



City of Columbus

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

Legislation Text

File #: 1697-2004, **Version:** 1

AMENDMENT: Z98-017A

Ordinance #1829-2003, passed on July 28, 2003 (Z98-017), rezoned 3.97± acres to the CPD, Commercial Planned Development District. That rezoning established specific land use prohibitions and development standards including building design, height, setbacks, landscaping, lighting, and graphics restrictions. This legislation will amend Ordinance #1829-2003, passed July 28, 2003, to modify roof pitch and roof material requirements. All other conditions and restrictions of Ordinance #1829-2003 remain in effect and are unchanged by this legislation.

CITY DEPARTMENT'S RECOMMENDATION: Approval.

To amend Ordinance #1829-2003, passed on July 28, 2003 (Z98-017), for property located at **5300 NORTH HAMILTON ROAD (43230)**, by amending the CPD text to modify only roof pitch and roof material requirements (Z98-017A).

WHEREAS, Ordinance #1829-2003, passed on July 28, 2003 (Z98-017), established the CPD, Commercial Planned Development District on property located at **5300 NORTH HAMILTON ROAD (43230)**, being 3.97± acres located at the northeast corner of North Hamilton and Thompson Roads, and

WHEREAS, it is necessary to amend the CPD text identified in Section 3 of said Ordinance to allow minor alterations to the existing text commitments, and

WHEREAS, this amendment modifies section 3.D of the CPD text identified in Section 3, and affects only roof pitch and roof material requirements and in no other way alters the other conditions of the limitation overlay text; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the CPD text identified in Section 3 of Ordinance #1829-2003, passed on July 28, 2003 (Z98-017), is hereby amended to read as follows:

SECTION 3. That the Director of Department of Development be and is hereby authorized and directed to make said changes to the said original zoning map in the office of the Building Services Section and shall register a copy of the approved CPD, Commercial Planned Development District and application among the records of

the Department as required by Section 3311.12 of the Columbus City Codes; said text titled "**COMMERCIAL PLANNED DEVELOPMENT TEXT**" signed by Jackson

B. Reynolds, III, Attorney for this amendment application, dated May 29, 2004 and reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD

PROPERTY ADDRESS: 5300 North Hamilton Road

OWNER: New Albany Co. LP

APPLICANT: Same as owner

DATE OF TEXT: 05/29/04

APPLICATION NUMBER: Z98-017A

1. INTRODUCTION: The site is located on the northeast corner of North Hamilton Road and Thompson Road. This site shall contain commercial buildings.

2. PERMITTED USES: The following uses shall be permitted in this parcel: Those uses listed in Chapter 3356.03, (C-4, Commercial District) of the Columbus City Code.

A. The following uses are excluded from this site: Automobile salesroom, Billboards, Off-premise graphics (unless approved by the Graphics Commission), Book bindery, Bowling alley, Bus or truck terminal, Commercial radio transmitting or television station and appurtenances, Electric substation, Funeral parlor, Ice house, Motor bus terminal, Motor vehicle sales or leasing, New or used car lot and Public parking for pay.

3. DEVELOPMENT STANDARDS: Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4, Commercial District) shall apply to this parcel.

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

1. The building and parking setbacks along North Hamilton Road shall be 40 feet for parking and maneuvering areas, and 60 feet for all buildings. This setback shall not apply to free-standing architectural elements such as a windmill or other feature which may be constructed at an intersection of two public roads. These architectural elements shall be subject to a Board of Zoning Adjustment or Graphics Commission application depending on their final form.

2. The setback from the Thompson Road right-of-way shall be 25 feet for all parking, loading and maneuvering areas.

3. The building and parking setback from the east and north property lines shall be 25 and 10 feet respectively.

4. The permitted maximum density shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

5. There shall be a maximum height limit of 40 feet as measured per Columbus City Code. This height limit shall not apply to an architectural element which is permitted within the setback area at the intersection of 2 public roads.

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

1. The first curb cut on Thompson Road shall line up with Home Depot curb cut to the south; the second curbcut shall be located east of the first curb cut.

2. One curb cut shall be permitted on North Hamilton Road with only a right-in, right-out curb cut.

3. The subject property shall share a curb cut along its north property line with the parcel to the north and the property owner shall enter into a joint access agreement with the property owner of that northern parcel.

4. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of 6 feet from finished grade.

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

1. A street tree planting shall be established along Thompson Road. Street trees are to be a maximum 2.5" caliper and shall be spaced at a maximum distance of 35 feet on center.

