

Columbus City Bulletin



Bulletin 32
August 7, 2004

Proceedings of City Council

Saturday, August 7, 2004



SIGNING OF LEGISLATION

Unless otherwise noted, all legislation listed in this bulletin was signed by Council President Matt Habash, on the night of the Council meeting, Monday, *July 26, 2004*; by the Mayor, Michael B. Coleman, on Monday, *August 2, 2004* and attested by the City Clerk, Andrea Blevins, prior to Bulletin publishing.

The City Bulletin Official Publication of the City of Columbus

Published weekly under authority of the City Charter and direction of the City Clerk. The Office of Publication is the City Clerk's Office, 90 W. Broad Street, Columbus, Ohio 43215, 614-645-7380. The City Bulletin contains the official report of the proceedings of Council. The Bulletin also contains all ordinances and resolutions acted upon by council, civil service notices and announcements of examinations, advertisements for bids and requests for professional services, public notices; and details pertaining to official actions of all city departments. If noted within ordinance text, supplemental and support documents are available upon request to the City Clerk's Office.

Ordinances and Resolutions

**City of Columbus
City Bulletin Report**

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Number: 0104-2004

Drafting Date: 01/09/2004

Version: 1

Current Status: Passed

Matter Type: Ordinance

Explanation

Background: This ordinance authorizes the Public Service Director to establish a safe operating speed that will be respected and obeyed by a majority of the driving public on Vine Street between Neil Avenue and the Michigan Avenue Connector. Engineering studies conducted in accordance with Ohio Revised Code 4511.21 support increasing the current speed limit from 35 to 40 miles per hour. There are no driveway connections to this segment of Vine Street as most of the roadway is contained within Ohio Department of Transportation limited access right-of-way. Pedestrian activity occurs on the north sidewalk and is very minimal.

Fiscal Impact: None.

Title

To repeal any and all previous speed limit ordinances and resolutions on Vine Street and to raise the speed limit on Vine Street between Neil Avenue and the Michigan Avenue Connector to 40 miles per hour from the posted speed limit of 35 miles per hour.

Body

WHEREAS, the Public Service Department received a request from a citizen to investigate the speed limit on Vine Street between Neil Avenue and the Michigan Avenue Connector; and

WHEREAS, the current posted speed limit on this roadway segment is 35 miles per hour; and

WHEREAS, the recent completion of I-670 placed a majority of Vine Street within the Ohio Department of Transportation limited access right-of-way which eliminates driveway connections and minimizes developable land to generate pedestrian traffic; and

WHEREAS, engineering and traffic investigations indicate that a posted speed limit of 40 miles per hour is reasonable and safe under existing conditions; and

WHEREAS, Section 4511.21(J) of the Ohio Revised Code provides for the establishment of a reasonable and safe prima facie speed limit under such conditions as determined by a local authority; and

WHEREAS, the City Traffic Engineer, City of Columbus, Ohio has recommended that a reasonable and safe prima facie speed limit of 40 miles per hour to be so established for Vine Street between Neil Avenue and the Michigan Avenue Connector for the preservation of the public peace, health, safety and welfare; and

WHEREAS, the Transportation and Pedestrian Commission voted to support the recommended increase on the speed limit on January 8, 2004; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That any and all previous speed limit ordinances and resolutions on Vine Street between Neil Avenue and the Michigan Avenue Connector be and are hereby repealed.

SECTION 2. That upon the basis of the aforesaid engineering and traffic investigations, it is hereby determined that the

posted speed limit of 40 miles per hour for Vine Street between Neil Avenue and the Michigan Avenue Connector is reasonable and safe under existing conditions.

SECTION 3. This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 0727-2004

Drafting Date: 04/06/2004

Current Status: Passed

Version: 2

Matter Type: Ordinance

Explanation

Rezoning Application Z03-089

APPLICANT: N.P. Limited; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.

PROPOSED USE: Regional commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on February 11, 2004.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposed L-C-4, Limited Commercial District provides nearly identical use restrictions, development standards, and access controls (there will be no vehicular access from Colonial Meadows Drive to the site) as abutting and nearby commercial districts. The limitation overlay text establishes sensitive buffering in consideration of the single-family lots to the north and east in Delaware County by providing specific lighting, landscaping, screening, and setback controls. While the *Far North Plan (1994)* recommends infill residential development, a deviation is warranted due to the planned expansion of Fashion Mall Parkway and new interchange where this site abuts I-71.

