



Legislation Text

File #: 2693-2022, **Version:** 1

Rezoning Application: Z22-028

APPLICANT: Brady Signs; c/o Jim McFarland; 84 Skyline Drive; South Bloomfield, OH 43103.

PROPOSED USE: Commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on August 11, 2022.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 1.0± acre site consists of one parcel developed with a bank in the L-C-4, Limited Commercial District. The requested L-C-4, Limited Commercial District provides updated limitation text language that removes outdated development standard commitments, including previously approved graphics restrictions, allowing the applicant to replace ground signage along North Hamilton Road. The requested L-C-4 district remains consistent with the *Northland Plan - Volume II*, the surrounding zoning and development pattern along North Hamilton Road, and includes a commitment to limit ground signage to eight feet in height.

To rezone **5600 N. HAMILTON RD. (43230)**, being 1.00± acre located on the east side of North Hamilton Road, 160± feet south of Preserve Boulevard, From: L-C-4, Limited Commercial District, To: L-C-4, Limited Commercial District (Rezoning #Z22-028).

WHEREAS, application #Z22-028 is on file with the Department of Building and Zoning Services requesting rezoning of 1.00± acre from L-C-4, Limited Commercial District, to L-C-4, Limited Commercial 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zoning change because the requested L-C-4, Limited Commercial District provides updated development text that removed outdated commitments, but retains the permitted uses which are consistent with the existing development pattern along North Hamilton Road; now, therefore: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:

5600 N. HAMILTON RD. (43230), being 1.00± acre located on the east side of North Hamilton Road, 160± feet south of Preserve Boulevard, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio; also being a part of Quarter Township 3, Township 2, Range 16, United States Military Lands; also being a portion of a 10.472 acre tract, the remaining lands of a 11.861 acre tract as conveyed to Retail Properties Limited as described in Instrument No. 200112280302676; being more particularly described as follows:

Commencing at Franklin County Monument FCGS 8813, said point being along the centerline of

Hamilton Road (120' right-of-way), said point also being the northwesterly corner of a 0.199 acre tract as conveyed to City of Columbus, Ohio as described in Instrument No.200300180078602, said point also being the southwest corner of a 0.2878 acre tract as conveyed to City of Columbus, Ohio as described in Instrument No. 200903130035471; thence,

Along the northerly line of said 0.199 acre tract, also being along the southerly line of said 0.2878 acre tract, South 86° 51' 13" East, for a distance of sixty and zero one-hundredths feet (60.00') to a nail set, said point being northeasterly corner of said 0.199 acre tract, said point also being the southeasterly corner of said 0.2878 acre tract, said point also being the southwest corner of said 10.472 acre tract, said point also being the northwesterly corner of a 1.048 acre tract as conveyed to Ramo II Investment Company, LLC as described in Instrument No. 200606210121665, said point also being along the easterly right-of-way line of Hamilton Road; thence,

Along a portion of the easterly line of said 0.2878 acre tract, also being along the easterly right of-way line of Hamilton Road, also being along a westerly line of said 10.472 acre tract and then along a westerly line of a 1.0468 acre tract as conveyed to Tribes, LLC as described in Instrument No. 201001040000643 and then along a portion of a westerly line of said 10.472 acre tract, North 03° 07' 51" East, for a distance of four hundred forty-five and ninety-one onehundredths feet (445.91') to an iron pin set, said point being along the easterly line of said 0.2878 acre tract, said point also being along the easterly right-of-way line of Hamilton Road, said point also being along a westerly line of said 10.472 acre tract, said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along a portion of the easterly line of said 0.2878 acre tract, also being along the easterly right of-way line of Hamilton Road, also being along a portion of a westerly line of said 10.472 acre tract North 03° 07' 51" East, for a distance of one hundred eighty and seventy one-hundredths feet (180.70') to a nail set, said point being the northeasterly corner of said 0.2878 acre tract, said point also being along the easterly right-of-way line of Hamilton Road, said point also being a northwesterly corner of said 10.472 acre tract, said point also being the southwest corner of a 1.121 acre tract as conveyed to CRV-VII Hamilton Road Limited as described in Instrument No. 200501250015226; thence,

