

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2016**

- 2. APPLICATION: Z15-048**
Location: **2698 BETHEL ROAD (43201)**, being 29.05± acres located on the north side of Bethel Road, 550± feet east of Sawmill Road (590-214701; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Increase permitted square footage of restaurant uses.
Applicant(s): Carriage Place; c/o Charlie Fraas and Brent Myers; 250 Civic Center Drive; Suite 500; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

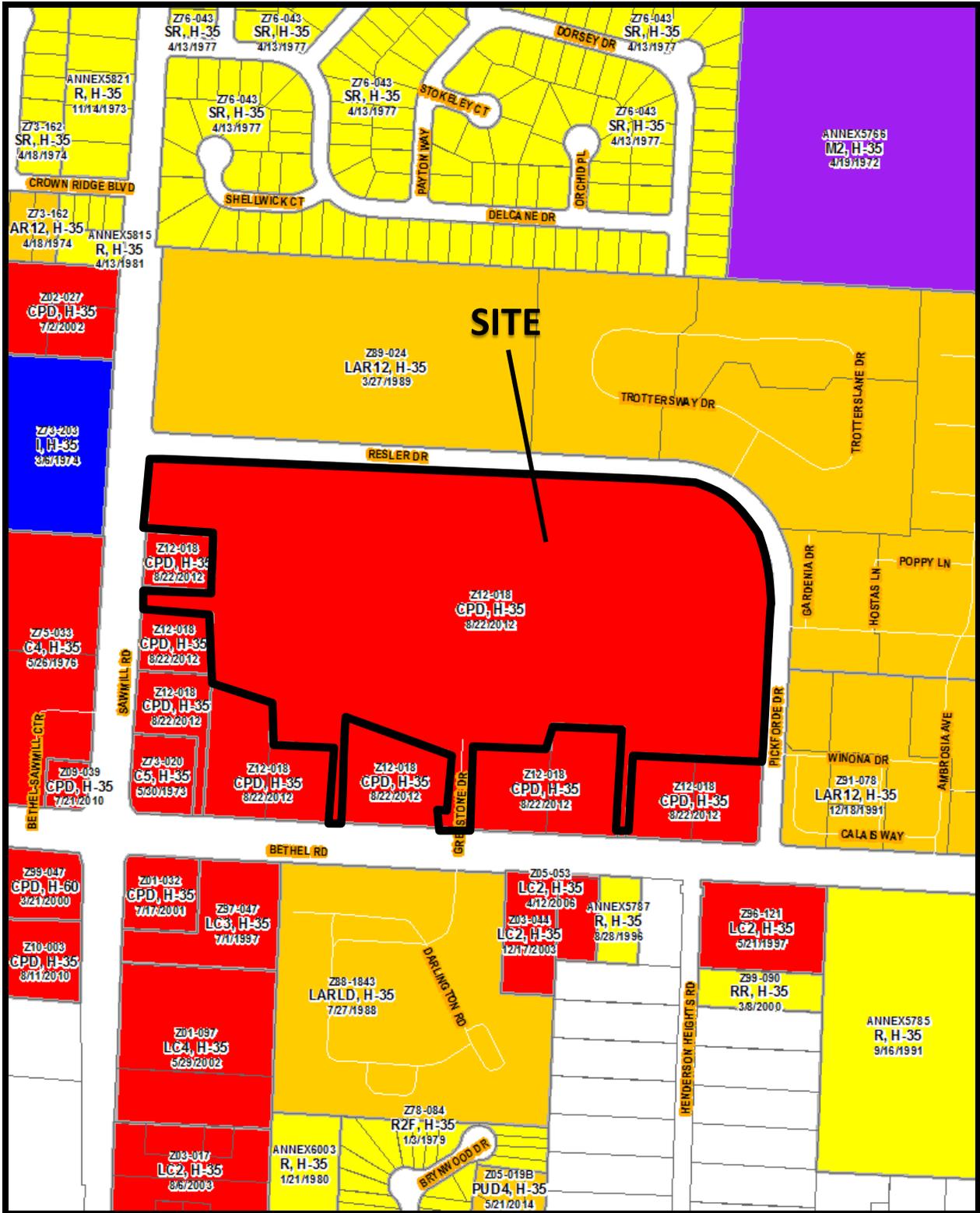
BACKGROUND:

