



Legislation Text

File #: 2401-2022, Version: 1

Rezoning Amendment Z87-1435D

Ordinance #1531-87, passed July 20, 1987 (Z84-1435), established the CPD, Commercial Planned Development District on 152.5± acres permitting the planned development of a regional shopping mall, however, the intended mall was not developed. Subsequently, Ordinance #1222-94 passed on June 27, 1994 (Z84-1435A), amended Ordinance #1531-87 to modify restrictions to an internal circulation road, curb cuts, graphics, out parcels, and permitted uses thereby eliminating the previously intended regional shopping mall concept. An additional amendment, Ordinance #2724-2003, passed January 12, 2004 (Z84-1435B), further modified the CPD district to permit one curb cut on Sawmill Road subject to the approval of the Division of Traffic Management. Ordinance #0510-2022, passed February 28, 2022, amended 1.83± acres of the original 152.5± acre area of Ordinance #1531-87 by modifying the CPD district to adjust the required parking and building setbacks along State Route 161 from 30 feet to 15 feet to accommodate a right-of-way dedication area for a shared use path along the frontage of two proposed eating and drinking establishments located at 3730 West Dublin-Granville Road. This legislation amends the CPD text as it pertains to graphics commitments to permit Regional Commercial Overlay (RCO) graphics provisions as an alternative to the existing commitments. This amendment does not alter any other requirements established by Ordinances #1531-87, #1222-94, #2724-2003, or #0510-2022, and is supported by the Department of Building and Zoning Services.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance #0510-2022, passed February 28, 2022 (Z84-1435C), for property located at **3730 W. DUBLIN-GRANVILLE RD. (43017)**, by repealing Section 3 and replacing it with new Section 3 thereby modifying the required CPD signage requirements (Rezoning # Z87-1435D).

WHEREAS, Ordinance #1531-87, passed July 20, 1987 (Z84-1435), rezoned 152.5± located at **3730 W. DUBLIN-GRANVILLE RD. (43017)** from the CPD, Commercial Planned Development District to the CPD, Commercial Planned Development District; and

WHEREAS, that rezoning established specific development standards addressing permitted uses, access, setbacks, and other customary design commitments; and

WHEREAS, Ordinance #1222-94 passed on June 27, 1994 (Z84-1435A), amended Ordinance #1531-87 to modify restrictions to an internal circulation road, curb cuts, graphics, out parcels, and permitted uses; and

WHEREAS, Ordinance #2724-2003, passed January 12, 2004 (Z84-1435B), further modified the CPD district to permit one curb cut on Sawmill Road; and

WHEREAS, Ordinance #0510-2022, passed February 28, 2022 (Z84-1435C), further modified the CPD district to permit a reduced building setback line of 15 feet along West Dublin-Granville Road; and

WHEREAS, the Applicant proposes to modify the CPD text to revise the graphics commitments to permit RCO graphics provisions as an alternative to the existing commitments, which is desired to achieve a uniform development pattern along the 161 corridor; and

WHEREAS, it is necessary to amend the CPD text included in #0510-2022, passed February 28, 2022 (Z84-1435C), to allow RCO-compliant signage along State Route 161; and

WHEREAS, all other aspects of Ordinance #0510-2022, passed February 28, 2022 (Z84-1435C) are unaffected by this amendment and remain in effect, and are included below for consistency; and

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:

3730 W. DUBLIN-GRANVILLE RD. (43017), being 1.83± acres located on the north side of West Dublin-Granville Road, 290± feet east of Sawmill Road, and being more particularly described as follows:

EXHIBIT "A" - LEGAL DESCRIPTION:

BASED UPON TITLE COMMITMENT FILE NO: GLC2000683, COMMONWEALTH LAND TITLE INSURANCE COMPANY; EFFECTIVE DATE: JANUARY 7, 2021 AT 6:59 AM

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS:

BEING 1.825 ACRES OUT OF LOT 1 OF "SAWMILL PLACE", A SUBDIVISION OF RECORD IN PLAT BOOK 66, PAGES 76 AND 77, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, ALSO BEING PART OF THAT 13.130 ACRE TRACT AS DESCRIBED IN A DEED TO MTB CORP., OF RECORD IN OFFICIAL RECORD VOLUME 26953, PAGE C11, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A HIGHWAY MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF DUBLIN-GRANVILLE ROAD (STATE ROUTE 161) AND SAWMILL ROAD;

