

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2016**

- 8. APPLICATION: Z16-039**  
**Location:** **5970 NORTH HAMILTON ROAD (43081)**, being 45.38± acres located at the northeast and southeast corners of North Hamilton Road and East Dublin-Granville Road (010-295521 and 545-295523; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** Hamilton Crossing LLC; c/o Charlie Fraas, Agent; 250 Civic Center Drive, Suite 500; Columbus, OH 43215; and Aaron L. Underhill, Atty.; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

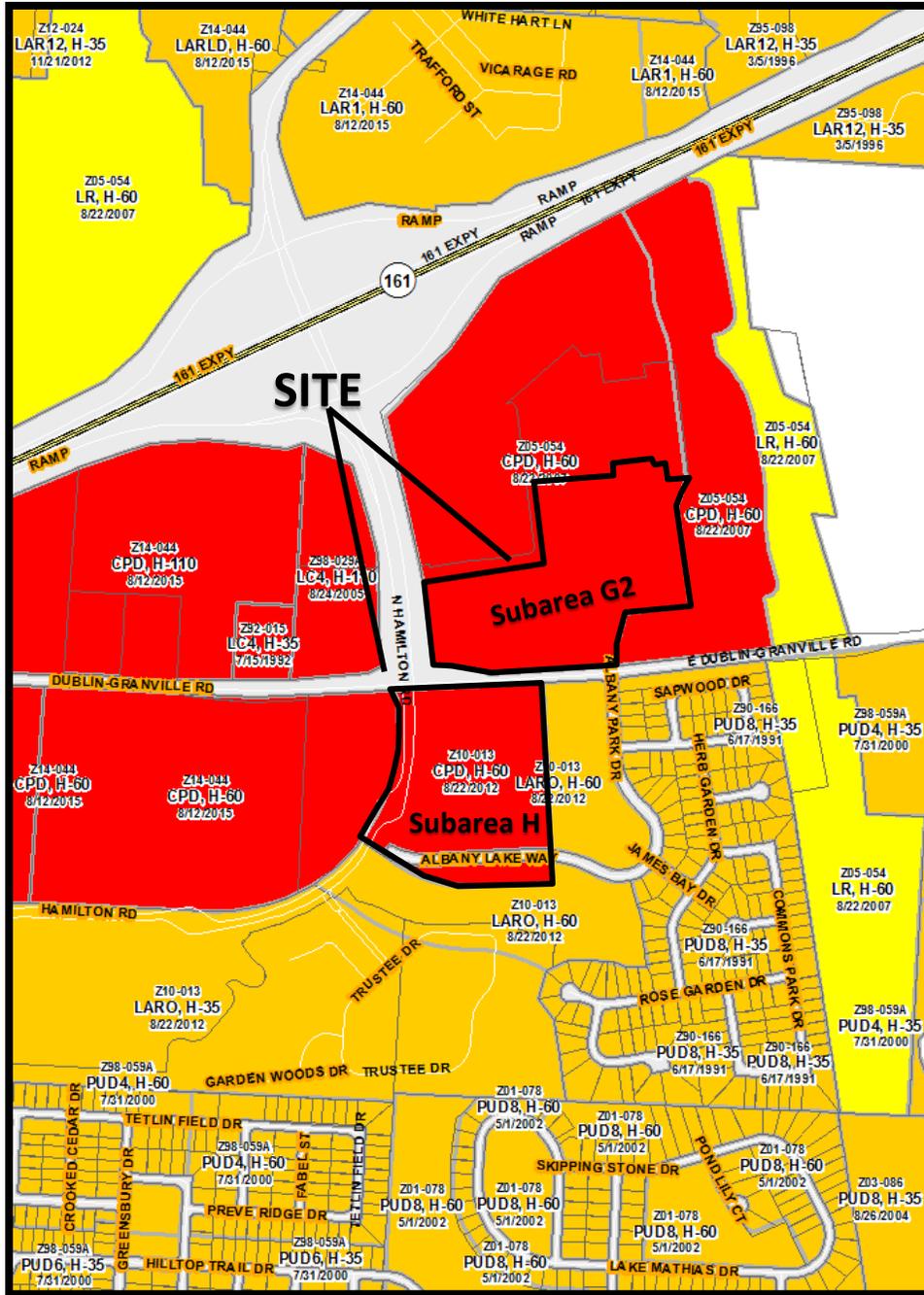
- The 45.38± acre site is currently undeveloped and zoned in the CPD, Commercial Planned Development District (Subarea 5 and southern portion of Subarea 6 of Z05-054). The applicant proposes the CPD, Commercial Planned Development District in two subareas. The proposal updates development standards to coincide with the recently approved CPD standards of Z14-044 and Z16-028 (pending approval by City Council) located west of the subject site.
- The site is surrounded by undeveloped land to the north, east, west, and south in the CPD, Commercial Planned Development and L-AR-O, Limited Apartment Office districts. To the west across North Hamilton Road is undeveloped land pending zoning to the CPD, Commercial Planned Development District (Z16-028), and a university office building in the L-C-4, Limited Commercial District. Further south are a single-unit residential development in the PUD-8, Planned Unit Development District, and a senior-housing development under construction in the L-AR-O, Limited Apartment Office District.
- The site is located within the boundaries of the *Northland Plan: Volume II* (2002), which recommends mixed-use development for this location.
- The site is located within the boundaries of the Northland Community Council who recommends conditional approval of the requested CPD district. The condition for modified building height language in Subarea H to mirror the language in Subarea G2 is unmet.
- The development text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for height limits, setback requirements and development standards that provide compatibility with adjacent properties. The CPD

Plan depicts setbacks, and fence details and building rendering exhibits are also included. Variances for reduced setbacks, to allow parking lots to be divided by parcel lines, and for increased light pole height have been incorporated into the request. A comparison chart that itemizes the changes between the current and proposed CPD districts is attached.