- The 29.05± acre site is zoned in the CPD, Commercial Planned Development District and is developed with a shopping center. The requested CPD, Commercial Planned Development District will remove size restrictions for the movie theater and restaurant space. The current text limits the size of the movie theater (no more than 2060 seats) and the total aggregate square footage for restaurants (18,200 square feet).
- To the north and east across Resler Drive are a park and a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the south across Bethel Road are a multi-unit residential development in the L-ARLD, Limited Apartment Residential District, and an office in the L-C-2, Limited Commercial District. To the west across Sawmill Road are a bowling alley and retail strip center in the C-4, Commercial District, as well as an electric substation in the I, Institutional District. Outparcels of the shopping center in the CPD, Commercial Planned Development District also border the site to the south and west.
- The site lies within the planning area of the *Northwest Plan (2007)*, which recommends retail uses to be concentrated at the intersection of Bethel and Sawmill Roads. The request to increase the allowable buildable space for retail or restaurant uses on the site is consistent with Plan recommendations.
- The site lies within the boundaries of the Northwest Civic Association whose recommendation is for approval of the requested CPD district.
- The CPD text includes provisions for permitted uses, square footage limitations, setbacks, landscaping, building elevations, and lighting. A variance to carry over the existing nonconforming increased number of parking spaces is included in the request.

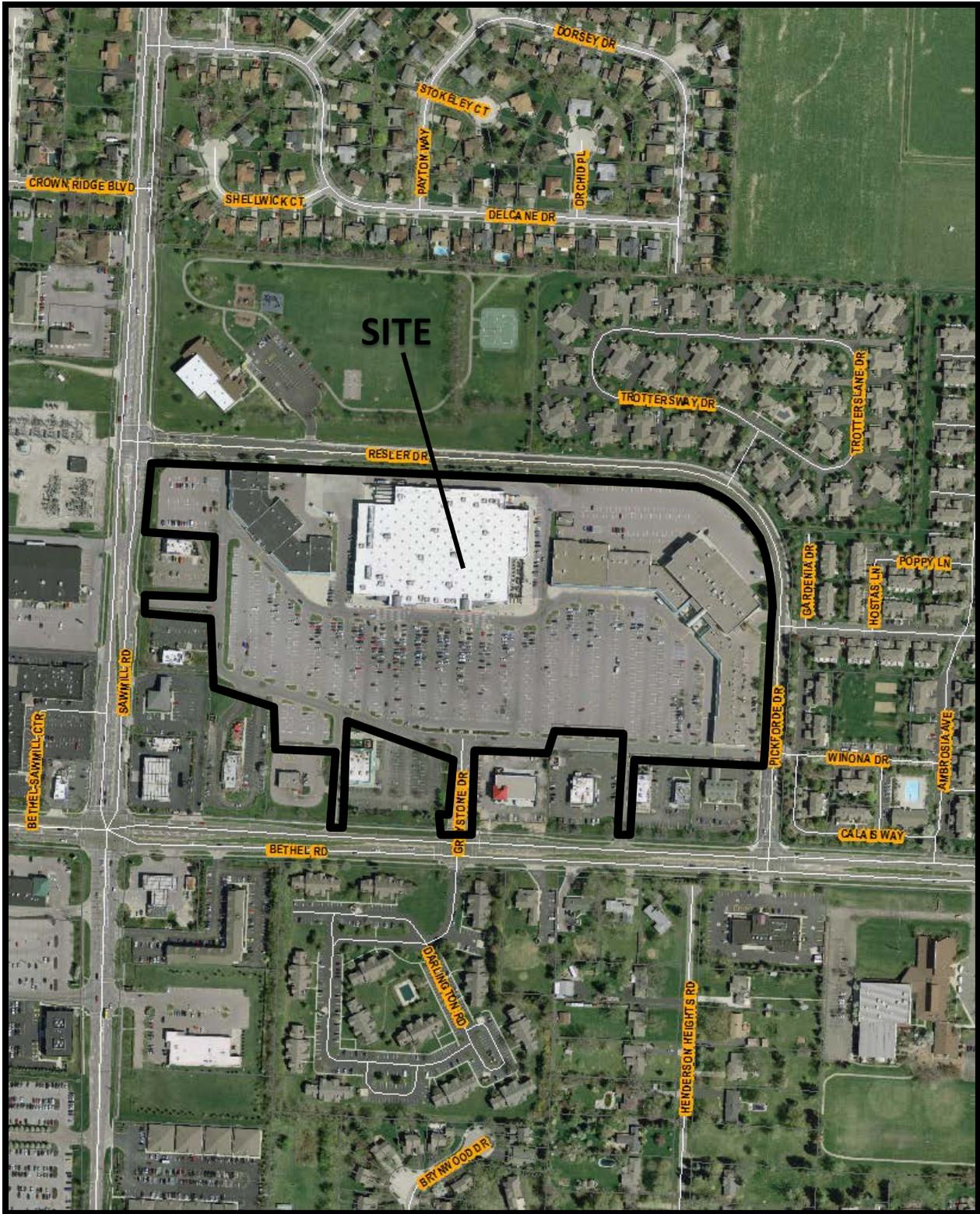
- The *Columbus Thoroughfare Plan* identifies Sawmill and Bethel Roads as 4-2D arterials, each requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, is compatible with the surrounding development and zoning patterns of the area, and is consistent with the land use recommendations of the *Northwest Plan*. Staff supports removal of the restaurant and theater size limitations since the existing parking count of the shopping center still exceeds the maximum permitted. The size limitations will instead be controlled by the code-required minimum number of parking spaces in Chapter 3312, Off-Street Parking and Loading, of the Columbus Zoning Code.



