

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2015**

- 3. APPLICATION: Z15-017**
Location: **5420 HAMILTON ROAD (43230)**, being 3.55± acres located on the east side of North Hamilton Road, 760± feet north of Thompson Road (220-000605 and 220-000173; Northland Community Council).
Existing Zoning: R, Rural District (annexation pending).
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): The Stonhenge Company; 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): Norma F. Connett; c/o Bob Monahan; NAI Ohio Equities; 5420 North Hamilton Road; Columbus, OH 43230.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

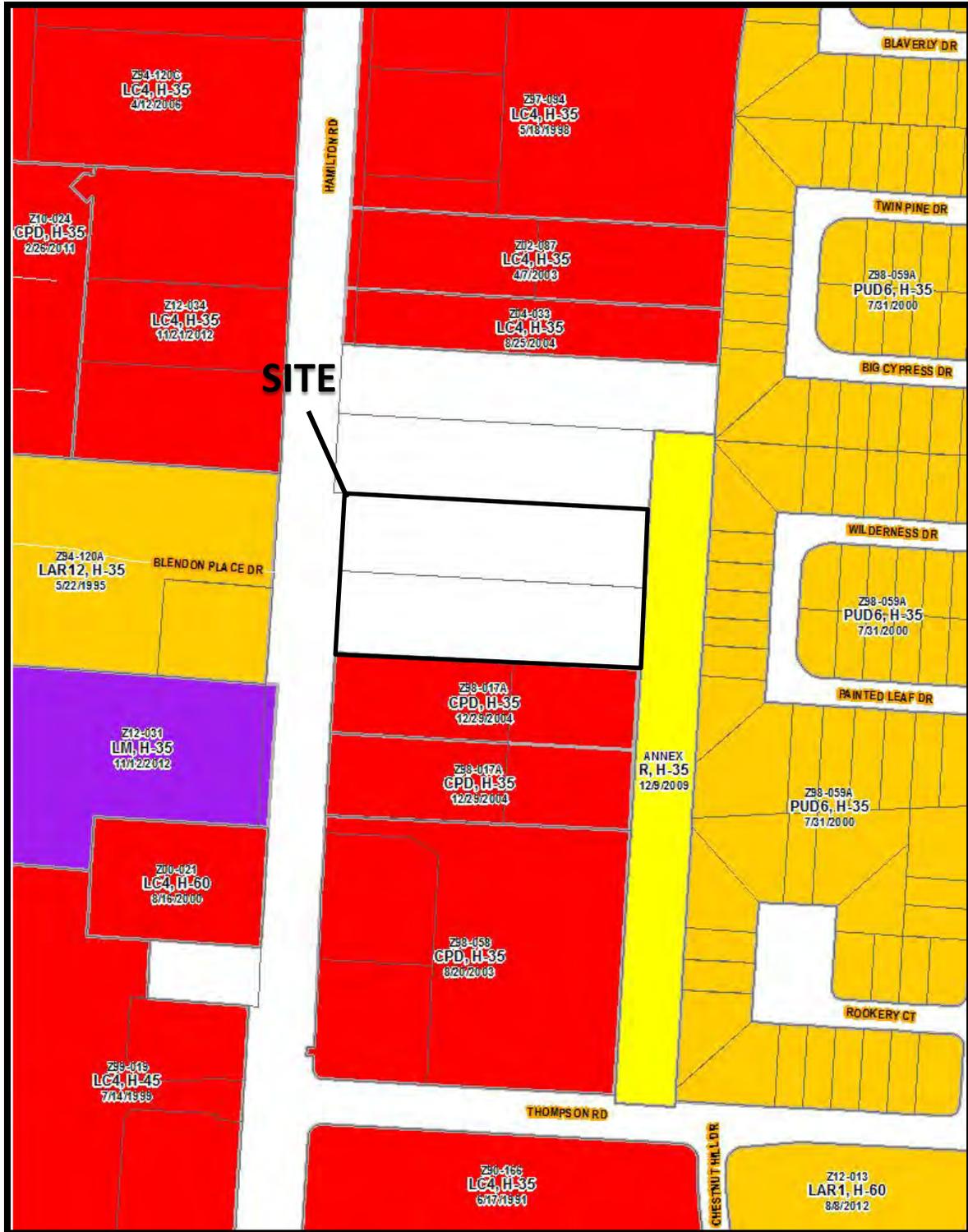
BACKGROUND:

