



Legislation Text

File #: 3217-2018, **Version:** 1

Rezoning Application Z18-053

APPLICANT: 3540 WDG, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43232.

PROPOSED USE: Commercial development.

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

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 2.54± acre site is developed with two multi-tenant commercial buildings in the CPD, Commercial Planned Development District (Z02-036). The requested CPD, Commercial Planned Development District will update the required site plan under the current district. Included within the CPD text are commitments to maintain the existing permitted uses, building and parking setbacks, traffic access, landscaping, and building materials. Additional commitments to an updated site plan, new bicycle parking, and a new sidewalk along the west side of Federated Boulevard, are included in the request. The updated CPD text also contains variances to reduce the required number of loading spaces, parking lot trees, and Regional Commercial Overlay landscaping requirements. The site will provide a total of 126 parking spaces for all 21,580± square feet of commercial space on site. The site is within the boundaries of *The Northwest Plan* (2017), which recommends "Mixed-use 1" land uses at this location, and is also within the SR 161 (Dublin-Granville Road) Regional Commercial Overlay. The updated CPD, Commercial Planned Development District will permit a revised parking lot design and establishes new commitments and variances necessary to conform the site's existing conditions. The request is consistent with the Plan's land use recommendation and is compatible to the development pattern of West Dublin-Granville Road.

To rezone **3522 WEST DUBLIN-GRANVILLE ROAD (43235)**, being 2.54± acres located at the northwest corner of West Dublin-Granville Road and Federated Boulevard, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Rezoning #Z18-053).

WHEREAS, application #Z18-053 is on file with the Department of Building and Zoning Services requesting rezoning of 2.54± acres from CPD, Commercial Planned Development 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 revised parking lot design and establishes new commitments and variances necessary to conform the site's existing conditions. The request is consistent with *The Northwest Plan's* recommendation for "Mixed-Use 1" land uses and is compatible to the development pattern of West Dublin-Granville Road; 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:

3522 WEST DUBLIN-GRANVILLE ROAD (43235), being 2.54± acres located at the northwest corner of West Dublin-Granville Road and Federated Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 19, United States Military Lands and being out of Lot 6 of that subdivision entitled "Sawmill Place" of Record in Plat Book 66, Pages 76 and 77 as conveyed to Momo Holding Company of record in Official Record 30347JOI (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at the centerline intersection of Federated Boulevard with Dublin-Granville Road (State Route 161);

thence North 14 °40' 40" East, with the centerline of said Federated Boulevard, a distance of 110.00 feet to a point;

thence North 75 ° 19' 20" West, leaving said centerline at a right angle, a distance of 50.00 feet to an iron pin set in the westerly right-of-way line of said Federated Boulevard;

With said westerly right-of-way line and with a curve to the right, having a central angle of 90° 00' 00" and a radius of 50.00 feet, a chord bearing and distance of South 59° 40' 40" West, 70.71 feet to an iron pin set at a point of tangency in the northerly right-of-way line of said Dublin-Granville Road;

thence with said northerly right-of-way line, the following courses:

North 75° 19' 20" West, a distance of 376.02 feet to an iron pin set at a point of curvature;

With a curve to the right, having a central angle of 04° 57' 55" and a radius of 940.00 feet, a chord bearing and distance of North 72° 50' 23" West, 81.44 feet to an iron pin set;

thence across said Lot 6, the following courses:

North 24 °15' 07" East, a distance of 230.00 feet to an iron pin set;

North 56 °41' 01" East, a distance of 56.47 feet to an iron pin set;

With a curve to the left, having a central angle of 42°00' 21" and a radius of 200.00 feet, a chord bearing and distance of South 54 °19' 10" East, 143.37 feet to an iron pin set at a point of tangency;

South 75 °19' 20" East, a distance of 298.02 feet to an iron pin set on a curve in said westerly right-of-way line;

thence with said westerly right-of-way line, the following courses:

With a curve to the left, having a central angle of 01 °57' 08" and a radius of 907.05 feet, a chord bearing and distance of South 15°39' 14" West, 30.91 feet to an iron pin set at a point of tangency;

South 14°40'40" West, a distance of 140.00 feet to the True Point of Beginning and containing 2.543 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings herein are based on the same bearing system as that subdivision entitled "Sawmill Place" of record in Plat Book 66, Pages 76 and 77, Recorder's Office, Franklin County, Ohio.

