



Legislation Text

File #: 0449-2020, **Version:** 1

Rezoning Application Z18-075

APPLICANT: Easton Lodging, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.

PROPOSED USE: Hotel and commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-1) on January 9, 2020.

NORTHEAST AREA COMMISSION RECOMMENDATION: Disapproval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 3.74± acre site consists of one parcel developed with a religious facility in the R-1, Residential District. The applicant requests the CPD, Commercial Planned Development District comprised of two subareas; Subarea A permits hotel development, and Subarea B permits limited C-4 regional scale commercial uses. The CPD text establishes appropriate use restrictions and supplemental development standards that address building and parking setbacks, building height, vehicular access, street trees, landscaping, building materials and exterior treatments, lighting, and graphic controls for each subarea. Variances are also proposed for a reduction in the required number of parking spaces in the event that a cross-access easements are installed, elimination of required loading spaces, and a reduction in the required building setback lines along Stelzer Road from 60 feet to 45 feet. Additionally, the site will be developed in accordance with the submitted site plan, which depicts the hotel development in Subarea A; and setbacks, landscaping, and traffic access in Subarea B as described in the text. While the *Northeast Area Plan* (2007) recommends institutional land uses at this location, staff recognizes that the proposed hotel and limited commercial development is complementary of the mixed-use and office development located to the north and west of this location. Additionally, staff supports the reduced building setback along Stelzer Road to accommodate parking at the side and rear of the proposed building in Subarea A as recommended in the Plan.

To rezone **3035 STELZER RD. (43219)**, being 3.74± acres located on the west side of Stelzer Road, 400± feet north of McCutcheon Road, **From:** R-1, Residential District, **To:** CPD, Commercial Planned Development District (Rezoning #Z18-075).

WHEREAS, application #Z18-075 is on file with the Department of Building and Zoning Services requesting rezoning of 3.74± acres from R-1, Residential District, to CPD, Commercial Planned Development District; and

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

WHEREAS, the Northeast Area Commission recommends disapproval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District is complimentary of the adjacent mixed-use and office development to the north and west, and the reduced building setbacks allow parking to be at the side and rear of the building in Subarea A; 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:

3035 STELZER RD. (43219), being 3.74± acres located on the west side of Stelzer Road, 400± feet north of McCutcheon Road, and being more particularly described as follows:

SUBAREA A:

Situated in the State of Ohio, County of Franklin and City of Columbus, being part of Quarter Township 2, Township 4, Range 1 U.S.M.L., and being part of that tract conveyed by deed to Livingston Development Company in Deed Book 2732, Page 102, part of that tract conveyed by deed to Adesta B. Allison in Deed Book 2039, Page 318, part of that tract conveyed by deed to Adesta B. Allison, Trustee in Official Record 00847 E15 (all records being of the Franklin County Recorder's Office), and being more particularly described as follows:

Commencing for reference, at Franklin County Monument F.C.G.S. 7778 at the intersection of Stelzer Road (60') and McCutcheon Road (County Road 171, 60' ROW);

Thence North 04°36'24" East a distance of 275.37 feet to an angle point in the centerline of Stelzer Road;

Thence North 06°18'30" East a distance of 99.93 feet to an angle point in the centerline of Stelzer Road;

Thence North 04°09'14" East a distance of 333.00 feet to a point at the southeast corner of said Allison tract and a northeast corner of that tract conveyed by deed to Saint Andrews Methodist Church in Deed Record 3068, Page 14;

Thence crossing Stelzer Road North 88°31'01" West a distance of 60.07 feet to a point, said point being the Point of Beginning of the tract to be described:

Course 1. Thence with a westerly Right of Way line of said Stelzer Road South 04°09'14" West a distance of 255.06 feet to a point;

Course 2. Thence North 88°32'28" West a distance of 383.38 feet to a point;

Course 3. Thence North 04°01'39" East a distance of 255.19 feet to a point;

Course 4. Thence South 88°31'01" East a distance of 383.94 feet to the Point of Beginning and containing 2.2446 acres be the same more or less but subject to all legal highways and easements of record.

