

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2014**

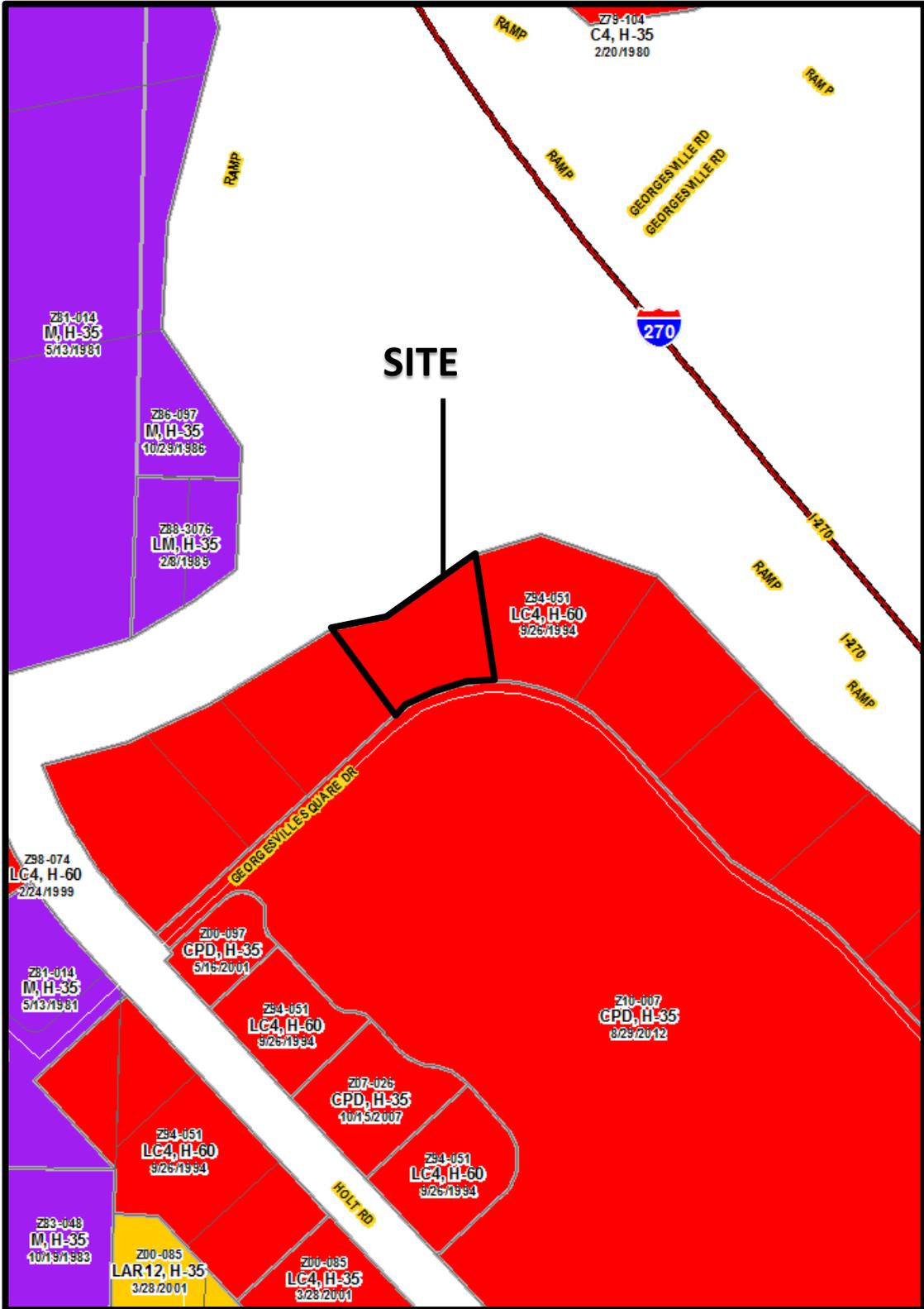
1b. APPLICATION: Z14-047 (14335-00000-00706)
Location: **1600 GEORGESVILLE SQUARE DRIVE (43228)**, being 1.15± acres located on the north side of Georgesville Square Drive, 670± feet east of Holt Road (010-240805; Westland Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Commercial development.
Applicant(s): Tim Princehorn; c/o Nicholas C. Cavalaris, Atty.; Kegler, Brown, Hill & Ritter; 65 East State Street, Suite 1800; Columbus, Ohio 43215.
Property Owner(s): KIR Georgesville 019, LLC; 3333 New Hyde Park Road; New Hyde Park, New York 11042.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

