

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2016**

- 3. APPLICATION: Z15-053**
- Location:** **6183 LINWORTH ROAD (43085)**, being 0.46± acres located on the west side of Linworth Road, 220± north of West Dublin-Granville Road (610-213858 and 610-213859; Far Northwest Coalition).
- Existing Zoning:** RRR, Restricted Rural Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Parking lot.
- Applicant(s):** Linworth Baptist Church; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Tim Dietrich; 645-6665; tedietrich@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 0.46± acre site consists of two parcels zoned RRR, Restricted Rural Residential District. The northern parcel contains a single-unit dwelling with a detached garage, and the southern parcel is undeveloped. The applicant is requesting a CPD, Commercial Planned Development District allowing the site to serve as an additional parking lot for the Linworth Baptist Church located to the east across Linworth Road.
- To the north of the site are single-unit dwellings in the City of Worthington. To the east across Linworth Road are Linworth Baptist Church and a medical office, both in the City of Worthington. To the west across an alley are single-unit dwellings in the City of Worthington. To the south of the site are commercial uses that include a restaurant and gas station zoned L-C-4, Limited Commercial and CPD, Commercial Planned Development Districts, respectively.
- The site is located within the planning area of *The Northwest Plan* (2009), which does not recommend a specific land use for this particular location, but encourages infill development sites to develop in a manner that is consistent and compatible with the land use and density of the surrounding area.
- The CPD text, under permitted uses, allows the existing single-unit dwelling and garage to remain as non-conforming uses. Two separate site plans, one showing the house and garage remaining, the other showing the removal of the house and garage, are included with this request. A variance to reduce the number of interior landscaping trees from 4 to 2 is included in the CPD text.

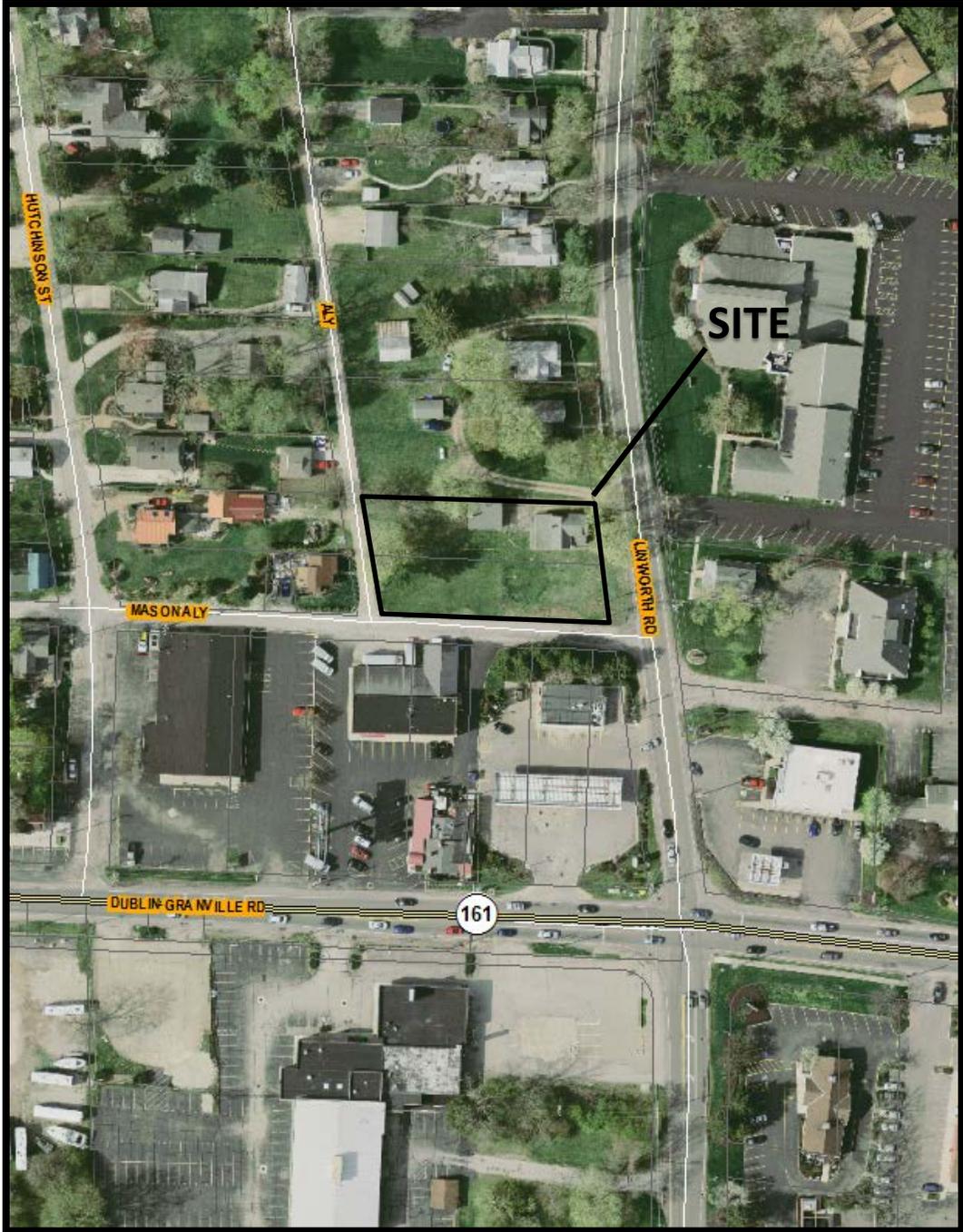
- The site is located within the boundaries of the Far Northwest Coalition whose recommendation, for both site plans as presented, were for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the applicant to provide additional overflow parking in a paved and organized manner. Staff supports the intended use of the property with the proposed fencing and landscaping as well as an understanding that the parking lot can also be used for overflow parking for neighboring commercial uses. Staff also recognizes that the proposed CDP, Commercial Planned Development District lines up with commercial uses to the east across Linworth Road and that the site is designed in consideration of the adjacent residential uses.