- The site is developed with a single unit dwelling, and pending annexation, will be zoned R, Rural District. The applicant proposes the CPD, Commercial Planned Development District in order to develop two commercial strip centers and a retail fuel sales facility.
- To the north and east are single-unit dwellings in the township and in the R, Rural District, respectively. To the south is commercial development in the CPD, Commercial Planned Development District. To the west is industrial development in the L-M, Limited Manufacturing District and multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site falls within the boundaries of the *Northland Plan – Volume II (2002)*, which does not contain a specific land use recommendation for the site, but does recommend that existing land use and zoning patterns be taken into consideration when decisions are made regarding zoning changes.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The CPD text proposes limited C-4 uses and a retail fuel station for two subareas; Subarea A for retail fuel sales (1.0± acres) and Subarea B for retail, office, and restaurant uses (2.55± acres). The CPD text also includes use restrictions, setback and access commitments, street tree and landscaping details, limits on outdoor retail display, fuel canopy height, and building materials. Requested variances anticipated in regards to the planned lot split include drive aisle width, driveway, maneuvering, and minimum number of required parking spaces. The applicant also requests to vary the requirement for a loading space.

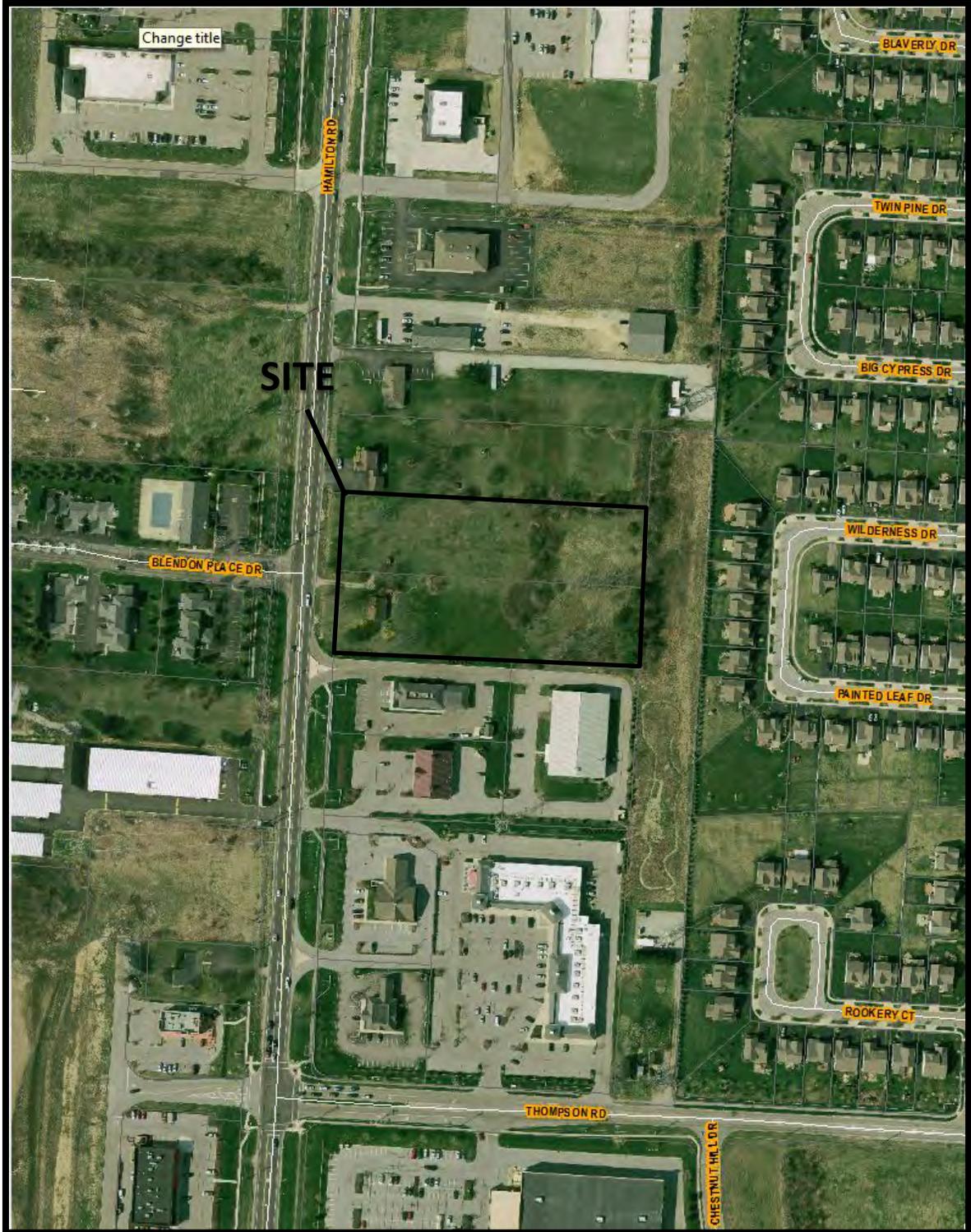
- The *Columbus Thoroughfare Plan* identifies North Hamilton Road as a 4-2 arterial requiring a minimum of 100 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District would allow for commercial development of retail fuel sales in conjunction with two commercial strip centers. Staff supports the proposal as the east retail center will buffer the fuel sales facility from the residential uses to the east, and because appropriate use restrictions and development limitations are set forth in the CPD text. The CPD text also commits to a site plan. The proposed development is consistent with existing land use and zoning patterns, considering the site's location along a major commercial corridor.