Title

To rezone **8240 COLONIAL MEADOWS DRIVE (43240)**, being 5.68± acres located at the southern terminus of Colonial Meadows Drive, **From:** R, Rural District, **To:** L-C-4, Limited Commercial District. (Rezoning # Z03-089)

Body

WHEREAS, application #Z03-089 is on file with the Building Services Division of the Department of Development requesting rezoning of 5.68± acres from R, Rural District, to L-C-4, Limited Commercial District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed L-C-4, Limited Commercial District provides nearly identical use restrictions, development standards, and access controls (there will be no vehicular access from Colonial Meadows Drive to the site) as abutting and nearby commercial districts. The limitation overlay text establishes sensitive buffering in consideration of the single-family lots to the north and east in Delaware County by providing specific lighting, landscaping, screening, and setback controls. While the *Far North Plan (1994)* recommends infill residential development, a deviation is warranted due to the planned expansion of Fashion Mall Parkway and new interchange where this site abuts I-71, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

8240 COLONIAL MEADOWS DRIVE (43240), being 5.68± acres located at the southern terminus of Colonial Meadows Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Delaware and in the City of Columbus:

Being a part of Lot Sixteen (16), Section 4, Township 3, Range 18, United States Military Lands bounded and described as follows: Beginning at a point in the northwest corner of Lot No. 16 in the present right-of-way of Interstate Highway No. 71, said point being 91 feet to the right of Station 296+93 of the Freeway Survey and North 86° 26' West 59 feet from a concrete right-of-way monument for said Freeway; thence S. 3° 49' W. 749.72 to a point in the right-of-way of said Freeway, said point being the true place of beginning and the northwest corner of the parcel to be described:

Leaving said place of beginning S. 84° 28' E. 385.20' to an iron pin, (passing an iron pin in the east right-of-way line of said Freeway at 27.27'); thence S. 5° 32' W. 37' to an iron pin; thence S. 69° 44' E. 48.00' to an iron pin; thence S. 13° 25' 25" W. 599.62 to an iron pin; thence N. 84° 36' W. 330.00' to an iron pin in the southwest corner of the premises herein described and also on the east right-of-way line of said Interstate 71; thence N. 3° 49' E. 644.21' to the place of beginning. Above described tract contains 5.681 acres, more or less, of which 0.202 acres are under permanent easement to the State of Ohio and 0.148 acres are subject to right-of-way.

To Rezone From: R, Rural District,

To: L-C-4, Limited Commercial District.

SECTION 2. That a Height District of one-hundred-ten (110) feet is hereby established on the L-C-4, Limited Commercial District on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved L-C-4, Limited Commercial District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said text being titled "**DEVELOPMENT TEXT**", signed by Donald T. Plank, Attorney, dated March 23, 2004, and reading as follows:

DEVELOPMENT TEXT

L-C-4, LIMITED COMMERCIAL DISTRICT

5.68± Acres

EXISTING DISTRICT:	R, RURAL DISTRICT
PROPOSED DISTRICT:	L-C-4, LIMITED COMMERCIAL
PROPERTY ADDRESS:	8240 COLONIAL MEADOWS DRIVE, COLUMBUS, OH 43240
OWNER:	COLONIAL MEADOWS LLC C/O DONALD PLANK, ESQ., PLANK & BRAHM, 145 EAST RICH STREET, COLUMBUS, OH 43215
APPLICANT:	COLONIAL MEADOWS LLC C/O DONALD PLANK, ESQ., PLANK & BRAHM, 145 EAST RICH STREET, COLUMBUS, OH 43215

DATE OF TEXT: MARCH 23, 2004

APPLICATION NUMBER: Z03-089

1. INTRODUCTION:

Applicant proposes to rezone 5.68 +/- acres to the L-C-4, Limited Commercial District for commercial uses related to the Polaris Centers of Commerce development. The site abuts Sub-Area J-1 of the Far North Plan, which sub-area supports commercial land use and recognizes the Polaris Centers of Commerce and other commercial development as the appropriate land use. Since the original Polaris Centers of Commerce rezoning (1991), numerous additional commercial rezoning applications have been approved as additional property became available to expand the commercial development, including property that abuts Sub-Area J-1, as this parcel does. The construction of a second interstate interchange on I-71 for the Polaris Centers of Commerce will cause this property to be located in close proximity to the new interchange, making it particularly appropriate for commercial use. This proposal is consistent with other approved rezoning applications that provided expansion area from the original Polaris rezoning. Extensive deed restrictions have been established on property presently in the Polaris Centers of Commerce and all property in the Polaris Centers of Commerce is subject to design review (Polaris Design Review Board) and approval of both the site plan and exterior building elevations and architecture. It is applicant's intention to establish the same or comparable deed restrictions and design review on this property.

