



Legislation Details (With Text)

File #: 1053-2019 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 4/9/2019 **In control:** Zoning Committee

On agenda: 4/29/2019 **Final action:** 5/2/2019

Title: To rezone 5595 RENNER ROAD (43228), being 2.47± acres located at the southeast corner of Renner Road and St. James Lutheran Lane, From: R-1, Residential and CPD, Commercial Planned Development districts, To: CPD, Commercial Planned Development District (Rezoning #Z18-085).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD1053-2019.Attachments.pdf, 2. ORD1053-2019.Labels.pdf

Date	Ver.	Action By	Action	Result
5/2/2019	1	CITY CLERK	Attest	
5/1/2019	1	ACTING MAYOR	Signed	
4/29/2019	1	COUNCIL PRESIDENT	Signed	
4/29/2019	1	Zoning Committee	Waive the 2nd Reading	Pass
4/29/2019	1	Zoning Committee	Approved	Pass

Rezoning Application Z18-085

APPLICANT: Alisha Hotel, LLC.; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.

PROPOSED USE: Commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on March 14, 2019.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of six parcels zoned in the R-1, Residential and CPD, Commercial Planned Development districts, two of which are developed with single-unit dwellings. The applicant proposes the CPD, Commercial Planned Development District to permit a hotel (Subarea A) and commercial development (Subarea B). The site is located within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “community commercial” uses for this location. Within Subarea A, the CPD text establishes a hotel as the only permitted use and supplemental development standards that address height, access, landscaping, building design, and lighting controls. Variances are included to reduce the parking and building setback lines, reduce the minimum number of loading spaces required, and increase the permitted height of light poles. Within Subarea B, C-2, and limited C-3, Commercial District uses are proposed, and supplemental development standards are provided that address access, landscaping, building design, and lighting controls are provided. Variances are included to reduce the parking and building setback lines and increase the permitted height of light poles. The proposal is consistent with the recommendation of the *Trabue/Roberts Area Plan*, includes aspects of Community Commercial Overlay standards, and is compatible with surrounding commercial development along the Renner Road corridor.

To rezone **5595 RENNER ROAD (43228)**, being 2.47± acres located at the southeast corner of Renner Road and St. James Lutheran Lane, **From:** R-1, Residential and CPD, Commercial Planned Development districts, **To:** CPD, Commercial Planned Development District (Rezoning #Z18-085).

WHEREAS, application #Z18-085 is on file with the Department of Building and Zoning Services requesting rezoning of 2.47± acres from the R-1, Residential and CPD, Commercial Planned Development districts, to CPD, Commercial Planned Development District; and

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

WHEREAS, the site is located within the boundaries of the Far West Side Area Commission, who at the time of this filing was not a Council-approved area commission. However, the application was reviewed by the Cross Creek Civic Association, whose recommendation is for approval; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District is consistent with the recommendation of the *Trabue/Roberts Area Plan*, includes aspects of Community Commercial Overlay standards, and is compatible with surrounding commercial development along the Renner Road corridor; 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:

5595 RENNER ROAD (43228), being 2.47± acres located at the southeast corner of Renner Road and St. James Lutheran Lane, and being more particularly described as follows:

Subarea A:

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey Number 7065, and being a 1.530 acre area located within a 0.359 acre tract known as Franklin County Auditor's parcel numbers 560-244839 (0.193 acres) and 560-154593 (0.196 acres) as conveyed to Alisha Hotel, LLC, an Ohio limited liability company (hereafter referred to as "Alisha Hotel") by the instrument filed as Instrument Number 201703100033528 (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated), and located within a 2.108 acre tract known as Franklin County Auditor's parcel numbers 560-154597 (0.296 acres), 560-154599 (0.592 acres), 560-189996 (0.407 acres) and 560-180979 (0.813 acres) also conveyed to Alisha Hotel, LLC, an Ohio limited liability company by the instrument filed as Instrument Number 201703100033527, and being more particularly described as follows.