Z15-017
 5420 Hamilton Road
 Approximately 3.55 acres
 R (pending) to CPD



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5420 Hamilton Road
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DEVELOPMENT PLAN
COMMERCIAL PLANNED DEVELOPMENT

PROPERTY ADDRESS: 5420 Hamilton Road, Columbus, OH 43230
PID: 220-000605, 220-000173 (pending annexation)
AREA: 3.55 +/- ac
EXISTING ZONING: R, Rural (pending annexation)
PROPOSED DISTRICT: CPD, Commercial Planned Development
APPLICANT: The Stonehenge Company c/o Dave Perry, David Perry Company, Inc., 145 E. Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Plank Law Firm, LPA, 145 E. Rich Street, FL 3, Columbus, Ohio 43215.
PROPERTT OWNER: Norma F. Connett c/o Bob Monahan, NAI Ohio Equities, 605 S. Front Street, Suite 200, Columbus, OH 43215
DATE OF TEXT: May 28, 2015
APPLICATION NUMBER: Z15-017

1. INTRODUCTION: The 3.55 +/- acre site is pending annexation to the City of Columbus and will be zoned R, Rural upon acceptance by Columbus City Council. Applicant proposes to rezone the property for retail fuel (Sub-Area A, 1.0 acres) and commercial use (Sub-Area B, 2.55 +/- acres, retail, office, restaurant uses). The site is located on the east side Hamilton Road between Thompson Road and E Dublin Granville Road. Hamilton Road is presently a major arterial road in the area. The section of Hamilton Road the site is located on is scheduled for widening to four (4) lanes, as other sections of Hamilton Road have already been widened and Hamilton Road to the north will be realigned with the SR 161 interchange. The proposed commercial uses are consistent with the present and future arterial corridor and appropriate for the site. The Site Plan titled "CPD Plan – 5420 Hamilton Road", hereafter "Site Plan", dated _____, is submitted as the CPD plan.

2. PERMITTED USES: Permitted uses, except as itemized below, shall be all uses of Section 3356.03, C-4, Permitted Uses and a retail gasoline station for Sub-Area A and all uses of Section 3356.03 for Sub-Area B. The following uses shall not be permitted on Sub-area A or B: Amusement Arcade, Animal Shelter, Cabarets and Nightclubs (Bars are permitted), Check Cashing and Loans, Halfway House, Mission/Temporary Shelters and Pawn Brokers.

