



## Legislation Text

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**File #:** 2899-2019, **Version:** 1

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### **Rezoning Application: Z19-062**

**APPLICANT:** The Ohio State University, Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

**PROPOSED USE:** University-related development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0-1) on October 10, 2019.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 251.1± acre site consists of part of one large parcel and nine other parcels predominantly developed with university-related buildings, parking, or athletic fields in the L-UCRPD, Limited University College Research Park District, with one parcel being zoned M-2, Manufacturing District. The applicant requests the L-UCRPD, Limited University College Research Park District to revise the current "perimeter" setbacks (as great as 350 feet) along North Star Road and West Lane Avenue. The site is within the planning area of the *Olentangy West Area Plan* (2013), which recommends institutional uses for this location. The limitation text establishes subareas and supplemental development standards that address setbacks, including a 150-foot no build zone along North Star Road, traffic and access commitments, landscaping, screening, building types, and lighting controls. The request revises the current restrictive setbacks along North Star Road and West Lane Avenue while ensuring appropriate setbacks, landscaping, and screening are maintained in consideration of the single-unit dwellings to the west. Staff is supportive of the proposal which allows for flexibility for the University as they plan for future development that is consistent with the land use recommendations of the *Olentangy West Area Plan* while still being sensitive to nearby residential development. Concurrent Council Variance Ordinance #2903-2019 (CV19-083) is also requested to permit limited commercial development and ground-floor residential uses.

To rezone **2281 KENNY RD. (43210)**, being 251.1± acres located at the northwest corner of Kenny Road and Kinnear Road, From: L-UCRPD, Limited University-College Research Park District and M-2, Manufacturing District, To: L-UCRPD, Limited University-College Research Park District (Rezoning #Z19-062).

**WHEREAS**, application #Z19-062 is on file with the Department of Building and Zoning Services requesting rezoning of 251.1± acres from L-UCRPD, Limited University-College Research Park District and M-2, Manufacturing District, to L-UCRPD, Limited University-College Research Park 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 L-UCRPD, Limited University-College Research Park District is consistent with the land use recommendations of the *Olentangy West Area Plan* while still being sensitive to nearby residential development; 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:

**2281 KENNY RD. (43210)**, being 251.1± acres located at the northwest corner of Kenny Road and Kinnear Road, and being more particularly described as follows:

**SUBAREA 1**  
**ZONING DESCRIPTION**  
**68.9± ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 3, Township 1, Range 18 in the Unites States Military Lands, and being:

a tract as conveyed to The State of Ohio in Deed Book 629 Page 11, tracts 1 and 2, a tract as conveyed to The State of Ohio in Deed Book 680, Page 73, a tract as conveyed to The State of Ohio in Deed Book 680, Page 72, a tract as conveyed to The State of Ohio in Deed Book 641, Page 242, a tract as conveyed to The State of Ohio in Deed Book 546, Page 8 being further described as follows;

Commencing at the southwest corner of Lot 10 in Lewis Sell's Subdivision as recorded in Plat Book 8, Page 6B, being in the east line of said tract as conveyed to The State of Ohio in Deed Book 629, Page 11, tract 2, and being in the northerly right of way line of Kinnear Road (R/W Varies), and also being the TRUE POINT OF BEGINNING for the land herein described as follows;

Thence the following four (4) courses along the northerly right of way line of Kinnear Road as created by the Easement for Public Highway Purposes in Deed Book 3141, Page 590 across said tract as conveyed to The State of Ohio in Deed Book 629 Page 11, tracts 1 and 2:

1. N 86° 13' 23" W, 147.14± feet;
2. Along a curve to the right having a central angle of 17° 36' 27", a radius of 924.93 feet, an arc length of 284.24± feet, and a chord bearing and distance of N 77° 25' 10" W, 283.12± feet;
3. N 68° 36' 56" W, 161.07± feet;
4. Along a curve to the left having a central angle of 13° 34' 13", a radius of 984.93± feet, an arc length of 233.27± feet, and a chord bearing and distance of N 75° 24' 03" W, 232.73± feet;