BEGINNING FOR REFERENCE at Alisha Hotel's northwesterly corner, at the intersection of the southerly right-of-way line of Renner Road (R/W varies) as dedicated by the instrument filed as Deed Book volume 3052, page 314 and the easterly right-of-way line of St. James Lutheran Lane (R/W varies) as dedicated by the instrument filed as Plat Book volume 66, page 6, and being the northwest corner of the said 0.242 acre tract;

Thence along Alisha Hotel's westerly line, the said easterly right-of-way line of St. James Lutheran Lane and the westerly line of the said 0.296 acre tract, South 11 degrees 53 minutes 28 seconds East for a distance of 125.24 feet to a point being the TRUE POINT OF BEGINNING of the area herein described.

Thence crossing through the lands of Alisha Hotel, the said 0.296 acre tract, the said 0.592 acre tract, and the said 0.196 acre tract, the following five (5) courses:

1. North 78 degrees 03 minutes 39 seconds East for a distance of 54.27 feet to a point;
2. South 11 degrees 56 minutes 21 seconds East for a distance of 33.05 feet to a point;
3. North 78 degrees 03 minutes 39 seconds East for a distance of 175.47 feet to a point (passing the westerly line of the said 0.592 acre tract at a distance of 23.70 feet);
4. North 11 degrees 56 minutes 21 seconds West for a distance of 19.79 feet to a point;
5. North 78 degrees 03 minutes 39 seconds East for a distance of 48.60 feet to a point (passing the westerly line of the said 0.196 acre tract at a distance of 4.24 feet), on Alisha Hotel's easterly line, the westerly right-of-way line of Rentra Drive (60' R/W) as conveyed by the instrument filed as Instrument Number 200011080227067, and on the easterly line of the said 0.196 acre tract;

Thence along Alisha Hotel's easterly line, the said westerly right-of-way line of Rentra Drive, the said easterly line of the 0.196 acre tract, and the easterly line of the 0.193 acre tract, South 11 degrees 54 minutes 33 seconds East for a distance of 224.21 feet (passing the south line of the said 0.196 acre tract also being the north line of the 0.193 acre tract at a distance of 64.21 feet), to an iron pin set at Alisha Hotel's southeasterly corner, at the intersection of the said westerly right-of-way line of Rentra Drive and the northerly right-of-way of Trabue Road (60' R/W) as conveyed by the instrument filed as Deed Book volume 1087, page 63, and at the northeasterly corner of a 0.031 acre tract as conveyed to City of Columbus by the instrument filed as Instrument Number 200011080227067;

Thence along Alisha Hotel's southerly line, the said northerly right-of-way line of Trabue Road, and the northerly line of the said 0.031 acre City of Columbus tract, South 78 degrees 06 minutes 33 seconds West for a distance of 44.36 feet to an iron pin found with cap that reads "PS6579", at the northwesterly corner of the said 0.031 acre City of Columbus tract, on the easterly line of the said 0.193 acre tract, on the easterly line of the said 0.813 acre tract, and being at a jog in Alisha Hotel's southerly line and the said northerly right-of-way line of Trabue Road;

Thence continuing along Alisha Hotel's southerly line, along the westerly line of the said 0.031 acre City of Columbus tract, the said westerly line of the 0.193 acre tract, and the said easterly line of the 0.813 acre tract, South 11 degrees 54 minutes 33 seconds East for a distance of 30.00 feet to a 1 inch iron pin found at the southwest corner of the said 0.031 acre City of Columbus tract and being in the centerline of right-of-way of the said Trabue Road;

Thence continuing along Alisha Hotel's southerly, along the said centerline of right-of-way of Trabue Road, the southerly line of the said 0.813 acre tract, and the southerly line of the said 0.407 acre tract, South 78 degrees 06 minutes 33 seconds West for a distance 234.07 feet (passing the southwest corner of the said 0.813 acre tract and being the southeast corner of the said 0.407 acre tract at a distance of 156.07 feet), to a point at Alisha Hotel's southwest corner, the intersection of the said centerline of right-of-way of Trabue Road and the said easterly right-of-way line of St. James Lutheran Lane, and at the southwest corner of the said 0.407 acre tract;

Thence along Alisha Hotel's westerly line, the said easterly right-of-way line of St. James Lutheran Lane, the said westerly line of the 0.407 acre tract, and the said westerly line of the 0.296 acre tract, North 11 degrees 53 minutes 28 seconds West for a distance of 267.22 feet (passing a 3/4" iron pipe found at 28.73 feet, then the said northerly right-of-way line of Trabue Road at a distance of 30.00 feet, then a 3/4" iron pipe at a distance of 226.60 feet, and then the northwesterly corner of the said 0.407 acre tract also being the southwest corner of the said 0.296 acre tract at a distance of 227.00 feet), to the TRUE POINT OF BEGINNING for this description.