SUBAREA B:

Situated in the State of Ohio, County of Franklin and City of Columbus, being part of Quarter Township 2, Township 4, Range 1 U.S.M.L., and being part of that tract conveyed by deed to Livingston Development Company in Deed Book 2732, Page 102, part of that tract conveyed by deed to Adesta B. Allison in Deed Book 2039, Page 318, part of that tract conveyed by deed to Adesta B. Allison, Trustee in Official Record 00847 E15 (all records being of the Franklin County Recorder's Office), and being more particularly described as follows:

Commencing for reference, at Franklin County Monument F.C.G.S. 7778 at the intersection of Stelzer Road (60') and McCutcheon Road (County Road 171, 60' ROW);

Thence North 04°36'24" East a distance of 275.37 feet to an angle point in the centerline of Stelzer Road;

Thence North 06°18'30" East a distance of 99.93 feet to an angle point in the centerline of Stelzer Road;

Thence North 04°09'14" East a distance of 333.00 feet to a point at the southeast corner of said Allison tract and a northeast corner of that tract conveyed by deed to Saint Andrews Methodist Church in Deed Record 3068, Page 14;

Thence crossing Stelzer Road North 88°31'01" West a distance of 60.07 feet to a point;

Thence with a westerly Right of Way line of said Stelzer Road South 04°09'14" West a distance of 255.06 feet to a point, said point being the Point of Beginning of the tract to be described:

Course 1. Thence with a westerly Right of Way line of said Stelzer Road South 04°09'14" West a distance of 74.01 feet to an angle point;

Course 2. Thence continuing with said westerly Right of Way line South 06°18'30" West a distance of 99.87 feet to a point;

Course 1. Thence North 86°59'01" West a distance of 223.49 feet to a point;

Course 2. Thence South 04°01'39" West a distance of 5.86 feet to a point;
Course 3. Thence North 86°59'01" West a distance of 155.43 feet to a point;
Course 4. Thence North 04°01'39" East a distance of 169.17 feet to a point;
Course 5. Thence South 88°32'28" East a distance of 383.38 feet to the Point of Beginning and containing 1.4976 acres
be the same more or less but subject to all legal highways and easements of record.

Parcel No: 010-100685
Known as address: 3035 Stelzer Rd., Columbus, OH 43219.

To Rezone From: R-1, Residential.

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on Subarea A, and a Height District of thirty-five (35) feet on Subarea B, within 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, "**REZONING SITE PLAN**," and text titled, "**DEVELOPMENT TEXT**," both dated January 20, 2020 and signed by David B. Perry, Agent for the Applicant, and Donald Plank, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

EXISTING ZONING: R-1, Residential

PROPOSED ZONING: CPD, Commercial Planned Development

PROPERTY ADDRESS: 3035 Stelzer Road, Columbus, OH 43219

APPLICANT: Easton Lodging, LLC, c/o Dave Perry, David Perry Company., Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215

OWNER: West Ohio Conference of the United Methodist Church c/o William Brownson, 32 Wesley Boulevard, Worthington, OH 43085

DATE OF TEXT: January 20, 2020

APPLICATION NUMBER: Z18-075

1. INTRODUCTION:

The site is 3.74 +/- acres located on the west side of Stelzer Road, 240 +/- feet north of McCutcheon Road. Applicant proposes to redevelop the site with a hotel (Subarea A) and other commercial uses (Subarea B). The site plan titled "Rezoning Site Plan - 3035 Stelzer Road", dated January 20, 2020, hereafter "Site Plan", is submitted with this application as the site plan for Subareas A and B.

SUBAREA A, 2.09 +/- ACRES:

2. PERMITTED USE: The permitted use shall be a hotel, as permitted in Section 3356.03, C-4 Permitted Uses.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3356, C-4, Commercial District, of the Columbus City Code.