Z15-048
 2698 Bethel Road
 Approximately 29.05 acres
 CPD to CPD



Z15-048
2698 Bethel Road
Approximately 29.05 acres
CPD to CPD

PROPOSED DISTRICT: CPD, Commercial Planned District

PROPERTY ADDRESS: 2698 Bethel Road

OWNER: Carriage Place, an Ohio general partnership

APPLICANT: Same as Owner

DATE OF TEXT: 10/30/15

APPLICATION NUMBER:

1. INTRODUCTION: The applicant seeks to bring the Development Text into compliance with the updated parking provisions in the Columbus Zoning Code.

2. PERMITTED USES:

1. Permitted uses shall be those permitted by Section 3356.03, C-4 of the Columbus City Code. However, no nightclub, arcades (except in the movie theatre), dancehall or billboard shall be permitted on the subject site.

2. The Center Area and the Center Area Parking Lot shown on the Site Plan may not be developed with any building or buildings having a total of more than 307,450 square feet of floor area. However, no single use shall occupy more than 147,900 square feet.

3. One cellular tower shall be permitted on the subject site. Maximum height and location of said tower is subject to Section 3309.142 of the Columbus City Code.

4. Maximum building height shall be 38 feet.

3. DEVELOPMENT STANDARDS: Except as otherwise noted herein, the applicable development standards of Chapter 3356 and 3361 shall apply. In addition, the following general and specific development standards shall apply.

A. Density, Lot, and/or Setback Commitments.

1. For all of the frontage along Sawmill and Bethel Roads, the setback for buildings and parking shall be a minimum of thirty (30) feet, except that where public and private roadways intersect with Sawmill Road or Bethel Road, an additional corner setback of sixty (60) feet, as measured along a line bisecting the angle formed by the intersection, shall apply.

2. For all of the frontage along Resler Drive and Pickforde Drive, the setback for the buildings and parking shall be a minimum of twenty (20) feet.

3. All landscaping, except grass and any ground cover and flowers, along Sawmill Road and Bethel Road shall have a minimum fifteen (15) feet setback.