The above description contains a total area of 1.530 acres (including 0.161 acres within the present road occupied for Trabue Road), of which:

- 0.054 acres (including 0.000 acres within the present road occupied) is all of Franklin County Auditor's parcel number 560-154597,
- 0.028 acres (including 0.000 acres within the present road occupied) is all of Franklin County Auditor's parcel number 560-154599,
- 0.065 acres (including 0.000 acres within the present road occupied) is all of Franklin County Auditor's parcel number 560-154593,
- 0.164 acres (including 0.000 acres within the present road occupied) is all of Franklin County Auditor's parcel number 560-244839.

- 0.813 acres (including 0.107 acres within the present road occupied) is all of Franklin County Auditor's parcel number 560-180979.
- 0.407 acres (including 0.054 acres within the present road occupied) is all of Franklin County Auditor's parcel number 560-189996.

Sub Area B:

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey Number 7065, and being a 0.937 acre area located within a 0.359 acre tract known as Franklin County Auditor's parcel numbers 560-244839 (0.193 acres) and 560-154593 (0.196 acres) as conveyed to Alisha Hotel, LLC, an Ohio limited liability company (hereafter referred to as "Alisha Hotel") by the instrument filed as Instrument Number 201703100033528 (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated), and located within a 2.108 acre tract known as Franklin County Auditor's parcel numbers 560-154597 (0.296 acres), 560-154599 (0.592 acres), 560-189996 (0.407 acres) and 560-180979 (0.813 acres) also conveyed to Alisha Hotel, LLC, an Ohio limited liability company by the instrument filed as Instrument Number 201703100033527, and being more particularly described as follows.

BEGINNING FOR REFERENCE at Alisha Hotel's northwesterly corner, at the intersection of the southerly right-of-way line of Renner Road (R/W varies) as dedicated by the instrument filed as Deed Book volume 3052, page 314 and the easterly right-of-way line of St. James Lutheran Lane (R/W varies) as dedicated by the instrument filed as Plat Book volume 66, page 6, and being the northwest corner of the said 0.242 acre tract, said pin being the TRUE POINT OF BEGINNING of the area herein described.

Thence along Alisha Hotel's northerly line, the said southerly right-of-way line of Renner Road, the northerly line of the said 0.242 acre tract, and the northerly line of the said 0.592 acre tract, North 78 degrees 06 minutes 33 seconds East for a distance of 233.95 feet to a point at the northeasterly corner of the said 0.592 acre tract, the northwest corner of a 0.010 acre tract conveyed to City of Columbus by the instrument filed as Instrument Number 200011080227067, and being at a jog in the southerly right-of-way line of Renner Road;

Thence continuing along Alisha Hotel's northerly line, the said southerly right-of-way line of Renner Road, along the easterly line of the said 0.592 acre tract, and along the westerly line of the said 0.010 acre City of Columbus tract, South 11 degrees 54 minutes 35 seconds East for a distance of 10.00 feet to an iron pin with cap that reads "P&L Sys. PS6841" at the southwesterly corner of the said 0.010 acre City of Columbus tract and being the northwest corner of the said 0.196 acre tract;

Thence continuing along Alisha Hotel's northerly line, the said southerly right-of-way line of Renner Road, along the southerly line of the said 0.010 acre City of Columbus tract, and along the northerly line of the said 0.196 acre tract, North 78 degrees 06 minutes 33 seconds East for a distance of 44.36 feet to a point at Alisha Hotel's northeasterly corner, the intersection of the said southerly right-of-way line of Renner Road and the westerly right-of-way line of Rentra Drive (60' R/W) as conveyed by the instrument filed as Instrument Number 200010802277067, and being the northeasterly corner of the said 0.196 acre tract;

