

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 10, 2015**

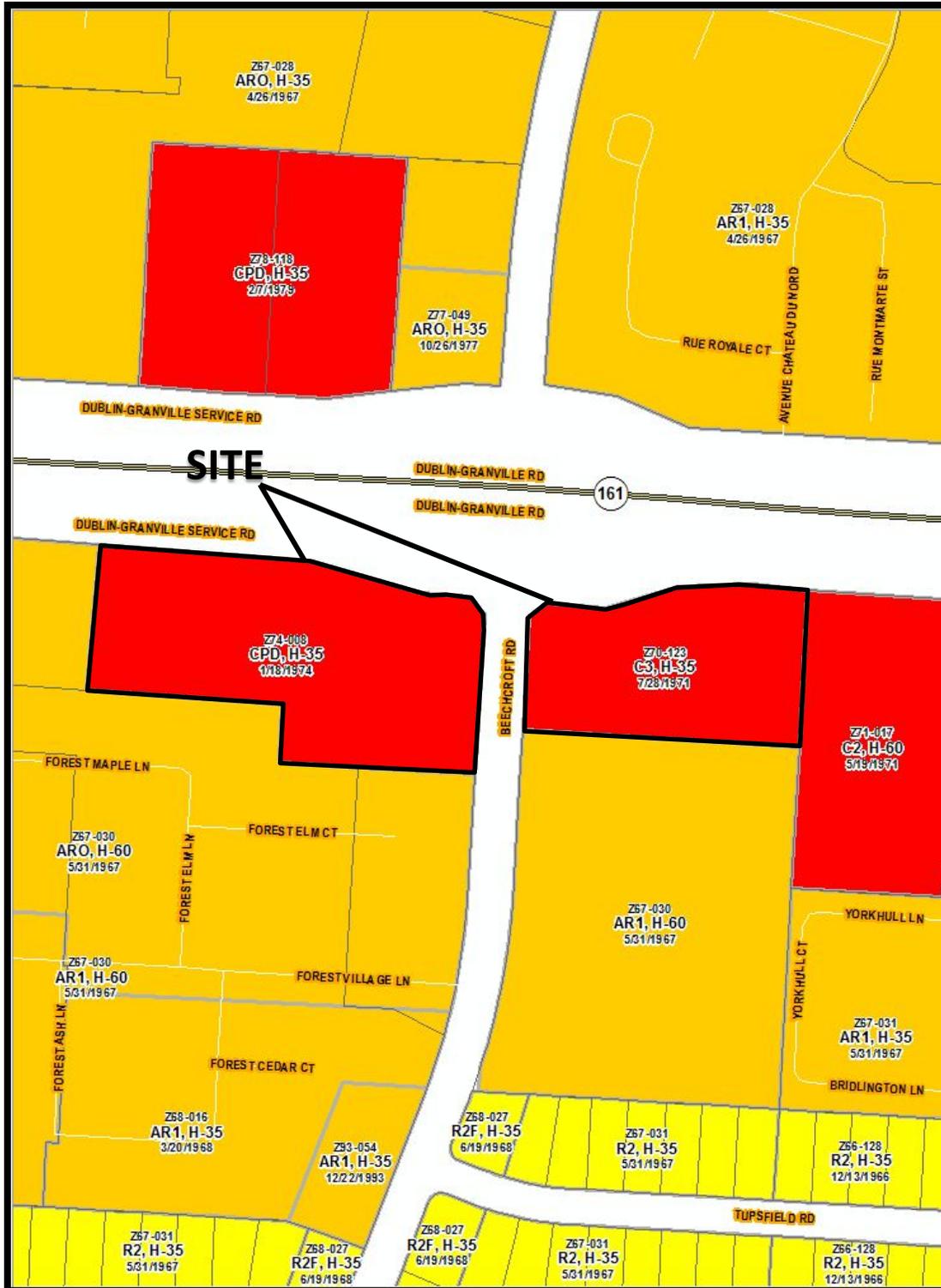
- 3. APPLICATION: Z15-007**
Location: **1989 EAST DUBLIN-GRANVILLE ROAD (43229)**, being 4.52± acres located at the southwest and southeast corners of East Dublin-Granville and Beechcroft Roads (010-143770 and 010-117399; Northland Community Council).
Existing Zoning: C-3, Commercial, and CPD, Commercial Planned Development Districts.
Request: L-C-4, Limited Commercial District.
Proposed Use: Mixed commercial development.
Applicant(s): Plaza Properties, c/o Jackson B. Reynolds, III; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): BVJ-Ruben LP; 3016 Maryland Avenue; Columbus, OH 43209.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