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

1. A maximum of four (4) curbcuts onto Bethel Road may be provided. Two (2) of such curbcuts shall be full movement curbcuts, and two (2) shall be right-turn in, right-turn out only. A maximum of two (2) curbcuts onto Sawmill Road may be provided, with one such curbcut being a full movement curbcut, and the other curbcut being a right-turn in and right-turn out only curbcut. For the purpose hereof, curbcuts shall include intersections of dedicated streets as well as driveways.

2. The exact location, rights-of-way, and design of the above-described ingress and egress points shall be subject to review and approval by the Division of Transportation.

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

1. All parking and vehicular circulation areas adjacent to Sawmill Road, Bethel Road, Resler Drive and Pickforde Drive shall have headlight screening of thirty (30) inches minimum height along and parallel to such Sawmill Road,

Bethel Road, Resler Drive and Pickforde Drive frontages as measured from the elevation of the nearest section of the adjacent parking or vehicular circulation area, except at curbcuts.

2. Landscaping shall be required in the setbacks along the Sawmill Road, Bethel Road, Resler Drive and Pickforde Drive frontages, except at curbcuts .

3. Lot coverage, including buildings, parking and service areas, shall not exceed 85% of the entire site.

4. For each loading area, opaque screening shall be provided between the loading area and Bethel Road and Sawmill Road. The screening shall be a minimum of seven (7) feet in height. Dumpsters shall be screened from view on all sides pursuant to C.C. 3312.01.

5. Landscaping shall be provided at the following ratio of lot coverage (both buildings and parking/loading) for all non-residential uses (in lieu of the landscaping required by Section 3312.21 of the Columbus City Code).

A. 0 to 20,000 square feet – 6” of trunk size plus 1” for every 4,000 square feet of coverage.

B. 20,000 to 100,000 – 10” of trunk size plus 1” for every 4,000 square feet of ground coverage over 20,000 square feet.

C. Over 100,000 square feet – 20” of trunk size plus 1” for every 6,500 square feet of coverage over 100,000 square feet.

Such tree planting material shall be used to provide plantings within parking areas, as part of frontage treatment, and to accent buildings. Commercial sites shall have at least 50% of the landscape ratio requirements provided within parking and service areas. Existing trees of 3” caliper or greater which are retained on a site may be used to offset 2/3 of the above requirements as long as such trees are not located in service areas.

6. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

7. The carriage sculpture may be relocated to a planting area along the main entrance to the shopping center or may be donated to the City’s Recreation and Parks Center located behind the shopping center.

8. The Subject Site shall be maintained in accordance with the landscape plan titled “Landscape Plan Option B” “LA-1.1”. The landscape plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of 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.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. The building addition shall be maintained in accordance with the submitted building elevations titled “Wal-Mart Supercenter Columbus (Upper Arlington), OH. The building elevations may be slightly adjusted to reflect engineering, architectural, topographical or other site data developed at the time development, engineering and architectural plans are completed. Any slight adjustment to the building elevations 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.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. All types of parking, pedestrian and other exterior lighting to be on poles shall be from the same or similar manufacturers’ type and style in order to insure aesthetic compatibility.