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 3356, C-4, Commercial District, of the Columbus City Code.

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

- 1.The Hamilton Road building setback line shall be a minimum of 60 feet.
- 2.The Hamilton Road parking setback shall be a minimum of 40 feet.

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

- 1.Vehicular access shall be from a full-turning movement curbcut on Hamilton Road aligned with Blendon Place Way (private street).

2. Driveways/maneuvering aisles shall be built to the north and south property lines, as depicted on the Site Plan, to permit vehicular connection of adjacent parcels to the north and south across applicant's site. An easement(s) for cross access shall be provided, as needed. Applicant may provide additional vehicular connections to property to the north and south, even though not illustrated on the Site Plan, crossing landscaping depicted on the Site Plan, subject to City of Columbus Site Compliance Plan approval.

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

1. Street tree planting within the 40 foot parking setback shall be provided at the rate 1 tree per 50 lineal feet of frontage.

2. Landscaping/screening shall be provided as depicted on the Site Plan, including screening of the on-grade underground fuel tanks in Sub-Area A, subject to Section B.1, if additional north/south vehicular connections are proposed.

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

1. The exterior elevation of the fuel canopy columns and attendant's kiosk shall be brick veneer, other than window and door areas.

2. The exterior elevation of all buildings, other than an attendant's kiosk (D.1), shall be brick veneer with stone and stucco accents, other than window and door areas.

3. The fuel canopy height shall be restricted to a maximum of twenty (20) feet in height, with a minimum of 14 feet clear from grade to underside of canopy.

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

Outside display of merchandise shall be limited to a four (4') foot wide area around the attendant's kiosk and four (4') wide area directly in front of and not projecting beyond the fuel canopy.

F.) Graphics and Signage commitments.

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-4, Commercial District, except ground sign(s) shall be monument-style. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration. No off-premise graphics shall be permitted on this site.

G.) Other CPD Requirements.

1. Natural Environment: The site is located on Hamilton Road, north of Thompson Road and opposite Blendon Place Way (private street) on the west side of Hamilton Road. The site is developed with a house, which will be razed.

2. Existing Land Use: The site is developed with a house, which will be razed in conjunction with development of the property.

3. Circulation: Vehicular access shall be via a full-turning movement curbcut on Hamilton Road, aligned with Blendon Place Way, and by internal connection with the property to the south, as depicted on the Site Plan.
4. Visual Form of the Environment: Hamilton Road is an arterial right of way. There is extensive development in all directions.
5. Visibility: The site is visible from Hamilton Road.
6. Existing and Proposed Development: Commercial development to include C-4 uses and retail gas station (Sub-Area A) and C-4 uses (Sub-Area B).
7. Behavior Patterns: Behavior patterns are illustrated on the Site Plan.
8. Emissions: Development does and will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

H). Modification of Code Standards.

It is anticipated Sub-Area A and Sub-area B will be split to form separate tax parcels. In anticipation of the split, the following code modifications are requested:

- 1). 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). 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). 3312.25, Maneuvering, to permit maneuvering areas to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces and applicable easement(s).
- 4). 3312.49, Minimum Numbers of Parking Spaces Required, if Sub-Area A is not developed with a retail fuel use and Sub-Area A and B are separate tax parcels, code required parking may occur on Sub-Area A or B and the sum of parking on Sub-Areas A and B shall be used to determine compliance with code required parking for uses on Sub-Areas A and B. Applicable easements for parking shall be provided.
- 5). 3312.51, Loading Space, to not provide a loading space (12'x15'x50' plus applicable code required maneuvering area).

I.) Miscellaneous commitments.

- 1). The site shall be developed in accordance with the submitted Site Plan titled "CPD Plan, 5240 Hamilton Road" dated and signed _____ by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant, except, if Sub-Area A is not developed with a retail gasoline station, Sub-Area A may be developed with a free-standing building using the same exterior materials as required for Sub-Area B. Two (2) pickup windows are depicted in Sub-Area B to illustrate possible location of pickup windows, but pickup window(s) shall not be required. The site plan 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.