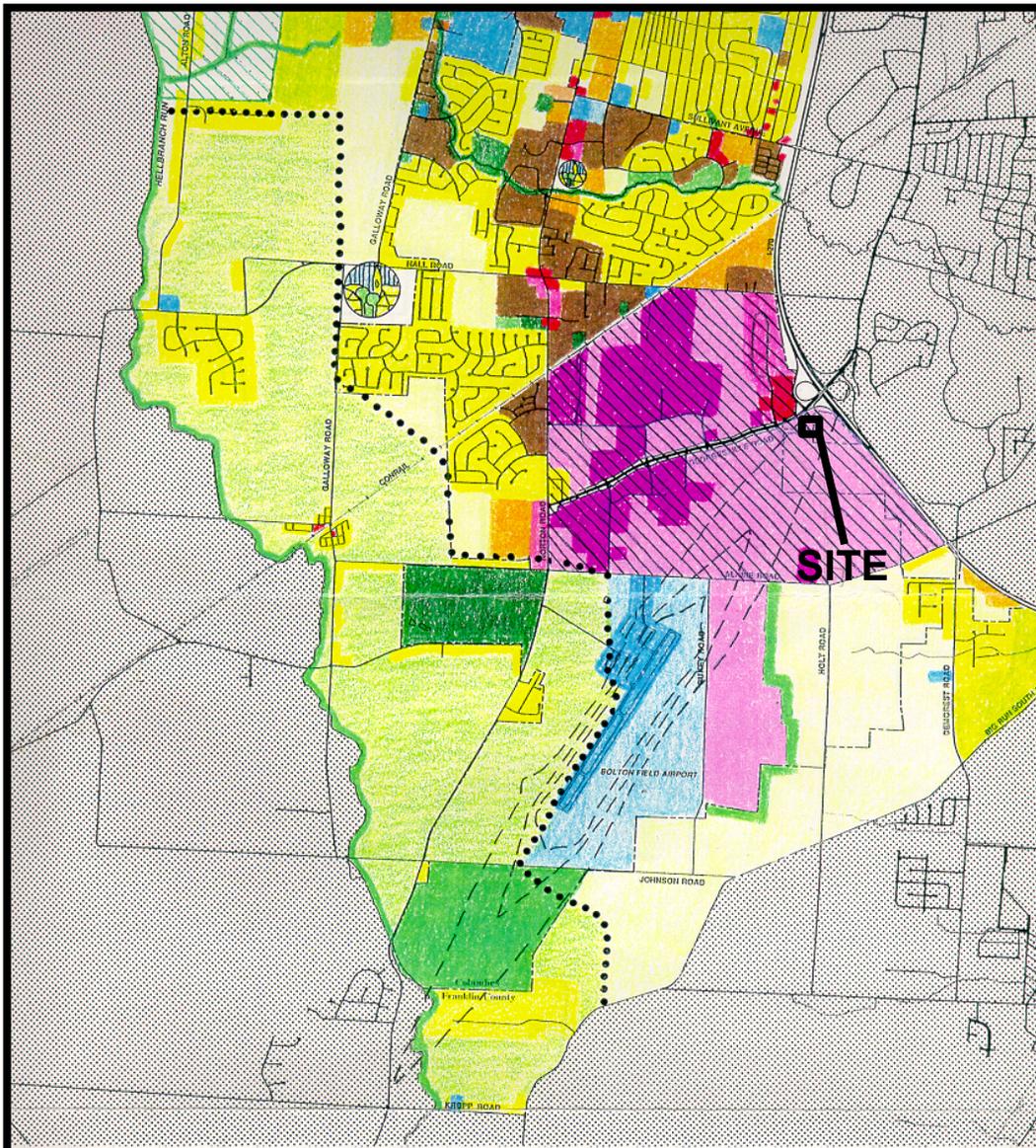
- The 1.15± acre site is developed with an eating and drinking establishment (Wendy's) and zoned in the L-C-4, Limited Commercial District. When rezoned in 1994, limitations were placed on the permitted materials of any building facades that are adjacent to I-270 or Georgesville Road and the Holt Road extension. The applicant requests the L-C-4, Limited Commercial District to expand the list of permitted materials in the limitation text to permit metal, aluminum and ceramic tile on the building facades adjacent to I-270 or Georgesville Road.
- Surrounding the site are commercial establishments to the east, south and west in the L-C-4, Limited Commercial and CPD, Commercial Planned Development Districts. To the north is Georgesville Road and I-270.
- The site is located within the planning area of the *Westland Plan* (1994), which recommends industrial/manufacturing for this location.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval of requested rezoning.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow limited commercial development, and Staff supports the updated materials in the Limitation Text. The request is compatible with the land use recommendations of the *Westland Plan*, and with the zoning and development patterns of the area.



