



Legislation Text

File #: 1897-2019, **Version:** 1

Rezoning Application: Z19-026

APPLICANT: Metro Development; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Extended stay hotel.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on June 13, 2019.

WESTLAND AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 3.2± acre site consists of one undeveloped parcel zoned in the R, Rural District. The applicant is requesting the L-C-4, Limited Commercial District to permit the expansion of an extended stay hotel development that borders the site to the east. The limitation text establishes use restrictions and supplemental development standards that address building design, traffic access and graphics controls. Included in the text are commitments to a site plan and building elevations. The site is within the planning boundaries of the *Westland Area Plan* (1994), which recommends commercial land uses at this location. Additionally, this site is within an area that has adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines. The proposed L-C-4 district is consistent with both the Plan's land use recommendation and with the development pattern along the West Broad Street corridor, while including commitments to a site plan and building design.

To rezone **5581 W. BROAD ST. (43228)**, being 3.2± acres located on the south side of West Broad Street, 550± feet east of Galloway Road, From: R, Rural District, To: L-C-4, Limited Commercial District (Rezoning # Z19-026).

WHEREAS, application # Z19-026 is on file with the Department of Building and Zoning Services requesting rezoning of 3.2± acres from R, Rural District, to L-C-4, Limited Commercial District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-C-4, Limited Commercial District is consistent with both the *Westland Area Plan's* land use recommendation and the surrounding development pattern along West Broad Street, while including commitments to a site plan and building design; 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:

5581 W. BROAD ST. (43228), being 3.2± acres located on the south side of West Broad Street, 550± feet east of Galloway Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1474, and being all of Franklin County Parcel number 246-266630 and being all of a 3.218 acre tract as conveyed to Mohammed Hossein Rahbar and Afsaneh Zekri of record in Instrument Number 201408190108325, all deed references refer to the records of the Recorder's Office Franklin County Ohio and described as follows:

BEGINNING, at the southwesterly corner of a 5.507 acre tract of land conveyed to Brook Lane LLC of record in Instrument Number 201709130128271;

Thence, South 87°04'58" West with southerly line of said 3.218 acre tract and the northerly line of a 38.294 acre tract of land conveyed to Board of Education of Southwestern City School District, or record in Deed Book 2479 Page 458, a distance of 274.88 feet to a point on the easterly line of a 1 acre tract of land conveyed to Baker-James, LLC of record in Instrument Number 200912210184033;

Thence, North 13°54'43" East with said easterly line, a distance of 617.32 feet to a point in the centerline of West Broad Street (U.S. Route 40),

Thence, North 87°04'58" East with said centerline, a distance of 200.34 feet to a point at the northwesterly corner of a 0.301 acre tract of land conveyed to City of Columbus, Ohio, of record in Instrument Number 200809190141444;

Thence, South 7°04'58" West with the westerly line of said 5.507 acre tract, westerly line of said 0.301 acre tract, westerly line of a 0.083 acre tract of land conveyed to City of Columbus, Ohio, of record in Instrument Number 201709290136140, a distance of 600.00 feet to the POINT OF BEGINNING and containing 3.223 acres of land more or less.

To Rezone From: R, Rural District.

To: L-C-4, Limited Commercial District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the L-C-4, 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-4, 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 titled "**SITE PLAN**," dated June 25, 2019, and text titled, "**LIMITATION TEXT**," dated June 13, 2019, both signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-C-4, Limited Commercial District

PROPERTY ADDRESS: 5581 West Broad Street

OWNER: Mohammad H Rabar et al.

APPLICANT: Metro Development, LLC

DATE OF TEXT: 6/13/19

APPLICATION: Z19-026

1. INTRODUCTION: The site is on the south side of West Broad Street, east of Galloway Road. The proposed development is the next phase of the existing development to the east.

2. PERMITTED USES: Those uses permitted under Chapter 3356, C-4, Commercial of the Columbus City Code

except for the following uses:

Auto sales, new or used
Animal shelter
Astrology, fortune telling, palm reading
Billboards
Blood and organ banks
Bars, Cabarets and night clubs
Community food pantry
Crematory
Halfway house
Missions/temporary shelters
Outdoor power equipment sales
Pawn broker
Check cashing and loans

3. DEVELOPMENT STANDARDS:

Unless otherwise indicated in the written text, the applicable development standards are contained in Chapter 3356, C-4, Commercial of the Columbus City Code.

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

N/A

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

The property owner shall provide a cross access easement to parcels 246-266631 and 246-266633 provided that those parcels are zoned commercially and that those parcels agree to split the cost of construction and maintenance of the shared curbcut on a pro rata basis based on acreage.

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

Landscaping shall be provided as showed on the submitted site plan.

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

The applicant has submitted building elevation as part of its zoning application. The building shall be developed in accordance with the submitted building elevation. The building elevation may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the building elevation shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

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

N/A

F. Graphics and Signage Commitments

The applicable graphics standards shall be those contained in the City Code as they apply to C-4, Commercial District. Any variances shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

Site Plan Revision Allowance: The Property shall be developed in accordance with the Site Plan; however, the Site Plan shall be slightly adjusted to reflect engineering, topographical, or other site data established at the time of development and engineering plans are completed. Any slight adjustments to the site plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

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