Thence along the northerly right of way line of Kinnear Road as created in said Deed Book 3141, Page 590 and Easement for Roadway Purposes (2.011 acres) as created in Instrument Number 201309040149214 across said tract as conveyed to The State of Ohio in Deed Book 629 Page 11, tracts 1 and 2, N 82° 14' 58" W, 83.69± feet;

Thence the following four (4) courses along the northerly right of way line of Kinnear Road as created in said Instrument Number 201309040149214 across said tract as conveyed to The State of Ohio in Deed Book 629 Page 11, tracts 1 and 2:

1. N 37° 43' 34" W, 109.76± feet;
2. N 20° 19' 17" W, 185.93± feet;
3. N 08° 46' 11" W, 114.02± feet;
4. N 02° 06' 15" W, 69.34± feet to the intersection of the northerly right of way line of Kinnear Road as created in said Instrument Number 201309040149214 and the easterly right of way line of North Starr Road (R/W Varies);

Thence with the easterly right of way line of North Starr Road across said tract as conveyed to The State of Ohio in Deed Book 629 Page 11, tracts 1 and 2, N 02° 59' 44" E, 2190.29± feet to the intersection of the easterly right of way line of North Starr Road and the north line of said tract as conveyed to The State of Ohio in Deed Book 629 Page 11, tracts 1 and 2;

Thence with the north line of said tract as conveyed to The State of Ohio in Deed Book 629 Page 11, tracts 1 and 2 and the north line of said tract as conveyed to The State of Ohio in Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242 and Deed Book 5446, Page 8, S 86° 19' 22" E, 840.15± feet;

Thence the following two (2) courses with the north line of said tract as conveyed to The State of Ohio in Deed Book 629 Page 11, tracts 1 and 2 and the north line of said tract as conveyed to The State of Ohio in Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242 and Deed Book 5446, Page 8:

1. N 03° 40' 38" E, 324.92± feet;
2. N 85° 35' 38" E, 275.23± feet;

Thence crossing said tract as conveyed to State of Ohio in Deed Book 629 Page 11, tracts 1 and 2 and said tract as conveyed to The State of Ohio in Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242 and Deed Book 5446, Page 8, S 03° 56' 37" W, 3129.41± feet to the TRUE POINT OF BEGINNING, containing 68.9± acres, more or less.

This description is based on information obtained at the Franklin County Auditor's Office and the Franklin County Recorder's Office.

This description is not to be used in the transfer of land.

**To Rezone From:** L-UCRPD, Limited University-College Research Park District,

**To:** L-UCRPD, Limited University-College Research Park District.

## **SUBAREA 2**

### **ZONING DESCRIPTION**

#### **182.2± ACRES**

Situated in the State of Ohio, County of Franklin, Township of Clinton, City of Columbus, being in Quarter Township 3, Township 1, Range 18 in the Unites States Military Lands, and being: An 8 acre tract as conveyed to the State of Ohio in Deed Book 822, Page 126, tract 1, a tract as conveyed to The State of Ohio in Deed Book 2009, Page 82, tracts 1 and 2, a 3 acre tract as conveyed to the State of Ohio in Deed Book 822, Page 126, tract 2, a tract as conveyed to The State of Ohio in Deed Book 629 Page 11, tracts 1 and 2, a tract as conveyed to The State of Ohio in Deed Book 680, Page 73, a tract as conveyed to The State of Ohio in Deed Book 680, Page 72, a tract as conveyed to The State of Ohio in Deed Book 641, Page 242, a tract as conveyed to The State of Ohio in Deed Book 546, Page 8, Lots 8, 9, 10 of the Lewis Sell's Subdivision as recorded in Plat Book 8, Page 6B known as a tract as conveyed to the State of Ohio for The Ohio State University in Deed Book 1809, Page 504, a 3.176 acre tract as conveyed to The Ohio State University in Official Record 12874, Page D12, a 0.655 acre tract as conveyed to the State of Ohio for the Ohio State University in Instrument Number 199904260102543, a 6.332 acre tract as conveyed to the Board of Trustees for the Ohio State University in Instrument Number 200108070181901, a 5.238 acre tract as conveyed to the Board of Trustees of the Ohio State University in Instrument Number 199710070114040, and a 5.011 acre tract as conveyed to The Ohio State University in Official Record 29204, Page B20 being further described as follows;