Z14-047
 1600 Georgesville Square Drive
 Approximately 1.15 acres
 L-C-4 to L-C-4

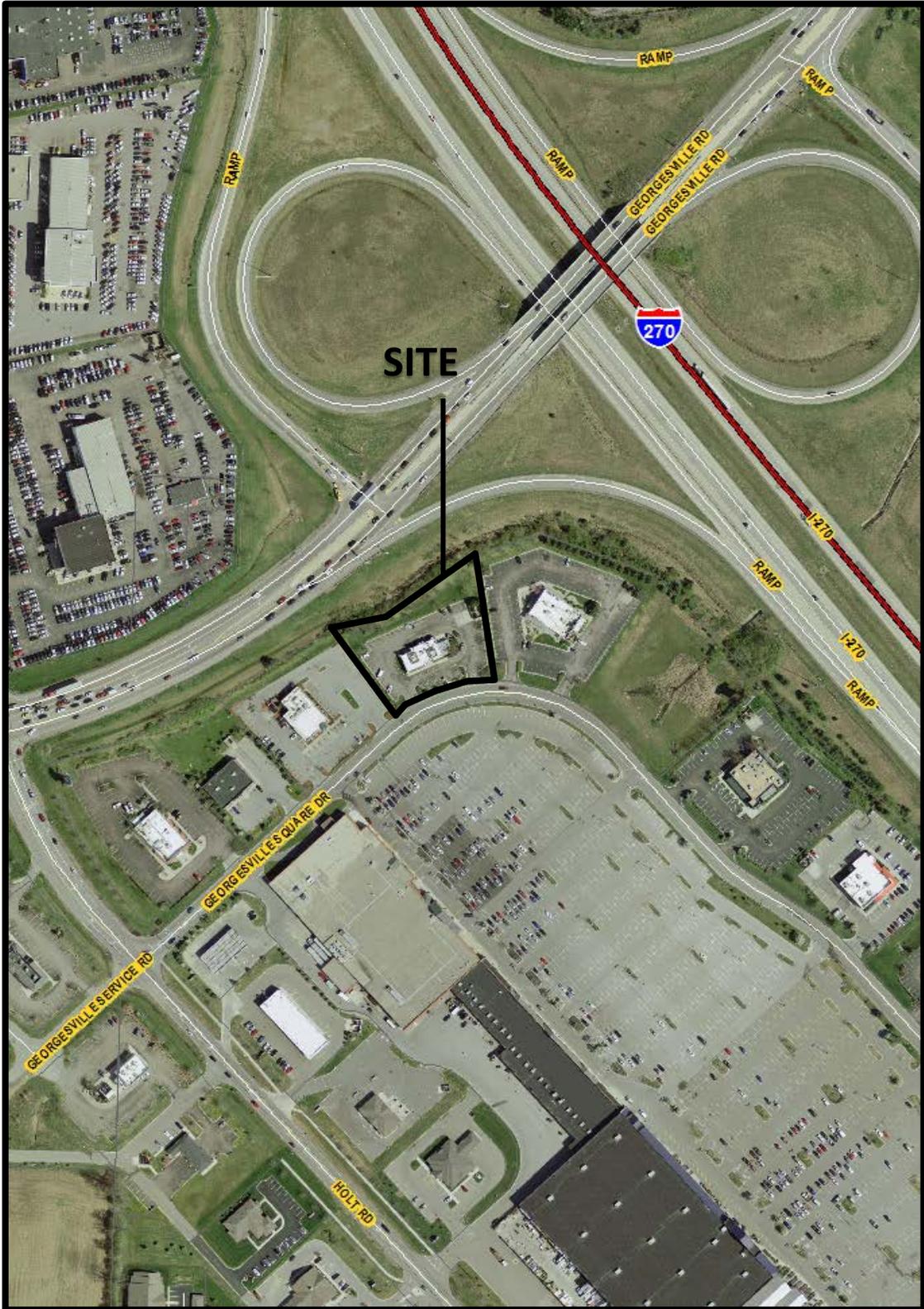


PROPOSED LAND USE

Existing	Proposed	
		----- Columbus corporate boundary
		•••• Sewer facilities planning area
		--- Bolton Field noise contours
		Environmental Conservation District
		Industrial/ Office District
		Village Center

