



## Legislation Text

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**File #:** 3115-2017, **Version:** 1

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### **Rezoning Application Z17-032**

**APPLICANT:** City of Columbus; c/o Heather L. Brink; Department of Finance and Management; 90 West Broad Street; Columbus, OH 43215.

**PROPOSED USE:** Police substation.

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

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of a single undeveloped parcel, zoned in the AR-12, Apartment Residential District, and is immediately west of the Lazelle Woods Recreation Center. The requested CPD, Commercial Planned Development District will permit a City of Columbus police substation, including a community training room. The site is within the planning area of *The Far North Area Plan* (2014), which recommends "Institutional" uses for this location. The CPD text commits to a site plan and includes I, Institutional District permitted uses and development standards. Commitments for setbacks, access, sidewalks, and street trees are also proposed, with variances incorporated for reduced rear yard and screening requirements, and a reduction from 100 required to 88 provided parking spaces. Staff supports the proposed use, which is consistent with the land use recommendation of *The Far North Area Plan*, and the proposed site design which is compatible with the adjacent recreation center and surrounding residential development. The request is consistent with the zoning and development pattern of the area, and will result in improved public safety services for this underserved area.

To rezone **8118 SANCUS BOULEVARD (43081)**, being 3.79± acres located on the east side of Sancus Boulevard, at the intersection with Brockwell Drive, **From:** AR-12, Apartment Residential District, **To:** CPD, Commercial Planned Development District (Rezoning # Z17-032).

**WHEREAS**, application # Z17-032 is on file with the Department of Building and Zoning Services requesting rezoning of 3.79± acres from AR-12, Apartment Residential District, to CPD, Commercial Planned Development 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 CPD, Commercial Planned Development District will permit a police substation that is consistent with the land use recommendation of *The Far North Area Plan*. The request is consistent with the zoning and development pattern of the area, and will result in improved public safety services for this underserved 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:

**8118 SANCUS BOULEVARD (43081)**, being 3.79± acres located on the east side of Sancus Boulevard, at the

intersection with Brockwell Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Farm Lot 9, in Section 1, Township 2, Range 18, United States Military Lands, containing 3.792 acres of land, more or less, said 3.792 acres being out of the residue of that 13.500 acre tract of land described in EXHIBIT A in the deed to the Board of Education of The Worthington City School District, of record in Official Record 13050C09, Recorder's Office, Franklin County Ohio, said 3.792 acre area of land being more particularly described as follows:

Beginning at a  $\frac{3}{4}$ -inch (1.D.) iron pipe at the point of intersection of an easterly right-of-way line of Sancus Boulevard eighty feet in width, and a northerly line of said Farm Lot 9, the same being in a southerly line of Farm Lot 10 at the northerly terminus of Sancus Boulevard as designated and shown on the recorded plat of Sancus Boulevard and Park Road Dedication and Easements, of record in Plat Book 71, Page 95 and at the southerly terminus of Sancus Boulevard as the same is designated and shown on the Dedication Plat of Lazelle Road, Sancus Boulevard, Staffington Drive and Easements, of record in Plat Book 70, Page 55, said iron pipe also being the northwesterly corner of the residue of said 13.500 acre tract and the southwesterly corner of the Third Amendment to Worthington Glen North Condominium, of record in Condominium Plat Book 47, Pages 30, 31, 32, 33 and 34 all being of record in the Recorder's Office, Franklin County, Ohio;

Thence, from said beginning point, S-86° 56' 01" E, with the northerly line of said 13.500 acre tract, with the southerly line of said Third Amendment to Worthington Glen North Condominium, with a northerly line of said Farm Lot 9 and with a southerly line of said Farm Lot 10, a distance of 353.76 feet to a  $\frac{3}{4}$ -inch (1.D.) iron pipe;

Thence 5-29° 32' 52" E, a distance of 216.60 feet to a  $\frac{3}{4}$ -inch (1.D.) iron pipe; Thence 5-24° 15' 25" E, a distance of 188.60 feet to a  $\frac{3}{4}$ -inch (1.D.) iron pipe;

Thence N-86° 56' 01" W, parallel with and 350.00 feet southerly from, as measured at right angles, the northerly line of said 13.500 acre tract, a distance of 597.89 feet to a  $\frac{3}{4}$ -inch (1.D.) iron pipe in a curve in an easterly right-of-way line of said Sancus Boulevard, the same being in a westerly line of the residue of said 13.500 acre tract;

Thence northwardly, with the easterly right-of-way boundary of said Sancus Boulevard and with the westerly boundary of the residue of said 13.500 acre tract, the following two (2) courses and distances:

1.) with the arc of a curve to the left having a radius of 1040.00 feet, a central angle of 16° 06' 24" and a chord that bears N-11° 07' 11" E, a chord distance of 291.40 feet to a point of tangency;

2.) N-3° 03' 59" E, a distance of 61.48 feet to the point of beginning and containing 3.792 acres of land, more or less.

