-1, Apartment Residential District. The requested CPD, Commercial Planned Development District will secure proper zoning so that the building may be used for other types of office uses.

2. Permitted Uses: Those uses permitted in Chapter 3353 C-2, Commercial of the Columbus City Code.

3. Development Standards: Except as otherwise noted herein or on the submitted drawing, the applicable development standards of Chapter 3353 C-2 of the Columbus City Code shall apply to this site.

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

1. Parking setback from Sullivant Avenue shall be zero.

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

1. Access shall be as depicted on the attached Site Plan.

2. The exact location of access points and driveways as shown on the Site Plan may be modified subject to the review and approval of the City's Division of Traffic Management without the need for rezoning.

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

Landscaping shall be installed as shown on the Site Plan. Plant species as noted on the Plan may be substituted with similar species.

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

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

F. Graphics and/or Signage Commitments.

The Developer may submit a graphics plan for part or all of this development. If no graphics plan is submitted, all signage and graphics shall conform to Section 3372.606 Graphics of the Urban Commercial Overlay (UCO). Any variance to the standards of this text or Columbus City Code shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous Commitments.

For the existing office building, the site shall be developed in accordance with the submitted Site Plan. If the site is redeveloped, then the site shall comply with the UCO standards of Chapter 3372 of the Columbus City Code.

H. Other CPD Requirements.

1. Natural Environment: The property is located on the south side of Sullivant Avenue and is developed with a two story building.

2. Existing Land Use: Office.

3. Circulation: All access for the Site will be approved by the City of Columbus, Division of Traffic Management.

4. Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrians as both on and off the subject property in the development of this site.

5. Proposed Development: Commercial development.

6. Behavior Patterns: Existing development has established both pedestrian and motorist behavior patterns.

7. Emissions: No adverse effect from emissions should result from the proposed development.

I. Variances Requested:

The following variances are requested:

3321.09 Screening. To eliminate screening along the east, south, and west sides of the site (existing condition).

3312.21 Landscaping and Screening. To eliminate interior and perimeter landscaping and screening for the parking lot (existing condition).

3372.604 Setback Requirements. To reduce the setback from 5 feet to zero and to permit parking in front of the building (existing condition).

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