Commencing at the southwest corner of said Lot 10 of Lewis Sell's Subdivision, being in the east line of said tract as conveyed to the State of Ohio in Deed Book 629, Page 11, tract 2, and being in the northerly right of way line of Kinnear Road (R/W Varies), and also being the TRUE POINT OF BEGINNING for the land herein described as follows;

Thence with the west line of said Lot 10 across said tracts as conveyed to the State of Ohio in Deed Book 629, Page 11, tracts 1 and 2, Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242 and Deed Book 5446, Page 8, N 03° 56' 37" E, 3129.41± feet to the southerly right of way line of Lane Avenue (R/W Varies);

Thence the following three (3) courses along the southerly right of way line of Lane Avenue across said tracts as conveyed to the State of Ohio in Deed Book 629, Page 11, tract 1 and 2, Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242 and Deed Book 5446, Page 8:

1. N 86° 36' 53" E, 376.55± feet;
2. N 89° 23' 17" E, 200.56± feet;
3. S 87° 14' 19" E, 312.78± feet to an angle point in the southerly right of way line of Lane Avenue and being in the west

line of a tract as conveyed to The State of Ohio in Deed Book 2009, Page 82;

Thence with the southerly right of way line of Lane Avenue and the west line of said tract as conveyed to The State of Ohio in Deed Book 2009, Page 82, S 03° 40' 38" W, 5.00± feet to the southwest corner of said tract as conveyed to The State of Ohio in Deed Book 2009, Page 82, the northwest corner of said tract as conveyed to The State of Ohio in Deed Book 822, Page 126, and being an angle point in the southerly right of way line of Lane Avenue;

Thence with the southerly right of way line of Lane Avenue, the south line and also crossing said tract as conveyed to The State of Ohio in Deed Book 2009, Page 82, and with the north line of said tract as conveyed to The State of Ohio in Deed Book 822, Page 126, S 86° 19' 22" E, 353.11± feet to the southeast corner of said tract as conveyed to The State of Ohio in Deed Book 2009, Page 82, the northeast corner of said tract as conveyed to The State of Ohio in Deed Book 822, Page 126, being in the west line of said tract as conveyed to The State of Ohio in Deed Book 822, Page 126, tract 1, and being an angle point in the southerly right of way line of Lane Avenue;

Thence with the southerly right of way line of Lane Avenue, the east line of said tract as conveyed to The State of Ohio in Deed Book 2009, Page 82, and the west line of said tract as conveyed to The State of Ohio in Deed Book 822, Page 126, tract 1, N 03° 40' 38" E, 5.00± feet to an angle point in the southerly right of way line of Lane Avenue;

Thence with the southerly right of way line of Lane Avenue across said tract as conveyed to The State of Ohio in Deed Book 822, Page 126, tract 1, S 86° 19' 22" E, 628.34± feet to an angle point in the southerly right of way line of Lane Avenue;

Thence with the southerly right of way line of Lane Avenue across said tract as conveyed to The State of Ohio in Deed Book 822, Page 126, tract 1, S 84° 29' 53" E, 314.08± feet to the east line of said tract as conveyed to The State of Ohio in Deed Book 822, Page 126, tract 1, and being in the north line of said tract as conveyed to The State of Ohio in Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242, Deed Book 546, Page 8;

