



Legislation Text

File #: 1970-2020, **Version:** 2

Rezoning Application Z20-027

APPLICANT: Dave Fox Remodeling; c/o Greg Reis; 3505 W. Dublin-Granville Road; Columbus, OH 43235.

PROPOSED USE: Expand parking lot for contractor's office.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on August 13, 2020.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.9± acre site is developed with a contractor's office in the CPD, Commercial Planned Development District that is located within the Regional Commercial Overlay (RCO). The rezoning is necessary because the current CPD, Commercial Planned Development District (Z86-1137) limits parking by requiring a maximum of 34 parking spaces with a minimum setback of 90 feet from the centerline of West Dublin-Granville Road. The requested CPD, Commercial Planned Development District will reduce the parking setback and increase the maximum number of permitted parking spaces to accommodate a parking lot expansion. The CPD Text proposes C-4 Commercial District uses and includes development standards addressing setbacks and parking lot landscaping and screening. The text also includes a commitment to a site plan that reflects a new sidewalk and landscaping along the right-of-way. The site is within the planning area of *The Northwest Plan* (2016), which recommends "Mixed Use 2" at this location, a commercial classification with residential uses supported. The request remains consistent with this recommendation, and is compatible with the surrounding development pattern.

To rezone **3505 W. DUBLIN-GRANVILLE RD. (43235)**, being 0.9± acres located on the south side of West Dublin-Granville Road, 180± feet west of Federated Boulevard, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District **and to declare an emergency** (Rezoning #Z20-027)

WHEREAS, application #Z20-027 is on file with the Department of Building and Zoning Services requesting rezoning of 0.9± acres from CPD, Commercial Planned Development District, to 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 will permit a parking lot expansion which includes sidewalk and landscaping improvements along West Dublin-Granville Road. The existing contractor's office use is not changing, and remains consistent with the "Mixed Use 2" land use recommendation of *The Northwest Plan*; and

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance due to the need to allow commencement of concrete and blacktop paving operations before end of season, which typically occurs mid-November. Time is needed to schedule contractor and install paving for parking expansion and sidewalk hard surfaces before the industry ceases operation for the season **for the immediate preservation of the public peace, property, health and safety; 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:

3505 W. DUBLIN-GRANVILLE RD. (43235), being 0.9± acres located on the south side of West Dublin-Granville Road, 180± feet west of Federated Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and City of Columbus:

Situated in Quarter Township 4, Township 2 North, Range 19 West, United States Military Lands, in the Township of Perry, County of Franklin, State of Ohio, and being a portion of a 2.180 acre tract of land conveyed to Nancy Capuano Delewese by deed of record in Deed Book 2250, Page 572, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the northeast corner of said 2.180 acre tract and in the centerline of West Dublin-Granville Road (Ohio Route No. 161), said point being at the northwest corner of a 4.067 acre tract of land conveyed to Jack A. and Nancy A. Witchoy by deed of record in Deed Book 2630, Page 253, Recorder's Office, Franklin County, Ohio;

Thence S 5 deg. 35' W along a portion of the east line of said 2.180 acre tract and along a portion of the west line of said 4.067 acre tract a distance of 220.25 feet to an iron pin (passing an iron pin at 30.93 feet);

Thence N 84 deg. 25' W perpendicular to the east line of said 2.180 acre tract a distance of 209.04 feet to an iron pin at a corner of said 2.180 acre tract and at the southeast corner of a 1.00 acre tract of land conveyed to Helen Boiriger by deed of record in Deed Book 1880, Page 53, Recorder's Office, Franklin County, Ohio;

Thence N 5 deg. 35' E along a line of said 2.180 acre tract and along the east line of said 1.00acre tract a distance of 257.86 feet to a point in the centerline of West Dublin-Granville Road at a corner of said 2.180 acre tract and at the northeast corner of said 1.00 acre tract (passing an iron pin in the south right-of-way line of West Dublin-Granville Road at 227.38 feet);

Thence S 74 deg. 13' E along the centerline of West Dublin-Granville Road and along the north line of said 2.180 acre tract a distance of 212.39 feet to the place of beginning;
Containing 1.147 acres of land, more or less.

Less and excepting therefrom the following 0.2925 acre tract as conveyed to the City of Columbus by Official Record 9286, Page F08 and bounded and described as follows: Being a part of Quarter Township 4, Township 2-N, Range 19-W, United States Military Lands, in the Township of Perry, County of Franklin, State of Ohio, and being a portion of a 2.180 acre tract of land conveyed to Nancy Capuano Delewese by Deed of record in Deed Book 2250, Page 572, of the Franklin County Recorder's Office and being more particularly described as follows:

Beginning, for reference, at the intersection of the centerlines of Sawmill Road and State Route 161 (Dublin-Granville Road); thence with the centerline of Dublin-Granville Road S 52 deg. 15' 41" E 2,303.51 feet to the P.I. of a curve and passing over the P.C. at 2,103.39 feet; thence continuing with said centerline S 74 deg. 13' 00" E 228.38 feet to a point and being the principle place of beginning of the tract herein to be described; thence continuing with said centerline S 74 deg. 13' 00" E 212.39 feet to a point; thence leaving said Road S 05 deg. 35' 00" E 60.96 feet to an iron pin and passing over a reference iron pin at 30.93 feet; thence N 74 deg. 13' 00" W 212.39 feet to an iron pin set; thence N 05 deg. 34' 00" E 60.96 feet, and passing over a reference iron pin at 30.48 feet, to the place of beginning, and containing 0.2925 acres, more or less, subject to all legal highways and easements of record.