Z15-053
 6183 Linworth Road
 approximately 0.46 acres
 RRR to CPD



Z15-053
6183 Linworth Road
approximately 0.46 acres
RRR to CPD

CPD, COMMERCIAL PLANNED DEVELOPMENT

0.459 +/- ACRES

EXISTING ZONING: RRR, Restricted Rural Residential
PROPOSED ZONING: CPD, Commercial Planned Development
PROPERTY ADDRESS: 6183 Linworth Road, Columbus, OH 43085
APPLICANT: Linworth Baptist Church c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215.
PROPERTY OWNER: Linworth Baptist Church c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215.
DATE OF TEXT: November 1, 2015
APPLICATION NUMBER: Z15- 053

1. INTRODUCTION: The 0.459 +/- acre site is located on the west side of Linworth Road, 220' +/- feet north of West Dublin Granville Road. The site is two (2) lots, one of which is developed with a single family dwelling and detached garage. The south side of the site abuts Mason Alley (20'). The property on the south side of Mason Alley is zoned for and developed with commercial uses, including a retail gas station, restaurant and retail uses. Applicant proposes to develop the site as a commercial parking lot to provide additional parking for the Linworth Road Baptist Church (6200 Linworth Road) and also commercial parking. The existing dwelling is rented and may or may not be razed. Two (2) development plans are submitted with this application as follows: "Linworth Baptist Church, 6183 Linworth Road, Site Plan", hereafter "Site Plan", dated _____, consisting of Sheets 1 of 2 and 2 of 2, to depict development of the site as a parking lot with and without removal of the dwelling and garage.

2. PERMITTED USES: A commercial parking lot, as permitted in Section 3355.03, C-3 Permitted Uses. The existing dwelling and garage presently on the property will become non-conforming uses with this rezoning. The dwelling and garage are permitted as non-conforming uses. At property owner's discretion, the existing house and garage may be removed or retained. Two (2) development plans are submitted, with one showing use of the site for a commercial parking lot without the existing house/garage and one showing use of the site as a commercial parking lot with the house/garage remaining.