Westland Plan

Z14-047
 1600 Georgesville Square Drive
 Approximately 1.15 acres
 L-C-4 to L-C-4



Z14-047
1600 Georgesville Square Drive
Approximately 1.15 acres
L-C-4 to L-C-4

LIMITATION TEXT

EXISTING DISTRICT: L-C-4
PROPOSED DISTRICT: L-C-4
PROPERTY ADDRESS: 1600 Georgesville Square Drive
OWNER: Kir Georgesville 019, LLC
APPLICANT: Wendy's International, Inc.
DATE OF TEXT: October 6, 2014
APPLICATION NUMBER: Z14-047

1. INTRODUCTION: The site is located south of Georgesville Road, west of I-270. The site was zoned L-C-4 (Z94-051) in 1994 to address the future development of a commercial shopping center. The existing Wendy's restaurant was constructed in 1997. The applicant is seeking rezoning of the property solely to add additional permitted building materials.

The specific purpose of the rezoning request is to alter the building materials permitted under the existing limitation text for the north elevation facing Georgesville Road so that metal and aluminum features can be utilized to implement a nationwide re-branding at this location. Wendy's is redesigning the exteriors of restaurants nationwide in a modern, visually appealing way while maintaining the general interior layouts and site development characteristics. Effort is being made to implement the new branding with minimal service disruption and keeping existing site plan, parking and circulation patterns. Metal and aluminum features are a critical aspect of the new exteriors.

2. PERMITTED USES: The following uses shall be permitted:

A. Those uses permitted in Section 3356, C-4, Regional Scale Commercial, of the Columbus City Code with the following exclusions:

- bars, cabarets or night clubs
- check cashing and loans
- half-way houses
- missions, temporary shelters
- pawn brokers
- performing arts
- spectator sports and related industries

3. DEVELOPMENT STANDARDS: Except as otherwise noted in the limitation text, the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

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

1. Height, lot and setback commitments shall remain as constructed.

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

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

1. No materials, supplies, or product shall be stored or permitted to remain on any portion of the parcel outside a permitted structure, unless screened by building, structures, fencing, walls or landscaping to a height of 6 feet.

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

1. Any building facade which is adjacent to I-270 or Georgesville Road shall be finished with the following materials, individually or in any combination thereof: a) brick; b) stucco (dryvit or equal); c) thru wall masonry units (Terra wall); d) split face, fluted and/or polished concrete masonry units; e) poured in place concrete, wood, architectural shingles, or glazing; f) metal, metal panels or framing; g) aluminum, aluminum panels or framing; h) ceramic tile; or i) glass or glass framing. In addition, vertical pier elements shall be used to break up linear elevations and as well as incorporate the downspouts where located.

2. The facade of any building which faces Holt Road extension shall be finished with the following materials, individually or in any combination thereof: a) brick; b) stucco (dryvit or equal); c) thru wall masonry units (terra wall); d) split face, fluted and/or polished concrete masonry units; e) wood; f) glass; g) ceramic tile; h) aluminum and glass storefront framing; and/or i) pre-colored metal or shingles for canopy and mansard roofing. Neither smooth face nor scored concrete panels shall be used unless used solely as an accent material which shall not exceed 20% of the area on a facade of a building.

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

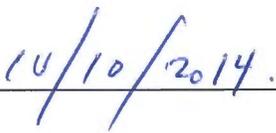
1. Parking lot lighting shall be no higher than 28 feet.

F. Graphics and Signage Commitments.

1. In addition to commitments referred to in this text, all signage and graphics shall conform to Article 15, Title 33, of the Columbus City Graphics Code, as it applies to the C-4, Commercial Zoning District. Any variance to the sign requirements other than those sign requirements listed in this section shall be submitted to the Columbus Graphics Commission.

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

Signature: 
Nicholas C. Cavalaris
Attorney for Owner/Applicant

Date: 

214-047



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z 14-047/14335

Address 1600 Georgesville Square Drive

Group Name Westland Area Commission

Meeting Date November 19, 2014

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
 - Disapproval

NOTES:

Vote 12-0

Signature of Authorized Representative Michael J. Im Kuf
SIGNATURE

Chairman, Zoning Committee
RECOMMENDING GROUP TITLE

614-745-5452
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.