2. No site lighting shall project upon Don Scott Airfield or the take-off and approach zones to said airport.

3. No lighting fixtures shall shine above the horizontal.
 4. There are primarily three (3) types of lighting applicable to service the subject property:
 - A. High Intensity – Parking lot lighting for shopping areas only.
 - B. Street/Walkway-Pedestrian Lighting – Both for Bethel and Sawmill Roads and surrounding residential areas, where applicable.
 - C. Walkway Accent Lighting – Low level lighting for walkways, sidewalk markers, etc.
 6. All lighting poles will be either of wood or black, brown or bronze colored metal construction.
 7. Parking Lot Lighting will be either sodium or mercury vapor and the pole height will not be greater than 30 feet.
 8. Street/Walkway-Pedestrian Lighting will be incandescent lamp or sodium or mercury vapor with a pole height of 12 feet for residential areas and 16 feet for Sawmill Road and Bethel Road wherever applicable.
 9. Walkway Accent Lighting will be incandescent lamp and all posts with light fixtures shall be no greater than 48 inches in height.
 10. Outdoor displays in front of a store shall be limited in area so that there is at least a five foot wide sidewalk adjacent to the outdoor displays. No outdoor display (other than cart corrals) or sales area shall be permitted in the parking lot.
 11. Pallet storage areas shall be screened from Resler Drive by a masonry wall to the height of the pallet storage.
 12. No outdoor storage containers other than dumpsters / trash compactor shall be permitted on the subject site.
- F. Graphics and/or Signage Commitments.
1. All ground supported signage utilized shall reflect a uniform shape, except direction signs, and shall be set in a black, dark brown or bronze color frame with black, dark brown or bronze colored external signage supports, except that monument-type identification signs need not be uniform and need not be set in such frames and the poles for the pylon-type signs referred to in part II.B.4 shall be enclosed in stone columns.
 2. Only internally illuminated signage will be used, except that monument-type identification signs may be illuminated otherwise.
 3. All signage shall be subject to applicable building setbacks; and no sign shall be in a required front yard with the exception of any directional entry/exit signs which shall be ground type only.
 4. The shopping center on the subject site shall have two 25-foot high pylon-type signs identifying the shopping center, with no tenant identification, one pylon-type sign each on Bethel and Sawmill Roads.
 5. No billboards shall be permitted.
 6. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.
- G. Miscellaneous Commitments.
1. There is no parkland dedication requirement in this zoning.
 2. The Subject Site shall be maintained in accordance with the site plan titled, "Site Plan Carriage Place". The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of

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.

3. The developer shall maintain the sidewalk along the north side of Resler and a portion of the east side of Pickforde Drive and a portion of the west side of Pickforde Drive from Sawmill Road to Bethel Road excluding access points as shown on the attached "Landscape Plan Option B" "LA-1.1". The developer shall also maintain a crosswalk on Resler Drive and a crosswalk on Pickforde Drive in the locations labeled "Proposed Crosswalk Area" as shown on the attached "Landscape Plan Option B" "LA-1.1".

4. CPD Criteria.

a) NATURAL ENVIRONMENT The site is developed with a shopping center..

b) EXISTING LAND USES To the north across Resler Drive: City Recreational Center/Park and multi-family development; to the east across Resler Drive: multi-family development; to the south across Bethel Road: a mixture of commercial and residential uses; and to the west: commercial development and a utility installation.

c) TRANSPORTATION AND CIRCULATION This site has access to Sawmill Road, Bethel Road, Resler Drive and Pickforde Drive

d) VISUAL FORM OF THE DEVELOPMENT See development text

e) VIEW AND VISIBILITY In the development of the subject property and the location of the buildings and access points consideration has been given to the visibility and safety of the motorists and pedestrians.

f) PROPOSED DEVELOPMENT Commercial

g) EMISSIONS No adverse affects from emissions shall result from the proposed development.

h) BEHAVIOR PATTERNS The proposed development will serve the existing residential population as well as the motorist who uses Bethel or Sawmill Roads to get to his/her place of employment.

5. Variances.

a) Variance to Section 3312.49(C) to increase the maximum number of parking spaces permitted to 1,684.

b) Variance to Section 3321.03(A) to maintain increased light pole height of 30 feet.