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 3355, C-3, Commercial District, of the Columbus City Code.

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

Use of the site as a commercial parking lot shall be as depicted on the submitted Site Plan (Sheet 1 of 2 and Sheet 2 of 2).

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

1. Development of the site shall be as depicted on the Site Plan (Sheet 1 of 2 or Sheet 2 of 2).
2. Right of way totaling 30 feet from centerline of Linworth Road shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan.
3. Vehicular access to the site shall be from Mason Alley.

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

Required landscaping and screening for the parking lot shall be as depicted on the Site Plan.

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

N/A

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

N/A.

F.) Graphics and Signage commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-3, Commercial District. A ground sign, if any, shall be monument-style and shall not exceed six (6) feet in total height. 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 on the west side of Linworth Road, 220' +/- north of West Dublin-Granville Road. The site is flat. The site abuts commercial uses to the south. Linworth Road is a collector. The site is close to West Dublin Granville Road, a major arterial.
2. Existing Land Use: There is a single family dwelling and accessory building presently on the property. The dwelling and accessory building may or may not be razed.
3. Circulation: Vehicular access will be via a Mason Alley, located along the south side of the property.
4. Visual Form of the Environment: Linworth Road is a collector street connecting West Dublin-Granville Road and Hard Road. Commercial uses, fronting West Dublin Granville Road, are located to the south of the property.

5. Visibility: The site is visible from Linworth Road and commercially zoned and developed property to the south.

6. Proposed Development: Commercial parking lot, with or without the existing dwelling and accessory building, as provided for with Site Plan options Sheet 1 of 2 and Sheet 2 of 2.

7. Behavior Patterns: Vehicular access will be from Mason Alley. On-site circulation shall be as depicted on the Site Plan.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text. There will be no objectionable emissions.

H.) Modification of Code Standards.

Section 3312.21(A), Landscaping and Screening, Interior Landscaping, to reduce interior trees from 4 to 2.

I.) Miscellaneous commitments.

1. Development of the site for a commercial parking lot shall be in accordance with the Site Plan titled "Linworth Baptist Church, 6183 Linworth Road, Site Plan", dated _____, consisting of Sheets 1 of 2 and 2 of 2. These plans 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 Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their 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 Codes, other than as specified herein.