THENCE SOUTH 53 DEG 28' 30" EAST, ALONG THE CENTERLINE OF DUBLIN-GRANVILLE ROAD, A DISTANCE OF 378.64 FEET TO A POINT;

THENCE NORTH 36 DEG 31' 30" EAST, A DISTANCE OF 60.00 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF DUBLIN-GRANVILLE ROAD, BEING ALSO THE SOUTHERLY LINE OF SAID LOT 1 AND THE TRUE PLACE OF BEGINNING;

THENCE THROUGH SAID 13.130 ACRE TRACT THE FOLLOWING TWO COURSES:

NORTH 36 DEG 31' 30" EAST, A DISTANCE OF 216.56 FEET TO AN IRON PIN SET;

NORTH 81 DEG 43' 26" EAST, A DISTANCE OF 30.42 FEET TO A P.K. NAIL SET AT AN ANGLE POINT IN THE PERIMETER OF SAID 13.130 ACRE TRACT;

THENCE SOUTH 53 DEG 28' 30" EAST, ALONG SAID PERIMETER, A DISTANCE OF 313.32 FEET TO A P.K. NAIL SET;

THENCE SOUTH 36 DEG 31' 30" WEST, THROUGH SAID 13.130 ACRE TRACT, A DISTANCE OF 238.00 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF DUBLIN-GRANVILLE ROAD;

THENCE NORTH 53 DEG 28' 30" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 334.91 FEET TO THE TRUE PLACE OF BEGINNING, AND CONTAINING 1.825 ACRES OF LAND.

BEARINGS HEREIN CONFORM TO THOSE OF THE REFERENCED PLAT "SAWMILL PLACE", E.G. NORTH 53 DEG 28' 30" WEST FOR THE RIGHT-OF-WAY LINE OF DUBLIN-GRANVILLE ROAD.

THIS DESCRIPTION WAS PREPARED BY M-E CIVIL ENGINEERING, INC. BASED ON INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY, ROBERT S. WYND, REGISTERED SURVEYOR NO. 6872.

To Rezone From: CPD, Commercial Planned Development District,

To: CPD, Commercial Planned Development.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the CPD, Commercial Planned Development District on this property.

SECTION 3. That Section 3 of **Ordinance #0510-2022, passed February 28, 2022 (Z84-1435C)**, be hereby repealed and replaced with new Section 3 reading as follows:

SECTION 3. That the Director of the Department of Building and Zoning Services be, and he is hereby authorized and directed to make the said changes 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 plan being titled, "**ZONING PLAN**," dated February 10, 2022, and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," dated **August 25, 2022**, both signed by Jason Keen, Owner/Applicant, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT
6480 SAWMILL ROAD LAND AT SAWMILL LTD.
Z87-1345D
SITE ADDRESS: 3730 W. DUBLIN-GRANVILLE RD.
AUGUST 25 2022

NATURAL ENVIRONMENT

The property is located at the northeast corner of Sawmill Road and SR 161. The site is essentially flat with tree lines adjacent to Federated Boulevard. Most of the site was farmed at one time.

EXISTING LAND USES

To the north and east are a shopping center, multi-family developments, and undeveloped ground; to the south are a variety of commercial uses in either new buildings or former single-family houses; to the west are a service station, offices, more single-family houses which have been converted to nonresidential uses, and the proposed Dublin Village Center.

TRANSPORTATION AND CIRCULATION

The roadway system is shown on the submitted site plan. Federated Boulevard connecting Sawmill Road and SR 161 has already been constructed.

VIEW AND VISIBILITY

In the development of the subject property and in the location of the buildings, consideration has been given to the visibility and safety of the motorist and pedestrian.

PROPOSED DEVELOPMENT - UTILITIES

The applicant shall comply with the current city requirements regarding storm water run-off and sanitary sewers.

EMISSIONS

There would not appear to be any threat of any unusual emissions from this proposed development.

BEHAVIOR PATTERNS

The subject property is the site of a proposed regional mall with access to I-270 from Sawmill Road. It is at a point where major traffic volumes already exist. The proposed development will emphasize existing behavior patterns.

