

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 9, 2015**

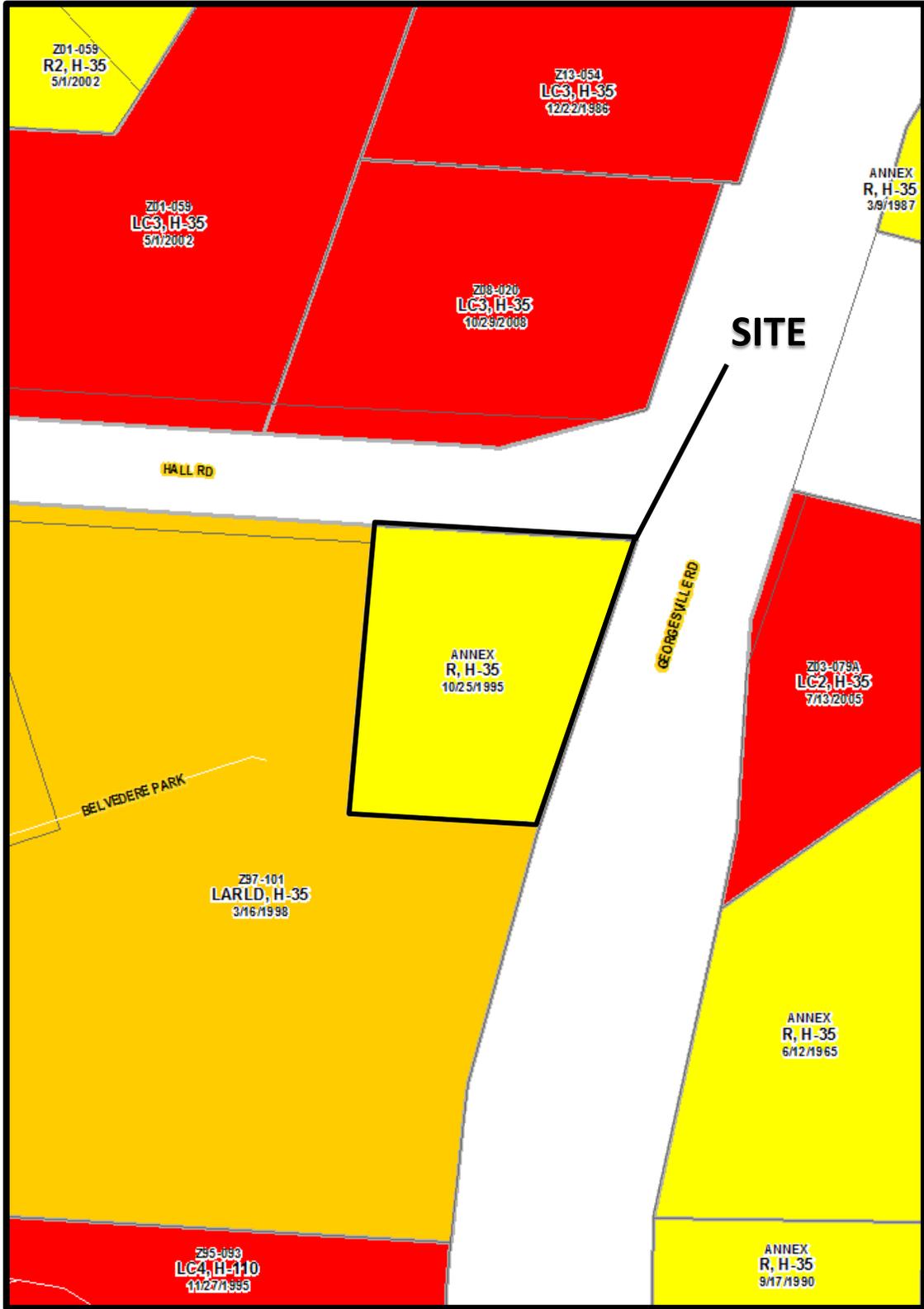
- 3. APPLICATION: Z14-061 (14335-00000-00933)**  
**Location:** **1151 GEORGESVILLE ROAD (43228)**, being 0.75± acres located at the southwest corner of Georgesville and Hall Roads (010-234536; Greater Hilltop Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Office commercial development.  
**Applicant(s):** Custom Built Homes; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)