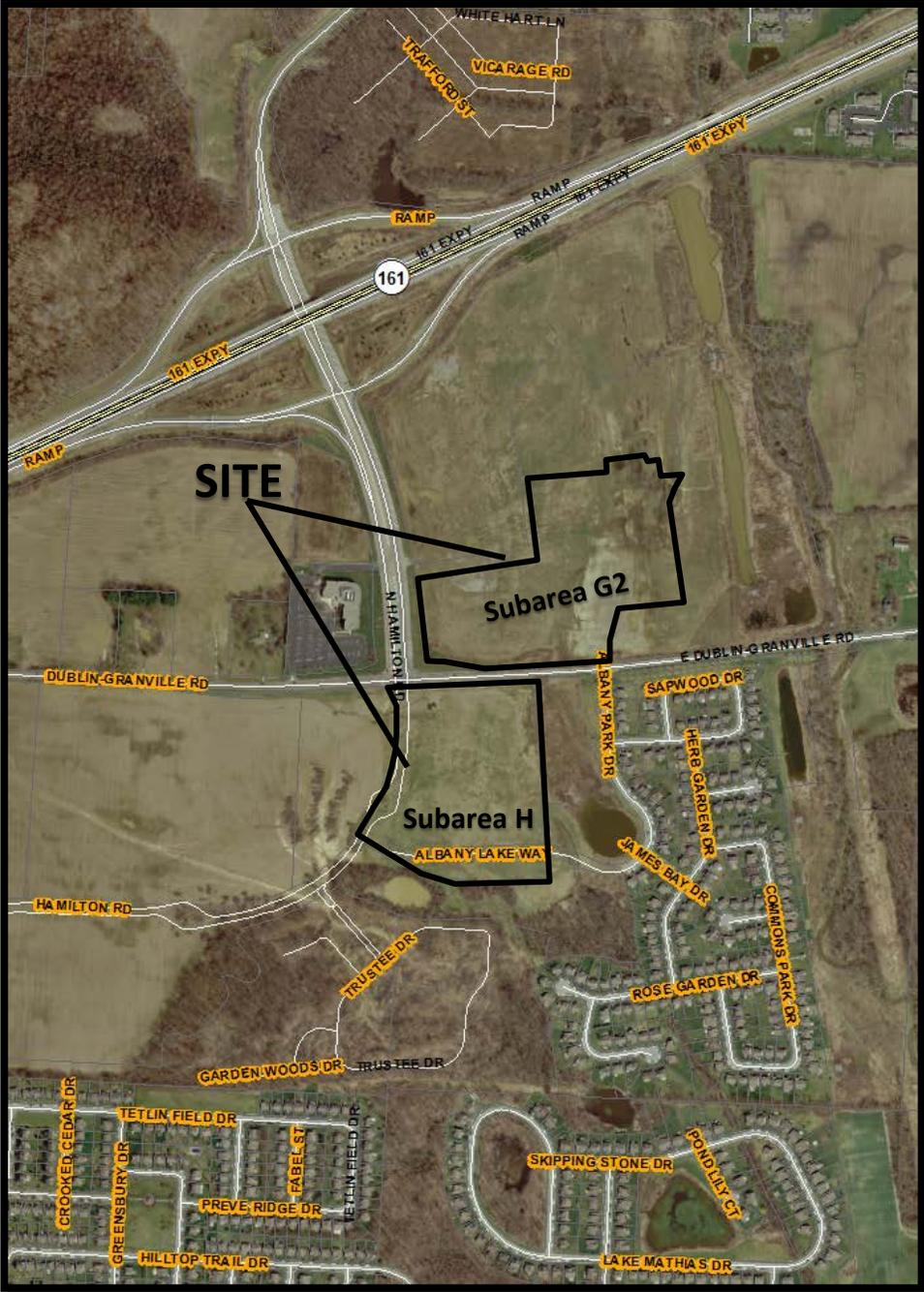
- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a C, collector, and Hamilton Road and as a 4-2D arterial, requiring a minimum of 30 feet and 60 feet of right-of-way from centerline, respectively.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD zoning classification creates two subareas with updated development standards in order to provide a uniform development that is consistent with nearby properties that were recently or are being rezoned. The proposed CPD text allows most C-4 district uses, and includes provisions for height limits, setback requirements and development standards consistent with adjacent zoning districts. The *Northland Plan: Volume II (2002)* recommends mixed-use development for this location. The permitted uses of this CPD are consistent with this recommendation, and the provisions of the CPD text will ensure that future development is compatible with adjacent properties.



Z16-039  
 5970 North Hamilton Road  
 Approximately 45.38 acres  
 CPD to CPD



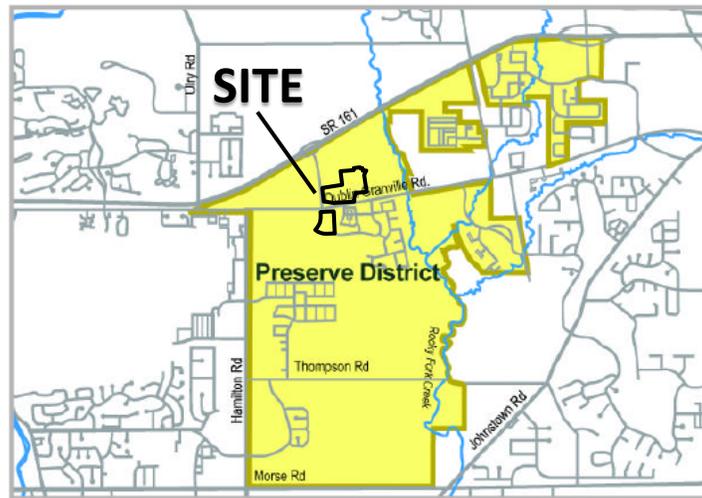
Z16-039  
5970 North Hamilton Road  
Approximately 45.38 acres  
CPD to CPD

### Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District

Z16-039  
5970 North Hamilton Road  
Approximately 45.38 acres  
CPD to CPD

***It is the recommendation of Northland Plan – Volume II that:***

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



## DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD  
PROPERTY ADDRESS: 5978 N. Hamilton Road  
OWNER: Hamilton Crossing LLC  
APPLICANT: Hamilton Crossing LLC  
DATE OF TEXT: August 22, 2016  
APPLICATION NUMBER: Z16-039

**INTRODUCTION:** The purpose of this rezoning is to update the development standards that apply to certain real property that is located to the southeast of the State Route 161/Hamilton Road interchange to ensure that they are consistent with the standards for nearby property that was recently rezoned in City Ordinance 1758-2015 (Zoning Case Number Z14-044). This rezoning does not propose any changes in permitted uses on the subject property.

The real property that is the subject of this text is 45.382+/- acres in size. It will consist of two subareas, generally described as follows: (a) 25.832+/- acres located to the east of and adjacent to Hamilton Road, to the north of and adjacent to East Dublin-Granville Road, and to the south of and adjacent to Franklin County Auditor Parcel Number 010-285960 (to be referred to herein as the “Adjacent Property”). Prior to the effective date of the approval of this rezoning the aforementioned property was part of Subarea 6 as identified in Zoning Case No. Z05-054. Upon approval of this rezoning, the property that is subject to this text will be known as Subarea G2; and (b) 19.550+/- acres located to the east of and adjacent to the extension of Hamilton Road and to the south of and adjacent to East Dublin-Granville Road. Prior to the effective date of the approval of this rezoning the aforementioned property was part of Subarea 5 as identified in Zoning Case No. Z10-013. Upon approval of this rezoning, the property that is subject to this text will be known as Subarea H.

### 1. SUBAREA G2: CPD

**A. LOCATION:** Subarea G2 contains 25.832+/- acres and is located to the east of and adjacent to Hamilton Road, to the north of and adjacent to East Dublin-Granville Road, and to the south of and adjacent to the Adjacent Property (as such term is defined above). The CPD plan for this subarea is attached hereto as **Exhibit A**.

**B. PERMITTED USES:** Permitted uses for Subarea G2 are contained in Sections 3356.02 (C-4, Commercial) and 3357.01 (C-5, Commercial) of the Columbus City Code unless otherwise indicated within this text. The following uses shall not be permitted in this subarea:

1. Automobile and light truck dealers
2. Automotive accessories, parts and tire stores (this restriction does not prohibit any user who installs these products on motor vehicles within a building)
3. Automotive sales, leasing and retail
4. Billboards
5. Cabaret
6. Commercial radio transmitting or television station and appurtenances including cellular towers unless it is located on top of a building. Notwithstanding the previous sentence, no full size regional cell towers will be located on the top of a building if such cell tower exceeds ten (10) feet above the height of the building.
7. Dance hall
8. Funeral parlor
9. Motor bus terminal (but transit oriented developments and/or park-and-ride stations are permitted)
10. Motion picture theater
11. Motor vehicles accessories and parts dealers
12. Nightclub
13. Pawn shop
14. Poolroom
15. Private club

16. Recreational vehicles dealers
17. Testing or experimental laboratory
18. RV (recreational vehicle), sales, rental and leasing

**C. DEVELOPMENT STANDARDS:** The applicable development standards for this subarea are contained in Chapter 3356 (C-4 Commercial) and 3357 (C-5 Commercial) of the Columbus City Code unless otherwise indicated within this text.

