



## Legislation Text

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**File #:** 0900-2019, **Version:** 2

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### **Rezoning Application Z18-077**

**APPLICANT:** Eastpointe Christian Church; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

**PROPOSED USE:** Update to development standards for a religious facility.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on February 14, 2019.

**FAR EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 17.21± acre site is developed with a religious facility and zoned in the CPD, Commercial Planned Development District. The applicant is requesting a new CPD district to update current development standards to permit expansion of the religious facility. The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, parking requirements, graphics restrictions, and includes a commitment to develop the site in accordance with the submitted site plan. Additionally, a variance to reduce the minimum number of required parking spaces by adjusting the parking ratios is included in the text. The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends "institutional" land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines. The proposed use is consistent with the Plan's recommendation, while the updated development standards and parking variance are appropriate for the use.

To rezone **745 NORTH WAGGONER ROAD (43004)**, being 17.21± acres located at the southwest corner of North Waggoner Road and Wengert Road, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Rezoning #Z18-077) **and to declare an emergency.**

**WHEREAS**, application #Z18-077 is on file with the Department of Building and Zoning Services requesting rezoning of 17.21± 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 Far East Area 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 expansion of the existing religious facility which is consistent with the *Far East Land Use Plan's* land use recommendation;

**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:

**745 NORTH WAGGONER ROAD (43004)**, being 17.21± acres located at the southwest corner of North Waggoner Road and Wengert Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Jefferson, Lot 18, Quarter Township 4, Township 1, Range 16, United States Military Lands, being part of that tract of land conveyed to C. Richard Morrison by deed of record in Official Record 17195C08, (all deed references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning at Franklin County Geodetic Survey Monument Number 7760, located at the centerline intersection of Waggoner Road and Wengert Road;

Thence South 03 degrees 30' 47" West, with the centerline of said Waggoner Road, a distance of 559.70 feet to a mag nail set;

Thence crossing said Morrison tract, the following courses and distances:

North 86 degrees 29' 13" West, a distance of 706.86 feet to an iron pin set;

South 87 degrees 02' 43" West, a distance of 220.46 feet to an iron pin set;

North 86 degrees 29' 13" West, a distance of 385.00 feet to an iron pin set;

North 03 degrees 30' 47" East, a distance of 590.27 feet to a mag nail set in the centerline of said Wengert Road;

Thence South 86 degrees 14' 11" East, with said centerline, a distance of 1310.93 feet to the Point of Beginning, containing 17.212 acres of land, more or less.

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

Bearings for this description are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of Franklin County Geodetic Survey Monument Numbers 7760 and 7776, and established a bearing of South 86 degrees 14' 11" East, for a portion of the centerline of Wengert Road.

**To Rezone From:** CPD, Commercial Planned Development District

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

**SECTION 2.** That a Height District of sixty (60) 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, "**EASTPOINTE CHRISTIAN CHURCH**," dated March 14, 2019 and text titled, "**TEXT**," dated January 8, 2019, both signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

## TEXT

**PROPOSED DISTRICTS:** CPD

**PROPERTY ADDRESS:** 745 North Waggoner Road

**OWNER:** Eastpointe Christian Church

**APPLICANT:** Eastpointe Christian Church

**DATE OF TEXT:** 1/8/19

**APPLICATION:** Z18-077

**1. INTRODUCTION:** The subject site was one part of a multiple subarea zoning in application Z00-052 which City Council approved in 2001. The various subareas have been developed including a new Columbus fire station. The applicant's site is developed with a church and outdoor recreational areas. The applicant wants to update the prior development standards to reflect the church's proposed expansion.

**2. PERMITTED USES:** Church and related uses; including multi-purpose and administration buildings and outdoor recreation facilities.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in the written text or on the submitted drawing, the applicable development standards all contained in Chapter 3349 (I, Institutional Use District) of the Columbus City Code.

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

Setbacks:

Waggoner Grove Boulevard: 50 feet for buildings and 15 feet for parking

Waggoner Road: 100 feet for buildings and 60 feet for parking

Wengert Road: 50 feet for buildings and 15 feet for parking

West Property line: 100 feet for building and 25 feet for parking; provided that recreational and/or maintenance accessory use buildings may be 50 feet from west property line

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

Parking ratio - 1 parking space for every 35 sq. ft. of sanctuary space and 1 parking space for every 500 sq. ft. of non-sanctuary building space

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

N/A

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

N/A

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

N/A

### F. Graphics and 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 I, Institutional Use District and any variance to those requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous:

1. Site Plan Revision Allowance: The property shall be developed in accordance with the Site Plan; however, the Site Plan 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 Building and Zoning Services or the Director's designee may approve any slight adjustment to the Site Plan upon submission of the appropriate data regarding the proposed adjustment.
2. Variances: 3312.49 Minimum number of parking space required. To change the parking ratio for sanctuary from 1/30 sq. ft. to 1/35 sq. ft.; for non-assembly areas from 1/250 sq. ft. to 1/500 sq. ft.

H. CPD Criteria:

Natural Environment - The site is flat and has been developed with a church and outdoor recreational areas.

Existing Land Use - Church.

Transportation and Circulation - The site has frontage on three streets.

Visual Form of the Environment - The existing church building has established the visual form for the site.

View and Visibility - The location of access points took into consideration visibility of the motorists and the pedestrian.

Proposed Development - Church.

Behavior Patterns - The existing development on the site and in the area has established behavior patterns for both motorists and pedestrians.

Emissions - No adverse emissions should come from 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.**