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

1, Height District shall be H-60 and the maximum height, as measured in Section 3303.09, Letter H, Height, shall be 54 feet.

2. Subarea A shall have the following minimum building setbacks: east (Stelzer Road), 45 feet; north 70 feet; west, 90 feet and south, 45 feet (Port-Cochere).

3. Subarea A shall have the following minimum parking setbacks: east (Stelzer Road), 10 feet; north, 20 feet; west, 17 feet; and south 3.5 feet.

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

1. Direct vehicular access for Subarea A shall be from a single right-in / right-out access point on Stelzer Road. It is anticipated Subarea A and B will be separate parcels. Applicable easement(s) shall be provided for the common use of the Stelzer Road access. An emergency services curbcut shall be located on Subarea B, as depicted. Subarea A may have future indirect vehicular access across Subarea B to McCutcheon Road. See Subarea B, Section B.3.

2. Stelzer Road right of way totaling 60 feet from centerline shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan.

3. Vehicular access from PID: 010-146538 (2900 Easton Square Place), the abutting parcel to the north of Subarea A, to Subarea A and B shall be permitted, subject to PID: 010-146538 being developed with a commercial use, and the location of access to Subarea A being subject to the approval of the Department of Public Service as to location and design of access and also subject to approval of the property owner of Subarea A as to location and design of access not being detrimental to the development on Subarea A. The owner(s) of the abutting parcel to the north shall pay all costs of vehicular connection to Subarea A, including site alterations on Subarea A related to the vehicular connection. The owner of Subarea A shall provide applicable easement(s) to the owner of PID: 010-146538 based on a City of Columbus approved Site Compliance Plan for PID: 010-146538 and Subarea A owner approval of the location of access as depicted on an approved Site Compliance Plan. If parking spaces on Subarea A are reduced due to providing the vehicular connection with PID: 010-146538, the parking spaces shall be deemed as not code required and the hotel shall be in compliance with off-street parking even if the Subarea A parking is less than one (1) space per hotel room per approval by the Department of Public Service.

4. a. Access to this site shall be limited to one right-in/right-out access point to Stelzer Road.

b. At the right-in/right-out access point to Stelzer Road, the developer shall be responsible for the installation of a southbound right turn lane with a length of 225 feet (includes 50' diverging taper).

c. The developer shall be responsible for a contribution of 4.8% of the total cost of future improvements at the intersection of Easton Square Place & Stelzer Road, as approved by the Department of Public Service.

d. The developer shall be responsible for a contribution of 5.7% of the total cost of future improvements at the intersection of McCutcheon Road & Stelzer Road, as approved by the Department of Public Service.

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

1. Street trees at 40' +/- on-center shall be provided along Stelzer Road, either in the right of way or in the ten (10) foot parking setback.

2. Minimum perimeter parking lot landscaped setbacks shall be provided as follows: east (Stelzer Road), 10 feet; north,

20 feet; west, 17 feet; and south 3.5 feet. The north and west parking setbacks shall include a two (2) foot mound and shrubs and evergreen plant material as depicted on the Site Plan. The east (Stelzer Road) parking setback shall have shrubs and other plant material, as depicted on the Site Plan. The east parking setback plant material shall satisfy the headlight screening requirement along a public street. The south parking setback shall be 3.5 feet with hedgerow landscaping, as depicted on the Site Plan.

D. Building design and/or Interior-Exterior treatment commitments.

1. Primary building materials for the hotel shall include EIFS, hardi-plank (cementitious board) and/or brick.
2. Building architecture shall be four (4) sided, meaning the hotel building shall have the same level and quality of finish on all sides.

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

The maximum height of parking lot lighting shall be 22 feet.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the C-4, Commercial District. Any ground sign shall be monument- style and shall not exceed ten (10) feet above grade. Any variance to applicable sign requirements, other than the maximum monument-style ground sign height, shall be submitted to the Columbus Graphics Commission.

G). Other CPD Requirements.