Thence with the southerly right of way line of Lane Avenue across said tract as conveyed to The State of Ohio in Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242, Deed Book 546, Page 8, S 80° 53' 34" E, 458.48± feet to the intersection of the southerly right of way line of Lane Avenue and the westerly right of way line of Kenny Road (R/W Varies);

Thence the following eight (8) courses along the westerly right of way line of Kenny Road across said tract as conveyed to The State of Ohio in Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242, Deed Book 546, Page 8:

1. S 22° 29' 22" E, 59.88± feet;
2. S 00° 26' 19" E, 260.51± feet;
3. S 03° 34' 38" W, 382.27± feet;
4. S 07° 23' 29" W, 150.33± feet;
5. S 03° 34' 38" W, 399.07± feet;
6. S 03° 40' 38" W, 200.73± feet;
7. S 86° 19' 22" E, 5.00± feet;
8. S 03° 40' 38" W, 973.19± feet to the south line of said tract as conveyed to The State of Ohio in Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242, Deed Book 546, Page 8 and being in the north line of Lot 1 in said Lewis Sell's Subdivision also known as a 6.332 acre tract as conveyed to the Board of Trustees for The Ohio State University in Instrument Number 200108070181901;

Thence with westerly right of way line of Kenny Road, the south line of said tract as conveyed to The State of Ohio in Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242, Deed Book 546, Page 8 and the north line of Lot 1 (also known as a 6.332 acre tract), S 86° 09' 22" E, 15.00± feet to an angle point in the westerly right of way line of Kenny Road;

Thence with the westerly right of way line of Kenny Road across said Lot 1 (also known as a 6.332 acre tract), S 03° 40' 38" W, 230.05± feet to the north line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543;

Thence with the westerly right of way line of Kenny Road and the north line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543, N 86° 13' 22" W, 10.00± feet to an angle point in the westerly right of way line of Kenny Road;

Thence with the westerly right of way line of Kenny Road, across said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543 and across Lot 1 of said Lewis Sell's Subdivision also known as a 5.011 acre tract as conveyed to The Ohio State University in Official Record 29204, Page B20, S 03° 40' 38" W, 456.74± feet to an angle point in the westerly right of way line of Kenny Road;

Thence with the westerly right of way line of Kenny Road, across said Lot 1 (also known as a 5.011 acre tract), S 47° 49' 06" W, 57.36± feet to the intersection of the westerly right of way line of Kenny Road and the northerly right of way line of Kinnear Road;

Thence with the northerly right of way line of Kinnear Road across said Lots 1 and 2 of said Lewis Sell's Subdivision (also known as a 5.011 acre tract), N 86° 14' 08" W, 334.27± feet to the southwest corner of said 5.011 acre tract;

Thence with the west line of said 5.011 acre tract, N 03° 36' 44" E, 488.00± feet to an angle point in the south line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543;

Thence with the south line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543, N 86° 13' 23" W, 165.00± feet to an angle point in the south line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543 and being the northeast corner of said 5.238 acre tract as conveyed to the Board of Trustees of Ohio State University in Instrument Number 199710070114040;

Thence with the east line of said 5.238 acre tract, S 03° 36' 42" W, 488.00± feet to an angle point in the northerly right of way line of Kinnear Road and being the southeast corner of said 5.238 acre tract;

Thence with the south line of said 5.238 acre tract and the northerly right of way line of Kinnear Road, N 86° 13' 23" W, 467.59± feet to the southwest corner of said 5.238 acre tract;

Thence with the west line of said 5.238 acre tract and the south line of said tract conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543, N 03° 36' 44" E, 488.00± feet to an angle point in the south line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543;

Thence with the south line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543, N 86° 13' 23" W, 93.80± feet to an angle point in the south line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543;

Thence with the south line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543, S 03° 36' 37" W, 10.00± feet to an angle point in the south line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543;

Thence with the south line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543, N 86° 13' 23" W, 574.67± feet to an angle point in the south line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543;