**D. DENSITY, HEIGHT, LOT AND/OR SETBACK COMMITMENTS:**

1. The permitted maximum site density for the subject property shall not exceed the ratio of 12,000 gross square feet of building per net acre of the subarea except that office development shall not exceed the ratio of 18,000 gross square feet of building per net acre of the subarea. Net acreage shall be the gross acreage of the property less public right-of-way.
2. Setback from Hamilton Road shall be 25 feet for parking and maneuvering areas and buildings and canopies.
3. Setbacks from East Dublin-Granville Road for all portions of this subarea located to the west of the main vehicular access point on this public street shall be 20 feet for parking and maneuvering areas and buildings and canopies. Setbacks from East Dublin-Granville Road for all portions of this subarea located to the east of the main vehicular access point on this public street shall be 50 feet for parking and maneuvering areas and buildings and canopies.
4. There shall be a zero setback requirement for parking and maneuvering areas and buildings and canopies for interior property lines within this subarea and along the shared boundary line between this Subarea G2 and the Adjacent Property (as such term is defined above).
5. Building setbacks shall not apply to landscape features such as, but not limited to, planters or walls six (6) feet high or less or ornamental fencing which may or may not contain signage.
6. The height district for the subject property shall be 60 feet, provided, however, that buildings within five hundred feet (500') of the right-of-way for East Dublin-Granville Road shall be subject to a thirty-five foot (35') height district exclusive of architectural features, parapets, and roof elements necessary to meet architectural standards required by this text.
7. Lot coverage shall not exceed 80%. Internal sidewalks and bikeways shall not be considered as part of the lot coverage.

**E. ACCESS, LOADING, PARKING AND/OR OTHER TRAFFIC-RELATED COMMITMENTS:**

1. Overnight parking of semi-tractor trailers, box trucks, commercial vehicles or recreational vehicles outside of loading areas shall be prohibited. Trucks located within loading areas shall not be permitted to leave engines running overnight.
2. Vehicular access between Subarea G2 and Hamilton Road shall be provided via the access point on the west side of the Adjacent Property (as defined above) pursuant to a cross access easement between the owners of Subarea G2 and the Adjacent Property. Subarea H shall not be entitled to another vehicular access point on Hamilton Road.
3. A traffic study dated July 9, 2015, prepared by Carpenter Marty Transportation, Inc., has been prepared on behalf of the applicant and has been reviewed and approved by the City of Columbus, Department of Public Service as part of Zoning Case Number Z14-044. The same traffic study shall apply to this subarea. This subarea shall be serviced from vehicular access points that are identified in the approved traffic study. These access points shall be designed with turn movement commitments and/or restrictions that are identified in the study. Along the East Dublin-Granville Road frontage east of Hamilton Road, the access configuration and the necessary roadway improvements shall be based on the traffic study dated May 10, 2006, prepared by MS Consultants, Inc., which was prepared as

part of Zoning Case Number Z05-054. The approved traffic studies may be amended from time-to-time in the future to address actual development patterns in the area if agreed upon by both the developer and the Department of Public Service.

4. No more than two rows of parking with one (two-way) drive aisle between them shall be permitted between the right-of-way for Hamilton Road and/or Dublin Granville Road and buildings located on any outparcel within the subarea that is under two acres in size with frontage on Hamilton Road and/or Dublin Granville Road.

**F. BUFFERING, LANDSCAPING, OPEN SPACE AND/OR SCREENING COMMITMENTS:**

1. Landscaping within the required building setback along Hamilton Road shall contain one or more of the following: a minimum 3-foot high shrubbery screen, deciduous trees, evergreen trees, shrubbery, decorative walls, decorative fencing, and/or other landscaping features. Landscaping within these areas shall be adequate to meet the screening requirements of City Code Section 3312.21, where applicable.

2. A street tree row shall be established within all publicly dedicated rights-of-way containing 1 tree for every 30-40 feet of street frontage. The spacing and species of street trees shall be subject to the approval of the City of Columbus Forester. Minimum street tree size at installation shall be 2 ½ caliper inches.

3. Deciduous trees shall be planted along both sides of any internal private access road that serves outparcels in this subarea, at a rate that is not less than 1 tree per 50 feet of access road.

4. Dumpsters and mechanical equipment shall be fully screened from off-site view by a solid wall or fence consisting of materials that are used on the nearest structure that is served by the relevant dumpster or mechanical equipment.

5. The property owner or its assigns shall maintain the fencing and landscaping permitted or required in this section.

6. All parking spaces which are adjacent to East Dublin Granville Road or Hamilton Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, fence, or wall. The requirements of this paragraph may be included as part of the landscaping treatment required within the parking setback described in this subarea text so long as the total number of trees planted and the height of the screening meet the requirements of these two sections.

7. The owner(s) of Subareas G2 shall have the right to continue to drain into the existing ponds and/or creeks located on the east side of Subarea 8 (as such subarea is identified in Zoning Case Number Z05-054) for purposes of storm water management and shall have the right to maintain, modify, and alter such ponds to allow for proper storm water management practices to be used and storm water management facilities to be utilized. This shall include the right to install such storm drainage facilities in or across Subarea 9-A (also as such subarea is identified in Zoning Case Number Z05-054) as may be necessary for the proper storm water management of Subareas G2 and 8 with the exception of the existing delineated mitigation wetland. The owner(s) of Subareas G2 and 8 shall retain ownership and maintenance responsibilities of the ponds located in Subarea 8.

8. At the time of development in Subarea G2, the developer shall install (if such installation has not already occurred) a four board fence, as shown in **Exhibit B**, along the west side of Albany Park Drive, and along the south side of the East Dublin-Granville Road frontage in front of the single family homes in the Albany Park subdivision (if the necessary permission is given by the Albany Park Homeowners Association in a timely manner). In addition to the fence the developer shall install along the above referenced street frontages one (1) street tree per thirty (30) feet of frontage if the necessary permission is given by the Albany Park Homeowners Association in a timely manner. Any existing trees along East Dublin-Granville Road shall count towards meeting these landscape requirements for that frontage area.

9. Automobile body shops shall screen all cars to be repaired within a building or behind a six foot (6') high solid wall or fence.

10. Parkland, green or open space requirements beyond what is included in this Subarea G2 shall be fulfilled by the open/green space L-R zoning classification labeled as 9-A and 9-B in Zoning Case Number Z05-054.

**G. BUILDING DESIGN AND/OR INTERIOR-EXTERIOR TREATMENT COMMITMENTS:**

1. The architectural design for buildings in this subarea shall be consistent with the standards set forth in this Section 1.G.1 and shall be coordinated between the various uses and proposed building types. However, these standards shall not apply to buildings in which the primary use is office. For purposes of the immediately preceding sentence, the primary use of a building shall be determined based on the anticipated uses that are to be contained within the building at the time a building permit is issued, which shall be deemed to be office if no more than 20% of the total gross square footage of the building is to contain uses other than office uses. Examples of the intent with respect to the quality of architectural design intent for buildings (other than office) in this subarea are attached to this text as **Exhibit C**.

2. Permitted primary building materials shall include and shall be limited to the following (either alone or in some combination): brick, brick veneer, stone, stone veneer, metal, fiber cement siding or comparable material, wood, and/or glass. Nothing herein shall prohibit the use of the aforementioned materials or other materials as secondary or trim materials.

3. Any side of a building which is visible from a public street, right-of-way, or green shall have a finished appearance and shall be of compatible materials, color, trim, and style as the front facade of the building.

4. In addition to other permitted locations, outdoor seating for restaurants shall be permitted between the front facades of buildings and Hamilton Road and East Dublin-Granville Road.