Thence along Alisha Hotel's easterly line, the said westerly right-of-way line of Rentra Drive, and the easterly line of the said 0.196 acre tract, South 11 degrees 54 minutes 35 seconds East for a distance of 128.25 feet to a point;

Thence crossing through the lands of Alisha Hotel, the said 0.196 acre tract, the said 0.592 acre tract, and the said 0.296 acre tract, the following five (5) courses:

1. South 78 degrees 03 minutes 39 seconds West for a distance of 48.60 feet to a point (passing the said westerly line of the 0.196 acre tract at a distance of 44.36 feet);
2. South 11 degrees 56 minutes 21 seconds East for a distance of 19.79 feet to a point;
3. South 78 degrees 03 minutes 39 seconds West for a distance of 175.47 feet to a point (passing the westerly line of the said 0.592 acre tract at a distance of 151.77 feet);

4. North 11 degrees 56 minutes 21 seconds West for a distance of 33.05 feet to a point;
5. South 78 degrees 03 minutes 39 seconds West for a distance of 54.27 feet to a point on Alisha Hotel's westerly line, the said easterly right-of-way line of St. James Lutheran Lane, and on the westerly line of the said 0.296 acre tract;

Thence along Alisha Hotel's westerly line, the said easterly right-of-way line of St. James Lutheran Lane, and the said westerly line of the 0.296 acre tract, North 11 degrees 53 minutes 28 seconds West for a distance of 125.24 feet to the TRUE POINT OF BEGINNING for this description.

The above description contains a total area of 0.937 acres (including 0.000 acres within the present road occupied, of which:

- 0.242 acres (including 0.000 acres within the present road occupied) is all of Franklin County Auditor's parcel number 560-154597,
- 0.564 acres (including 0.000 acres within the present road occupied) is all of Franklin County Auditor's parcel number 560-154599.
- 0.131 acres (including 0.000 acres within the present road occupied) is all of Franklin County Auditor's parcel number 560-154593.

To Rezone From: R-1, Residential and CPD, Commercial Planned Development districts

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of sixty (60) feet (Subarea A) and thirty-five (35) feet (Subarea B) 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 PLAN - 5595 RENNER ROAD,**" and text titled, "**DEVELOPMENT TEXT,**" both dated March 15, 2019, and signed by Dave Perry, Agent for the Applicant, and Donald Plank, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

PROPERTY ADDRESS: 5955 Renner Road, Columbus, OH 43228

AREA: 2.47 +/- acres

EXISTING ZONING: R-1, Residential and CPD, Commercial Planned Development

PROPOSED ZONING: CPD, Commercial Planned Development

APPLICANT: Alisha Hotel, LLC c/o Dave Perry, David Perry Company., Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215

OWNER: Alisha Hotel, LLC c/o Dave Perry, David Perry Company., Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215

DATE OF TEXT: March 15, 2019

APPLICATION NUMBER: Z18-085

INTRODUCTION:

The site is 2.47 +/- acres located on the south side of Renner Road between St. James Lutheran Lane on the west side, Rentra Drive on the east side and Trabue Road on the south side. The R-1, Residential zoning is from annexation in 1969. There has been extensive commercial development in the area since 1969. The CPD, Commercial Planned Development zoning of the site along the east side is remainder area of Z97-027 from the street dedication of Rentra Drive. Applicant proposes to redevelop the site with a four (4) story hotel (Subarea A) and commercial uses (Subarea B). Subarea A and Subarea B will be split to form separate parcels. The site plan titled "Site Plan - 5595 Renner Road", dated 03/15-2019, hereafter "Site Plan", is submitted with this application as the site plan for Subarea A and B.

SUBAREA A, 1.530 +/- ACRES:

1. PERMITTED USE: The permitted use shall be a hotel, as permitted in Section 3356.03, C-4 Permitted Uses. “Hotel” as a permitted use does not include “Extended Stay Hotel”.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3356, C-4, Commercial District, of the Columbus City Code.

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

1. Height District shall be H-60.
2. The minimum building setback line shall be as follows: St. James Lutheran Lane, 22 feet; Trabue Road, 3 feet (dumpster) and Rentra Drive, 20 feet (dumpster), as depicted on the Site Plan.
3. The minimum parking setback shall be as follows: St. James Lutheran Lane, 5 feet; Trabue Road, 3 feet; and Rentra Drive, 3 feet.

