



City of Columbus

Office of City Clerk
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Legislation Text

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BACKGROUND: In September 2009 Columbus City Council adopted the *Livingston East Area Plan*, which promotes streetscape improvements, walkability, and revitalization for the Livingston Avenue Corridor from I-70 to Brice Road. Commercial overlays are recommended by the plan as tools for achieving these goals. While differing in their specific standards, the Community Commercial Overlay (CCO) and Regional Commercial Overlay (RCO) both work in conjunction with existing zoning districts to improve the character of commercial corridors, facilitate streetscape continuity, and encourage pedestrian-friendly development.

Planning staff worked with community leaders, property owners, and other stakeholders to develop the CCO and RCO designations. Affected property owners were notified of the proposals by mail and invited to a public open house held on October 2, 2012. Information was also made available on the city's web site. Both the Mid-East Area Community Collaborative (MACC) and the Far East Area Commission have endorsed the overlay proposals. The Columbus Development Commission recommended the proposal on April 11, 2013. Property owners were notified of the commission hearing by mail.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval

FISCAL IMPACT: No funding is required for this legislation.

To adopt Community and Regional Commercial Overlays as provided for in Chapter 3372 of the Columbus City Code for portions of the E. Livingston Avenue, S. James Road, S. Hamilton Road, and Brice Road corridors.

WHEREAS, Columbus City Council adopted the *Livingston East Area Plan* on September 21, 2009 (Ord. 1145-2009), which recommends the application of commercial overlays to portions of commercial corridors in the Livingston East area; and

WHEREAS, the creation of zoning overlays with urban design standards and requirements will serve to enhance the corridors' character, facilitate streetscape continuity, and encourage pedestrian-friendly development; and

WHEREAS, the provisions contained in the overlays will apply to all properties described below and as identified on the attached maps (Exhibits A and B); and

WHEREAS, the proposed designations included substantial community involvement through mailings to affected property owners, a public open house, and web site postings; and

WHEREAS, both the Mid-East Area Community Collaborative (MACC) and the Far East Area Commission have endorsed the overlay proposals; and

WHEREAS, on April 11, 2013 Columbus Development Commission recommended to City Council adoption of the proposed overlays; **now, therefore**,

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

Section 1. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Section 3372.781 to read as follows:

3372.781 Livingston East Area Community Commercial Overlay

There is hereby created in the city a community commercial overlay to be known as the Livingston East Area Community Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit A, "Boundaries of the Livingston East Area Community Commercial Overlay," further defined as the following areas and parcels:

1. All parcels fronting the south side of E. Livingston Avenue extending from the east bank of Alum Creek eastward to the west side of Euclaire Avenue.
2. All parcels fronting on the west side of College Avenue extending from the centerline of E. Livingston Avenue southeastward along the west right-of-way line of College Avenue to a point ± 384 feet southeast of the centerline of E. Livingston Avenue.
3. All parcels bounded by College Avenue, Castlegate Road, and Berwick Boulevard.
4. All parcels fronting the north side of E. Livingston Avenue extending from the east side of Kellner Avenue eastward to the west side of Waverly Street.
5. All parcels bounded by an area described as follows: beginning at the intersection of the centerlines of E. Livingston Avenue and James Road, then southerly along the centerline of S. James Road to a point ± 96 feet south of the centerline alignment of Dover Road as extended eastward; then eastward ± 396 feet; then northerly ± 454 feet to the centerline of E. Livingston Avenue; then westward to the point of beginning.
6. All parcels fronting the south side of E. Livingston Avenue from the west side of S. James Road westward to a point ± 530 feet west of the centerline of S. James.
7. All parcels fronting the west side of S. James from the south side of E. Livingston to the north side of Dover Rd.
8. All parcels fronting the south side of E. Livingston Avenue extending from the east side of Zettler Road eastward to a point ± 381 feet east of the centerline of Courtright Road.
9. All parcels fronting on the east side of Zettler Road extending from the south side of E. Livingston Avenue southward to a point ± 303 feet south of the centerline of E. Livingston Avenue.
10. All parcels fronting on the east side of Courtright Road extending from the south side of E. Livingston Avenue southward to a point ± 550 feet south of the centerline of E. Livingston Avenue.
11. All parcels fronting the north side of E. Livingston Avenue extending from a point ± 172 feet west of the centerline of Barnett Road eastward to a point $\pm 1,067$ east of the centerline of Barnett Road.
12. All parcels fronting the west side of S. James from the north side of Astor Avenue to the south side of Mound Street.
13. All parcels fronting the south side of Mound Street extending from the centerline of Mound Street westward to a point ± 344 feet west of the centerline of Mound Street.
14. All parcels fronting the north side of E. Livingston Avenue extending from a point ± 344 feet east of the centerline of Brookway Road eastward to the west side of Elderwood Avenue.
15. All parcels fronting the south side of E. Livingston Avenue extending from a point ± 453 feet east of the centerline of Courtright Road eastward to a point ± 449 feet east of the centerline of Striebel Road.
16. All parcels fronting on the west side of S. Hamilton Road extending from a point ± 186 feet south of the centerline of E. Livingston Avenue northward to a point ± 153 feet south of the centerline of Melroy Avenue.
17. All parcels fronting on the east side of S. Hamilton Road extending from the north side of Aragon Avenue northward to a point ± 410 feet north of the centerline of E. Livingston Avenue.
18. All parcels fronting on the north side of E. Livingston Avenue extending from the east side of Harlow Road eastward to a point ± 288 feet east of the centerline of S. Hamilton Road.
19. All parcels fronting on the south side of E. Livingston Avenue extending from the east side of Grattan Road eastward to a point ± 243 feet east of the centerline of S. Hamilton Road.