5. Drive-thrus and pick-up windows shall be prohibited along the front facades of buildings on outparcels with frontage on Hamilton Road.

**H. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS AND/OR OTHER ENVIRONMENTAL COMMITMENTS:**

1. Rear service area lighting shall be provided through the use of cut-off style down lighting with concealed light sources.

2. Direct lighting fixtures for a ground sign shall be shielded with landscaping and shall be positioned in a manner that prevents glare.

3. The maximum height of light poles shall not exceed 39 feet in height, except that (i) light poles on outparcels with frontage on a public street and (ii) light poles located within 100 feet of property with a residential zoning classification shall not exceed 18 feet in height.

4. All new or relocated utility lines shall be installed underground.

5. All refuse shall be containerized. Such container and containment area shall be fully screened from view by a solid wall or fence that is compatible with the associated building's architecture and materials.

6. Lighting fixtures used to illuminate the area below a freestanding canopy shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy. However, indirect lighting may be used where a shielded source of light is beamed upward and then reflected down from the underside of the canopy.

7. An outdoor display area for convenient store / gas sales shall contain only those items normally and customarily sold by such store and such seasonal items/products including but not limited to firewood, mulch, flowers, and Christmas wreaths. Such display area shall be located adjacent to the building and is limited to fifty

(50) square feet in area with a maximum height of three (3) feet. A five foot (5') wide pedestrian travel zone shall be maintained on a store sidewalk. Self-illuminated items such as ice/soda and vending machines are not permitted outside of a structure.

8. All new or relocated utility lines shall be installed underground.

9. All refuse shall be containerized. Such container and containment area shall be fully screened from view by a solid wall or fence that is compatible with the associated building's architecture and materials.

10. The screening of mechanical equipment or other utility hardware on the roof of a building shall be of building materials, parapets or mansards compatible and consistent with the building roof or exterior. Color shall also match the building roof or exterior. The screening of mechanical and all other equipment on the ground shall be a wood fence or brick wall (matching the brick on the nearest building elevation).

11. Mechanical equipment or other utility hardware on the roof of a building shall be screened from ground level by building materials, parapets or mansards compatible and consistent with the building roof or exterior. Color shall also match the building roof or exterior. Mechanical and all other equipment on the ground shall be fully screened from view at ground level with a wood fence or brick wall (matching the brick on the nearest building elevation) that screens the equipment.

**I. GRAPHICS AND SIGNAGE COMMITMENTS:** All signage and graphics shall conform to the requirements of the Regional Commercial Overlay (RCO) found in Chapter 3372 of the Columbus City Code unless otherwise approved by the Graphics Commission. Electronic changeable copy displaying only fuel pricing shall be omitted from the graphics requirements contained in the RCO.

**J. MODIFICATION OF CODE STANDARDS:** It is anticipated that the property subject to this rezoning (Subarea G2) will be split to form separate tax parcels. In anticipation of the split, the following City of Columbus code modifications are requested:

1. Section 3312.09, Aisle, to permit aisle(s) to be divided by a property line, subject to applicable total code required aisle width being provided and applicable easement(s).

2. Section 3312.13, Driveway, to permit driveways to be divided by property lines, subject to applicable total code required driveway width being provided and applicable easement(s).

3. Section 3312.25, Maneuvering, to permit maneuvering areas (including aisles, driveways, and parking spaces) to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces and applicable easement(s).

4. Section 3312.49, Minimum Numbers of Parking Spaces Required, code required parking may occur on separate tax parcels within Subarea G2 provided that the sum of parking on Subarea G2 shall be used to determine compliance with core required parking for uses within separate tax parcels located within Subarea G2.

5. Section 3321.03, Lighting, to increase the permitted maximum height of light poles from 28 feet to 39 feet, subject to the limitations provided in this text.

6. Section 3356.11, C-4 District Setback Lines, to reduce the setback requirements identified in that provision in accordance with this text.

**K. CPD CRITERIA:**

1. Existing land uses: To the north is future commercial; to the east is future office; to the west is future office and commercial and existing office; and to the south is future commercial and existing residential.

2. Transportation and circulation: Access to the site shall be via existing Hamilton Road and East Dublin-Granville

Road.

3. Visual form of the development: The site shall be developed in accordance with the zoning text.
4. 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 motorists and pedestrians.
5. Proposed development: Commercial as permitted under this text.
6. Emissions: No adverse effects from emissions shall result from the proposed development.
7. Behavior patterns: The proposed development would serve the growing Columbus residential population as well as the motorists who use State Route 161, Hamilton Road and Dublin-Granville Road.

**L. MISCELLANEOUS COMMITMENTS:**

1. **Exhibit A** shall not be utilized as a basis for determining access configurations for this site or the configurations and traffic control of adjacent roadways and intersections. Rather, the access configurations for this site and the configurations and traffic control of adjacent roadways and intersections shall be determined by the approved traffic study referenced in Section 1.E.3 above, by a future amendment to the approved traffic study or by subsequent engineered design plans approved by the Department of Public Service.

**2. SUBAREA H: CPD**

**A. LOCATION:** Subarea H contains 19.55+/- acres and is located to the southeast of the intersection of East Dublin-Granville Road and Hamilton Road, directly to the south of the State Route 161/Hamilton Road interchange. The CPD plan for this subarea is attached hereto as **Exhibit A**.

**B. PERMITTED USES:** Permitted uses for Subarea H are contained in Sections 3356 and 3357 (C-4 and C-5 Commercial) of the Columbus City Code except the following uses are prohibited:

1. Billboards
2. Cabaret
3. Commercial radio transmitting or television station and appurtenances including cellular towers unless it is located on top of a building. Notwithstanding the previous sentence, no full size regional cell towers will be located on the top of a building if such cell tower exceeds ten (10) feet above the height of the building.
4. Dance hall
5. Funeral parlor
6. Motion picture theater
7. Motor vehicles accessories and parts dealers (this restriction does not include automotive accessory and parts retail stores)
8. Nightclub
9. Pawn shop
10. Poolroom
11. Private club
12. Recreational vehicles dealers
13. Testing or experimental laboratory
14. Truck, utility trailers and RV (recreational vehicle), sales, rental and leasing
15. Monopole Telecommunication Antennas

**C. DEVELOPMENT STANDARDS:** The applicable development standards are contained in Chapters 3356 (C-4 Commercial) and 3357 (C-5) Commercial) of the Columbus City Code unless otherwise indicated within this text.

**D. DENSITY, HEIGHT, LOT AND/OR SETBACK COMMITMENTS:**

1. The permitted maximum site density for the subject property shall not exceed the ratio of 12,000 gross square feet of building per net acre of the subarea except that office development shall not exceed the ratio of 18,000 gross square feet of building per net acre of the subarea.
2. The minimum setback from Relocated Hamilton Road shall be 25 feet for parking and maneuvering areas and buildings and canopies.
3. The minimum setback from E. Dublin Granville Road shall be 20 feet for parking and maneuvering areas and buildings.
4. Building setbacks shall not apply to landscape features such as, but not limited to, planters or walls six (6) feet high or less or ornamental fencing which may or may not contain signage as permitted by Article 15, Graphics Code of the City of Columbus.
5. Height District: The height district for the subject property shall be 60 feet as measured per Columbus City Code. However, buildings with a primary use that is other than hotels, offices, or parking garages or structures shall be limited to a maximum of 35 feet in height. Height shall be measured per Columbus City Code except such measurements shall be made exclusive of architectural features, parapets, and roof elements.
6. There shall be a zero setback for interior property lines within this subarea for parking and maneuvering and buildings.
7. Lot Coverage: For structures and paved areas lot coverage shall not exceed 80%. Internal sidewalks and bikeways shall not be considered as part of the lot coverage.
8. Any right-of-way dedication that has been made previously from Subarea H for the extension of Hamilton Road or other future public rights-of-way in or adjacent to Subarea H that are dedicated in the future shall be credited in the computation of permissible density within Subarea H.