I. ALLOWABLE USES

Allowable uses shall be those as governed by Chapter 3356, C-4, Commercial District, City of Columbus Zoning Code.

II. APPLICABLE DEVELOPMENT STANDARDS

Except as otherwise noted, the applicable development standards of Chapter 3356 shall apply to Subarea One.

A. General and Specific Development Standards

In addition, the following general and specific development standards shall apply.

1. Lighting:

- a. All external outdoor lighting shall be cut-off fixture (down lighting).
- b. All external outdoor lighting fixtures to be used shall be similar in type to insure aesthetic compatibility.
- c. All light poles and standards shall be black, brown or bronze in color.
- d. Parking lot lighting standards located on parcels outside the regional shopping center ring road shall not exceed 28 feet in height.

2. Signage:

- a. All ground-supported signage utilized shall reflect a uniform design and shall be set in black, brown or bronze frame with black, brown or bronze external signage supports.
- b. All signage shall be internally illuminated or silhouette lighted only.
- c. All signage shall be subject to applicable building setbacks. No sign shall be in a required front yard with the exception of directional entry/exit signs which shall be ground-type only.
- d. Along the Sawmill Road frontage there shall be only two single ground-supported signs permitted and along SR 161 frontage there shall be only two single ground-supported signs permitted (with the exception of direction entry/exit signs as previously listed).
- e. All other signage requirements shall be as otherwise indicated in the City Graphics Code, Article 15, Title 33 of the Columbus City Code.

f. There shall be no roof-mounted signs and no wall-mounted graphic shall extend above its wall.

g. In lieu of the commitments above, all signage may instead comply with the Regional Commercial Overlay graphics requirements unless otherwise varied by the Graphics Commission.

3. Setbacks:

a. Along and adjacent to Sawmill Road SR 161 for parcel 590-232727 and any other parcel resulting from a lot split of this parcel, a minimum setback of fifteen (15) feet for all structures, maneuvering and parking areas shall be required. This will be in addition to a fifteen (15) foot R/W dedication for a total of thirty (30) feet from the right-of way lane before the dedication occurs. Along Federated Boulevard and Sawmill Place Boulevard, a minimum setback of 25 feet for parking, maneuvering and structures shall be required.

b. At all public road intersections with Sawmill and SR 161 a "corner" setback as measured along a line bisecting the angle formed by the intersection of the required building setback line shall be required, being sixty (60) feet for thirty (30) foot setback.

4. Environmental Treatment:

a. Within the corner setback as previously described, an entrance feature element shall be required, and all landscaping and fencing shall have a fifteen (15) foot setback from and parallel to Sawmill Road.

b. Landscaping with a fence hedge and/or earth-formed berm treatment shall be required parallel and adjacent to Sawmill Road and SR 161 for at least fifty percent (50%) of the frontage of the site.

c. Tree plantings shall be required at a density of one per forty (40) lineal feet of frontage at a minimum distance of ten (10) feet from and parallel to Sawmill Road and SR 161.

d. All parking areas adjacent to Sawmill Road and SR 161 shall have headlight screening of thirty (30) inches minimum height along and parallel to the site frontage as measured from the elevation of the nearest section of the adjacent parking areas.

e. Lot coverage for structures and paved areas for the total development may not exceed ninety percent (90%) of net usable area (gross zoned acreage excluding publicly dedicated streets). Lot coverage for structures and paved areas for commercial site with frontage on Sawmill Road or SR 161 shall not exceed 85%. Sidewalks and paved plazas at building entrances shall not be considered a part of lot coverage.

f. Loading areas shall be screened by structures and/or landscaping to a minimum height of seven (7) feet.

g. A general tree planting program shall be provided at the following ratio of lot coverage:

1. 0 to 20,000 square feet: six inches of trunk size plus one inch for every 4,000 square feet of lot coverage.

2. 20,000 to 100,000 square feet: ten inches of trunk size plus one inch for every 4,000 square feet of coverage over 20,000 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus one inch for every 6500 square feet of coverage over 100,000 square feet.

h. At least fifty percent (50%) of the required tree plantings shall be integrated and placed within parking or service areas. Existing trees of three inches caliper or greater may offset two-thirds (2/3rds) of this requirement.

i. Minimum tree trunk size shall be no less than two inches caliper.