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

1. Vehicular access for Subarea A shall be from full-turning movement curbcuts on St. James Lutheran Lane and Rentra Drive, as depicted on the Site Plan. It is anticipated Subarea A and B will be separate parcels. Applicable easement(s) shall be provided for the common use of the north St. James Lutheran Lane curbcut and the Rentra Drive curbcut for access to Subarea B.
2. There shall be no required loading space.

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

Street trees at 40' +/- on-center, adjusted for driveways, shall be provided in the right of way along St. James Lutheran Lane, Trabue Road and Rentra Drive.

D. Building design and/or Interior-Exterior treatment commitments.

Building architecture shall be four (4) sided, meaning the hotel building shall have the same level and quality of finish on all sides.

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

The maximum height of parking lot lighting shall be 24 feet.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the C-4, Commercial District. Any ground sign shall be monument-style. Any variance to applicable sign requirements shall be submitted to the Columbus Graphics Commission.

G. Other CPD Requirements.

1. Natural Environment: Subarea A is located on the north side of Trabue Road between St. James Lutheran Lane and Rentra Drive.

2. Existing Land Use: The site is zoned R-1, Residential and CPD, Commercial Planned Development. The R-1, Residential zoning is from annexation in 1969. Two single family dwellings will be removed with redevelopment of the site. There has been extensive commercial development in the area since 1969. The CPD, Commercial Planned Development zoning of the site along the east side is remainder area of Z97-027 from the street dedication of Rentra Drive.
3. Circulation: The site shall have curbcuts on St. James Lutheran Lane and Rentra Drive. The north St. James Lutheran Lane curbcut and the Rentra Drive curbcut shall be shared by easement with Subarea B.
4. Visual Form of the Environment: The proposed use of the site for a hotel is appropriate for the location near the I-70/Hilliard Rome Road interchange and with extensive surrounding commercial development.
5. Visibility: The site is visible from Renner Road, St. James Lutheran Lane, Trabue Road and Rentra Drive.
6. Proposed Development: Commercial development as permitted by this text and as depicted on the referenced Site Plan.
7. Behavior Patterns: Vehicular access will be from St. James Lutheran Lane and Rentra Drive. On-site circulation will be as depicted on the Site Plan.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text. There will be no objectionable emissions.

H. Modification of Code Standards.

1. Section 3312.27(4), Parking Setback Line, to reduce the St. James Lutheran Lane, Trabue Road and Rentra Drive parking setback from 10 feet to 5 feet, 3 feet and 3 feet, respectively.
2. Section 3312.53, Minimum Number of Loading Spaces Required, to reduce loading spaces from one (1) to zero (0) for the 52,000 +/- SF hotel building.
3. Section 3321.03(A)(2), Lighting, to increase permitted light pole height on the west 50 +/- feet of Subarea A from 18 feet to 24 feet.
4. Section 3356.11(3), C-4 District Setback Lines, to reduce the St. James Lutheran Lane building setback line from 25 feet to 22 feet and to reduce the Trabue Road and Rentra Drive building setback to three (3) feet and 20 feet, respectively for a dumpster, as depicted on the Site Plan.

I. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. Development of the site shall be in accordance with the Site Plan titled "Site Plan - 5595 Renner Road", dated 03/15/2019 and signed by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant, The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.
3. Renner Road right of way totaling 50 feet from centerline for Subarea B shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan for Subarea A or Subarea B, whichever is submitted first.

SUBAREA B, 0.937 +/- acres:

1. PERMITTED USES: Permitted uses shall be all uses of Section 3353.03, C-2, Permitted Uses, and the following uses of Section 3355.03, C-3 Permitted Uses, subject to Section B.4., as follows: Art Dealers and Galleries, Clothing and Clothing Accessories Store, Coin and Stamp Dealer, Footwear and Repair, Hardware or Paint Store, restaurant (maximum 3,000 square feet).

2. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3356, C-2, Commercial District, of the Columbus City Code.

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

1. The minimum Renner Road building setback line shall be thirty (30) feet net of the conveyance of Renner Road right of way totaling 50 feet from centerline.
2. The minimum parking setback on St. James Lutheran Lane, Trabue Road, and Rentra Drive shall be five (5) feet.

