



City of Columbus

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

Legislation Text

File #: 0758-2017, **Version:** 1

Rezoning Application Z16-084

APPLICANT: First Community Church of Columbus Ohio; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus OH 43215.

PROPOSED USE: Updated landscaping provisions for existing religious facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on February 9, 2017.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a religious facility and parking lot in accordance with a registered site plan of the underlying L-SR, Limited Suburban Residential District (Z89-174). The requested L-SR, Limited Suburban Residential District will update landscaping and fencing commitments within a 90-foot landscaping buffer along Dublin Road. The limitation text includes commitments to permitted uses, and landscaping and screening, as shown on the attached site plan. The site is within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends institutional land uses at this location. The request is consistent with the land use recommendation of the Plan, updates an existing limitation text and site plan, and does not introduce new or incompatible uses to the area.

To rezone **3777 DUBLIN ROAD (43221)**, being 18.5± acres located on the west side of Dublin Road, 360± feet north of Fishinger Road, From: L-SR, Limited Suburban Residential District and R, Rural District, To: L-SR, Limited Suburban Residential District (Rezoning # Z16-084).

WHEREAS, application # Z16-084 is on file with the Department of Building and Zoning Services requesting rezoning of 18.5± acres from L-SR, Limited Suburban Residential District and R, Rural District, to L-SR, Limited Suburban Residential 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-SR, Limited Suburban Residential District will allow the applicant to update landscaping and screening for an existing religious facility along Dublin Road. The request remains consistent with the land use recommendation of the *Trabue/Roberts Area Plan*; 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:

3777 DUBLIN ROAD (43221), being 18.5± acres located on the west side of Dublin Road, 360± feet north of Fishinger Road, and being more particularly described as follows:

Parcel 560-202186:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 547 and being a part of the 59.063 acre tract of record in O.R. 3957J14, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at a point in the centerline of Dublin Road at the southeasterly corner of the said 59.063 acre tract and the northeasterly corner of WOODLAND ESTATES ON THE SCIOTO, NO. 3 of record in Plat Book 27, Page 18;

Thence S 79 deg. 28' 54" W, a distance at 40.50 feet, along the common line to said 59.063 acre tract and WOODLAND ESTATES ON THE SCIOTO, NO. 3 to an iron pin in the westerly right-of-way line of Dublin Road as established by a deed conveying 0.437 acres to the City of Columbus of record in O.R. 9124F03 and being the northeasterly corner of Lot Number 44 of said WOODLAND ESTATES ON THE SCIOTO, NO. 3 said point being the point of true beginning for the herein described tract of land;

Thence S 79 deg. 28' 54" W, a distance of 1344.90 feet, continuing along the common line to the said 59.063 acre tract and WOODLAND ESTATES ON THE SCIOTO, NO. 3, to a point;

Thence the following seven (7) courses and distances across the said 59.063 acre tract:

1. Thence N 23 deg. 57' 07" E, a distance of 293.34 feet, to a point;
2. Thence N 2 deg. 53' 24" W, a distance of 363.92 feet, to a point;
3. Thence N 82 deg. 13' 26" E, a distance of 179.92 feet, to a point;
4. Thence N 66 deg. 09' 21" E, a distance of 426.40 feet, to a point;
5. Thence N 78 deg. 01' 33" E, a distance of 163.19 feet, to a point;
6. Thence N 87 deg. 54' 13" E, a distance of 112.01 feet, to a point;
7. Thence S 66 deg. 29' 51" E, a distance of 111.82 feet, to an iron pin, at the northwesterly corner of the 1 acre tract conveyed to George E Harsh and Maribelle Harsh by deed of record in Deed Book 2559, page 379;

Thence S 1 deg. 30' 00" E, a distance of 106.58 feet, along the westerly line of the said 1 acre tract to an iron pin at the southwesterly corner of said 1 acre tract;

Thence N 88 deg. 05' 20" E, a distance of 263.77 feet, along the southerly line of the said 1 acre tract to a point in the westerly right-of-way line of Dublin Road as established by said deed to the City of Columbus;

Thence S 1 deg. 31' 40" E, a distance of 478.52 feet, along the said westerly right-of-way line of Dublin Road to the point of true beginning containing 17.579 acres, more or less, and being subject to all easements and restrictions of record.

Parcel 203-271289:

Situated in the State of Ohio, County of Franklin, and in the Township of Norwich:

Being Lot Number Forty-Eight (48), in WOODLAND ESTATES ON THE SCIOTO NO. 3, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 27, page 18, Recorder's Office, Franklin County, Ohio.

To Rezone From: L-SR, Limited Suburban Residential District and R, Rural District

To: L-SR, Limited Suburban Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-SR, Limited Suburban Residential 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 L-SR, Limited Suburban Residential District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said plan being titled, “**SITE PLAN**” dated March 15, 2017, and text titled, “**DEVELOPMENT TEXT**,” dated January 18, 2017, both signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

Address: 3777 Dublin Road

Owner: First Community Church of Columbus Ohio

Applicant: Same as owner

Zoning District: L-SR, Limited Suburban Residential District

Date of Text: 1/18/17

Application: Z16-084

1. Introduction: The subject site was rezoned in 1990 to permit either a church and its related facilities or a single family subdivision. The church wants to expand its facilities and to update the landscaping treatment along Dublin Road to complement the proposed expansion.

2. Permitted Uses:

a) Religious facility, (b) adult and child day care center as an accessory use when located within a religious facility building (c) school.

3. Development Standards: Except as otherwise noted herein or on the submitted drawing, the applicable development standards of Chapter 3332 SR of the Columbus City Code shall apply to this site.

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

B. Access, Loading, Parking and/or Other Traffic Related Commitments. The location of access points shall be subject to the review and approval of the City’s Department of Public Service.

C. Buffering, Landscaping, Open Space and/or Screening Commitments. There shall be a ninety foot wide buffer strip along Dublin Road except at the access points. Said ninety foot wide buffer shall be landscaped and fenced in accordance with the submitted site plan.

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

G. Miscellaneous Commitments. The proposed development shall be developed in general conformance with the submitted site plan that shows the ninety foot wide buffer along Dublin Road. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed.

Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services 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.