



City of Columbus

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

Legislation Text

File #: 3087-2019, **Version:** 1

Rezoning Application: Z19-065

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

PROPOSED USE: Automobile sales.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on November 14, 2019.

WESTLAND AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a former movie theatre in the L-C-4, Limited Commercial District. The applicant is requesting the L-C-4, Limited Commercial District to update the development standards in the limitation text and to permit automobile sales. The site is within the boundaries of the *Westland Area Plan* (1994), which recommends "Industrial/Manufacturing" land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). C2P2 recommends that existing landscaping be preserved and integrated into site design where feasible and discourage some types of signs, including excessively large signs. The limitation text includes development standards addressing landscaping and graphics provisions. The requested L-C-4, Limited Commercial District will allow a commercial development that is consistent with adjacent commercial developments. While the *Westland Area Plan* recommends "Industrial/Manufacturing" uses for the site, Staff recognizes that the site has been zoned commercial since 1994, and is developed with a former movie theatre. Additionally, in collaboration with the Planning Division, the applicant has incorporated C2P2 Design Guideline recommendations into the limitation text.

To rezone **1800 GEORGESVILLE SQUARE DR. (43228)**, being 13.6± acres located on the east side of Georgesville Square Drive, 540± feet east of Holt Road, **From:** L-C-4, Limited Commercial District, **To:** L-C-4, Limited Commercial District (Rezoning # Z19-065).

WHEREAS, application #Z19-065 is on file with the Department of Building and Zoning Services requesting rezoning of 13.6± acres, From: L-C-4, Limited Commercial 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; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-C-4, Limited Commercial District will allow a commercial development that is consistent with adjacent commercial developments. Additionally, Planning Division staff recognizes that the site contains adequate landscaping and screening per the *Columbus Citywide Planning Policies* (C2P2) Design Guideline recommendations; 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:

1800 GEORGESVILLE SQUARE DR. (43228), being 13.6± acres located on the east side of Georgesville Square Drive, 540± feet east of Holt Road, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin and State of Ohio, lying in Virginia Military Survey No. 1389, and being a 13.593 acre tract out of Lot 1 of Georgesville Square Subdivision and Dedication of Holt Road as shown and delineated in Plat Book 87, Pages 11-15, inclusive, all records herein of the Recorder's Office, Franklin County, Ohio, and said 13.593 acre tract being bounded and more particularly described as follows:

Beginning, for reference, at an iron pin found in the arc of a curve being the line common to said Lot 1 and Lot 2 in Georgesville Square Subdivision, said iron pin marking the Southwesterly corner common to said Lot 1 and Lot 3 of said Georgesville Square Subdivision;

Thence with the line common to said Lot 1 and Lot 2, being the arc of a curve to the right having a radius of 354.00 feet, a central angle of 26 degrees 36 minutes 29 seconds, a chord that bears South 09 degrees 48 minutes 40 seconds East, a chord distance of 162.92 feet to an iron pin set marking the point of true beginning of the 13.593 acre tract described herein;

Thence South 87 degrees 15 minutes 45 seconds East, a distance of 458.61 feet, along a new line over and across said Lot 1, to an iron pin set in the line common to said Lot 1 and Interstate 270 (FRA-270-2.68S);

Thence South 39 degrees 23 minutes 53 seconds East, a distance of 527.35 feet, along line common to said Lot 1 and Interstate 270, to an iron pin found marking a corner common to said Lot 1 and a 7.082 acre tract conveyed to Paul F. Bricker in Deed Book 3200, Page 673;

Thence South 01 degrees 50 minutes 17 seconds West, a distance of 368.45 feet, along the line common to said Lot 1 and 7.082 acre tract, to an iron pin found marking the common corner of said Lot 1 and a 39.463 acre tract conveyed to WCH Partners, Inc. in Official Record 28602,G-08;

Thence North 87 degrees 13 minutes 12 seconds West, a distance of 660.31 feet, along the line common to said Lot 1 and 39.463 acre tract, to an iron pin set;

Thence North 42 degrees 30 minutes 22 seconds West, a distance of 547.16 feet, along a new line over and across said Lot 1, to an iron pin set in the line common to said Lot 1 and Lot 2;

Thence North 47 degrees 30 minutes 00 seconds East, a distance of 181.84 feet, along the line common to said Lot 1 and Lot 2, to an iron pin set marking a point of curvature;

Thence with the line common to said Lot 1 and Lot 2, being the arc of a curve to the left having a radius of 354.00 feet, a central angle of 44 degrees 00 minutes 25 seconds, a chord that bears North 25 degrees 29 minutes 47 seconds East, a chord distance of 265.26 feet to the point of true beginning, containing 13.593 acres of land, more or less.

The bearing used in this description are based on the Southwesterly line of said Interstate 270, being South 39 degrees 33 minutes 53 seconds East, as shown and delineated on the Ohio Department of Transportation plans (FRA-270-3.68S)

All iron pins set are 3/4-inch capped iron pipes with a yellow cap bearing the name "R.D. ZANDE".

Parcel No. 010-249650-00

To Rezone From: L-C-4, Limited Commercial 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 changes on the said original zoning map in the office of the Department of Building and Zoning Services 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, "**AUTO BOUTIQUE**," and said text titled, "**LIMITATION TEXT**," both dated November 14, 2019, and signed by Jeffrey L. Brown, Attorney for the Applicant, said text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICTS: L-C-4

PROPERTY ADDRESS: 1800 Georgesville Square Drive

OWNER: Realty Income Corporation

APPLICANT: Auto Boutique Limited

DATE OF TEXT: 11/14/19

APPLICATION: Z19-065

1. INTRODUCTION: The site was part of a large rezoning that was done in 1994. A movie theatre was developed on this parcel and has gone out of business. The applicant wants to update the development standards and uses to permit a pre-own automobile operation.

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

beer/wine drive-thru

cabaret

night club

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code

A. Density, Lot, and/or Setback Commitments.

1. There shall be a fifty foot building and parking setback along the portion of the south property line as shown on the submitted site plan.

2. There shall be a 25 foot parking setback and 50 foot building setback from I-270.

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

N/A

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

1. Within the 50 foot setback along a portion of the south property line as shown on the submitted site plan, the applicant shall maintain the row of evergreen trees. (Minimum height 6 feet at installation 15 feet on center.) Any gaps in the existing evergreen screening shall be filled in to meet the above screening standard.

2. Within the setback along I-270 the applicant shall maintain the existing evergreen plantings (minimum 6 feet in height, 15 feet on center) or the evergreen trees may be replaced in part or in total with two rows of deciduous trees planted 25 feet on center.

3. There is an existing tree stand at the southeast corner of the site. The applicant shall try to maintain as much of the tree stand within the parking setback as is compatible with the proposed development. As long as the tree stand remains within the parking setback area and meets the minimum screening requirements of Section 3312.21(D)(1), then the applicant shall not have to install the landscaping along those property lines. If the tree stand is removed from parking setback area, then the applicant shall install the required landscaping in the resulting cleared portions of the parking setback areas (row of evergreen trees 15 feet on center, minimum height of 6 feet adjustable as required by this text).

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

N/A

E. 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 Code as it applies to the C-4, Commercial zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration. Any free standing graphic shall be monument style and not exceed 20 feet in height or the applicant may file an application for Graphics Plan with the City.

G. Miscellaneous

The parking and vehicle display areas will not be fenced off.

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