**E. ACCESS, LOADING, PARKING AND/OR OTHER TRAFFIC-RELATED COMMITMENTS:**

1. A sidewalk or other pedestrian trail shall be installed along the south side of East Dublin-Granville Road within the right-of-way as part of improvements to this public street that are anticipated as a result of the traffic impact study that relates to this text. Sidewalks shall be provided internally on each development parcel to connect buildings to sidewalks and bike paths to the extent that exist or are to be constructed along adjacent public streets. Other pedestrian access points between Subareas H and 5Z shall be coordinated between the owners of those subareas.
2. A traffic study dated July 9, 2015, prepared by Carpenter Marty Transportation, Inc., has been prepared on behalf of the applicant and has been reviewed and approved by the City of Columbus, Department of Public Service as part of Zoning Case Number Z14-044. The same traffic study shall apply to this subarea. This subarea shall be serviced from vehicular access points that are identified in the approved traffic study. These access points shall be designed with turn movement commitments and/or restrictions that are identified in the study. Along the East Dublin-Granville Road frontage west of Hamilton Road, the access configuration and the necessary roadway improvements shall be based on the traffic study dated May 10, 2006, prepared by MS Consultants, Inc., which was prepared as part of Zoning Case Number Z05-053. The approved traffic studies may be amended from time-to-time in the future to address actual development patterns in the area if agreed upon by both the developer and the Department of Public Service.
3. Right-of-way shall be dedicated to the City so that there is a total of 30 feet of right-of-way measured from the centerline of East Dublin-Granville Road.
4. The relevant owners of affected portions of Subarea H and Subarea 5Z (as defined in Zoning Case Number Z10-013) may provide a vehicular cross access easement in favor of each of these subareas once both subareas are

developed.

5. No more than two rows of parking with one drive aisle between them shall be permitted between the right-of-way for the Relocated Hamilton Road and/or Dublin Granville Road and buildings located on outparcels with frontage on Relocated Hamilton Road and/or Dublin Granville road.

**F. BUFFERING, LANDSCAPING, OPEN SPACE AND/OR SCREENING COMMITMENTS:**

1. Landscaping within the required building setback along Hamilton Road shall contain one or more of the following: a minimum 3-foot high shrubbery screen, deciduous trees, evergreen trees, shrubbery, decorative walls, decorative fencing, and/or other landscaping features. Landscaping within these areas shall be adequate to meet the screening requirements of City Code Section 3312.21, where applicable.

2. Delineated wetlands within Subarea H shall be preserved as natural features throughout the site. The Preservation Areas (as noted on the site plan) are wetland buffer areas surrounding the delineated wetlands and shall be preserved in their natural state except for drainage to and from the delineated wetlands. The Preservation Areas minimum buffer depth is twenty-five feet (25') with such buffer to be measured from the outside edge of the delineated wetland area. Portions of the Preservation Areas may be disturbed to allow for drainage of surface water to and from the wetlands provided that no structures or storm water basins are located within twenty-five (25) feet of a delineated wetland. Connectivity Area D may shift to accommodate final engineering provided that in no event shall the Connectivity Area D be located within twenty-five feet (25') of a delineated wetland. Any delineated stream or water course connecting preservation/wetland areas within the Subarea shall be maintained and may only be crossed, piped or rerouted if permitted by federal or state regulations or law governing such activities.

3. The developer shall install the following buffer treatment along its east property line and within a distance of ten feet (10') from that property line: 6-foot wood fence, 10-foot pavement setback, and a row of trees using a mixture of evergreen and deciduous trees located 40 feet on center on the east side of the fence. The developer shall have the right to install such buffer treatment/ fencing within Subarea 5-Z provided that the developer enters into an agreement with the owners of Subarea 5-Z.

4. A street tree row shall be established within all publicly dedicated rights-of-way containing 1 tree for every 30-40 feet of street frontage. The spacing and species of street trees shall be subject to the approval of the City of Columbus Forester. Minimum street tree size at installation shall be 2 ½ caliper inches.

5. Deciduous trees shall be planted along both sides of any internal private access road that serves outparcels in this subarea, at a rate that is not less than 1 tree per 50 feet of access road.

6. Self-illuminated items such as vending machines shall not be permitted on the exterior of any structure.

7. Dumpsters and mechanical equipment shall be fully screened from off-site view by a solid wall or fence consisting of materials that are consistent with one or more of the primary or secondary materials that are used on the nearest structure that is served by the relevant dumpster or mechanical equipment.

8. The landscaping requirements of this section may be satisfied or off-set by the preservation of existing vegetation. Tree plantings may be offset by using existing healthy trees four (4) inches in caliper or greater (1 tree for 1 tree). Green space may be offset by saving existing green areas rather than creating new green areas.

9. Any automotive body shop will screen a parking lot where damaged cars are kept with a six foot (6') board on board wood fence.

10. Parkland, green or open space requirements beyond what is included in this Subarea H shall be fulfilled by the open/green space L-R zoning classification labeled as Subareas 9-A, 9-B and 9-D in Zoning Case Number Z05-054.

**G. BUILDING DESIGN COMMITMENTS:**

1. The architectural design for buildings in this subarea) shall be consistent with the standards set forth in this Section 1.F.1 and shall be coordinated between the various uses and proposed building types. However, these standards shall not apply to buildings in which the primary use is office. For purposes of the immediately preceding sentence, the primary use of a building shall be determined based on the anticipated uses that are to be contained within the building at the time a building permit is issued, which shall be deemed to be office if no more than 20% of the total gross square footage of the building is to contain uses other than office uses. Examples of the intent with respect to the quality of architectural design intent for buildings (other than office) in this subarea are attached to this text as **Exhibit D**.

2. Permitted primary building materials shall include and shall be limited to the following (either alone or in some combination): brick, brick veneer, stone, stone veneer, metal, fiber cement siding or comparable material, wood, and/or glass. Nothing herein shall prohibit the use of the aforementioned materials or other materials as secondary or trim materials.

3. Any side of a building which is visible from a public street, right-of-way, or green shall have a finished appearance and shall be of compatible materials, color, trim, and style as the front facade of the building.

4. In addition to other permitted locations, outdoor seating for restaurants shall be permitted between the front facades of buildings and the right-of-way for a public street, including, without limitation, Relocated Hamilton Road and East Dublin-Granville Road.

5. Drive-thrus and pick-up windows shall be prohibited along the front facades of buildings on outparcels with frontage on Relocated Hamilton Road.

#### **H. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS AND/OR OTHER ENVIRONMENTAL COMMITMENTS:**

1. Rear service area lighting shall be provided through the use of cut-off style down lighting with concealed light sources.

2. Lighting fixtures used to illuminate the area below a freestanding canopy shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy. However, indirect lighting may be used where a shielded source of light is beamed upward and then reflected down from the underside of the canopy.

3. Direct lighting fixtures for a ground sign shall be shielded with landscaping and shall be positioned in a manner that prevents glare.

4. The maximum height of light poles shall not exceed 39 feet in height, except that (i) light poles on outparcels with frontage on a public street and (ii) light poles located within 100 feet of property with a residential zoning classification shall not exceed 18 feet in height.