1. Natural Environment: The site is located on the west side of Stelzer Road, 240 +/- feet north of McCutcheon Road.
2. Existing Land Use: The existing building and parking lot will be removed for redevelopment of the site. Commercial uses are located to the north, west and south with large retail commercial areas south of McCutcheon Road. Approximately the west 155 feet of the south property abuts two parcels with single family dwellings. Property on the east side of Stelzer Road is zoned C-4 and L-M-2.
3. Circulation: The site shall have a single vehicular access point on Stelzer Road for both Subarea A and Subarea B.
4. Visual Form of the Environment: The proposed uses are appropriate for location on Stelzer Road. Stelzer Road is an arterial right of way with many commercial uses. The site will be developed in accordance with this text and the referenced Site Plan.
5. Visibility: The site is visible from Stelzer Road.
6. Proposed Development: Commercial development as permitted by this text and as depicted on the referenced Site Plan.
7. Behavior Patterns: Vehicular access will be from Stelzer Road. On-site circulation will be as depicted on the referenced Site Plan.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text. There will be no objectionable emissions.

H). Modification of Code Standards.

1. Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking below the required number of parking spaces for a 115 room hotel solely due to vehicular connection of PID: 010-146538 (2900 Easton Square Place) to Subarea A, as permitted in Section 2.B.3, as required by the Division of Traffic Management, Public Service Department.
2. Section 3312.53, Minimum Number of Loading Spaces Required, to reduce loading spaces from one (1) to zero (0).
3. Section 3356.11(A)(2), C-4, District Setback Lines, to reduce the Stelzer Road building setback from 60 feet, based on the designation of Stelzer Road as a 120 foot right of way by the Columbus Multimodal Thoroughfare Plan (2019) to 45 feet, subject to Stelzer Road right of way dedication of 60 feet west of centerline.

I. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. Development of the site shall be in accordance with the Site Plan titled "Site Plan, 3035 Stelzer Road", dated January 20, 2020 and signed by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant, The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

SUBAREA B, 1.65 +/- acres:

2. PERMITTED USES: Permitted uses shall be all uses of Section 3356.03, C-4, Permitted Uses, except the following uses which are prohibited:

Animal Shelter
Armored Car, Investigation Guard and Security Services
Astrology, Fortune telling and Palm Reading
Automobile and Light Truck Dealers
Automobile repair and/or auto body work
Automobile sales, leasing and rental (except an office only for rental of vehicles)
Billboards
Blood and Organ Banks
Cabarets and Nightclubs
Check Cashing and Loans
Coin Operated Laundries
Commercial Radio Transmitting or Television Station
Community Food Pantry
Crematory
Halfway House
Mission/Temporary Shelters
Monopole Telecommunications Antennas
Motorcycles, Boats, Recreational Vehicles, Truck, Utility Trailers and/or off-road vehicles sales, leasing or repair
Off-premise Graphics
Pawn Brokers
Parking lots & Garages (except as an accessory use)
Veterinarian (unlimited practice)

3. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan or in this written text, the applicable

development standards shall be those standards contained in Chapter 3356, C-4, Commercial District, of the Columbus City Code.

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

1. Height District shall be H-35.

2. Subarea B shall have the following minimum building setbacks: east (Stelzer Road), 45 feet; north, 10 feet; west, 50 feet and south, 25 feet, where noted adjacent to PID: 010-146581 (2688 McCutcheon Road) and PID: 010-146692 (2710 McCutcheon Road), both of which are presently zoned R-1, Residential (annexation) and PID: 010-149716 (2959 Stelzer Road) which is presently zoned C-3, Commercial (Z66-045) and R-1, Residential (annexation). There shall be no required building setback from PID: 010-146581 (2688 McCutcheon Road), PID: 010-146692 (2710 McCutcheon Road), and PID: 010-149716 (2959 Stelzer Road), all abutting Subarea B to the south, where Subarea B is adjacent to each parcel, if the parcels, individually or collectively, are rezoned for commercial use.