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

1. Vehicular access to Subarea B shall be from off-site full-turning movement curbcuts located on the adjacent Subarea A, as depicted on the Site Plan. It is anticipated Subarea A and B will be separate parcels. Applicable easement(s) shall be provided for the common use of the north St. James Lutheran Lane curbcut and the Rentra Drive curbcut for access to Subarea B. There shall be no direct vehicular access from Renner Road to Subarea B.
2. Renner Road right of way totaling 50 feet from centerline shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan for Subarea A or Subarea B, whichever is submitted first.
3. There shall be no more than two (2) rows of parking and a drive aisle between Renner Road and the building face.
4. All uses of Section 3355.03, C-3 Permitted Uses, are subject to approval by the Division of Traffic Management as being comparable to approved uses in the approved traffic study titled "Renner Road Hotel and Bank Access Study" dated November 7, 2018.

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

Street trees at 40' +/- on-center, adjusted for driveways, shall be provided in the right of way along St. James Lutheran Lane, Trabue Road and Rentra Drive.

D. Building design and/or Interior-Exterior treatment commitments.

1. The height of a building shall be a minimum of 16 feet above grade.
2. A primary building frontage shall incorporate a primary entrance door.
3. A building frontage that exceeds a width of 50 feet shall include vertical piers or other vertical visual elements to break the plane of the building frontage. The vertical piers or vertical elements shall be spaced at intervals of 15 feet to 35 feet along the entire building frontage.
4. Any pickup unit or canopy shall be attached to the principal building.
5. All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The design, colors and materials used in screening shall be architecturally compatible with the rooftop and the aesthetic character of

the building.

6. Backlit awnings are not permitted.

7. Building architecture shall be four (4) sided, meaning the building(s) shall have the same level and quality of finish on all sides.

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

The maximum height of parking lot lighting shall be 24 feet.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the C-2, Commercial District. Any ground sign shall be monument-style. Any variance to applicable sign requirements shall be submitted to the Columbus Graphics Commission.

G. Other CPD Requirements.

1. Natural Environment: Subarea B is located on the south side of Renner Road between St. James Lutheran Lane and Rentra Drive.

2. Existing Land Use: The site is zoned R-1, Residential and CPD, Commercial Planned Development. The R-1, Residential zoning is from annexation in 1969. Two single family dwellings will be removed with redevelopment of the site. There has been extensive commercial development in the area since 1969. The CPD, Commercial Planned Development zoning of the site along the east side is remainder area of Z97-027 from the street dedication of Rentra Drive.

3. Circulation: Vehicular access for Subarea B shall be by easement from curbcuts on St. James Lutheran Lane and Rentra Drive located on Subarea A. There shall be no vehicular access from Renner Road to Subarea B.

4. Visual Form of the Environment: The proposed commercial use of the site is appropriate for the location near the I-70/Hilliard Rome Road interchange and with extensive surrounding commercial development.

5. Visibility: The site is visible from Renner Road, St. James Lutheran Lane, and Rentra Drive.

6. Proposed Development: Commercial development as permitted by this text and as depicted on the referenced Site Plan.

7. Behavior Patterns: Vehicular access will be from St. James Lutheran Lane and Rentra Drive by easement from curbcuts on Subarea A. On-site circulation will be as depicted on the Site Plan.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text. There will be no objectionable emissions.

H. Modification of Code Standards.

1. Section 3312.27(4), Parking Setback Line, to reduce the St. James Lutheran Lane, Renner Road and Rentra Drive parking setback from 10 feet to 5 feet.

2. Section 3321.03(A)(2), Lighting, to increase permitted light pole height on the west 50 +/- feet of Subarea A from 18 feet to 24 feet.

3. Section 3353.09 (2), C-2 District Setback Lines, to reduce the Renner Road building setback line from 50 feet to 30 feet, subject to conveyance of right of way totaling 50 feet from centerline of Renner Road to the City of Columbus in conjunction with the final Site Compliance Plan for Subarea B.

I. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

2. Development of the site shall be in accordance with the Site Plan titled "Site Plan - 5595 Renner Road", dated 03/15/2019 and signed by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant, The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

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