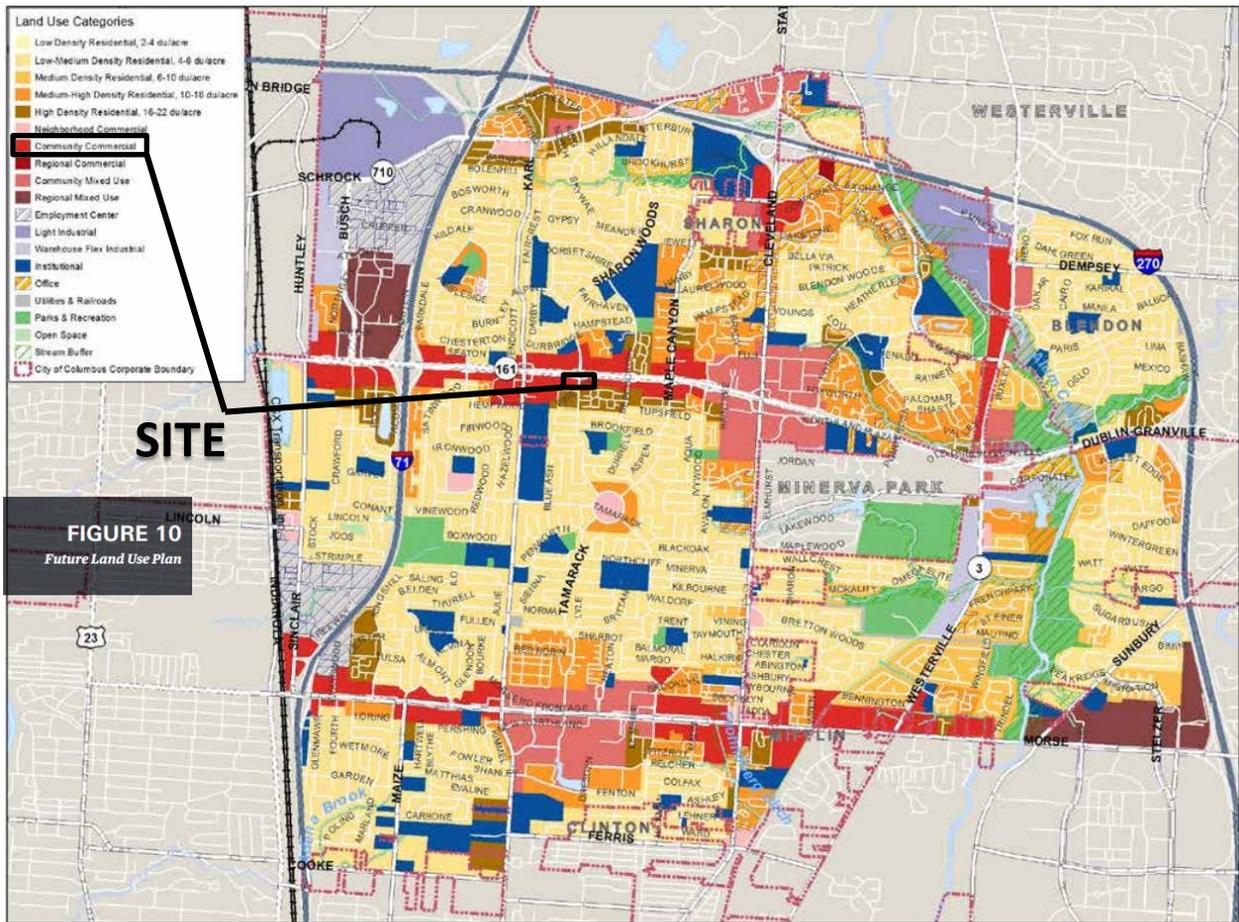
- The 4.52± acre site is developed with two mixed-commercial centers zoned in the C-3, Commercial and CPD, Commercial Planned Development Districts. The requested L-C-4, Limited Commercial District will permit additional commercial uses. The existing CPD district only permits C-3 uses. One center contains a nonconforming check cashing facility, a C-4 use, and the requested L-C-4 district will conform that use while allowing other C-4 uses.
- To the north across East Dublin-Granville Road are restaurants in the C-4, Commercial District, a bank and a university branch in the AR-O, Apartment Office District, and multi-unit residential development in the AR-1, Apartment Residential District. To the east is an office building in the C-2, Commercial District. To the south is multi-unit residential development in the AR-O, Apartment Office, and AR-1, Apartment Residential Districts. To the west is an office building in the AR-O, Apartment Office District.
- The site is located within the boundaries of the *Northland I Area Plan (2014)*, which recommends community commercial uses for this location. The requested zoning and the proposed landscape improvements are compatible with the Plan recommendations.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for disapproval because the use restriction condition for check cashing facilities is unmet.
- The limitation text proposes limited C-4 uses and includes use restrictions, setback and access commitments, street tree and landscaping improvements, and lighting and graphics controls.
- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District would conform an existing use and allow additional C-4 uses. With the proposed use restriction, development standards, and landscaping improvements, the requested zoning is compatible with the land use recommendations of the *Northland I Area Plan*.