5. An outdoor display area for convenient store / gas sales shall contain only those items normally and customarily sold by such store and such seasonal items/products including but not limited to firewood, mulch, flowers, and Christmas wreaths. Such display area shall be located adjacent to the building and is limited to fifty (50) square feet in area with a maximum height of three (3) feet. A five (5) foot wide pedestrian travel zone shall be maintained on a store sidewalk. Self-illuminated items such as ice/soda and vending machines are not permitted outside of a structure.

6. All new or relocated utility lines shall be installed underground.

7. All refuse shall be containerized. Such container and containment area shall be fully screened from view by a solid wall or fence that is compatible with the associated building's architecture and materials.

8. The screening of mechanical equipment or other utility hardware on the roof of a building shall be of building materials, parapets or mansards compatible and consistent with the building roof or exterior. Color shall also match the building roof or exterior. The screening of mechanical and all other equipment on the ground shall be a wood fence or brick wall (matching the brick on the nearest building elevation).

9. Mechanical equipment or other utility hardware on the roof of a building shall be screened from ground level by building materials, parapets or mansards compatible and consistent with the building roof or exterior. Color shall also match the building roof or exterior. Mechanical and all other equipment on the ground shall be fully screened from view at ground level with a wood fence or brick wall (matching the brick on the nearest building elevation) that screens the equipment.

**I. GRAPHICS AND SIGNAGE COMMITMENTS:** All signage and graphics shall conform to the requirements of the Regional Commercial Overlay (RCO) found in Chapter 3372 of the Columbus City Code unless otherwise approved by the Graphics Commission. Electronic changeable copy displaying only fuel pricing shall be omitted from the graphics requirements contained in the RCO.

**J. MODIFICATION OF CODE STANDARDS:** It is anticipated that the property subject to this rezoning (Subarea H) will be split to form separate tax parcels. In anticipation of the split, the following City of Columbus code modifications are requested:

1. Section 3312.09, Aisle, to permit aisle(s) to be divided by a property line, subject to applicable total code required aisle width being provided and applicable easement(s).
2. Section 3312.13, Driveway, to permit driveways to be divided by property lines, subject to applicable total code required driveway width being provided and applicable easement(s).
3. Section 3312.25, Maneuvering, to permit maneuvering areas (including aisles, driveways, and parking spaces) to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces and applicable easement(s).
4. Section 3312.49, Minimum Numbers of Parking Spaces Required, code required parking may occur on separate tax parcels within Subarea H provided that the sum of parking on Subarea H shall be used to determine compliance with core required parking for uses within separate tax parcels located within Subarea H.
5. Section 3321.03, Lighting, to increase the permitted maximum height of light poles from 28 feet to 39 feet, subject to the limitations provided in this text.
6. Section 3356.11, C-4 District Setback Lines, to reduce the setback requirements identified in that provision in accordance with this text.

**K. CPD CRITERIA:**

1. Existing land uses: To the north is future commercial; to the west is future commercial; to the east is open space and residential to the south is future commercial and existing institutional.
2. Transportation and circulation: Access to the site shall be via East Dublin-Granville Road and the extension of Hamilton Road.
3. Visual form of the development: The site shall be developed in accordance with the zoning text.
4. 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 motorists and pedestrians.

5. Proposed development: Commercial as permitted under this text.
6. Emissions: No adverse effects from emissions shall result from the proposed development.
7. Behavior patterns: The proposed development would serve the growing Columbus residential population as well as the motorists who use State Route 161 and Hamilton Road.

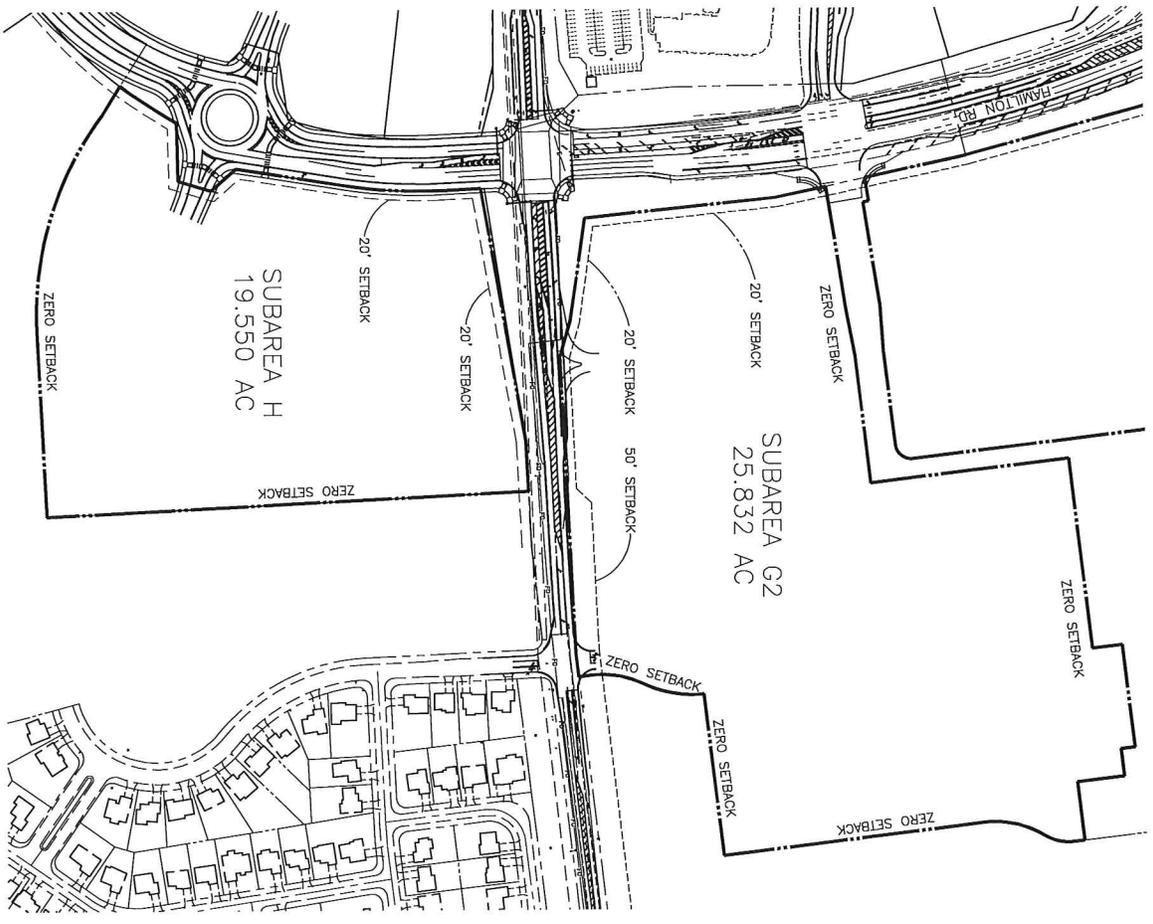
**L. MISCELLANEOUS COMMITMENTS:**

1. **Exhibit A** shall not be utilized as a basis for determining access configurations for this site or the configurations and traffic control of adjacent roadways and intersections. Rather, the access configurations for this site and the configurations and traffic control of adjacent roadways and intersections shall be determined by the approved traffic study referenced in Section 2.E.2 above, by a future amendment to the approved traffic study or by subsequent engineered design plans approved by the Department of Public Service.