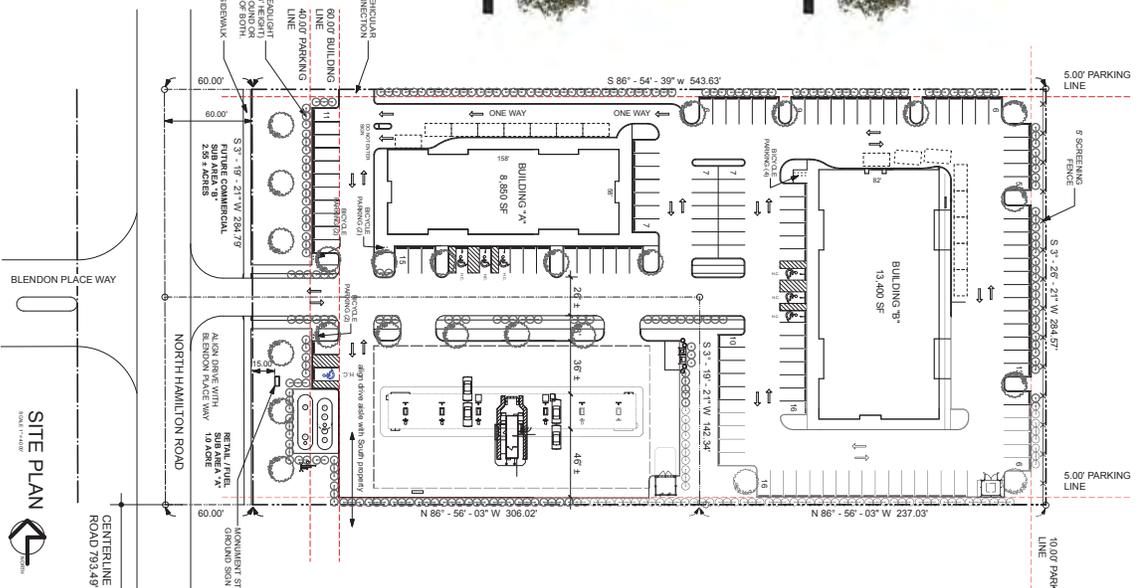
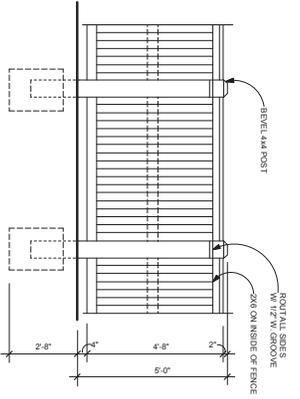
2). Patio(s) for restaurant uses aren't illustrated on the Site Plan, but may be provided using non-required parking spaces or by approved variance from the Board of Zoning Adjustment (BZA). There shall be no live entertainment or sound amplification on a patio(s).

3). Applicant shall pay the applicable Parkland Dedication Ordinance (PDO) fee prior to issuance of an approved Site Compliance Plan.

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



BUILDING AND SITE PARKING DATA:
 TOTAL BUILDING AREA SUB SECTION "B"
 COMMERCIAL USES
 RETAIL, RESTAURANT & OFFICE
 TOTAL SPACES PROVIDED: = 134 SPACES (6 HANDICAPPED)

SITE DATA:
 ADDRESS: 5420 Hamilton Road, Columbus, OH 43230
 PD#: 220-00080, 220-000173 (pending amendment)
 AREA: 1.0-1.4 ac
 SubArea A: 2.95 ac
 SubArea B: 3.55 ac
 TOTAL: 6.50 ac
 ZONING EXISTING: R (Retail (pending amendment))
 PROPOSED ZONING: CPD (Commercial planned development)
 HEIGHT DISTRICT: H-35
 PROPOSED USE: Retail (Retail, restaurant, office (C-4 uses))
 SubArea A:
 SubArea B:



Z15 - 017

DATE: May 29th, 2014 DRAWN BY: 011	TITLE: CPD PLAN PROJECT: 5420 North Hamilton Road SHEET: 3 - 9	REVISIONS DATE INT. REVISIONS
	HARPER ARCHITECTURAL STUDIO Harper Architects, LLC 105A Commerce Park Westerville, Ohio 43082 Ph: (614) 895-2050 Fax: (614) 895-2054	



Northland Community Council
Development Committee

Report

April 29, 2015 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:35 pm by chair Dave Paul

Members represented:

Voting: (14): Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooperwoods (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 (SCA), Sharon Woods (SWCA).