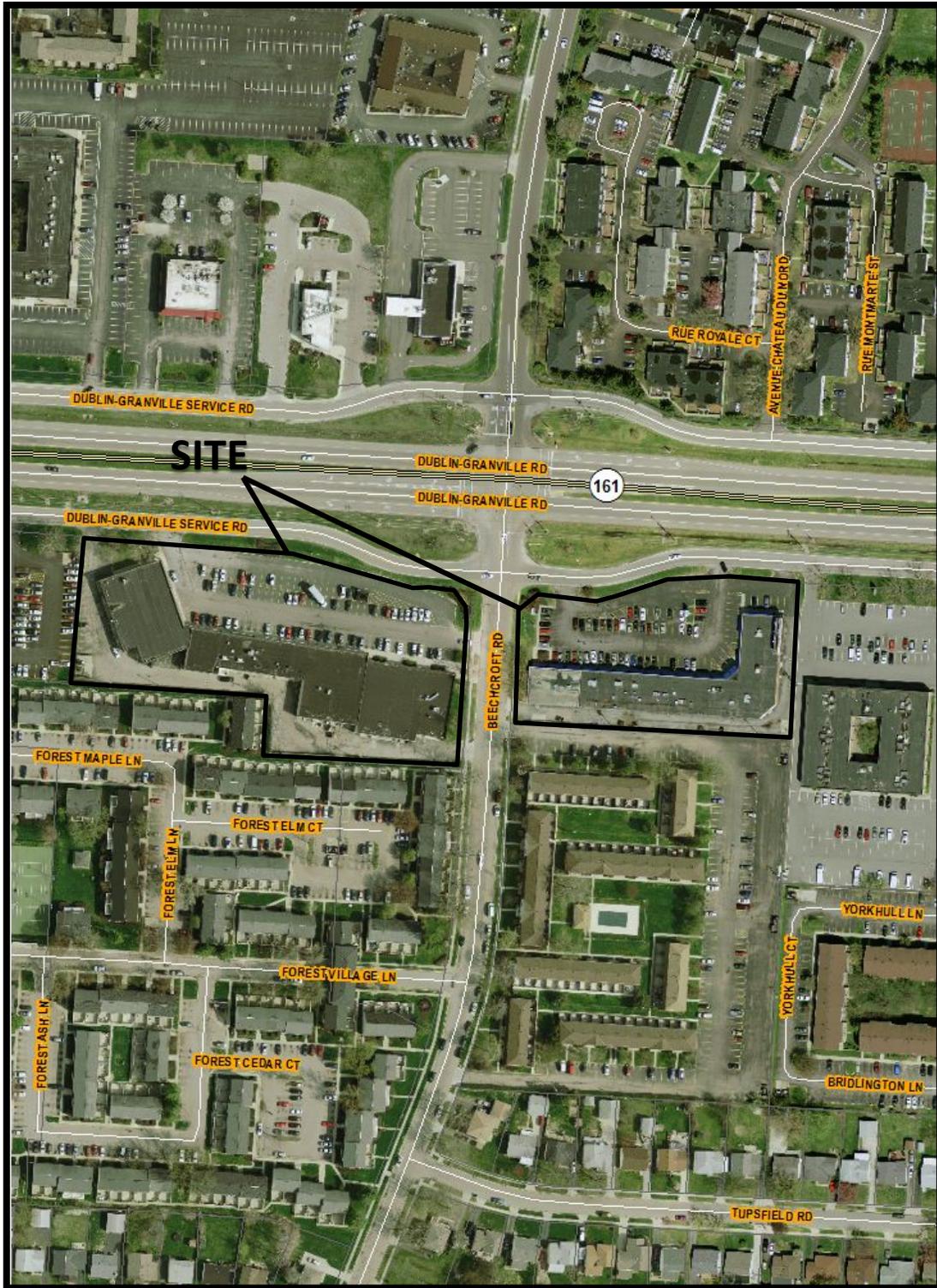
Z15-007
 1- 89 East Dublin Granville Road
 Approximately 4.52 acres
 C-3 & CPD to L-C-4