To Rezone From: CPD, Commercial Planned Development 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 site plan being titled, “**CPD SITE PLAN,**” dated November 12, 2018 and text titled, “**COMMERCIAL PLANNED DEVELOPMENT TEXT 3510 DUBLIN GRANVILLE ROAD,**” dated October 30, 2018, both signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

**COMMERCIAL PLANNED DEVELOPMENT TEXT
3510 DUBLIN GRANVILLE ROAD**

PROPERTY ADDRESS: 3510 Dublin Granville Road, Columbus, Ohio

OWNER: 3540 WDG LLC

APPLICANT: 3540 WDG LLC

DATE OF TEXT: 10/30/18

APPLICATION: Z18-053

1. INTRODUCTION: The applicant wants to adjust the site plan to reflect how the site is laid out, adjust the parking to reflect the number of parking spaces on the site and to update the development standards.

2. PERMITTED USES: Permitted uses shall be those as governed by Chapter 3356, C-4, Commercial District, City of Columbus Zoning Code, except that drive-through carry-outs and billboards shall be prohibited.

3. DEVELOPMENT STANDARDS: Except as otherwise noted, the applicable development standards of Chapter 3356 shall apply.

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

Setbacks: Along and adjacent to S.R. 161 a minimum setback of twenty-six (26) feet for all maneuvering and parking areas, and a minimum setback of seventy (70) feet for all structures shall be required from right-of-way. Along Federated Boulevard a minimum setback of 10 feet for parking and maneuvering areas, and a minimum setback of fifty (50) feet for structures shall be required.

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

i. **Traffic Access:** Traffic access to the site shall be maintained in accordance with the submitted site plan unless modified by the City’s Department of Public Service.

ii. **Parking:** Regardless of actual usage, provided that such usage shall be limited to those permitted by Chapter 3356 C-4, the number of parking spaces shall not be required to be greater than one hundred twenty-six (126).

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

The landscape for the site is shown on the submitted site plan.

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

- i. Buildings shall be finished on all sides with the same building materials except that the store fronts will contain glass.
- ii. Building materials for this development shall be brick, stone, split face block, fluted block, glass, stucco, individually or in combination thereof. In addition, painted wood as an accent material may be used, not to exceed thirty percent (30%) in area of each façade.

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

Lighting: Parking lot lighting standards shall not exceed 22 feet in height.

F. Graphics and Signage Commitments

Signage: 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-4, Commercial District in the SR 161 (Dublin-Granville Road) Regional Commercial Overlay. Any variance to those requirements submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

Variances Requested.

- i. 3312.21A Landscaping and Screening: To reduce the number of trees from 13 to 9 within the parking lot and to waive the minimum soil requirement.
- ii. 3312.49 Minimum Number of Parking Spaces Required: Permit all C-4 uses with 126 parking spaces.
- iii. 3312.53 Minimum Number of Loading Spaces Required: To reduce from one to zero - existing condition.
- iv. 3372.807 Landscaping and Screening: Site was developed before the RCO and landscaping in accordance with the prior zoning text.

The Property shall be developed in accordance with the submitted Site Plan; the plans may be slightly adjusted to reflect engineering, topographical, or other site data established at the time of development and engineering plans are completed. The Director of the Department of Building and Zoning Services or a designee shall review and may approve any slight adjustment to the plans upon submission of the appropriate data regarding the proposed adjustment.

CPD Requirements:

A. Natural Environment

The property is located at the northwest corner of Federated Boulevard and S.R. 161. The site developed with two commercial buildings.

B. Existing Land Uses

To the north and east are a retirement community and multi-family developments; to the south are a variety of commercial uses in either new buildings or former single-family houses; to the west is a bank, restaurants, and the Dublin Village Center.

C. Transportation and Circulation

Access to the site is provided from East Dublin-Granville Road and from Federated Boulevard via a private street.

D. Visual Form of the Environment

The site is developed with two commercial buildings.

E. View and Visibility

In the development of the subject property and in the location of the buildings, consideration has been given to the visibility and safety of the motorist and pedestrian.

F. Proposed Development

Commercial

G. Behavior-Patterns

The subject property is at a point where major traffic volumes already exist. The proposed development will emphasize existing behavior patterns.

H. Emissions

There would not appear to be any threat of any unusual emissions from this proposed development.

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