



City of Columbus

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

Legislation Text

File #: 0952-2018, **Version:** 1

Rezoning Application Z17-056

APPLICANT: 3C Body Shop; c/o Jackson B. Reynolds III, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Parking and office uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on March 8, 2018.

SOUTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of two undeveloped parcels zoned in the R-2F, Residential District. The requested L-C-3, Limited Commercial District will permit the development of a limited number of commercial office or parking lot uses. The site is within the planning area of *Southwest Area Plan* (2009), which recommends office uses at this location. The limitation text incorporates commitments to development standards such as building and parking setbacks, street trees, buffering and screening, building design, and includes a development plan. Staff supports the proposed use which is consistent with the *Southwest Area Plan's* land use recommendation and because any parking lot use shall be for employees only and shall include 100 percent screening opacity along the southern property line where adjacent to residential zoning.

To rezone **1291 BRIGGS CENTER DRIVE (43223)**, being 0.46± acres located on the west side of Briggs Center Drive, 450± feet north of Briggs Road, **From:** R-2F, Residential District, **To:** L-C-3, Limited Commercial District (Rezoning # Z17-056).

WHEREAS, application # Z17-056 is on file with the Department of Building and Zoning Services requesting rezoning of 0.46± acres from R-2F, Residential District, to L-C-3, Limited Commercial District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-C-3, Limited Commercial District will permit limited office and parking lot uses that are consistent with the land use recommendation of *Southwest Area Plan*. The limitations included within this request ensure that development will not be intrusive to adjacent residential development; 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:

1291 BRIGGS CENTER DRIVE (43223), being 0.46± acres located on the west side of Briggs Center Drive, 450± feet

north of Briggs Road, and being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Being Lot Number Five (5) and Six (6) of BRIGGS CENTRE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 69, pages 13-14, Recorder's Office, Franklin County, Ohio.

To Rezone From: R-2F, Residential District

To: L-C-3, Limited Commercial District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-C-3, Limited Commercial 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-C-3, Limited Commercial 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, "**DEVELOPMENT PLAN BRIGGS CENTER DRIVE,**" and text titled, "**LIMITATION TEXT,**" both dated March 16, 2018 and signed by Jackson B. Reynolds III, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-C-3, Limited Commercial District

PROPERTY ADDRESS: 1291 Briggs Center Drive (0.46 acres)

OWNER: Mauser Properties LLC

APPLICANT: 3C Body Shop

DATE OF TEXT: 3/16/2018

APPLICATION NUMBER: Z17-056

1. INTRODUCTION: This is a site along the west side of Briggs Center Drive. The property was zoned for residential use on August 5, 1987 (Z86-080). The owner has not been able to develop the property with residential uses. The applicant would like to use the property as part of its operations without car repair activities on the site. The two lots will be combined into one parcel upon rezoning approval.

2. PERMITTED USES: Office uses as stated in Chapter 3353 C-2, Commercial of the Columbus City Code and parking lots (no inoperable or damaged vehicles will be permitted on the site) for employees only.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3355 C-3, Commercial of the Columbus City Code.

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

1. The building setback shall be 25' from the right of way of Briggs Center Drive and the southern property line.

2. The parking setback shall be 10' along the right of way of Briggs Center Drive and 4' along the southern property abutting the residentially zoned property.

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

All circulation, curb cuts and access points shall be subject to the approval of the Department of Public Service.

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

1. Street trees shall be planted evenly spaced along Briggs Center Drive at a ratio of one tree per forty (40) feet of frontage.
2. A six (6) foot high fence shall be erected along the southern property line that will provide 100% opacity.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. No roof top mechanicals will be used.
2. All buildings will have a pitched or sloped roof.
3. No exterior openings shall be allowed along the abutting property lines unless required by building and/or fire codes.

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 C-3, Commercial District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

The Subject Site shall be developed in accordance with the submitted site plan titled "Development Plan Briggs Center Drive" dated 3/16/18. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and 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.