



## Legislation Text

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**File #:** 1942-2022, **Version:** 2

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### **Rezoning Application: Z21-011**

**APPLICANT:** Thrive Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Charles Campisano, Atty.; 842 North Fourth Street, Suite 200; Columbus, OH 43215.

**PROPOSED USE:** Mixed-use development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on March 10, 2022.

**WEST SCIOTO AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 69.99± acre site consists of nine parcels formerly used as part of a quarry operation in the M, Manufacturing District, and is subject to ORD #2277-2019 (CV19-023) which permits a mixed-use development (Quarry Trails) with 864 residential units (329 single-unit dwellings and 535 apartment units) and 80,500 square feet of commercial development which is currently under construction. The requested rezoning to the R-3, Residential District (Subarea A; 41.58 acres), AR-3, Apartment Residential District (Subareas B, C, and E; 19.66 acres), and CPD, Commercial Planned Development District (Subarea D; 3.03 acres) fulfills a condition of ORD #2277-2019 to zone the subject site to appropriate residential and commercial districts. A new subarea (Subarea F; 5.72 acres) not subject to CV19-023 is included, proposing the AR-3, Apartment Residential District. The proposed CPD district specifies C-4 Commercial District uses including 47,000 square feet of general office space, 10,000 square feet of eating/drinking establishment space, 3,500 square feet of patio space, and 10,000 square feet of retail/fitness center space. The text also includes development standards addressing setbacks, access, parking lot screening, and shared parking. Modifications for reduced number of parking lot trees, for parking to be divided by parcel lines, a parking space reduction from 303 spaces to 54 spaces (subject to shared parking being provided in Subarea C), and for no loading spaces are included in the CPD text. The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends "Quarry" uses for this location, but also states that, "Reuse of quarry should be restored in a manner that is compatible with the community and maximize recreational reuse potential where appropriate." This site also includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The proposed development is adjacent to future parkland; therefore the uses are supported. Planning Division staff notes the overall site plan reflects pedestrian connectivity from the site to Trabue Road, adjacent parkland, and the development to the south subject to Ordinance #1944-2022 and Ordinance #1945-2022 (Z21-017 and CV21-020), consistent with both Plans' design guidelines emphasizing connections to adjacent developments and parkland. Concurrent Ordinance #1943-2022 (CV21-016) proposes 320 single-unit dwellings and 1,080 apartment units with variances for aisle, maneuvering, parking space size, parking lot trees, lot width, lot area, fronting, rear yard, and perimeter yard requirements as demonstrated on the submitted site plan. Use variances to permit commercial parking in Subarea C, a clubhouse as a principal use in Subarea E, and commercial use in Subarea F are also included in that request. The request secures proper zoning for a mixed-use development with design features that are consistent with guidelines of the *Trabue/Roberts Area Plan* and C2P2.

To rezone **2400 OLD DUBLIN RD. (43228)**, being 69.99± acres located on the northeast side of Old Dublin Road, 1,600± feet north of Dublin Road, **From:** M, Manufacturing District, **To:** R-3, Residential District, AR-3, Apartment Residential District, and CPD, Commercial Planned Development District (Rezoning #Z21-011).

**WHEREAS**, application #Z21-011 is on file with the Department of Building and Zoning Services requesting rezoning of 69.99± acres from M, Manufacturing District, to R-3, Residential District, AR-3, Apartment Residential District, and CPD, Commercial Planned Development District; and

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

**WHEREAS**, the West Scioto Area Commission recommends approval of said zoning change, and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested R-3, Residential, AR-3, Apartment Residential, and CPD, Commercial Planned Development districts secure proper zoning for a mixed-use development with design features that are consistent with guidelines of the *Trabue/Roberts Area Plan* and C2P2 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:

**2400 OLD DUBLIN RD. (43228)**, being 69.99± acres located on the northeast side of Old Dublin Road, 1,600± feet north of Dublin Road, and being more particularly described as follows:

**(SEE ATTACHMENT FILE ORD1942-2022\_Legal Descriptions)**

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the R-3, Residential District; and a Height District of sixty (60) feet is hereby established on the AR-3, Apartment Residential District, and 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 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 plan being titled, “**ZONING PLAN - QUARRY TRAILS 2,**” and text titled, “**CPD, COMMERCIAL PLANNED DEVELOPMENT,**” both signed by David Perry, Agent for the Applicant, and Charles Campisano, Attorney for the applicant, dated June 27, 2022, and the text reading as follows:

**CPD, COMMERCIAL PLANNED DEVELOPMENT**  
**3.03 +/- ACRES**

EXISTING ZONING: M. Manufacturing (CV19-023)

PROPOSED ZONING: CPD, Commercial Planned Development

PROPERTY ADDRESS: 2400 Old Dublin Road, Columbus, OH 43228

APPLICANT: Marble Cliff Canyon, LLC c/o Dave Perry, Agent, David Perry Company, Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Charles Campisano, Attorney, Thrive Companies, 842 N 4<sup>th</sup> Street, Suite 200, Columbus, OH 43215.

PROPERTY OWNER: Marble Cliff Canyon, LLC c/o Charles Campisano, Attorney, Thrive Companies, 842 N 4<sup>th</sup> Street, Suite 200, Columbus, OH 43215.