**BACKGROUND:**

- The site is developed with an office in the R, Rural District, which was rendered nonconforming as a result of a 1995 annexation from Franklin Township. The applicant requests the CPD, Commercial Planned Development District in order to conform the existing development and to allow C-2, Office Commercial District uses.
- To the north is an office zoned in the L-C-3, Limited Commercial District and to the northeast is commercial development in Franklin Township. To the east and southeast is commercial development in the L-C-2, Limited Commercial, and R, Rural Districts. To the south and southwest is multi-unit residential development in the L-ARLD, Limited Apartment Residential District.
- The site is located within the boundaries of the *Greater Hilltop Plan Amendment (2010)*, which recommends office uses.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation was not available at the time this report was written.
- The limitation text permits all C-2 uses, and includes a commitment to a site plan for the existing development. Variances to conform the current conditions of the property including setbacks, aisle, drive-up stacking area, landscaping, parking setback line, and setback regulations for permanent on-premise ground signs are included in the request. Redevelopment of the site shall conform to applicable site development standards for the C-2, Commercial District.
- The *Columbus Thoroughfare Plan* identifies Georgesville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline, and Hall Road as a 4-2 arterial requiring a minimum of 50 feet of right of way from centerline. The Department of Public Service has asked that these dedications occur prior to approval of the zoning ordinance by City Council.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District, is consistent with the land use recommendations of *Greater Hilltop Plan Amendment* and would conform the existing physical conditions and use of the site, while future redevelopment of the site would be required to be in accordance with development standards of the C-2, Commercial District. Staff supports the intended use of the property, as the request is consistent with the area plan recommendation and with the zoning and development patterns of the area.



Z14-061  
 1157 Georgesville Road  
 Approximately 0.748 acres  
 Rezoning from R to CPD