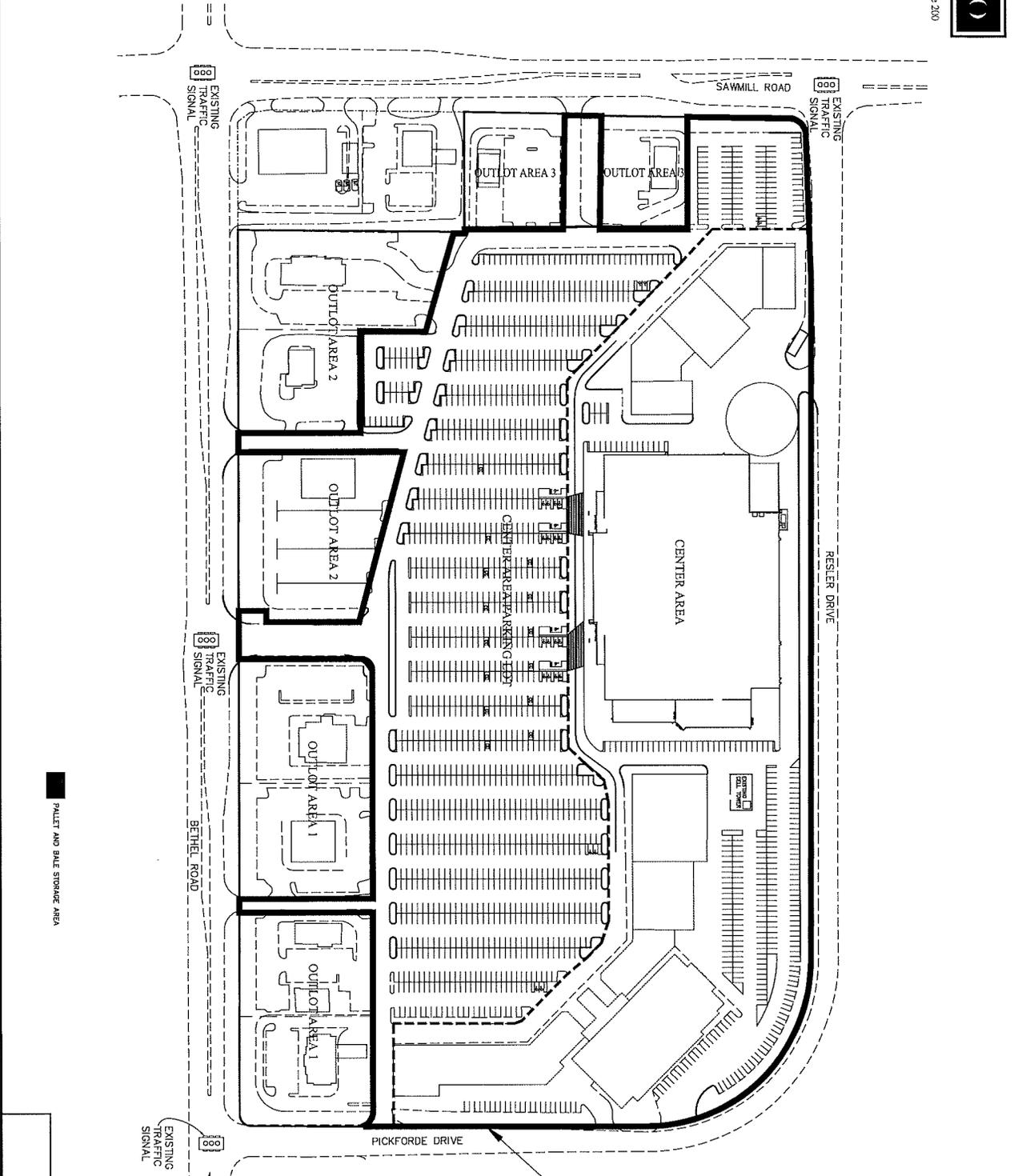
The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

SIGNATURE:

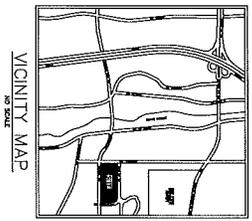
DATE:



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castoinfo.com



■ PALLET AND BALE STORAGE AREA



SITE PLAN
CARRIAGE PLACE



NORTH
SCALE: 1"=80'-0"

REV: 10-28-15

Pine, Shannon L.

From: Rosemarie Lisko <rosemarielisko@sbcglobal.net>
Sent: Thursday, January 07, 2016 10:48 AM
To: Pine, Shannon L.
Subject: Z15-048 2698 Bethel Rd.

On January 6 the Northwest Civic Association heard the Rezoning Application for 2698 Bethel Rd. After a very lengthy discussion the vote was taken.

Approval 8 Disapproval 1

Rosemarie Lisko
Zoning Chair
Northwest Civic Association
985-1150