5. Traffic:

a. Federated Boulevard is a roadway of not less than five lanes. Sawmill Place Boulevard will be a roadway of not less than four lanes.

b. There shall be three major full movement access points on Sawmill Place Boulevard. The general location of these three major access points are shown as "A", "B" and "C" on the submitted site plan. The final location of these three major access points shall be subject to the review and approval of the Division of Transportation. In addition to the three major access points there shall be at least one median break between: Sawmill Road and "C" (the access point on the south side of Sawmill Place Boulevard shall be limited to right-in only), "C" and "B"; "B" and "A". The final location of these median breaks shall be subject to the review and approval of the Division of Transportation. The Division of Transportation shall have the right to grant additional median breaks as well as other access points on Sawmill Place Boulevard, subject to its review and approval.

There shall be three major full movement access points on Federated Boulevard. The general location of these three access points are shown as "D", "E" and "F" on the submitted site plan. The final location of these access points shall be subject to the review and approval of the Division of Transportation. In addition to the three major access points there shall be at least two curbcuts on Federated Boulevard shall have the right to grant additional access points on Federated Boulevard subject to its review and approval.

There shall be one right-in curbcut on Sawmill Road between Federated Boulevard and Sawmill Place Boulevard; said location shall be subject to the review and approval of the City's Division of Transportation.

c. Applicant agrees to dedicate by plat rights-of-way sixty (60) feet from centerline along Sawmill Road and SR 161.

d. The prior CPD text committed the applicant to certain roadway improvements along SR 161. Since the date of the original zoning, a proposed roadway improvement plan for Sawmill Road between I-270 to SR 161 has been developed. In order to fund the improvement of Sawmill Road is commenced, the prior commitment of applicant to improve SR 161 shall become null and void.

e. There shall be no access to Sawmill Road from the subject property except for Federated Boulevard and Sawmill Place Boulevard. There shall be no access to SR 161 from the subject property except for the two mall entrances (the western most entrance to the mall shall be right-in, right-out only unless the Division of Transportation approves a different traffic pattern), Federated Boulevard and Sawmill Place Boulevard.

f. The applicant shall construct an eastbound left turn lane in SR 161 at the second mall entrance. This entrance will line up with the extension of Martin Road. The design of the left turn lane shall be subject to the review and approval of the Division of Transportation.

g. If the Division of Transportation determines that the existing west bound left turn lane on SR 161 at the intersection with Sawmill Road needs to be lengthened, then the applicant shall lengthen said turn lane. The design of the left turn lane shall be subject to the review and approval of the Division of Transportation.

6. Other Requirements:

a. All walkway/street intersections shall have wheelchair ramps.

b. All parking areas shall have at least one space for handicapped parking to be adequately signed and located adjacent to building entrances. No less than 25 handicapped space shall be provided.

c. All sixty-six (66) foot maximum height limitation shall be in effect.

7. Internal Commitment:

The general concept within the confines of the CPD area shall be as shown on the plan. Sawmill Place Boulevard will be constructed between Federated Boulevard and Sawmill Road and SR 161, and the area between Federated Boulevard and Sawmill Place Boulevard is to be used for commercial sites and parking expansion and within Sawmill Place Boulevard there will be a mall, outparcels, and parking, all in the ratios indicated on the plan.

While the applicant by this document commits to the concept and to the total space to be occupied by the various uses, the applicant reserves the right to revise, realign, and otherwise modify the relation of those spaces, on to the other, so long as when the project in any or all of its phases is complete, the concept does not change nor the statistics materially vary. Specifically in the area between Sawmill Place Boulevard and Federated Boulevard the total areas to be used for parking and commercial sites shall remain generally the same but the location of either may vary from that shown; Sawmill Place Boulevard shall encircle an acreage approximately as shown may well have some different design or orientation and the number of major tenants could vary up to as many as five. In addition, freestanding uses may exist so long as no major change is made in traffic movements or access points. However, in no such event shall the square footage shown be exceeded or the parking rations reduced.

The submitted Site Plan titled “Zoning Plan” is conceptual except for setbacks and access which are commitments. 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.

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