Thence with the west line of said tract as conveyed to the State of Ohio for The Ohio State University in Instrument Number 199904260102543 and the west line of said 3.176 acre tract as conveyed to The Ohio State University in Official Record 12874, Page D12, N 03° 36' 45" E, 250.00± feet to the northwest corner of said 3.176 acre tract and being in the south line of said tract as conveyed to The State of Ohio in Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242, Deed Book 546, Page 8;

Thence with the south line of said tract as conveyed to The State of Ohio in Deed Book 680, Page 73, Deed Book 680, Page 72, Deed Book 641, Page 242, Deed Book 546, Page 8, N 86° 13' 23" W, 287.33± feet to the northeast corner of Lot 8 of said Lewis Sell's Subdivision also known as a tract as conveyed to the State of Ohio for The Ohio State University in Deed Book 1809, Page 504;

Thence with the east line of said Lot 8 also known as a tract as conveyed to the State of Ohio for The Ohio State University in Deed Book 1809, Page 504, S 03° 36' 37" W, 728.00± feet to the southeast corner of said Lot 8, also known as tract as conveyed to the State of Ohio for The Ohio State University in Deed Book 1809, Page 504, being in the northerly right of way line of Kinnear Road;

Thence with the south line of said Lot 8 and Lots 9 and 10 of said Lewis Sell's Subdivision which is also known as a tract as conveyed to the State of Ohio for The Ohio State University in Deed Book 1809, Page 504 and with the northerly right of way line of Kinnear Road, N 86° 13' 25" W, 736.93± feet to the TRUE POINT OF BEGINNING, containing 182.2± acres, more or less.

This description is based on information obtained at the Franklin County Auditor's Office and the Franklin County Recorder's Office.

This description is not to be used in the transfer of land.

**To Rezone From:** L-UCRPD, Limited University-College Research Park District and M-2, Manufacturing District,

**To:** L-UCRPD, Limited University-College Research Park District.

**SECTION 2.** That a Height District of one-hundred ten (110) feet is hereby established on the L-UCRPD, Limited University-College Research Park 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-UCRPD, Limited University-College Research Park 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 text titled, "**LIMITATION TEXT**," dated October 8, 2019, and signed by Jeffrey L. Brown, Attorney for Applicant, and reading as follows:

#### **LIMITATION TEXT**

**PROPOSED DISTRICT:** L-UCRPD

**PROPERTY ADDRESS:** 2281 Kenny Road

**OWNER:** State of Ohio, et al.

**APPLICANT:** The Ohio State University

**DATE OF TEXT:** 10/8/19

**APPLICATION:** Z19-062

**1. INTRODUCTION:** The subject site was part of a larger zoning of the Ohio State University's campus in 1988 (Z88-1962). The applicant wants to rezone the area between Lane Avenue to the north, Kenny Road to the east, Kinnear Road to the south and North Star Road to the west to update the development standards for that area.

#### **Subarea 1**

**2. PERMITTED USES:** Those uses allowed in Chapter 3374 (University-College-Research-Park District) of the Columbus City Code. See additional uses permitted under CV19-083.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in the limitation text or shown on the site plan, the applicable development standards are contained in Chapter 3374 (University-College-Research-Park District) of the Columbus City Code.

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

1. The building and parking setback along North Star Road shall be 150 feet.
2. The building and parking setback along Lane Avenue shall be 50 feet.
3. The building height district shall be 110 feet.

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

1. There are 6 vehicular access points and one bicycle access point between Lane Avenue and Kinnear Road to North Star Road, provided that the total width of all permitted curb cuts shall not exceed 12 vehicular traffic lanes. Consequently, if any permitted curb cut is more than two vehicular traffic lanes wide, the excess lanes shall reduce, one for one, the number of lanes of width available for other permitted curb cuts, with the possible result that the total number of curb cuts might be reduced. These may be located at the same locations as the existing curb cuts or at different locations. Notwithstanding the foregoing, no access curb cut onto North Star Road will be permitted for the state data processing center Building (Parcel No. 010-203989).

