



Legislation Text

File #: 0743-2018, **Version:** 2

Rezoning Application Z17-053

APPLICANT: Franklin County Board of Commissioners; c/o Kenneth Wilson, County Administrator; 373 South High Street, 26th Floor; Columbus, OH 43215.

PROPOSED USE: Forensic science center and morgue.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on February 8, 2018.

SOUTHWEST AREA COMMISSION RECOMMENDATION: Disapproval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a single parcel, previously developed with an elementary school, and having the R, Rural District zoning designation after annexation from Franklin Township. The requested CPD, Commercial Planned Development District will permit a forensic science center and morgue for Franklin County. The site is located within the boundaries of the *Southwest Area Plan* (2009), which recommends institutional uses for this location. The CPD text includes use, setback, height, access, parking, screening, landscaping, and site plan commitments. Staff supports the proposed use, which is consistent with the land use recommendation of *Southwest Area Plan*, replaces a previous institutional use, and ensures a site design which is compatible with the surrounding residential development.

To rezone **2090 FRANK ROAD (43223)**, being 11.3± acres located on the north side of Frank Road, 735± feet east of Harrisburg Pike, **From:** R, Rural District, **To:** CPD, Commercial Planned Development District (Rezoning # Z17-053) **and to declare an emergency.**

WHEREAS, application # Z17-053 is on file with the Department of Building and Zoning Services requesting rezoning of 11.3± acres from R, Rural District, to CPD, Commercial Planned Development District; and

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

WHEREAS, The Southwest Area Commission recommends disapproval, due to a split vote (3-3); and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District will permit a forensic science center and morgue that is consistent with the land use recommendation of *Southwest Area Plan*, replaces a previous institutional use, and ensures a site design which is compatible with the surrounding residential development;

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; 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:

2090 FRANK ROAD (43223), being 11.3± acres located on the north side of Frank Road, 735± feet east of Harrisburg Pike, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Franklin, being in Virginia Military District, Survey 717, and being all of the remainder of a 12.00 acre tract as conveyed to Commissioners of Franklin County in Instrument Number 201304080057014, all records being of the Recorder's Office, Franklin County, Ohio;

Commencing at the centerline intersection of Frank Road (Width Varies) and Harrisburg Pike (Width Varies);

Thence easterly along the centerline of Frank Road, South 75 degrees 50 minutes 18 seconds East, 829.1 feet;

Thence northerly leaving said centerline, North 14 degrees 31 minutes 42 seconds East, 52.2 feet to the northerly right-of-way line of Frank Road and the southwest corner of the remainder of said 12.00 acre tract, being the TRUE POINT OF BEGINNING of the tract herein described;

Thence northerly along the west line of the remainder of said 12.00 acre tract, North 14 degrees 31 minutes 42 seconds East, 787.3 feet to the northwest corner of the remainder of said 12.00 acre tract;

Thence easterly along the north line of the remainder of said 12.00 acre tract, South 75 degrees 12 minutes 18 seconds East, 625.3 feet to the northeast corner of the remainder of said 12.00 acre tract;

Thence southerly along the east line of the remainder of said 12.00 acre tract, South 14 degrees 31 minutes 42 seconds West, 785.7 feet to the southeast corner of the remainder of said 12.00 acre tract and in the northerly right-of-way line of Frank Road;

Thence westerly along the northerly right-of-way line of Frank Road and the south line of the remainder of said 12.00 acre tract, North 75 degrees 20 minutes 52 seconds West, 625.3 feet to the POINT OF BEGINNING, CONTAINING 11.3 ACRES, MORE OR LESS.

To Rezone From: R, Rural 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, "**FRANKLIN COUNTY FORENSIC SCIENCE CENTER**," dated January 31, 2018, and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," dated November 20, 2017, and signed and dated by Kenneth Wilson, County Administrator, on February 16, 2018, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development

PROPERTY ADDRESS: 2090 Frank Road, Columbus, Ohio 43223

OWNER: Franklin County, Ohio

APPLICANT: Franklin County Commissioners

DATE OF TEXT: 11-20-17

APPLICATION: Z17-053

1. **INTRODUCTION:** 2090 Frank Road, located just east of the intersection of Harrisburg Pike and Frank Road, is the site of the former Harmon Elementary School. The parcel was recently annexed to the City of Columbus from Franklin Township. The property is just south and immediately adjacent to a residential subdivision of approximately 14.73 acres located within the City of Columbus and zoned R-2 Residential. Parcels to the east and to the west of the subject property are currently zoned residential and located within Franklin Township. The site is currently vacant and has been sown with a grass seeded landscape treatment throughout. The rezoning will permit, subject to this zoning text, construction of the new Forensic Science Center for Franklin County. Additionally this building will serve as the official office of the County Coroner and will provide services to the City of Columbus and other incorporated and unincorporated areas of Franklin County.