3. Subarea B shall have the following minimum parking setbacks: east (Stelzer Road), 10 feet; north, 3.5 feet; west, 17 feet; and south, 5 feet where adjacent to PID: 010-146581 (2688 McCutcheon Road), PID: 010-146692 (2710 McCutcheon Road). There shall be no required parking setback from PID: 010-146581 (2688 McCutcheon Road) and PID: 010-146692 (2710 McCutcheon Road), and PID: 010-149716 (2959 Stelzer Road), all abutting Subarea B to the south, where Subarea B is adjacent to each parcel, if the parcels, individually or collectively, are rezoned for commercial use.

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

1. Vehicular access for Subarea B shall be from a single right-in/right-out access point located on Subarea A. It is anticipated Subarea A and B will be separate tax parcels. Applicable easement(s) shall be provided for the common use of the Stelzer Road access. An emergency services curbcut shall be located on Subarea B, as depicted. Subarea B may have future indirect vehicular access to McCutcheon Road. See B.2.

2. Stelzer Road right of way totaling 60 feet from centerline shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan.

3. Vehicular access shall be provided from PID: 010-146581 (2688 McCutcheon Road), PID: 010-146692 (2710 McCutcheon Road), and PID: 010-149716 (2959 Stelzer Road), all abutting Subarea B to the south, to Subarea A and B when these parcels are rezoned to a commercial zoning district. The location of access to Subarea B shall be subject to the approval of the Department of Public Service as to location and design of access and also subject to approval of the property owner of Subarea B as to location and design of access not being detrimental to the development on Subarea B. The owner(s) of the abutting parcels to the south shall pay for all costs of vehicular connection to Subarea B including site alterations on Subarea B related to the vehicular connection. The owner of Subarea B shall provide applicable easement(s) to the owner(s) of the abutting parcels to the south based on a City of Columbus approved Site Compliance Plan and Subarea B owner approval of the location of access as depicted on an approved Site Compliance Plan. If parking spaces on Subarea B are reduced solely due to providing vehicular connection with PID: 010-146581 (2688 McCutcheon Road), PID: 010-146692 (2710 McCutcheon Road), and PID: 010-149716 (2959 Stelzer Road), the parking spaces shall be deemed as not code required and the use(s) developed on Subarea B prior to vehicular connection from PID: 010-146581 (2688 McCutcheon Road), PID: 010-146692 (2710 McCutcheon Road), and/or PID: 010-149716 (2959 Stelzer Road), shall be deemed in compliance with off-street parking by the City of Columbus.

4. With development of Subarea B, the emergency access depicted on the Site Plan may be relocated to be parallel to Stelzer Road with a 10 foot parking setback as an aisle providing vehicular access to Subarea B and PID: 010-149716 (2959 Stelzer Road).

5. Parking shall be located to the side or rear of any building directly fronting Stelzer Road. Vehicle circulation area, including an area for vehicle drop-off of passengers, but not parking spaces, shall be permitted in front a building directly fronting Stelzer Road.

6. a. Access to this site shall be limited to one right-in/right-out access point to Stelzer Road.

b. At the right-in/right-out access point to Stelzer Road, the developer shall be responsible for the installation of a southbound right turn lane with a length of 225 feet (includes 50' diverging taper).

c. The developer shall be responsible for a contribution of 4.8% of the total cost of future improvements at the intersection of Easton Square Place & Stelzer Road, as approved by the Department of Public Service.

d. The developer shall be responsible for a contribution of 5.7% of the total cost of future improvements at the intersection of McCutcheon Road & Stelzer Road, as approved by the Department of Public Service.

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

1. Street trees at 40' +/- on-center shall be provided along Stelzer Road, either in the right of way or in the ten (10) foot parking setback.