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

A. All uses of Section 3356.03, C-4 Permitted Uses, except the following:

1. Billboards
2. Off premise graphics except for (i) graphics which identify an overall development on the subject property (such as a large office park or shopping center) and the management of the development and (ii) graphics identifying uses within the Subarea in which the graphics are located or a Subarea contiguous to the Subarea in which the graphics are located or (iii) as approved by the Columbus Graphics Commission as part of a Graphics Plan.
3. Used car lots, except used car lots used in conjunction with the sale of new cars.
4. Outside storage of items with the exception of items offered for sale and accessory to a permitted use, such as hardware, lumber, or landscaping sales uses, etc.
5. Storage of hazardous wastes except for small quantities generated or used in connection with testing labs or other permitted use under controlled conditions in compliance with all laws regulating such materials.
6. Halfway House.

3. DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards shall be as specified in the C-4, Commercial District.

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

1. Building Height: The height district shall be H-110, allowing for a 110-foot height limitation in

accordance with Sections 3309.14 and 3309.142 of the Columbus Zoning Code, except as follows:

- a) Any building or structure (or any portion thereof) within seventy-five (75) feet of the north property line and fifty (50) feet of the east property line shall not exceed thirty-five (35) feet in height, as long as adjacent property to the north and east, as applicable to each setback, respectively, is zoned and/or used for single-family dwellings.
- b) Any building or structure (or any portion thereof) within one-hundred fifty (150) feet of the north property line and one hundred (100) feet of the east property line shall not exceed sixty (60) feet in height, as long as adjacent property to the north and east, as applicable to each setback, respectively, is zoned and/or used for single-family dwellings.

2. Building Lines:

(a) The building setback line shall be fifty (50) feet from any public street, except Interstate 71, fifteen (15) feet from any side property line, and ten (10) feet from any rear property line, except as otherwise set forth herein:

- 1) No building setback shall be required from any property line, other than a property line abutting a public street, that is created within and internal to a larger site for which a Certificate of Zoning Clearance has been issued and the parcel created by the property line continues to function as part of the overall site for which the Certificate of Zoning Clearance was issued.
- 2) The minimum building setback from the north and east property lines shall be twenty-five (25) feet, as long as the adjacent property to the north and east, as applicable to each setback, respectively, is zoned and/or used for single-family dwellings, and subject further to applicable height and setback provisions established in A.1.a and b.

3) The building setback from I-71 shall be 25 feet.

3. Parking Setback

- a) There shall be a minimum thirty (30) foot parking setback from all public streets, except Interstate 71, which shall have a ten (10) foot parking setback.
- b) A minimum twenty-five (25) foot landscaped parking setback shall be provided along and parallel to the north property line and a minimum twenty (20) foot landscaped parking setback shall be provided along and parallel to the east property line, as long as adjacent property to the north and east, as applicable to each setback, respectively, is zoned and/or used for single-family dwellings.
- c) No parking or maneuvering areas, except driveways, shall be constructed nearer than three (3) feet from any side or rear property line, except as follows:
 - 1) Internal aisles for vehicular circulation within parking lots to provide internal connection and circulation between adjacent parking lots are permitted.
 - 2) No parking or maneuvering setback shall be required from any property line, other than a property line abutting a public street, that is created within and internal to a larger site for which a Certificate of Zoning

Clearance has been issued and the parcel created by the property line continues to function as part of the overall site for which the Certificate of Zoning Clearance was issued.