2. **PERMITTED USES:** The current intended use for the subject site shall be a Forensic Science Center and the County Morgue and supporting parking lot. In the event the subject building is no longer used as designated, 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 Frank Road shall be a minimum of 50 feet.

2. Parking setbacks abutting the adjacent residential properties shall be a minimum of 15 feet.

3. The building side yard setbacks shall be a minimum of 50 feet.

4. The rear yard setback shall be a minimum of 50 feet.

5. No structure shall be more than 40 feet in height, apart from portions of the building which may extend higher as provided in Code 3309.142(A). For purposes of this section the building will include self-contained strobic exhaust fans which will extend vertically approximately 16 feet beyond the top of the architectural elements and as such meet the requirements outlined as referenced in Code 3309.142 (A).

B. Traffic-Related Commitments:

1. The project shall utilize the two existing curb cuts located within the public ROW on Frank Road.

2. There are currently sidewalks located along Frank Road. If required, wheel chair ramps at existing curb cuts shall be installed per ADA specifications.

3. Parking shall be provided as indicated on the attached Site Plan. The number of spaces required include a total of 27 spaces (25 standard and 2 ADA spaces) for the general public and a total of 74 spaces (71 standard spaces and 3 ADA spaces) for staff and overflow parking. One (1) secured parking space is located within the sally port for the Franklin County Coroner.

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

1. The project shall align with the requirements of 3321.09 as relates to screening of said development from any preexisting / residential uses. The intended implementation of said standards are identified as follows:

a. A landscaped buffer (as depicted on the attached plan) will be installed along the western boundary to provide screening for the staff parking and along the southern perimeter of the public parking areas adjacent to the Frank Road frontage.

b. Additional trees and landscaping will be added along the north western edges of the property.

2. Additional ornamental type landscaping will be included as follows:

a. Eastern (Public) entry - 2 ornamental trees

b. Western (Staff) entry - 3 ornamental trees and 1 hardwood type tree

c. A landscape hedge along the mechanical yard on the east side of the building - 15 deciduous shrubs.

D. Building Design and Interior-Exterior Treatment Commitments

N/A

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

All exterior dumpsters will be located within a waste and recycling enclosure in alignment with City of Columbus standards (3321.01) in regards to architectural fence type screening/gates. In addition, the use of exterior perimeter landscape screening as depicted on the attached plan will also be implemented.

F. Graphics and/or Signage Commitments:

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

G. Miscellaneous:

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.

H. CPD Criteria:

NATURAL ENVIRONMENT.

This property will be redeveloped with a Forensic Science Center / Coroner Office, maintaining the access configuration unless otherwise approved, and perimeter landscaping and other buffering treatment commitments. The use will not be detrimental in any way but rather is an appropriate land use at this location and will not have any off-site impacts beyond its current zoning entitlement.

EXISTING LAND USE.

The existing land is zoned R, Rural (Franklin Township). The current site condition reflects a grass covered lawn, free of any of the man-made structures and features as were associated with the previous K-6 facility.

TRANSPORTATION AND CIRCULATION.

There will be direct vehicular access to the site via (2) existing curb-cuts from Frank Road. No modification is proposed by this applicant. There is adequate circulation both from adjacent roadways and on the site around the building.

VISUAL FORM OF THE ENVIRONMENT.

The existing uses / zoning of the surrounding property are as follows:

North: Single Family development zoned Residential, R2 (City of Columbus)

East: Combination of Single Family development zoned Residential R2 & R24 (City of Columbus) and Suburban Apartment Residential (Franklin Township).

South: Smart Growth Overlay - Franklin County; Combination of R - Residential, Rural and Suburban Apartment Residential. (Franklin Township).

West: Smart Growth Overlay - Franklin County, R - Residential & LI - Limited Industrial (SR 62, Harrisburg Pike), and R - Residential, Rural, (Frank Road). Franklin Township.

VIEW AND VISIBILITY.

The site is visible along the north side of Frank Road. The proposed development will not with any great significance, alter the existing aesthetic as had been presented by the previously in-place, 70 year old K-6 School facility.

PROPOSED DEVELOPMENT.

The proposed development is redevelopment of a former K-6 school site with public access/parking as well as a controlled parking/service zone and an associated enclosed delivery sallyport, appropriate along this portion of the Frank Road mixed use corridor.

BEHAVIOR PATTERNS.

This rezoning will not significantly alter the existing behavior patterns for the property, or for its surroundings.

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.~~ That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.