*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.*

Signature:      By: \_\_\_\_\_

Date:            \_\_\_\_\_



250 Civic Center Drive  
 Columbus, Ohio 43215  
 614.276.5331  
 casto@ho.com

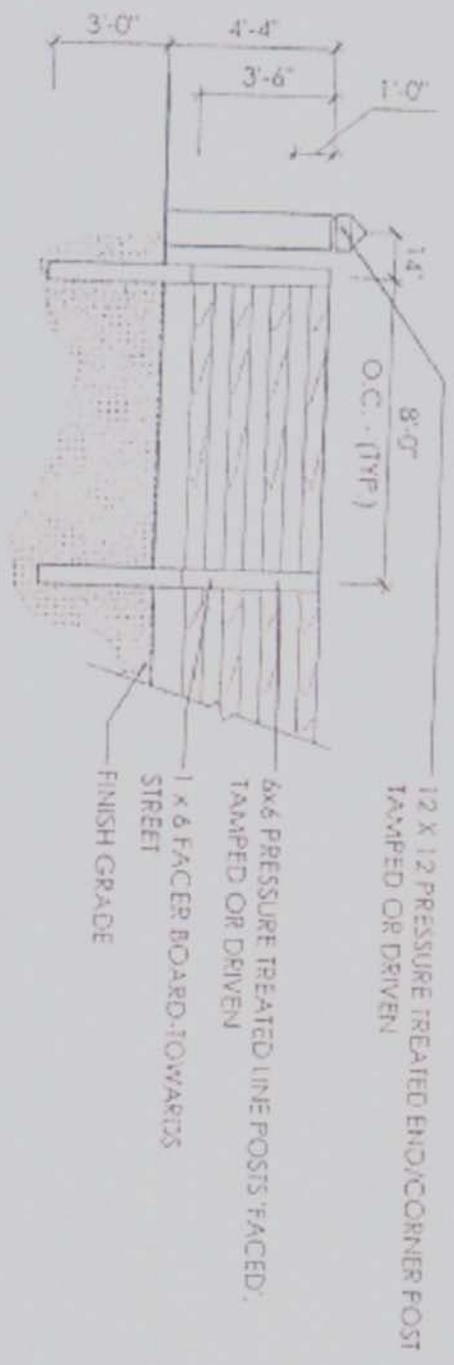
REVISIONS	
No.	DATE
01	6-30-16



HAMILTON QUARTER - SUBAREAS G2 & H

EXHIBIT A

216-039



**NOTES:**

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELLED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

**FENCE BOARDS**

BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

**PAINT**

PAINT SHALL BE A SEMI GLOSS WHITE

**FASTENERS**

NAILS-10D PLAIN SHANK BOX GALVANIZED

**5 4 RAIL FENCE**  
N.T.S.

**EXHIBIT B**

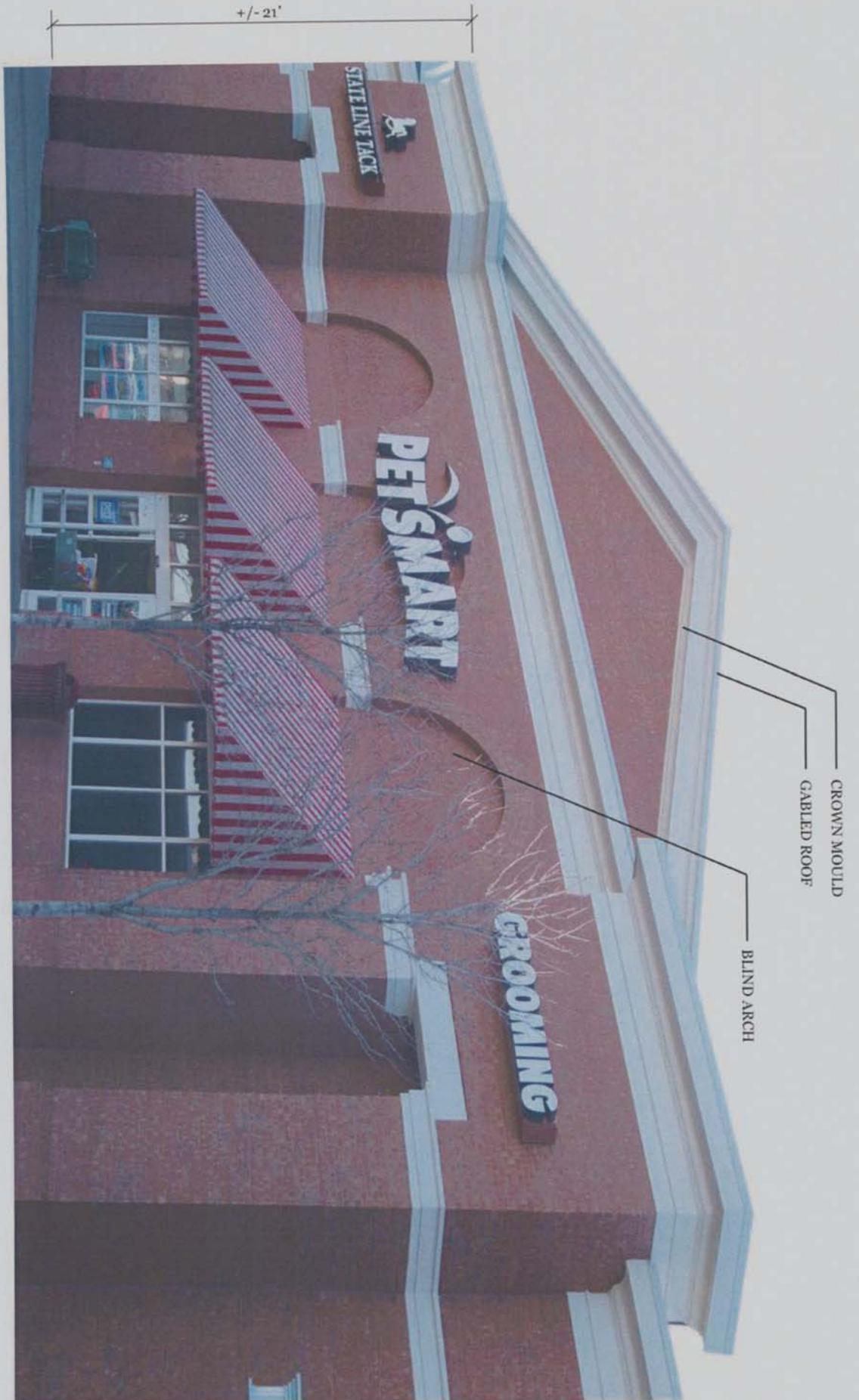


EXHIBIT C - PAGE 1 OF 2



CROWN MOULDING

JACK ARCH

### Current vs. Proposed Zoning Standards

**Background:** In 2015, a new development venture was formed under the name of Hamilton Crossing LLC. A significant portion of the property that is now owned by the new venture was rezoned as part of Zoning Case #Z14-044. Other properties that are now owned by the new venture have zoning rights from Zoning Case #Z05-054 and Zoning Case #Z10-013. These other properties include (A) Subarea 5 of Zoning Case #Z10-013, consisting of 19.55+/- acres located to the southeast of the intersection of E. Dublin-Granville Road and existing Hamilton Road and directly south of the State Route 161/Hamilton Road interchange, and (B) Subarea 6 of Zoning Case #Z05-054, which consists of 63.40+/- acres located to the southeast of the highway interchange.

A number of development standards that apply to Subareas 5 and 6 are out of date and inconsistent with the zoning that was approved for the balance of the new development venture's land that was rezoned in Zoning Case #Z14-044. The present rezoning application seeks to update the zoning standards in Subarea 5 and in those portions of Subarea 6 located to the north and south of a parcel owned by Target Corporation (Target is not participating in this rezoning) to make them consistent with those that apply to other property in the area.