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- Case #1:** Application Z15-015 (Rezoning of 3.294 AC± from R-Rural post-annexation/I-Institutional to CPD for expansion of existing library facility)
Sarah Richardson/MKSK *representing*
Board of Trustees of the Columbus Metropolitan Library
(Northern Lights branch) 4093 Cleveland Ave, 43224 (PID 010-218850/130-008953/130-001592/130-003907)
- *The Committee approved 14-0 a motion (by CECA, second by FPCA) to*
RECOMMEND APPROVAL WITH ONE (1) CONDITION:
 - That paragraph 2, "PERMITTED USES," of the zoning text be revised to allow only those uses permitted in I (Institutional) and/or C-2 (Office Commercial) districts in the event the building is no longer used as a library.
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- Case #2:** Application Z04-089A (Amend existing CPD text to permit enclosure of an open service area as an addition at the SW corner of existing structure)
Kyle Stroh/Metz Bailey *representing*
Iron Pony Motorsports Group, Inc.
5436 Westerville Rd, 43081 (PID 600-180069)
- *The Committee approved 14-0 a motion (by SCA, second by APHA) to*
RECOMMEND APPROVAL WITH ONE (1) CONDITION:
 - That the final sentence of section IV, "CPD REQUIREMENTS," paragraph H, "Emissions," calling for the property to be maintained in accordance with the site plan supplied as Exhibit A, be promoted to a new paragraph designated "I."
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Continued next page

Case #3: Application Z15-007 (Rezoning 4.52 AC± from C3 and CPD (Z74-008) to L-C-4 to permit additional uses in existing strip center)
Jack Reynolds/Smith & Hale *representing*
Plaza Properties
(Beechcroft Center) 1989 E Dublin Granville Rd, 43229 (PID 010-143770/010-117399)

- *The Committee suggested, and the applicant agreed, that this case be presented as a **LOOK SEE** and that the Committee not develop a formal recommendation at this time. We appreciated the opportunity to learn about and offer suggestions concerning the application, and will welcome a future presentation for formal consideration by the Committee.*

Case #4: Application GC15-09 (Graphics Plan for new Value Place hotel)
Jeff Brown/Smith & Hale *representing*
Buckeye Hospitality Easton LLC
4202 Transit Dr, 43230 (PID 600-150027)

- *The Committee approved 14-0 a motion (by KWPCA, second by NABA) to **RECOMMEND APPROVAL** of the application.*

Case #5: Application Z15-017 (Rezoning 3.55 AC± R-Rural post-annexation to CPD for retail fuel and commercial uses)
Dave Perry/David Perry Company *representing*
Stonehenge Companies
(Vacant lot) 5420 Hamilton Rd, 43230 (PID 220-000605/220-000173)

- *The Committee approved 13-1 a motion (by KWPCA, second by CWCA) to **RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:***
 - That section 2, “PERMITTED USES,” of the zoning text be amended to prohibit the following uses otherwise permitted in a C-4 district: Amusement Arcade; Animal Shelter; Cabarets and Nightclubs; Check Cashing and Loans; Halfway House; Missions/Temporary Shelters; Pawn Brokers.
 - That section 3, “DEVELOPMENT STANDARDS,” paragraph I, “Miscellaneous commitments,” of the zoning text be amended to strike the phrase “Development of Sub-Area A, if developed with a retail gasoline station” and replace it with “Development of the site, including of Sub-Area A if developed with a retail gasoline station” *or words having similar effect* which commit the applicant to develop the entire CPD district, rather than Sub-Area A (only), in accordance with the provided site plan.

Executive Session

9:05 pm

Meeting Adjourned

10:10 pm