Section 2. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Section 3372.891 to read as follows:

3372.891 Livingston East Area Regional Commercial Overlay

There is hereby created in the city a regional commercial overlay to be known as the Livingston East Area Regional Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit B, "Boundaries of the Livingston East Area Regional Commercial Overlay," further defined as the following areas and parcels:

1. All parcels fronting the north side of E. Livingston Avenue extending from the east bank of Big Walnut Creek eastward to the west side of Noe-Bixby Road.
2. All parcels fronting the north side of E. Livingston Avenue extending from a point ± 266 feet east of the centerline of Noe-Bixby Road eastward to a point ± 501 feet east of the centerline of Noe-Bixby Road.
3. All parcels fronting the north side of E. Livingston Avenue extending from the east side of Lonsdale Road eastward to the west side of the I-270 right-of-way.
4. All parcels fronting the south side of E. Livingston Avenue extending from the east side of Lonsdale Road eastward to a point ± 180 feet east of the centerline of Lonsdale Road.
5. All parcels fronting the north side of E. Livingston Avenue extending from the east side of McNaughten Road eastward to a point ± 452 feet east of the centerline of McNaughten Road.
6. All parcels fronting on the east side of Saranac Drive extending from the north side of Lake Club Drive northward to the south side of E. Livingston Avenue.
7. All parcels fronting the south side of E. Livingston Avenue extending from the east side of Saranac Dive eastward to the west side of Brice Road.
8. All parcels on the west side of Brice Road extending from the south side of E. Livingston Avenue southward to a point ± 933 feet south of the south centerline of Channingway Boulevard.
9. All parcels within Columbus fronting the east side of Brice Road between Eastgreen Boulevard on the north and I -70 on the south.

Section 3. That Section 3372.702 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3372.702 - Overlay areas.

The boundaries of the Community Commercial Overlay areas are part of the Official Zoning Map and shall be described in separate sections beginning with C.C. Section 3372.750 and ending with C.C. Section 3372.799. For the purposes and requirements of a Community Commercial Overlay area the term "primary street" means High Street, Main Street, Broad Street, Indianola Avenue, James Road, Kellner Road, Lockbourne Road, Olentangy River Road, Sullivant Avenue, Livingston Avenue, Courtright Road, College Avenue, and Hamilton Road.

Section 4. That Section 3372.802 of the Columbus City Codes, 1959, is hereby amended to read as follows:

The boundaries of the Regional Commercial Overlay areas are part of the Official Zoning Map and shall be described in separate sections beginning with C.C. 3372.850 and ending with C.C. 3372.899. For the purposes and requirements of a Regional Commercial Overlay area, the term "primary street" means: Bethel Road, Broad Street, High Street, Georgesville Road, Morse Road, Olentangy River Road, SR 161 (Dublin-Granville Road), Sawmill Road, Wilson Road, Livingston Avenue and Brice Road.

Section 5. That existing sections 3372.702 and 3372.802 of the Columbus City Codes, 1959, are hereby repealed:

Section 6. That this ordinance shall take effect and be in force from and after the earliest period provided by law.