The bearings of the above description are based on the centerline of Dublin-Granville Road and are for reference angles only.

The bearings of the above description are based on the centerline of Dublin-Granville Road and are for reference angles only.

Dated January 14, 1987 John W. Hagan, P.S. #4968

Commonly known as 3505 W. Dublin Granville Rd, Columbus OH, 43235
PARCEL NO. 590-159018-00

This being the same property conveyed to Dave Fox Remodeling, Inc., an Ohio Corporation, by deed from Unfinished Wood Furniture Store of Columbus, Inc., an Ohio Corporation, dated 10/09/2014 and recorded on 10/09/2014 in Instrument No. 201410090134376, in the Franklin County Recorders Office.

To Rezone From: CPD, Commercial Planned Development 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, “**SITE PLAN**,” and text titled, “**CPD TEXT**,” both dated August 19, 2020, and signed by Greg Reis, Applicant, and the text reading as follows:

CPD TEXT

Application: Z20-027

Address: 3505 W. DUBLIN GRANVILLE RD.

Owner: Dave Fox Remodeling Applicant: Dave Fox Remodeling Zoning Districts: CPD

Date of Text: August 19, 2020

1. **INTRODUCTION:** The 0.9 +/- acre site was zoned CPD (Z86-1137) in 1987. The applicant proposes to rezone the site from CPD to CPD to change the registered site plan to move the parking setback to allow for more parking spaces at the site. The site plan titled “Site Plan for Dave Fox Remodeling CPD Text, 3505 W. Dublin Granville Rd.” is submitted as the development plan for the site.

2. **PERMITTED USES:** Those uses permitted by Chapter 3356, C-4, Commercial of the Columbus City Code.

A. DENSITY, HEIGHT, LOT AND/OR SETBACK REQUIREMENTS

1. Along Rt. 161 the parking set back shall be a minimum of 20 feet from the road right of way and will maintain the existing 60’ building setback as shown on the site plan.

B. ACCESS, LOADING, PARKING, AND/OR OTHER TRAFFIC RELATED COMMITMENTS.

1. Vehicular access shall be as shown on the Site Plan.

C. BUFFERING, LANDSCAPING, OPEN SPACE, AND/OR SCREENING COMMITMENTS.

1. The screening of headlights will be maintained by the retaining wall separating parking from the grassy area to the north. Height of wall will vary between 1' - 2'. A line of approximately 28 taxus shrubs at the north edge of the retaining wall will further screen headlights from sight.

2. A public sidewalk, minimum 5' wide, will be added to the property frontage along Dublin-Granville Rd. connecting with existing sidewalk to the east.

3. Shade trees to be placed at the northeast corner of the parking lot to be (2) Red Maple variety with a minimum 2" caliper.

D. BUILDING DESIGN AND/OR INTERIOR-EXTERIOR TREATMENT COMMITMENTS: N/A

E. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS, AND/OR OTHER ENVIRONMENTAL COMMITMENTS:

1. All new lighting locations will be located within the parking setback line as described by the attached Site Plan.

F. GRAPHICS AND SIGNAGE COMMITMENTS:

1. All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4 Commercial District classification. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission

G. OTHER CPD REQUIREMENTS:

1. Natural Environment: The site is located on the south side of Rt. 161 between Sawmill Rd. and Federated Blvd.

2. Existing Land Use: The site is developed and is used as a commercial building permitted by Ordinance 351-87, passed November 13, 1986 (Z86-1137). The rezoning changes the Z86-1137 site plan to relocate the parking setback in order to increase the number of allowable parking spaces.

3. Circulation: Access to the site is from Rt. 161 as depicted on the site plan.

4. Visual Form of the Environment: The existing area is extensively developed. Zoning of the surrounding properties include: To the North is property zoned CPD; to the East is property zoned LM and LC 4, to the South is property zoned M2; to the West is property zoned M2. The site plan change will allow more parking available to the employees and visitors of the establishment.

5. Visibility: The site is visible from Rt. 161.

6. Proposed Development: This rezoning changes the Z86-1137 site plan to permit additional parking spaces and a different arrangement of parking spaces, as depicted on the site plan for this rezoning.

7. Behavior Patterns: On site circulation will be depicted on the Site Plan.

8. Emissions: There will be no objectionable emissions.

H. CODE MODIFICATIONS: N/A

I. MISCELLANEOUS:

The property shall be developed in accordance with the submitted plan titled "Site Plan," dated July 8, 2020 and signed

by Greg Reis on August 19, 2020. This 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 sight adjustment in the site plan shall be reviewed and may be approved by the Director, Department of Building and Zoning Services or his or her 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.~~
That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.