NORTHLAND I AREA PLAN - FUTURE LAND USE PLAN



Z15-007
 1- 89 East Dublin Granville Road
 Approximately 4.52 acres
 C-3 & CPD to LC-4
 Northland I Area Plan (2014)



Z15-007
1- 89 East Dublin Granville Road
Approximately 4.52 acres
C-3 & CPD to L-C-4

TEXT

PROPOSED DISTRICT: L-C-4, Limited Commercial District

PROPERTY ADDRESS: 1989 East Dublin-Granville Road

OWNER: BVJ-Ruben L.P.

APPLICANT: Plaza Properties

DATE OF TEXT: 8/26/15

APPLICATION: Z15-007

1. **INTRODUCTION:** The rezoning would permit an expansion of permitted uses within the two (2) existing shopping centers.

2. **PERMITTED USES:** The following uses shall be permitted: Those uses listed in Chapter 3356 (C-4, Commercial District) and those permitted uses incorporated therein.

A. Excepting there from:

1. Hotels and Motels
2. Drive In Picture Theaters
3. Bowling Centers
4. Halfway House
5. Amusement Arcade
6. Animal Shelter
7. Bars, Caberets and Night Clubs
8. Missions / Temporary Shelters
9. Pawn Brokers
10. Blood and Organ Banks

3. **DEVELOPMENT STANDARDS:** Except as otherwise noted, the applicable development standards of Chapter 3356 C-4, Commercial of the Columbus City Code shall apply.

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

B. Access, Loading, Parking and/or Traffic Related Commitments

1. All circulation, curb cuts and access points shall be subject to the approval of the Department of Public Service – Traffic Management Division.

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

N/A

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

N/A

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. Accent lighting shall be permitted provided such light source is concealed.

