



City of Columbus

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

Legislation Text

File #: 1061-2021, **Version:** 1

Rezoning Application Z21-004

APPLICANT: City of Columbus; c/o Michael Jones; 90 West Broad Street; Columbus, OH 43215.

PROPOSED USE: City of Columbus Police and Fire Joint Wellness Center.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on April 8, 2021.

NORTH CENTRAL AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a former branch of the Columbus Metropolitan Library zoned in the R-4, Residential and C-4, Commercial districts. The requested CPD, Commercial Planned Development District will permit the existing building to be converted to a City of Columbus Police and Fire Joint Wellness Center to provide mental health/wellness counseling services for the city's first responders. The CPD text establishes appropriate use restrictions and development standards, and includes a commitment to develop the site in accordance with the submitted site plan. The text also includes variances to parking lot screening and shade trees, screening between commercial and residential districts, sidewalk connection, and maximum parking spaces permitted. While the proposed CPD district is not consistent with the *North Central Plan's* (2002) recommendation for "Parkland" uses at this site, the request will permit the conversion of a former branch of the Columbus Metropolitan Library and will not add incompatible land uses to the area. Additionally, the proposed variances are supportable as they address some of the site's existing conditions, and because of the specific type of services provided at this location resulting in increased security needs.

To rezone **790 N. NELSON RD. (43219)**, being 1.00± acre located on the east side of North Nelson Road, 90± south of East Fifth Avenue, **From:** R-4, Residential District and C-4, Commercial District, **To:** CPD, Commercial Planned Development District (Rezoning #Z21-004).

WHEREAS, application #Z21-004 is on file with the Department of Building and Zoning Services requesting rezoning of 1.00± acres from R-4, Residential District and C-4, Commercial District, To: CPD, Commercial Planned Development District; and

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

WHEREAS, the North Central Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change, while not consistent with the North Central Plan's recommendation for "Parkland," will permit redevelopment of a former branch of the Columbus Metropolitan Library with a City of Columbus Police and Fire Joint Wellness center, and will not add incompatible uses to the area; 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:

790 N. NELSON RD. (43219), being 1.00± acre located on the east side of North Nelson Road, 90± south of East Fifth Avenue, and being more particularly described as follows:

Zoning Description of 1.001-acre tract:

Situated in Quarter Township 3, Township 1, Range 17, United States Military Lands, City of Columbus, Franklin County, State of Ohio and being the same 1.000-acre tract of land conveyed to the City of Columbus by deed of record in Instrument Number 201908050097631 in the Franklin County Recorder's Office and being more particularly described as follows;

COMMENCING at a cross cut found in a concrete sidewalk at the intersection of the easterly right of way line of Nelson Road (80 feet wide) with the southerly right of way line of Fifth Avenue (RW width varies);

Thence along the easterly right of way line of Nelson Road **South 10° 04' 43" West** for a distance of **91.61 feet** the **TRUE POINT OF BEGINNING**;

Thence along the southerly line of a 0.513-acre tract conveyed to East Fifth Duchess LLC by deed of record in Instrument Number 201603040026273, **South 85° 17' 51" East** for a distance of **109.34 feet** to a point;

Thence continuing along the southerly line of said 0.513-acre tract **South 04° 18' 28" West** for a distance of **50.48 feet** to a point;

Thence continuing along the southerly line of said 0.513-acre tract **South 85° 14' 12" East** for a distance of **70.91 feet** to a point;

Thence along the westerly line of "Sheppard Park", a 3.77-acre tract of land conveyed to the City of Columbus by O.R. 1275, Page J-11, **South 14° 07' 41" West** for a distance of **216.53 feet** to a point;

Thence continuing along the northerly line of said "Sheppard Park" **North 85° 18' 08" West** for a distance of **170.00 feet** to a point in the easterly right of way line of Nelson Road;

Thence along the easterly right of way line of Nelson Road **North 10° 04' 43" East** for a distance of **265.35 feet** to the **TRUE POINT OF BEGINNING** and containing **1.001 Acres**, more or less, and subject to all legal easements, agreements and rights-of-way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed by Korda/Nemeth Engineering, Inc. in December 2020.

The bearings in this description are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD 83 with 2011 NSRS adjustment with the easterly right of way line of Nelson Road being North 10° 04' 43" East.