**To Rezone From:** AR-12, Apartment Residential District,

**To:** CPD, Commercial Planned Development District.

**SECTION 2.** That a Height District of thirty-five (35) feet 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 plan being titled, "**SITE COMPLIANCE PLAN FOR POLARIS POLICE SUBSTATION**," and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," both dated November 10, 2017, and signed by Joseph A. Lombardi, Director, Department of Finance and Management, and the text reading as follows:

## COMMERCIAL PLANNED DEVELOPMENT TEXT

**PROPOSED DISTRICTS:** CPD, Commercial Planned Development

**PROPERTY ADDRESS:** 8118 Sancus Blvd.

**OWNER:** City of Columbus Ohio

**APPLICANT:** City of Columbus Ohio

**DATE OF TEXT:** 11-10-17

**APPLICATION:** Z17-032

**1. INTRODUCTION:** 8118 Sancus Blvd, located at the northeast corner of Sancus Blvd. and Brockwell Dr., directly west of the Lazelle Woods Community Rec Center, consists of 3.792 acres, and is currently zoned AR-12 multi-family. The site is currently vacant with a paved pedestrian path running N-S along the east property line. This path extends north and south of the site to connect multi-family dwellings with the Worthington Park Elementary School. The rezoning will permit, subject to this zoning text, construction of a City of Columbus Police Substation. The building will serve 2 precincts as well as a mid-watch shift.

**2. PERMITTED USES:** The current intended use for the subject site shall be a police substation and supporting parking lot. In the event the subject building is no longer used as a substation, other permitted uses shall include those identified in Chapter 3349 I, Institutional Use District.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3349 I, Institutional Use District of the Columbus City Code.

**A. Density, Height, Lot and/or Setback Requirements:**

1. Building setbacks along Sancus Blvd shall be a minimum of 50 feet.
2. Parking setbacks abutting the adjacent AR-12 district shall be a minimum of 20 feet.
3. The side yard setback shall be a minimum of 20 feet.
4. The rear yard setback shall be reduced from a minimum of 50 feet to 30 feet per Variance 3.G.2.a as noted below.
5. No structure shall be more than 35 feet in height, apart from portions of the building which may extend higher as provided in Code 3309.142(A) or of antennas as provided in Code 3309.145.

**B. Traffic-Related Commitments:**

1. There shall be two access points along the existing access drive leading to the Lazelle Woods Community Rec Center, the closest of which shall be 225 feet to the west property line.
2. Sidewalks shall be constructed within the east right-of-way along Sancus Blvd.
3. The existing paved pedestrian path will be relocated per the attached Site Plan.
4. Parking shall be provided as indicated on the attached Site Plan. Parking for both the general office use and the assembly use are calculated per Variance 3.G.2.b.

General Office (10,657 sf):		60 spaces (Secured Parking- POV's)
Assembly Use (1,020 sf):	1:47 sf =	+ 22 spaces (Visitor Parking - including 4 accessible spaces)

Total Spaces Required: 88 spaces\*

\*does not include 15 fleet vehicles in Secured Parking

5. A southbound left turn lane with a length of 135' (includes 60' diverging taper) shall be provided at the site access point to Sancus Boulevard unless otherwise approved by the Department of Public Service.

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

1. Deciduous street trees shall be provided along the Sancus Blvd. property line at the rate of approximately 40 feet on center. Exact planting locations shall be determined during site compliance review.

**D. Building Design and Interior-Exterior Treatment Commitments**

1. N/A

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

1. N/A

**F. Graphics and/or Signage Commitments:**

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

**G. Miscellaneous:**

1. The subject site shall be in accordance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

2. Variances

a) Section 3349.04 (c) Rear Yard Setback - Reduce the setback along the east property line from 50 feet to 30 feet. The reduced setback is necessary to accommodate the required parking spaces and the storm water management required for both the site and the existing private drive cutting through the site in the form of detention basins. The existing storm sewer drainage easement directly east of the site prevents future development within 114' of the site.

b) Section 3312.49 Minimum numbers of parking spaces required - Increase the required number of parking spaces for the General Office use to 60 in order to correlate with the actual number of personnel vehicles at the station during shift changes- 2 precincts of 15 personnel and a midwatch shift.

Decrease the number of parking spaces required in the Assembly use from 1:30 sf = 34 spaces to 1:47 = 22 spaces. The Community Training Room will not serve as a Pride Center, but will be used for community training events such as self-defense classes and meetings of up to 20 people. Any larger community events will continue to be held at the Lazelle Woods Recreation Center adjacent to the site.

c) Section 3321.09 and Section 3321.11 - Provide an ornamental fence along the east property line in lieu of a screening fence, establishing visual access from the building to the adjacent pedestrian path for increased child safety along the route. Existing trees in the storm sewer drainage easement directly east of the site obscure the Recreation Center from view year-round. Omit screening along the south property line where the parking lot faces the rear wall of adjacent garages in order to provide enhanced visibility for emergency vehicles exiting the site.

**4. OTHER CPD REQUIREMENTS:**

1. Natural Environment: The site is slopes northeast and contains a storm sewer easement with trees.
2. Existing Land Use: The property is undeveloped.
3. Circulation: Access to and from the site is via an existing driveway to Sancus Boulevard.
4. Visual Form of the Environment: Surrounding the site to the north and south are multi-unit residential developments in the AR-12, Apartment Residential District. To the east is the Lazelle Woods Recreation Center in the AR-12, Apartment Residential, R-2F, Residential and the SR, Suburban Residential districts. To the west across Sancus Boulevard are single-unit dwellings in the SR, Suburban Residential District.
5. View and Visibility: The site is visible from Sancus Boulevard and provides pedestrian and vehicular access to the adjacent rec center and pedestrian access to the north. Landscaping to buffer the residential uses to the north is provided.
6. Proposed Development: Police substation.
7. Behavior Patterns: This rezoning will not significantly alter the existing behavior patterns for the property, or for its surroundings.
8. Emissions: No adverse emissions will occur as a result of this development.

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