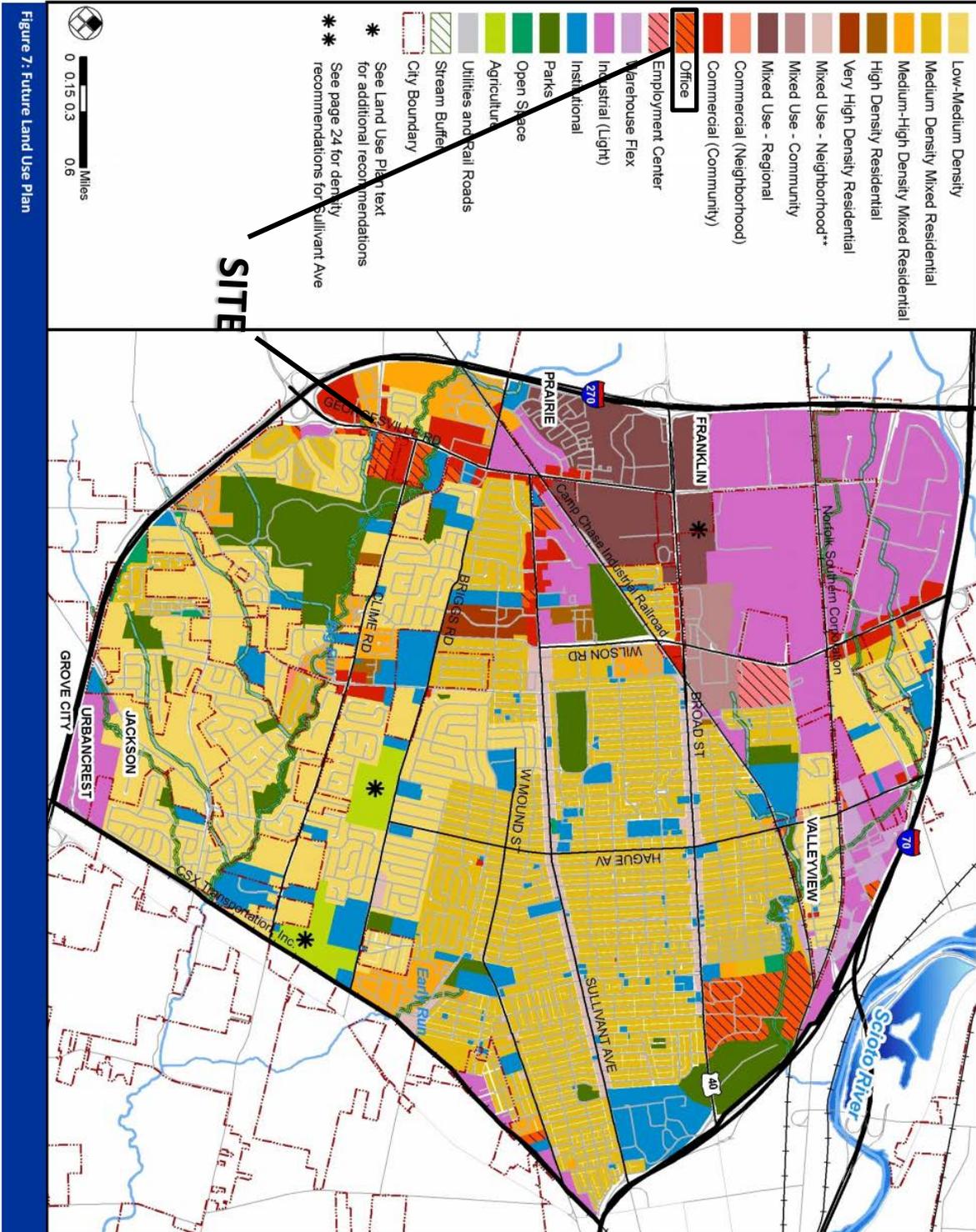


Figure 7: Future Land Use Plan

Z14-061  
 1157 Georgesville Road  
 Approximately 0.748 acres  
 Rezoning from R to CPD  
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Z14-061  
1157 Georgesville Road  
Approximately 0.748 acres  
Rezoning from R to CPD

**CPD, COMMERCIAL PLANNED DEVELOPMENT**  
**0.748 +/- ACRES**

EXISTING ZONING: R, Rural (Annexation, 10/22/1995)  
PROPOSED ZONING: CPD, Commercial Planned Development  
PROPERTY ADDRESS: 1151 Georgesville Road, Columbus, OH 43228  
APPLICANT: Custom Built Homes, Inc. 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: March 6, 2015  
APPLICATION NUMBER: Z14-061

**1. INTRODUCTION:** The 0.748 +/- acre site is located on the southwest corner of Hall Road and Georgesville Road. The current building was built in 1975 +/- in Franklin Township. The property was annexed to the City of Columbus in 1995 and zoned R, Rural. The commercial use of the property is non-conforming. Applicant submits this application to establish commercial zoning, to conform the existing development to current Zoning Code standards and to address additional non-compliance with code standards created by required dedication of right of way in conformance with the Columbus Thoroughfare Plan. Permitted uses of the property are all C-2, Commercial uses. The Site Plan titled "1151 Georgesville Road, Columbus, OH 43228", hereafter Site Plan, dated \_\_\_\_\_, is submitted as the development plan depicting existing site development.

**2. PERMITTED USES:** All uses of Chapter 3353, C-2, Office Commercial District.

**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 3353, C-2, Office Commercial District, of the Columbus City Code.

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

Site development/site standards for use(s) located in the existing building shall be as depicted on the submitted Site Plan. Redevelopment of the site shall conform to applicable development standards of the C-2, Commercial District.

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

1. Existing site development is depicted on the submitted Site Plan. Development standards of the C-2, Commercial District shall apply to the property if the property is redeveloped and vehicular access shall be as approved with redevelopment.

2. Right of way totaling 50 feet from centerline of Hall Road and 60 feet from centerline of Georgesville Road shall be provided to the City of Columbus prior to approval of a final Site Compliance Plan.

