



Legislation Text

File #: 1926-2007, **Version:** 1

Rezoning Application Z07-040

APPLICANT: European Body and Soul, Inc.; c/o Vicky Tyler; 636 Mawyer Drive; Worthington, OH 43085.

PROPOSED USE: Day spa.

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

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-M, Limited Manufacturing District will allow an existing office/warehouse building to be converted to a day spa while retaining the ability to use the property for industrial purposes. The proposed limitation text incorporates development standards addressing use restrictions, setbacks, landscaping, and lot coverage. The text commits to a development plan which depicts extensive exterior site improvements. The request is consistent with the zoning and development patterns of the area.

To rezone **7420 WORTHINGTON-GALENA ROAD (43085)**, being 1.2± acres located on the east side of Worthington-Galena Road, 225± feet north of Dearborn Drive, **From:** M-2, Manufacturing District **To:** L-M, Limited Manufacturing District (Rezoning # Z07-040).

WHEREAS, application #Z07-040 is on file with the Building Services Division of the Department of Development requesting rezoning of 1.2± acres from M-2, Manufacturing District, to L-M, Limited Manufacturing District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited Manufacturing District will allow the day spa use while retaining the ability to use the property for industrial purposes. The proposed limitation text incorporates development standards addressing use restrictions, setbacks, landscaping, and lot coverage. The text commits to a development plan which depicts extensive exterior site improvements. The request is consistent with the zoning and development patterns of the area, 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:

7420 WORTHINGTON-GALENA ROAD (43085), being 1.2± acres located on the east side of Worthington-Galena Road, 225± feet north of Dearborn Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, being 1.207 acres of Lot No. 2 of "Col-Worth Industrial Park" as the plat of same is shown of record in Plat Book 43, Page 22, Franklin County Recorder's Office, bounded and described as follows:

Beginning at an iron pin in the easterly right-of-way line of Worthington-Galena Road, at the northwesterly corner of the said Lot No. 2;

Thence along the northerly line of the said Lot No. 2, South 86° 52' 45" East, 225.0 feet to an iron pin;

Thence South 24° 42' 51" West, 304.25 feet to an iron pin;

Thence North 50° 20' 25" West, 259.24 feet to an iron pin in the westerly line of the said Lot No. 2, being also the easterly right-of-way line of said Worthington-Galena Road;

Thence along the said line, North 39° 39' 35" East, 160.0 feet to the place of beginning, containing 1.207 acres, more or less.

To Rezone From: from M-2, Manufacturing District,

To: L-M, Limited Manufacturing District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-M, Limited Manufacturing 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 L-M, Limited Manufacturing District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said text being titled, "**LIMITATION TEXT**," signed by Vicky Tyler, Applicant, dated November 1, 2007, and said plan being titled, "**EUROPEAN BODY AND SOUL SPA**," signed by Antonio Colosimo, Architect, dated November 16, 2007, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 7420 Worthington-Galena Road

OWNER: Labor District Council & Contractors Pension Fund of Ohio

APPLICANT: Vicky Tyler

DATE OF TEXT: 11/1/07

APPLICATION NUMBER: Z07-040

- 1. INTRODUCTION:** The 1.207 acre site sits on the east side of Worthington-Galena Road. The site is currently zoned M-2 and has not been in operation for the last 12 months. This application is being made to renovate the existing building into a Day Spa and to modify current zoning to L-M, Limited Manufacturing. The subject site supports requirements for current building and parking setbacks.
- 2. PERMITTED USES:** The following uses are permitted on the subject site: those uses in Sections 3363.02 through 3363.08, 3363.175, 3353.03 of the Columbus City Code and a day spa.
- 3. DEVELOPMENT STANDARDS:** Unless otherwise indicated the applicable development standards are contained in Chapter 3363, M, Manufacturing District of the Columbus City Code.
 - A. Density, Lot, and/or Setback Commitments.**
 1. Parking setback along Worthington-Galena Road shall remain fifty feet (50'-0").
 - B. Access, Loading, Parking, and/or Other Traffic Related Commitments.**
 1. Access to the property is from an existing drive along Worthington-Galena Road.
 2. All parking areas and circulation are existing and are to remain.
 - C. Buffering, Landscaping, Open Space, and/or Screening Commitments.**

1. All landscaping shall be installed as noted on the site plan.
2. All trees and landscaping shall be maintained in a healthy condition, and dead material shall be replaced within six months or the next planting season, whichever occurs first.
3. There shall be 19 boxed and/or evergreen hedges in clusters of three to four, located along the front parking area in a mulch bed. This will provide headlight screening, so the hedges will be a minimum of 30 inches in height. The height of the hedges may be reduced as needed adjacent to curb cuts to provide adequate vision clearance.
4. There shall be seasonal floral groupings surrounding the mounded ground sign in a mulch bed, located in front of the headlight screening hedges.
5. There shall be new trees along the property line, by Worthington-Galena Road. They will be spaced 30 feet apart in the quantity of four.
6. The private gardens, located behind a 7 foot high privacy fence, shall consist of an existing lawn area, 25-50 low level shrubs, six to seven small caliper trees along rear fence line, as well as a formal European garden with terraced evergreens and seasonal floral accents. The private gardens shall also have walkways lit with low-level lighting.
7. All trees meet the following minimum size at planting:

Shade trees 2 ½" caliper; Ornamental trees 1 ½" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.
8. Lot coverage for building and paved areas (excluding sidewalks) shall not exceed 90%.

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

1. Outdoor sauna, water fountains, and patio pavilions are planned along the south and west open space, behind the proposed 7'-0" high privacy fence.
2. Any mechanical equipment or utility hardware on the roof of the existing building shall be screened from view to prevent the equipment from being visible from the property line of the parcel. Ground mounted mechanical or utility equipment shall be fully screened from view with the privacy fence or ground level landscaping.
3. Building illumination shall be permitted, provided such light source is concealed. No colored light shall be used to light the exterior of any building.
4. Building-mounted area lighting within the parcel shall utilize fully shielded cutoff style fixtures and be designed in such a way to minimize any off-site light spillage.
5. Any new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.
6. All lighting shall be positioned as to not be directed toward any residential area.
7. Dumpster(s) shall be screened from view on all sides. A brick veneer and concrete masonry wall shall provide the screening on three sides with a gate on the fourth.

E. Graphic and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M. Manufacturing District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous Commitments.

1. The Site shall be developed in accordance with the site plan attached hereto. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time development and engineering plans are completed. Any slight adjustment to the plan is subject to review and approval by the Director of the Department of Development 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.