Property Address: 790 N. Nelson Rd. Columbus, OH 43219
Parcel ID: 010-198687

To Rezone From: R-4, Residential District and C-4, Commercial 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, “**PROPOSED SITE PLAN**,” dated April 12, 2021, and text titled, “**COMMERCIAL PLANNED DEVELOPMENT TEXT**,” dated March 16, 2021, and both signed by Michael Jones, Applicant, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 790 North Nelson Road

OWNER: City of Columbus Ohio

APPLICANT: City of Columbus Ohio c/o Mike Jones

DATE OF TEXT: 3-16-2021

APPLICATION: Z21-004

1. INTRODUCTION: 790 N. Nelson Road, located approximately .02 miles southeast of the N. Nelson Road and E. 5th Avenue intersection, consists of 1.001 acres and is currently zoned R-4 and C-4. On the site is a vacant 6,057 sf, single story structure that previously housed the City of Columbus Shephard Library. In its existing configuration, the site also includes 0.35 acre of impervious area including 30 parking spaces and pedestrian sidewalks. The rezoning will permit, subject to this zoning text, the re-use of the existing building with site modifications to accommodate the City Of Columbus’s Police and Fire Joint Wellness Center. Upon completion, the facility will be the full-time workplace for 5-10 Police, Fire and Employee Assistance Program personnel to provide mental health wellness / counseling services for the City of Columbus’s first responders.

2. PERMITTED USES: The current intended use for the subject site shall be a medical office (counseling services) and supporting spaces. In the event the subject building is no longer used for this purpose, other permitted uses shall include those identified in Chapter 3353, C-2 Office Commercial District.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3353, C-2 Office Commercial District of the Columbus City Code.

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

1. Building setbacks along N. Nelson Road shall be a minimum of 40 feet in accordance with the City of Columbus Multimodal Thoroughfare Plan.

2. Parking setback along N. Nelson Road shall be a minimum of 10 feet beyond the right-of-way in accordance with Chapter 3312.27.4 Parking Setback Line.

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

1. Access is to N. Nelson Rd as shown on the Site Plan.

2. Existing sidewalks along the west right-of-way will be maintained. Elimination of the pedestrian sidewalk connection from the building to the public sidewalk system shall be provided in accordance with Variance 3.G.2.b.

3. Parking shall be provided as indicated on the attached Site Plan. Parking for the medical office use is calculated per Variance 3.G.2.c.

Medical Office (6,057 sf): 1:173 sf	38* spaces (Secured Parking - Including 1 accessible space)
	<u>3 spaces (Visitor Parking - Including 1 accessible space)</u>
Total Spaces Needed:	41*

* Includes 3 fleet (Police and Fire Department) vehicle spaces in Secured Parking

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

1. Parking lot and headlight screening shall be provided along the west property line (along N Nelson Rd) parking lot areas as shown in the attached Site Plan. Screening shall be landscaped screening in accordance with Chapter 3312.12.D for live plant screening. Parking lot screening for the east and south property lines shall be eliminated per Variance 3.G.2.a and Variance 3.G.2.d.

2. Deciduous street trees shall be provided along the N Nelson Rd property line as shown on the attached Site Plan. Exact planting locations shall be determined during site compliance review.

D. Building Design and Interior-Exterior Treatment Commitments

N/A

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

N/A

F. Graphics and/or Signage Commitments:

All graphics and signage shall comply with the Graphics Code, Chapter 3377 of the Columbus City Code as it applies to the C-2 Office Commercial District and the I-670 Special Graphics Control overlay district. Any variance to those requirements will be submitted to the appropriate authorities as needed.

G. Miscellaneous:

1. The subject site shall be in accordance with the attached Site Plan titled "Public Safety Joint Wellness Center." The Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

2. Variances:

a) Chapter 3312.21.B.3 Perimeter Parking Lot Screening Required - Eliminate parking lot screening requirement along east and south property lines to maintain visual access for security purposes from the building to the adjacent City-owned Shepard Park property (R-4 use).

b) Chapter 3312.41.B Access and Circulation - Eliminate pedestrian sidewalk connection from the building to the public sidewalk system. The proposed facility requires certain levels of security and confidentiality to function in its intended use (mental health counseling services) and for its intended user group (City of Columbus Police and Fire Department personnel). In order to maintain this required level of anonymity, the facility will not be open to the public. In the event the subject building is no longer used for this purpose, the installation of a pedestrian sidewalk connection will be required.

c) Chapter 3312.49 Minimum Number of Parking Spaces Required - Increase the maximum number of parking spaces for

the facility from 31 to 41 in order to correlate with the actual number of vehicles at the facility for multiple department use.

d) Chapter 3321.09 Screening - Eliminate screening requirement along east and south property lines to maintain visual access for security purposes from the building to the adjacent City-owned Shepard Park property (R-4 use).

e) Chapter 3312.21.A.2 Landscape and Screening - Eliminate requirement for parking lot shade trees to be planted in landscaped islands or peninsulas. The parking lot as shown does not include islands or peninsulas in order to meet the facility's maintenance requirements for winter months. Parking lot shade trees shall be provided in a quantity consistent with Chapter 3312.21.A and will be planted along the perimeter of the parking lot as shown in the attached Site Plan.

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