A summary of the changes to development standards with this application is provided below. Following this rezoning, Subarea 5 will be known as Subarea H (19.55+/- acres). The portion of current Subarea 6 to the north of Target's parcel will be known as Subarea G1 (26.19+/- acres), and the portion of Subarea 6 to the south of the Target parcel will be known as Subarea G2 (25.83+/- acres).

<b>Standard</b>	<b>Current</b>	<b>Proposed</b>
Permitted uses	C-4 and C-5, with limitations	No change except the <del>right to do</del> retail sales of auto parts accessories (such as NAPA, Advanced Auto, etc.) added as permitted use in Subarea H (existing Subarea 5). Already have right to have installation of such parts within a building. This change merely <del>would be to</del> adds the right to <del>operate</del> have retail sales.
Density	12,000 SF/net acre for retail, 18,000 SF/net acre for office	No change
Height	60-foot height district, but not to exceed 35 feet within 500 feet of E. Dublin-Granville Road right-of-way on the north side of this street	No change, except only offices or hotels
Setbacks	B = buildings, P = parking	
State Route 161	50 feet minimum for B and P	40 feet minimum for B and P
Existing Hamilton Road	50 feet minimum for B and P	25 feet minimum for B and P

Hamilton Road S curve	50 feet minimum for B and P	25 feet minimum for B and P
Dublin-Granville Road	50 feet for B and P	20 feet minimum for B and P
Preservation Areas	Identified per preservation plan for Subarea 5, with 25-foot buffers	No change
Parking	No restrictions for parking locations on outparcels.	No more than two rows of parking with one (two-way) drive aisle between them shall be permitted between the right-of-way for E. Dublin-Granville Road or existing Hamilton Road or the Hamilton Road S curve and buildings located on any outparcel that is under two acres in size with frontage on any of these streets.
4-board white fence	4-board white fence required along public rights-of-way	4-board white fence permitted but not required
Pavement setback treatment along public rights-of-way	Shrubbery and/or mounding required to a height of 3-5 feet in minimum pavement setback areas.	Minimum 3-foot high continuously uniform shrubbery screen, deciduous trees, evergreen trees, shrubbery, decorative walls, decorative fencing, and/or other landscaping features are permitted within minimum pavement setback areas. Landscaping within these areas shall be coordinated and consistent with neighboring properties/subareas.
Architecture	Detailed architectural standards are provided in current zonings for Subareas 5 and 6. These details were removed from the recent zoning that applies to Subareas A, B, and C. City staff finds that the existing standards will be very difficult to administer.	Permitted materials for buildings is unchanged. Same commitments to architecture being made as was recently approved in Zoning Case #Z14-044 for nearby subareas. Developer has instituted a private design review process with required standards. Development projects must be approved by property owners association before construction may occur.
Street trees	1 street tree per 30 feet along public rights-of-way	1 street tree per 30-40 feet along public rights-of-way
Buffer treatment – eastern boundary of Subarea 5/H	Buffer treatment along east property line and within a distance of ten feet (10') from that property line, consisting of 6-foot wood fence and a row of trees using a mixture of evergreen	No change

	and deciduous trees located 40 feet on center on the east side of the fence.	
Traffic commitments	Various commitments made in text pursuant to 10-year-old traffic study.	Traffic commitments conform to the approved traffic study in Zoning Case #Z14-044 and in Zoning Case #Z05-054. Construction of street improvements in accordance with related Economic Development Agreement approved in conjunction with those studies.



Northland Community Council  
Development Committee

Report

August 31, 2016 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order:** **6:30 pm** by chair **Dave Paul**

Members represented:

*Voting: (17):* Albany Park (APC), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Woodstream East (WECA). *Non-voting:* NCC president Emmanuel Remy.

- 
- Case #1:** Application #CV16-031 (Variance from §3356.03 to permit conditional ground floor residential use in a C-4 district)  
Matt Bierlein/Scott North *representing*  
Heritage Day Health Centers  
1700 E Dublin Granville Road, 43229 (PID 010-000383)
- *The Committee approved (16-0 w/ 1 abstention) a motion (by FPCA, second by KWPCA) to **RECOMMEND APPROVAL** of the application.*
- 
- Case #2:** Application #Z16-036 (Rezone 0.43 AC± from CPD to LC-4 to expand permitted uses for the site, currently permitting only drive-through sales of beer/wine and pizza)  
Borhan and Yasin Musa *representing*  
ZAAC Investments, LLC  
2601 E Dublin Granville Road, 43229 (PID 600-157970)
- *The Committee approved (15-0 w/ 2 abstentions) a motion (by FPCA, second by CWCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
    1. *That paragraph 2 of the limitation text be revised to include additional prohibited uses: "Automotive Sales, Leasing and Rental" and "Billboards."*
- 
- Case #3:** Application #BZA16-099 (Variance from 3321.07(A), 3312.21(B), and 3312.27 to accommodate an existing driveway expansion and reduction in useable side yard area)  
Lawrence and Eugenia Clairdy  
*Residence*  
2178 Minerva Avenue, 43229 (PID 600-247992)
- *The Committee agreed with the applicant to **TABLE** the case indefinitely pending amendment of the application.<sup>1</sup>*
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*Continued next page*

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Next meeting: *Wednesday, September 28, 2016*

**Case #4:** Application #Z16-031 (Rezone 0.33 AC± from ARLD/Apartment Residential-Low Density to C-2 for insurance or other professional office – *Tabled from July 2016*)  
Ryan and Kindra Esau  
4080 Cleveland Avenue, 43224 (PID 010-057932)

- *The Committee approved (16-0 w/ 1 abstention) a motion (by KWPCA, second by PCHA) to **RECOMMEND APPROVAL** of the application.*

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**Case #5:** Application #Z16-038 (Rezone 26.2 AC± from CPD to CPD to modify development text, standardizing requirements to match those of other phases of the Hamilton Quarter project)  
Aaron Underhill/Charlie Fraas *representing*  
Hamilton Crossing, LLC  
5978 (5980) N Hamilton Road, 43230 (PID 010-295522)

- *The Committee approved (16-0 w/1 abstention) a motion (by APCA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*<sup>2</sup>

**Case #6:** Application #Z16-039 (Rezone 45.38 AC± from CPD to CPD to modify development text, standardizing requirements to match those of other phases of the Hamilton Quarter project)  
Aaron Underhill/Charlie Fraas *representing*  
Hamilton Crossing, LLC  
5978 (5970) N Hamilton Road, 43230 (PID 010-295521/545-295523)

- *The Committee approved (16-0 w/ 1 abstention) a motion (by APCA, second by KWPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION**:*
  1. *That paragraph 2(D)(5) of the text<sup>3</sup>, pertaining to the height district of Subarea H, be amended to mirror paragraph 1(D)(6) pertaining to the height district of Subarea G2, effectively removing the provision of a 60' height district for "hotels, offices and parking garages or structures" and limiting the height of all structures in Subarea H within 500 feet of East Dublin-Granville Road to 35'.*

**Executive Session**

**9:25 pm**

**Meeting Adjourned**

**10:30 pm**

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<sup>1</sup> It was noted that the application does not seek variance from §3312.29 ("Parking space"), and it was the Committee's understanding that consequently the action sought would not grant the applicant the right to park vehicles on the expanded driveway surface that is the subject of the application. The applicant agreed to a tabling of the case while this was discussed with City staff, and pending amendment of the application to include a request for variance from §3312.29.

<sup>2</sup> Text dated August 22, 2016.

<sup>3</sup> Text dated August 22, 2016.