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

Required site landscaping for uses located in the existing building 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-2, Commercial District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

**G.) Other CPD Requirements.**

1. Natural Environment: The property is located on southwest corner of Hall Road and Georgesville Road. The site is fully developed with a commercial building and paved accessory parking. Both Georgesville Road and Hall Road are major arterial roads. The site is close to the Georgesville Road/I-270 interchange and many other commercial uses on Georgesville Road

2. Existing Land Use: The property is improved with a commercial building and accessory parking lot built in Franklin Township and subsequently annexed to the City of Columbus.

3. Circulation: Existing vehicular access is from both Hall Road and Georgesville Road, as depicted on the Site Plan. If the site is redeveloped, vehicular access shall be as approved by the the Division of Traffic Management/Public Service Department.

4. Visual Form of the Environment: Commercial and residential zoning and/or development is located in general proximity to the site.

5. Visibility: The site is visible from both Hall Road and Georgesville Road.

6. Proposed Development: Use of the existing building and site development or future redevelopment of the site, as permitted herein.

7. Behavior Patterns: Vehicular access is presently from existing curbcuts on Hall Road and Georgesville Road.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by the development standards of this development text for light levels, sound and dust. There will be no objectionable emissions.

#### **H.) Modification of Code Standards.**

All modifications of code standards apply only to the existing site development, which occurred prior to annexation of the property to the City of Columbus and prior to current site development standards of the Columbus Zoning Code. Additionally, dedication of Georgesville Road and Hall Road right of way in conformance with the Columbus Thoroughfare Plan will cause non-compliance with certain development standards cited herein.

1. Section 3355.09, C-2 District Setback Lines, to reduce the Hall Road building setback line from 50 feet to 36 +/- feet, and the Georgesville Road building setback line from 60 feet to 42 +/- feet, both for the existing building after right of way dedication for both roads in accordance with the Columbus Thoroughfare Plan.

2. Section 3312.09, Aisle, to permit the existing 13 foot aisle for 50 degree angled parking spaces, while 45 degree angled one-way parking is permitted a 13 foot aisle.

3. Section 3312.11, Drive-up Stacking Area, to reduce stacking spaces from 12 spaces to 4 spaces for the existing stack lane, to reduce the required width of a stacking lane from 10 feet to the existing 9 foot wide stacking lane and to reduce the required width of a by-pass lane from 10 feet to the existing 9 foot wide by-pass lane.

4. 3312.21(D)(1), Landscaping, to not require headlight screening of the existing parking lot along Hall Road and Georgesville Road after right of way dedication.

5. 3312.27(4), Parking Setback Line, to reduce the required 10 foot parking setback to zero (0) feet for the existing parking lot pavement on Hall Road and part of the Georgesville Road after right of way dedication.

6. 3377.17, Setback Regulations for Permanent On-Premises Ground Signs, to permit the existing ground sign, located on the property near the intersection of Georgesville Road and Hall Road, to be located at a setback of two (2) feet from Georgesville Road and eight (8) feet from Hall Road, due to the dedication of right of way totaling 60 feet and 50 feet, respectively, from centerline of each road.

#### **I.) Miscellaneous commitments.**

1. Site development for use of the existing building shall be in accordance with the Site Plan titled "1151 Georgesville Road, Columbus, OH 43228" dated and signed \_\_\_\_\_ by David B. Perry, Agent, and Donald Plank, Attorney. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data provided in conjunction with a Site Compliance Plan as may be applicable for use of the existing building. Any slight adjustment to the Site 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 referenced site plan shall not be applicable to redevelopment of the site.