Along a northerly line of said 10.472 acre tract, also being along a southerly line of said 1.121 acre tract, South 85° 46' 19" East, for a distance of two hundred forty and fifty-three one hundredths feet (240.53') to an iron pin set, said point being a northerly corner of said 10.472 acre tract, said point also being the southeasterly corner of said 1.121 acre tract; thence,

Along a new division line through said 10.472 acre tract, South 02° 48' 14" West, for a distance of one hundred eighty and seventy-two one-hundredths feet (180.72') to a nail set; thence,

Along a new division line through said 10.472 acre tract, North 85° 46' 19" West, for a distance of two hundred forty-one and fifty-six one-hundredths feet (241.56') to the point of beginning, containing 1.000 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by Kleingers & Associates in January, 2010.

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-1986), with a portion of the centerline of Hamilton Road being North 03° 07' 51" East, as determined by a survey utilizing Franklin County Monuments FCGS 8813 and FCGS 8814.

Known Address: 5600 N. Hamilton Rd., Columbus, OH (43230)
Parcel ID: 010-289274.

To Rezone From: L-C-4, Limited Commercial District,

To: L-C-4, Limited Commercial District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-C-4, Limited Commercial

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 L-C-4, Limited Commercial District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said text titled, “**LIMITATION TEXT**,” dated August 11, 2022, signed by Jim McFarland, Agent for the Applicant, and the text reading as follows:

LIMITATION TEXT

EXISTING ZONING DISTRICT: L-C-4
PROPOSED ZONING DISTRICT: L-C-4
PROPERTY ADDRESS: 5600 N. Hamilton Road
OWNER: Civista Bank
APPLICANT: Brady Signs
DATE OF TEXT: 8/11/22
APPLICATION NUMBER: Z22-028

I. INTRODUCTION: The subject property is located at 5600 N. Hamilton Road being approximately 1.0 acres. The property will have a C-4 use and new signage.

II. PERMITTED USES: Unless otherwise indicated within this Limitation Text, the permitted uses for this site are contained in Section 3356.03 (C-4) of the Columbus Zoning Code.

III. DEVELOPMENT STANDARDS: Unless otherwise indicated within this Limitation Text, the applicable development standards for this site are contained in Section 3356.03 (C-4) of the Columbus Zoning Code.

A. Density. Height. Lot and/or Setback commitments.

1. The permitted maximum density shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.
2. The setback along Hamilton Road shall be forty (40) feet for parking and maneuvering areas and sixty (60) feet for all buildings.

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

1. Direct access to North Hamilton Road shall be limited to the existing right-in and right-out access point.
2. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building, or parking lot achieving ninety percent (90%) opacity to a minimum height of seven (7) feet from finished grade.

C. Buffering. Landscaping. Open space and/or Screening commitments.

1. From the east edge of the proposed Hamilton Road right-of-way, a forty (40) foot green space corridor shall be established. Landscaping within the forty (40) foot green space corridor shall resemble an orchard and be based on the following standard:
 - a. Two rows of ornamental trees shall be planted within the green space corridor in an orchard fashion at an approximate spacing of fifteen (15) feet on centers both ways. The first row of trees shall be planted twenty (20) feet from the right-of-way. Trees may be planted in pairs or staggered.
2. All parking areas along Hamilton Road shall have headlight screening with a minimum height of 36 inches measured

from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of earthen mounding.

3. All major entries shall be demarked by utilizing the fencing and landscape material.
4. Minimum tree size shall be 4 feet to 6 feet in height for evergreen trees and one (1) inch caliper for ornamental trees.
5. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven (7) feet above finish grade.

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

1. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40'X level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

2. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material shall be permitted.

3. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters are required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 feet-0 inches.

4. All buildings shall be finished utilizing the same materials on all sides of the exterior.

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

1. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and fixtures shall be in dark brown, dark green, bronze or black.

2. All utilities shall be installed underground.

F. Graphics and Signage commitments.

Signage along North Hamilton Road shall be limited to an eight-foot high monument style sign consistent with Regional Commercial Overlay standards unless otherwise varied by the Graphics Commission.

G. Miscellaneous commitments:

N/A

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