



City of Columbus

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

Legislation Text

File #: 2700-2019, **Version:** 1

Rezoning Application: Z18-070

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

PROPOSED USE: Commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on January 10, 2019.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a single undeveloped parcel that is zoned R, Rural District as a result of a recent annexation from Washington Township. The applicant proposes the CPD, Commercial Planned Development District to permit commercial development on the site. The CPD text establishes C-4, Commercial District uses and supplemental development standards that address setbacks, access, landscaping, and graphics, and includes commitments to a site plan and building elevations. Variances to building line and minimum number of parking space requirements are included in the request. The site is within the planning area of the *Interim Hayden Run Corridor Plan* (2004), which recommends "neighborhood center" at this location. Additionally, this site is within a planning area that adopted the *Columbus Citywide Planning Policies (C2P2)* Design Guidelines (2018) which recommends Community Commercial Overlay standards. Staff finds the proposal is consistent with the recommendations of the Plan and Guidelines, and is compatible with the existing multi-unit residential and proposed commercial developments that are adjacent to the site.

To rezone **6514 HAYDEN RUN RD. (43026)**, being 3.4± acres located on the north side of Hayden Run Road, 230± feet south of Hayden Run Boulevard, **From:** R, Rural District, **To:** CPD, Commercial Planned Development District (Rezoning #Z18-070).

WHEREAS, application #Z18-070 is on file with the Department of Building and Zoning Services requesting rezoning of 3.4± acres from R, Rural District, to the 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 is consistent with the recommendations of the *Interim Hayden Run Corridor Plan* and the *Columbus Citywide Planning Policies (C2P2)* Design Guidelines and is compatible with the existing multi-unit residential and proposed commercial developments that are adjacent to the site; 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:

6514 HAYDEN RUN RD. (43026), being 3.4± acres located on the north side of Hayden Run Road, 230± feet south of Hayden Run Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Virginia Military Survey Number 6336 and also being a part of a 10.62 acre tract of land conveyed to Annabelle Holt by Certificate of Transfer in Official Record 845B01 of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a found corner post at the Northeast corner of the said 10.662 acre tract; Thence with the east line of the said 10.662 acre tract South 00 deg. 02' 35" West, 86.91 feet to a point;

Thence leaving said East line of said 10.662 acre tract South 47 deg. 16' 22" West, 614.32 feet to a point in the centerline of Hayden Run Road;

Thence with said centerline North 42 deg. 43' 38" West, 250.00 feet to a point;

Thence leaving said centerline North 47 deg. 16' 22" East, 479.45 feet to a point in the North line of the said 10.662 acre tract;

Thence with said North line South 88 deg. 53' 08" East 268.82 feet to the Point of Beginning, containing 3.407 acres of land, subject however, to all legal rights of way and easements of record.

Parcel Number: 010-289814

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, "**HAYDEN RUN RETAIL**," and text titled, "**TEXT**," both dated October 17, 2019, and signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

TEXT

PROPOSED DISTRICT: CPD

PROPERTY ADDRESS: 6514 Hayden Run Road

OWNER: Ronald Wallace

APPLICANT: Hayden Development LLC

DATE OF TEXT: 10/17/19

APPLICATION: Z18-070

1. INTRODUCTION: The site is located on the east side of Hayden Run Road 230± feet south of Hayden Run Boulevard. Many residential dwelling units have been built in the immediate area around the subject site. There is a need for small scale commercial businesses to serve that existing residential population.

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

3. DEVELOPMENT STANDARDS: Except as listed on the zoning text, the applicable development standard are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

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

The setbacks are shown on the submitted site plan.

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

The applicant shall install a southbound left turn lane with a length of 150 feet subject to the review and approval of the City's Division of Traffic Management.

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

One street tree per 40 feet of frontage shall be installed along Hayden Run Road.

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

The applicable graphics standards shall be those contained in the Community Commercial Overlay. No billboards or off-premise graphics shall be permitted. Any variances shall be submitted to the Columbus Graphics Commission.

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. Building Elevation Revision Allowance. The Property shall be developed in accordance with the building elevations; however, the building elevations may be slightly adjusted to reflect architectural, 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 building elevations upon submission of the appropriate data regarding the proposed adjustment.

3. Variances:

(1) 3356.11 C-4 district setback line: to reduce the setback along Hayden Run Road from 60 to 19 feet.

(2) 3312.49 Minimum numbers of parking spaces required. To reduce the required number of spaces from 190 to 147.

4. CPD Requirements

A. Natural Environment: The site is on the east side of Hayden Run Road, south of Hayden Run Boulevard. It is undeveloped.

B. Existing Land Use: Surrounding uses includes retention pond, multi-family development and two single family houses.

C. Transportation and Circulation: Access is from Hayden Run Road.

D. Visual Form of the Environment: Building elevations have been submitted as part of the zoning application.

E. View and Visibility: The applicant considered pedestrian and vehicular movement in layout the site. There is a sidewalk along Hayden Run Road which connects with an internal sidewalk.

F. Proposed Development: C-4, Commercial uses.

G. Behavior Patterns: The Property will serve existing traffic traveling home or shopping in the area as well as pedestrian traffic.

H. Emissions: No adverse effect from emissions shall result from the proposed development.

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