2. Minimum perimeter parking lot landscaped setbacks shall be provided as follows: east (Stelzer Road), 10 feet; north, 3.5 feet; west, 17 feet; and south 5 feet where contiguous to 010-146581 (2688 McCutcheon Road) and PID: 010-146692 (2710 McCutcheon Road). The north parking setback shall be 3.5 feet with hedgerow landscaping, as depicted on the Site Plan. The west parking setbacks shall include a two (2) foot mound and shrubs and evergreen plant material as depicted on the Site Plan. The east (Stelzer Road) parking setback shall have shrubs and other plant material, as depicted on the Site Plan. The east parking setback plant material shall satisfy the headlight screening requirement along a public street. The south parking lot landscaped setback shall be provided as long as abutting parcels PID: 010-146581 (2688 McCutcheon Road) and PID: 010-146692 (2710 McCutcheon Road) are zoned residential. The five (5) foot south parking lot landscaping setback adjacent to abutting parcels PID: 010-146581 (2688 McCutcheon Road) and PID: 010-146692 (2710 McCutcheon Road) shall be planted with arborvitae or similar columnar evergreen plant material spaced maximum of five (5) feet on center and minimum eight (8) feet tall at installation. The south landscaped parking setback may be eliminated adjacent to parcels PID: 010-146581 (2688 McCutcheon Road) and PID: 010-146692 (2710 McCutcheon Road) when the parcels, individually or both, are rezoned to a commercial zoning district.

D. Building design and/or Interior-Exterior treatment commitments.

Building architecture shall be four (4) sided, meaning the building(s) shall have the same level and quality of finish on all sides. Permitted primary building materials shall be brick, stone and/or EIFS/stucco.

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

1. There shall be no outside display or sale of any product.

2. The maximum height of parking lot lighting shall be 22 feet, subject to a maximum of 18 feet within 100 feet of a residential district to the west or south.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the C-4, Commercial District. Any ground sign shall be monument-style and shall not exceed ten (10) feet above

grade. Any variance to applicable sign requirements, other than the maximum monument-style ground sign height, shall be submitted to the Columbus Graphics Commission.

G). Other CPD Requirements.

1. Natural Environment: The site is located on the west side of Stelzer Road, 240 +/- feet north of McCutcheon Road. .
2. Existing Land Use: The existing building and parking lot will be removed for redevelopment of the site. Commercial uses are located to the north, west and south with large retail commercial areas south of McCutcheon Road. Approximately the west 155 feet of the south property abuts two parcels with single family dwellings. Property on the east side of Stelzer Road is zoned C-4 and L-M-2.
3. Circulation: The site shall have a single vehicular access point on Stelzer Road for both Subarea A and Subarea B.
4. Visual Form of the Environment: The proposed uses are appropriate for location on Stelzer Road. Stelzer Road is an arterial right of way with many commercial uses. The site will be developed in accordance with this text and the referenced Site Plan.
5. Visibility: The site is visible from Stelzer Road.
6. Proposed Development: Commercial development as permitted by this text and as depicted on the referenced Site Plan.
7. Behavior Patterns: Vehicular access will be from Stelzer Road. On-site circulation will be as depicted on the referenced Site Plan.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text. There will be no objectionable emissions.

H). Modification of Code Standards.

1. Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce code required parking to less than required on final Site Compliance Plan(s) for Subarea B solely due to vehicular connection of PID: 010-146581 (2688 McCutcheon Road), PID: 010-146692 (2710 McCutcheon Road), and/or PID: 010-149716 (2959 Stelzer Road), as permitted in Subarea B. Section 2.B.3, as required by the Division of Traffic Management, Public Service Department.
2. Section 3312.53, Minimum Number of Loading Spaces Required, to reduce loading spaces from one (1) to zero (0).
3. Section 3356. 3356.11(A)(2), C-4, District Setback Lines, to reduce the Stelzer Road building setback from 60 feet, based on the designation of Stelzer Road as a 120 foot right of way by the Columbus Multimodal Thoroughfare Plan (2019) to 45 feet, subject to Stelzer Road right of way dedication of 60 feet west of centerline.

I. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. Development of the site shall be in accordance with the Site Plan titled "Site Plan, 3035 Stelzer Road", dated January 20, 2020 and signed by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant, The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his 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.