Signature: _____
David B. Perry, Agent Date

Signature: _____
Donald Plank, Attorney Date

REZONING

6183 LINWORTH ROAD

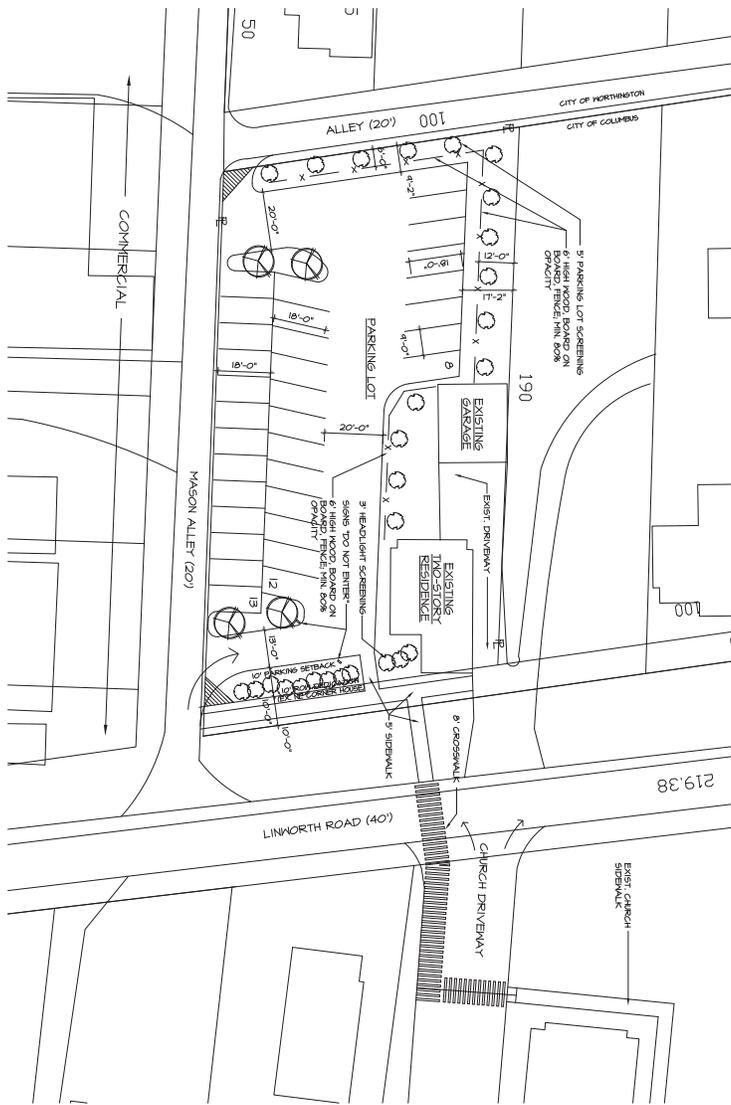
LINWORTH BAPTIST CHURCH

COLUMBUS, OHIO 43085



PROPERTY DATA

PROPERTY ADDRESS: 6183 LINWORTH ROAD
 PROPERTY ID: 610-21898 & 610-21894
 PROJECT AREA: 0.494 ACRES (21,000 SF)
 LESS: 0.022 ACRES (1,000 SF) RIGHT OF WAY
 LESS: 0.068 ACRES (3,000 SF)
 EXISTING ZONING CLASSIFICATION: R-RESTRICTED LOCAL RESIDENTIAL
 PROPOSED ZONING CLASSIFICATION: CPO, COMMERCIAL PLANNED DEVELOPMENT
 PROPOSED USE: PARKING LOT (29 SPACES) OR ALTERNATES
 LINWORTH ROAD CROSSWALK TO BE PROVIDED AND INCLUDE RECTANGULAR BOARD FLASH BEACONS (RFB)



SITE PLAN
1" = 20'

Z15-053

Prepared by: **Michael J. Smith**
 Issue Date: **FEBRUARY 24, 2016**
 Revision Date: _____
 Month: _____

General Notes

NOT FOR CONSTRUCTION

DCH ARCHITECTS, LLC
 4675 Linworth Club Drive
 Hilliard, Ohio 43026
 614.527.2522
 dcharchitects@comcast.net

Project: **REZONING LINWORTH BAPTIST CHURCH**
 6183 LINWORTH ROAD
 COLUMBUS, OHIO 43085

SITE PLAN

Sheet Number

SP2

2 of 2

From: [David Perry](#)
To: [Pine, Shannon L.](#); [Dietrich, Timothy E.](#)
Subject: Fwd: Z15-053 6183 Linworth Road: Far Northwest Coalition Input
Date: Monday, February 15, 2016 11:26:56 PM

John meant Jan 27. The FNC meeting was Jan 27, 2016.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: John Murley <jmurley@columbus.rr.com>
Date: 02/15/2016 11:07 PM (GMT-05:00)
To: "'Dietrich, Timothy E.'" <TEDietrich@columbus.gov>, 'Shannon Pine' <spine@columbus.gov>
Cc: David Perry <dave@daveperryco.net>
Subject: Z15-053 6183 Linworth Road: Far Northwest Coalition Input

Shannon and Timothy,

The Far Northwest Coalition heard the application for 6183 Linworth Road (two parking lot options with associated sidewalk and crosswalk) at our February 27, 2016, meeting. The Far Northwest Coalition fully supports the application as presented. We feel that reasonable steps have been taken to ensure the safety of pedestrians crossing Linworth Road. Shared use of the parking lot with businesses on Dublin-Granville Road should help alleviate parking issues they have. Screening and traffic flow look to be handled well. The two options (with or without keeping the house on the property) are both acceptable. Please contact me if you have any questions (this email or cell at 614-738-9211).

Sincerely,
John Murley
President, Far Northwest Coalition