2. If a proposed development plan would meet the thresholds to provide a traffic impact study per the requirements in Chapter 4309 of the Columbus City Codes, then the developer shall prepare a traffic impact study. Financial responsibility for roadway infrastructure shall be determined in accordance with Chapter 4309 of the Columbus City Code.

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

1. In Zoning Case Z88-1962 shade trees were required to be installed within 75 feet of North Star Road. An average of 25 trees for every 450 feet of frontage along North Star Road were to be planted. The shade trees were installed and shall be maintained so that the average of 25 trees per 450 feet of frontage along North Star Road shall be maintained.

2. At the time of the construction of each building within this subarea which is directly east of North Star Road, the following landscaping will be installed across that part of the North Star Road frontage which is in or directly west of the Building Site for that building.

a. Groupings of trees, evergreen trees and deciduous shrubs consisting of the following:

<u>Type</u>	<u>Average Number Planted per 100 feet of North Star Road Frontage</u>
Tree	10
Deciduous Shrubs and Evergreen Trees	10

Because these trees and shrubs are to be planted in groupings, it is not anticipated that each 100 feet of the North Star Road Frontage will have all of these plantings. However, each 100 feet will have at least some of these plantings, and the

minimum average plantings set forth in the foregoing table will be achieved on each Building Site.

b. In addition earth mounds of varying heights, but not exceeding 4 feet in height may be used as part of the landscaping. Those mounds will undulate, will curve to varying distances from North Star Road, will have breaks and will have areas in which separate mounds (as viewed from North Star Road) overlap other mounds, all for the purpose of providing a pleasing landscape effect.

3. Existing trees maybe utilized as part of the landscaping required by this section.

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

No pole barns or steel prefabricated buildings shall be permitted within 350 feet of North Star Road.

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

1. All mechanical equipment and manufacturing equipment not located inside building shall be screened from North Star Road in the same manner and to the same extent as parking areas, except that at the time of installation, such screening need only be one (1) foot higher than the equipment screening thereby.

2. The maximum height of external lighting fixtures shall be 28 feet

F. Graphics and Signage Commitments

N/A

G. Miscellaneous

1. All electric power, communications, water, sewer, gas and other utility lines located within 350 feet of North Star Road shall be underground.

2. Except for the storage of construction materials and equipment during construction, no materials, supplies, equipment or waste shall be stored or permitted to remain outside a permitted structure within 350 feet of North Star Road, unless the storage area is fully screened from view from North Star Road.

3. No construction offices or storage of construction materials and equipment shall be permitted within the 150 feet building setback along North Star Road. However, this limitation shall not apply to the storage of landscaping materials.

4. Construction vehicles shall not be permitted to enter Building Sites from North Star Road. However, this limitation shall not apply to construction vehicles for the construction of any building having less than 30,000 square feet of floor space.

5. Building height is measured from the grade to the height of the roof.

6. The applicant shall provide an internal sidewalk/path system.

**Subarea 2**

**2. PERMITTED USES:** Those uses allowed in Chapter 3374 (University-College-Research-Park District) of the Columbus City Code. See additional uses permitted under CV19-083.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in the limitation text or shown on the site plan, the applicable development standards are contained in Chapter 3374 (University-College-Research-Park District) of the



Columbus City Code.

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

1. The building and parking setback along both Lane Avenue and Kenny Road shall be 50 feet.
2. The building height district shall be 110 feet.

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

If a proposed development plan would meet the thresholds to provide a traffic impact study per the requirements in Chapter 4309 of the Columbus City Codes, then the developer shall prepare a traffic impact study. Financial responsibility for roadway infrastructure shall be determined in accordance with Chapter 4309 of the Columbus City Code.

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

N/A

G. Miscellaneous

1. Building height is measured from the grade to the height of the roof.
2. The applicant shall provide an internal sidewalk/path system.

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