2. There shall be a 40 foot open space corridor from the edge of right-of-way extending along North Hamilton Road. Landscaping

within the 40 foot corridor shall resemble an orchard and be based on the following standard:

a) Within the 40 foot parking setback area along North Hamilton Road, there shall be a minimum of 3-foot high continuous uniform earth mound and a 4-rail white horse fence located at the right-of-way line except for areas of ingress and egress, and at the intersection of two public roads, in which area horse fence or other compatible fencing may be utilized to establish an entrance to the interior development. The mound shall have a minimum 8:1 slope that will begin at the right-of-way. The mound will also have a 4:1 maximum slope on the opposite side, which will begin approximately 12 feet from the setback line and have an approximate width of 4 feet.

b) Two rows of ornamental trees shall be planted within the open space corridor in an orchard fashion at an approximate spacing of 15-feet on center, both ways. The first row of trees shall be planted 20-feet from the right-of-way. Trees may be planted in pairs or staggered.

c) Minimum size at installation shall be 2 inch caliper, measured 6 inches from the base of the tree, for multi-stem ornamental trees.

3. Landscaping within the 25 foot parking setback along Thompson Road shall be rural in character and based on the following standard:

Within the parking setback there shall be 4 trees planted per 100 lineal feet in a hedge row manner or grouped and a 4-rail white horse fence located at the right-of-way line except for areas of ingress and egress, and at the intersection of two public roads, in which area horse fence or other compatible fencing may be utilized to establish an entrance to the interior development. Trees may be deciduous, ornamental, evergreen or any combination thereof.

4. All parking areas along Thompson Road shall have headlight screening with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of mounding, a hedge, a shrub, or any combination thereof.

5. Tree plantings shall be required within site parking and service areas. The number of trees shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2.5 inch caliper per tree) to total site coverage by buildings and pavement.

a) 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

b) 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

c) Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

6. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.

7. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

8. The landscaping required in items 5, 6 and 7 may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

9. Unless otherwise specified, minimum size of all plant material at installation shall be 2.5" caliper for deciduous shade trees, 6' high for evergreen, and 2" caliper for ornamental trees.

10. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

11. If landscaping is used to screen service areas containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet

above finish grade.

12. Graphic monuments, if approved by the Graphics Commission, shall be landscaped with hedges, bushes, annuals, or perennials, or a combination thereof.

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

~~1. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finished floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.~~

1. A maximum of three building material types shall be utilized for the exterior of any building including roof material. **No roofs of metal only, mansard roof can be metal but all other roofs shall be constructed of shingles of asphalt or wood shakes.** Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.

~~2.~~ 2. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

~~2.~~ 3. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on the building roof or exterior. Color shall also match the building exterior or roof. Mechanical or other utility equipment on the ground shall be fully screened from view by a wall, fence or landscape material utilizing the same material or character of the building.

~~2.~~ 4. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

~~2.~~ 5. Blank facades on the rear of buildings are prohibited; therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required.

E. Dumpsters, Lighting, Outdoor Display Areas and/or other Environmental Commitments

1. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark green or black.

3. Parking lot lighting shall be no higher than 18 feet.

4. Building mounted lighting within service areas shall be designed in such a way that no light spillage off-site occurs.

5. Landscaping at entries to parking lots and buildings if illuminated shall be uplighted by ground mounted concealed fixtures.

6. All dumpsters will be fully enclosed and screened from adjoining uses and the right-of-way. One side of said dumpsters can be screened by a movable gate system.

F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the C-4, Commercial District. Any variance to the sign requirements including the items listed below shall be submitted to the Columbus Graphics Commission.

G. Other CPD Requirements

1. Natural Environment: The site is developed with an existing building.
2. Existing Land Use: The site is currently zoned L-C-4.
3. Transportation and Circulation: Access to the site shall be from both North Hamilton and Thompson Roads.
4. Visual Form of the Environment: See the development standards in the text.
5. View and Visibility: In the development of the subject property and in the location of buildings and access points, consideration will be given to the visibility and safety of the motorists and pedestrians.
6. Proposed Development: Commercial.
7. Behavior Patterns: The proposed development will serve the growing residential population adjacent to the Hamilton Road corridor.
8. Emissions: No adverse emissions should occur from the proposed development.
9. Variances Requested: None.

SECTION 2. That the existing CPD text identified in Section 3 of Ordinance #1829-2003, passed on July 28, 2003 (Z98-017) is hereby repealed.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.