DATE OF TEXT: June 27, 2022

APPLICATION NUMBER: Z21-011

**1. INTRODUCTION:** The 3.03 +/- acres proposed to be rezoned to CPD, Commercial Planned Development is part of the 69.99 acre “Quarry Trails” development. Quarry Trails is a total of 69.99 acres. The site is presently zoned M,

Manufacturing and subject to Ordinance 2277-2019 (CV19-023), which permits various residential and commercial uses in the M, Manufacturing District. By rezoning application Z21-011, the R-3, AR-3 and CPD zoning districts are proposed to rezone “Quarry Trails” to districts reflecting applicable land uses. Application CV21-016 is pending for variances as applicable to the R-3 and AR-3 districts. The CPD site plan, hereafter “Site Plan”, titled “Zoning Plan - Quarry Trails 2”, dated 06/27/2022, is submitted as the site development plan for the CPD area of Quarry Trails. All streets internal to Quarry Trails are private streets. Subarea D is for commercial uses as outlined.

**2. SUBAREA D PERMITTED USES:** All uses of Chapter 3356, C-4, Commercial District. The following uses of the C-4 District are prohibited:

- a) Animal boarding, which shall not be interpreted to exclude short-term animal boarding associated with and accessory to a veterinarian practice, subject to there being no outside animal runs.
- b) automobile/truck sales, new or used, leasing, repair and/or maintenance.
- c) billboards
- d) drive-in theater.
- e) extended stay hotel.
- f) off-premise graphics, except for off-premise graphics which are approved as part of a graphics plan or Special Permit by the Graphics Commission

**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) Internal streets shall be private streets:
  - a) There shall be no required building setback from any internal private street.
  - b) The required parking setback from private streets shall be a minimum of three (3) feet.

**B) Access, Loading, Parking and/or other Traffic related commitments.**

- 1) All vehicular access to the Site shall be from Trabue Road across other property on private street(s) or from Old Dublin Road.
- 2) Subarea D shall have a minimum of 54 parking spaces within the Subarea. It is anticipated Subarea D will be divided into smaller parcels corresponding to individual buildings. Parcels with zero (0) parking shall be permitted, subject to 54 spaces within Subarea D being provided. Subarea C has 571 parking spaces. Subarea C parking shall be used for adjacent multi-family uses as well as shared parking with Subareas D and E.
- 3) Traffic-related commitments for this area have been established and are contained in the commitments for council variance application CV21-016, which was adopted via Ordinance 1943-2022.

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

Parking lots shall be screened in the required three (3) foot parking setback from private streets with landscaping and/or walls to a minimum height of three (3) feet and 75% opacity. No parking lot screening shall be required along property lines dividing aisles or bisecting a parking space, aisle or parking lot in any way.

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

N/A

**E) Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.**

The maximum height of parking lot lighting shall be 18’.

**F) Graphics and Signage commitments.**

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as applies to the C-4, Commercial District. Any ground sign shall be monument-style. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration.

**G) Other CPD Requirements.**

1) Natural Environment: The site is located north of Trabue Road on “Quarry Trails Drive”, a private street, and abutting Old Dublin Road to the north. The site is part of a large area of non-commercial land used for quarrying and other non-residential uses now being reclaimed for recreational, residential and commercial uses.

2) Existing Land Use: Primarily undeveloped, but with Phase 1 of Quarry Trails under construction.

3) Circulation: Vehicular access shall be from Trabue Road, via Quarry Trails Drive (private street) and Old Dublin Road.

4) Visual Form of the Environment: The S. Hamilton Road corridor is an arterial right of way extensively developed with commercial uses.

5) Visibility: The site is visible from Trabue Road, Dublin Road and Quarry Trails Drive (private street).

6) Trabue Road and Dublin Road are arterial rights of way. The site is visible from both streets.

7) Proposed Development: Commercial uses as identified in Permitted Uses.

8) Behavior Patterns: Vehicular access shall be from Trabue Road and Old Dublin Road via internal Quarry Trails private streets.

9) Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

**H) Modification of Code Standards.**

1. Section 3312.09, Aisle, requires a minimum aisle width of 20 feet for two-way travel, while the applicant proposes to permit division of aisle(s) by property lines, subject to the required 20 feet width being provided across subarea and/or property lines

2. Section 3312.21(A), Landscaping and screening, requires one parking lot tree for every ten parking spaces, while the applicant proposes one parking lot tree for every 20 spaces in Subarea C.

3. Section 3312.25, Maneuvering, requires maneuvering to be located on the same parcel as the parking space or loading space for which it is maneuvering area, while the applicant proposes to permit maneuvering areas to be divided by property lines on Subarea D with Subarea C subject to applicable total code required maneuvering being provided for parking.

4. Section 3312.29, Parking space, requires a parking spaces to be 9 feet in width and 18 feet in length, while the applicant proposes to permit parking spaces to be divided by property lines in Subarea D, subject to applicable total code

required parking space dimensions being provided, and proposes parallel spaces on the private streets to be reduced in dimensions from 9 feet wide to 8 feet wide.

5. Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from 303 spaces for up to 47,000 SF general office, 10,000 SF restaurant (multiple uses), 3,500 SF outside patio and 10,000 SF of retail/fitness to 54 spaces, subject to shared parking in Subarea C.

6. Section 3312.53, Minimum number of loading spaces required, requires loading spaces based on type of use and size of building, while the applicant proposes to reduce code required loading spaces to zero, with loading areas being provided as needed and subject to design approval by the Department of Public Service, Division of Traffic Management.

**I) Miscellaneous commitments.**

Development of the site shall be in accordance with the Site Plan titled “Zoning Plan - Quarry Trails 2, dated 6/27/2022 and signed by David B. Perry, Agent for Applicant and Charles Campisano, 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 Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

**SECTION 4.** Traffic-related commitments for this area have been established and are contained in the commitments for Council Variance Application #CV21-016, which was adopted via Ordinance 1943-2022.

**SECTION 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.