*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

214-061

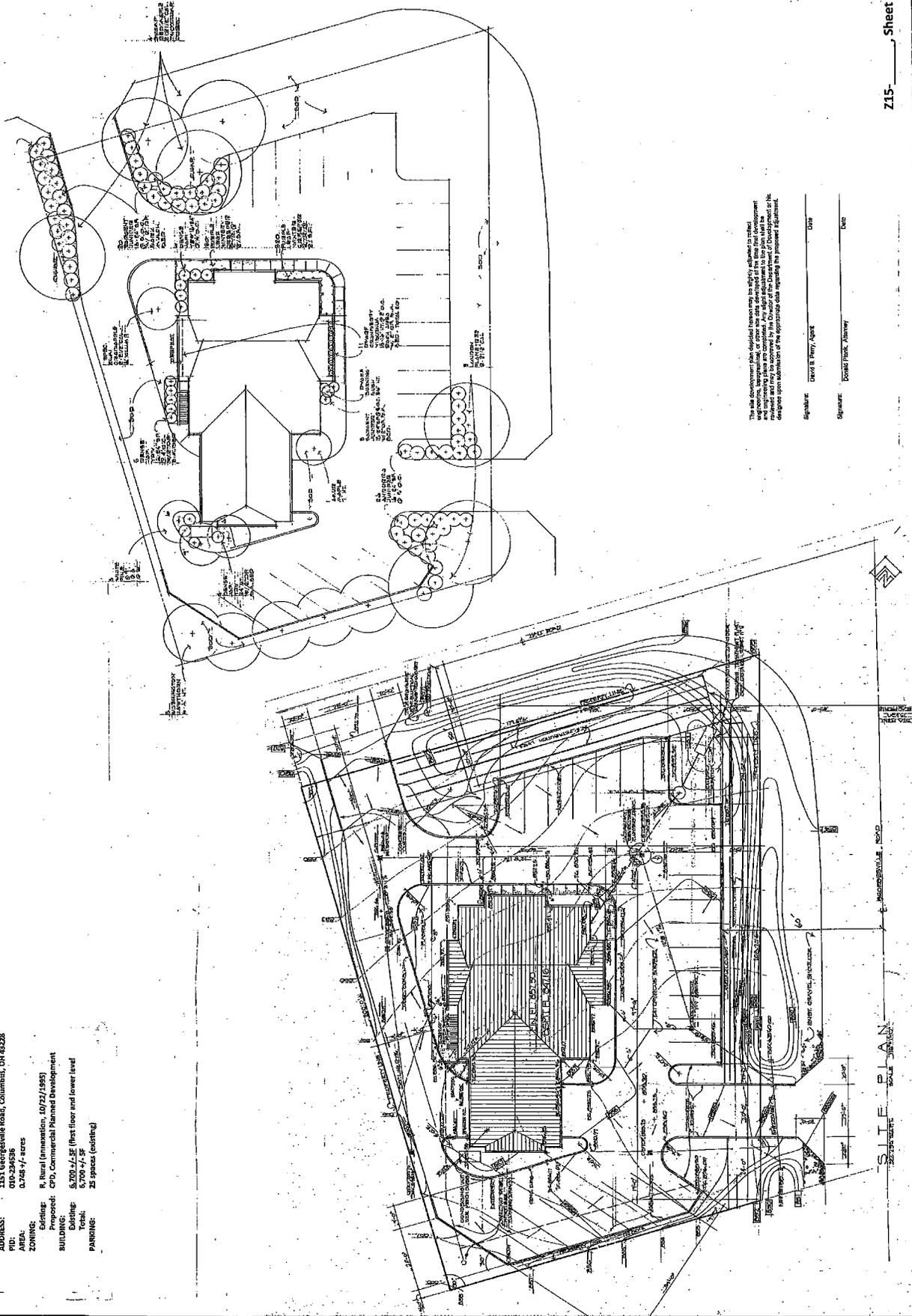
**SITE DATA**

ADDRESS: 1151 Georgesville Road, Columbus, OH 43228  
 AREA: 17.45 acres  
 ZONING: R, Rural (Ordinance, 10/22/1985)  
 Proposed: CPD, Commercial Planned Development  
 BUILDING: 6,700 +/- SF (first floor and lower level)  
 Existing: 0 SF  
 PARKING: 25 spaces (existing)

1151 GEORGESVILLE ROAD, COLUMBUS, OH 43228

SHEET 1

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This site development plan has been prepared by the architect and is intended to be used in conjunction with the site plan and other documents submitted to the Department of Development and Planning for review and approval. The Department of Development and Planning reserves the right to require the applicant to submit additional information or to require the applicant to revise the site plan and other documents submitted to the Department of Development and Planning.

Signature: David B. Terry, Agent Date: \_\_\_\_\_  
 Signature: Daniel P. Smith, Attorney Date: \_\_\_\_\_