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-4, Commercial classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

1. The Subject Site shall be landscaped in accordance with the submitted landscaping site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and approved by the Director of the Department of Development or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

2. At the time of redevelopment of the properties the developer shall install a sidewalk along both the service road and the Beechcroft per the instructions of the Department of Public Service – Traffic Management Division.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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 Code.

ruben-beechcroft.txt (nct)
9/3/15 S:Docs/s&htexts/2015



Northland Community Council
Development Committee

Report

August 26, 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: (16): Albany Park (APCA), Asherton Grove (AGCA), 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), Village at Preston Woods (VPWHA).

Case #1 Application# BZA15-072 (Variance from §3332.38 to permit construction of a 720 sf garage in addition to existing carport, for a total combined space of 1180 sf; *tabled from July 2015*)

Michael O'Reilly/O'Reilly Law Offices *representing*
Patricia A. Neff *fka* Patricia A. Hook
(Residence) 922 Joos Avenue, 43229 (PID 010-105012)

- *The Committee approved 15-0 (w/ 1 abstention) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL WITH TWO (2)***

CONDITIONS:

- *That the distance between the west side lot line and the west elevation of the garage be no less than 5 feet.*
- *That the portion of the yard immediately adjacent to the door on the east elevation of the garage be provided with an improved surface (sidewalk, pavers, etc.) connecting with the driveway surface.*

Case #2 Application# GC15-025 (Graphics variances from §3377.24 C & D to permit wall signs on E and S elevations that do not have a public entrance and that do not front a public right of way)

Stanley Young/DaNite Sign Co. *representing*
New Albany TB, Inc.
(Taco Bell) 6479 Central College Rd, 43054 (PID 010-272111)

- *The Committee approved 12-4 a motion (by NA, second by SCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***

- *That the application be amended to remove the request for variance to permit a sign (designated "Sign D") on the south elevation.*

Next Meeting: *Wednesday, September 30, 2015*
Remaining 2015 meetings: *October 21, December 2*

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- 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; *tabled from April 2015*)
Jack Reynolds/Smith & Hale *representing*
Plaza Properties
(Beechcroft Center) 1989 E Dublin Granville Rd, 43229 (PID 010-143770/010-117399)
- *The Committee approved 14-0 (w/ 2 abstentions) a motion (by KWPCA, second by PCHA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That paragraph 2 of the text (dated 8/26/2015) be amended to exclude “Blood and organ banks” and “Check cashing and loans” as permitted uses.¹*
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- Case #4** Application Z14-034 (Rezoning 2.83±AC from CPD to LC-4 for cell tower and commercial uses; *looksees August 2014, July 2015*)
Greg Lestini/Bricker & Eckler,
Rob Ferguson/United Acquisition Services *representing*
New Par *dba* Verizon Wireless
1448 Morse Road, 43229 (PID 010-132395 *et al*)
- *The Committee approved 14-1 (w/ 1 abstention) a motion (by NABA, second by CECA) to **TABLE** the application indefinitely.²*
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Executive Session

8:35 pm

Meeting Adjourned

10:15 pm

¹ The Committee understood that the exclusion of “Check cashing and loans” as a permitted use would not prevent the continued operation of the single, existing cash loan business operating at 1971 East Dublin Granville Road as a non-conforming use.

² The Committee voted to table the application on the basis that 1) the undated text presented at the meeting was not shared with the Committee prior to the meeting; 2) paragraph 2 of the presented text removed excluded uses from the prior text, particularly Automotive uses and “Employment Services and Placement Agencies,” which the Committee felt to be needed for the protection of the adjoining neighborhood (noting that the latter exclusion would not affect the existing Labor Ready office operating on the parcel at 1450 Morse Road as a non-conforming use); and 3) that the presented text inadequately defined the dimensional width and other characteristics of the berm and existing fence along the property line separating the subject property from the adjoining neighborhood to the north and west which were adequately defined in the existing CPD, and which the Committee felt to be needed for the protection of the adjoining neighborhood.