



City of Columbus

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

Legislation Text

File #: 1927-2019, **Version:** 1

Rezoning Application: Z19-017

APPLICANT: Franklin International Inc.; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Parking lot.

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

COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a parking lot in the M, Manufacturing, and L-P-1, Limited Private Parking districts. The requested CPD, Commercial Planned Development District will allow the existing parking lot to qualify as required parking for a proposed expansion of the adjacent Franklin International campus. The CPD text commits to a site plan and includes provisions for setbacks, access, buffering and landscaping, lighting, and graphics commitments. Variances to maintain existing reduced setbacks and landscaping are included in this request. The site is located within the boundaries of the *South Side Plan* (2014), which recommends "Industrial" land uses at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines, which recommend that parking lots be screened from view from public right-of-way and adjacent development. The proposal is compatible with the adjacent development, is consistent with the land use recommendations of the *South Side Plan*, and adheres to the C2P2 Design Guidelines.

To rezone **199 HINKLE AVENUE (43207)**, being 1.33± acres located at the southeast corner of Hinkle Avenue and South Sixth Street, From: M, Manufacturing and L-P-1, Limited Private Parking districts, To: CPD, Commercial Planned Development District (Rezoning #Z19-017).

WHEREAS, application #Z19-017 is on file with the Department of Building and Zoning Services requesting rezoning of 1.33± acres from M, Manufacturing and L-P-1, Limited Private Parking districts, to CPD, Commercial Planned Development District; and

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

WHEREAS, the Columbus South Side 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 is compatible with the *South Side Plan's* land use recommendation for industrial land uses and includes appropriate commitments for access and landscaping; 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

199 HINKLE AVENUE (43207), being 1.33± acres located at the southeast corner of Hinkle Avenue and South Sixth Street, and being more particularly described as follows:

Parcel I:

Situated in the State of Ohio, County of Franklin and in the City of Columbus:
Being Lots Numbered Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27) and Twenty-Eight (28) of THUNE'S SUBDIVISION in the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Page 268, Recorder's Office, Franklin County, Ohio.

Parcel II:

Situated in the State of Ohio, County of Franklin and in the City of Columbus:
Being Lots Numbered Thirty-Three (33), Thirty-Four (34), Sixty-Three (63) and Sixty-Four (64) in KARCH'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Box 7, Pages 222 and 223, Recorder's Office, Franklin County, Ohio

Description of a 15' Alley North of Hosack Street between Sixth Street and Bruck Street:

Being situated in the State of Ohio, County of Franklin, City of Columbus and being a 15' alley as shown partly on the recorded subdivision plats of Thunes Subdivision (PB. 10, Pg. 268) and Karch's Subdivision (PB. 7, Pg. 222), said 15' alley beginning at the east line of Sixth Street (39' wide) and terminating at the west line of Bruck Street (50' wide) and containing 3962 square feet (0.091 acres) more or less. Subject to all road records and easements of record.

To Rezone From: M, Manufacturing District and L-P-1, Limited Private Parking 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, "**PARKING LOT #3 EXPANSION**," and said text being titled, "**DEVELOPMENT TEXT**," both dated June 27, 2019, and signed by Jill Tangeman, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT

1.33 +/- ACRES

EXISTING DISTRICTS: M-Manufacturing and L-P-1 Parking

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 199 Hinkle Avenue Columbus, Ohio 43207

OWNER: Franklin International Inc.

APPLICANT: Franklin International Inc.

ATTORNEY FOR APPLICANT: Jill S. Tangeman, Esq.; Vorys, Sater, Seymour & Pease
52 East Gay Street; Columbus, Ohio 43216

DATE OF TEXT: June 27, 2019

APPLICATION NUMBER: Z19-017

1. INTRODUCTION:

The subject property consists of 1.33 +/- acres (the “Site”) located at the northwest corner of Hinkle Avenue and Bruck Street. The Site is zoned “M” Manufacturing and “L-P-1” Limited Parking District 1 and is currently used as a parking lot for the Franklin International Inc. manufacturing uses to the south. The applicant is requesting the rezoning so that the entire parcel CPD with P-1 uses so it can qualify as required parking for the Franklin International campus. The applicant proposes to maintain the parking lot in its existing condition. The parking lot was properly permitted in 1997 in accordance with the attached site plan but since that date, some city ordinances have been modified resulting in different standards.

2. PERMITTED USES: Those uses permitted in Section 3371.01, P-1, Parking of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Except as otherwise noted above and herein, the applicable development standards of Chapter 3371, P-1 shall apply.

A. Density, Lot and/or Setback Commitments.

Parking setback from the north and east and west property lines shall be ten (10) feet and the parking setback from the south property line shall be five (5) feet.

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

1. Access will be on Hosack Street. The existing access on Bruck Street will be removed.
2. Accessible parking spaces shall be provided as per CCC 3312.31.
3. Sidewalk shall be extended along the Bruck Street frontage to fill in the existing sidewalk gap south of Hinkle Avenue.

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

1. The parking lot shall be landscaped in accordance with the attached site plan.
2. Five additional evergreen trees will be planted along the perimeter of the parking lot on Hinkle Avenue.
3. Minimum size of trees shall be 2 1/2 inch caliper for deciduous trees, 3-5 feet high for evergreens and 1 1/2 inch caliper for ornamentals.

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

N/A

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

The parking lot light poles shall not be higher than 18' and shall be fitted with cut-off lighting fixtures to limit off site illumination.

F. Graphics and/or Signage Commitments.

All signage and graphics shall conform to Article 15 of the Columbus City Graphics Codes, as it applies to the P-1, Parking District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Other CPD Requirements:

1. Natural Environment: The site is adjacent to a large manufacturing park and has been used as a parking lot since 1997.
2. Existing Land Use: The property is zoned M-Manufacturing and L-P-1 and is developed with a parking lot.
3. Circulation: Access will be over existing curb cuts on Sixth Street and Hosack Street. The access on Bruck Street will be closed.
4. Visual Form of the Environment: The area surrounding the site is zoned for commercial and residential uses.
5. Visibility: The site is visible from four public roads: Hinkle Avenue, Bruck Street, Hosack Street and Sixth Street.
6. Proposed Development: Parking lot.
7. Behavior Patterns: The proposed development shall make use of the existing vehicular patterns for the area.
8. Emissions: No adverse effect from emissions should result from the proposed development.

H. Modification of Code Standards:

1. Variance from 3312.27(A) and 3371.04(A) in order for setbacks from the north and east and west property lines to be ten (10) feet and the parking setback from the south property line to be five (5) feet.
2. Variance from 3312.21 and 3371.01(f) in order for existing landscaping to be maintained with a three-foot landscape buffer located between the fence and the right-of-way line along Bruck Street and Hinkle Avenue as shown on the attached site plan and three tree islands as shown on the attached site plan.

I. Miscellaneous Commitments:

The site shall be developed in general conformance with the submitted Site Plan attached hereto as, "Parking Lot #3 Expansion." The plan may be 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 plans 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.

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