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

- 1) There shall be no vehicular access to Colonial Meadows Drive.
- 2) Wheel blocks shall be provided in any parking spaces adjacent to the three (3) foot side or rear property line parking setback and the wheel blocks shall be placed within the parking space to prevent the overhang of vehicles into the parking setback.
- 3) Prior to development, developer shall conduct an access study (“study”) of the intersection of Fashion Mall Parkway (extended across I-71) and Orion Place ~~to determine how vehicular access to the property will be provided.~~ The site does not directly abut any public street for vehicular access. Vehicular access will be provided through the adjacent commercially zoned property to the south, which will front on extended Fashion Mall Parkway. The study is only for the purpose of determining the location of access point(s) from the Fashion Mall Parkway/Orion Place intersection ~~or adjacent Fashion Mall Parkway west of the intersection and to determine the design of the access point(s).~~ **The study may identify improvements needed to the Fashion Mall Parkway/Orion Place intersection. If improvements are needed, funding sources for the improvements will be identified.**

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

- 1) Screening with landscaping (or screening materials which may consist of any combination of earth mounding, landscaping, walls, and/or fences) shall be provided so as to hide trash collection areas and waste storage area from view, to a minimum opacity of not less than seventy five percent (75%). All such landscaping shall be properly trimmed and all screening shall be maintained in a neat and tidy manner. All service areas shall be separated from public circulation and parking areas.
- 2) All heating, ventilating, air conditioning and other building mechanical systems and equipment, whether roof mounted or ground level, shall be fully screened from view from all public streets. As an exception to the foregoing, equipment requiring ventilation may be located within architectural elements having an opacity of at least 80%. Ground level equipment may be screened by landscaping.
- 3) Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan so as to appear to be a natural element of the building and/or lot on which such building is located.
- 4) All trees and landscaping shall be well maintained. Weather permitting, dead items shall be replaced within six months.
- 5) The minimum size of trees at the time of planting shall be as follows: Deciduous - 2 ½ inch caliper, Ornamental - 1 ½ inch caliper, Evergreen - 5 feet in height, Shrubs - 2 gallon.
- 6) Provision for handling all truck service shall be totally within each parcel. No off-street loading areas or loading docks shall be located on or along the front wall of any building, within the front yard of any parcel or nearer than fifteen (15) feet from any side or rear property line. Off-street loading areas or loading docks located on or along the side wall of any building shall in no event be located nearer than twenty-five (25) feet from the front of the building and such

facilities and all activities therein shall be screened from view from all public streets with buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 61 high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owner of the property containing such freight loading area at all times.

- 7) Any freight loading area located within fifty (50) feet of a residentially zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 61 high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owner of the property containing such freight loading area at all times.
- 8) Each parcel shall provide minimum three (3) foot wide landscape buffer areas within the parcel and adjacent and parallel to the side and rear property lines, except where no building setback is required, where aisles connect adjacent parking lots and where no parking setback is required. The surface of the side and rear buffer areas shall be expressly reserved for the planting of lawns, trees or shrubs and no structures (except approvable graphics), equipment of any nature (except utility equipment, which shall be either underground or fully screened) or paved areas (except driveways) shall be permitted within the side and rear buffer areas.
- 9) Each parcel shall provide in the front of the parcel a minimum thirty (30) foot wide landscape buffer area, unless otherwise permitted in this development text, outside of but adjacent and parallel to any public street. Except for graphics and driveways, the surface of the front buffer area shall be expressly reserved for the planting of lawns, trees or shrubs. Storm water detention or retention areas may occur in said buffer areas.
- 10) The north and east landscaped parking setbacks shall contain a combination of screening and/or mounding and/or plant material to provide an opacity of not less than 75% to a height of five (5) feet high at installation. Both the north and east parking setbacks shall specifically include plant material with a mixture of deciduous and evergreen trees at the minimum rate of six (6) trees per 100 lineal feet. Trees may be planted in a row or clustered.
- 11) For all retaining walls an area to be planted with shrubs and/or vines shall be provided between the wall and any paved area.
- 12) All open areas on each developed parcel not occupied by buildings, structures, outside storage areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be suitably graded and drained and shall be landscaped with lawns, trees and shrubs.

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

- 1) Buildings shall be finished with the same level and quality of finish on all four sides, as determined by the Polaris Design Review Board. There shall be no exposed smooth face concrete block.

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

- 1) All parking lot lighting shall use cut-off type fixtures (downlighting) and shall be designed and placed to minimize off-site light spillage and glare. Buildings and landscaping may be uplighted from a concealed source.
- 2) Parking lot lighting shall be no higher than 28 feet, except that parking lot lighting within 100 feet of the north or east property line shall not exceed 18 feet in height as long as property to the north or east, as applicable to each property line,

respectively, is residentially zoned.

3) All new or relocated utility lines shall be installed underground, unless the applicable utility company requires above ground installation.

F. Graphics and Signage Commitments.

1) All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District. Any variance to the applicable requirements of the C-4, Commercial District, shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1) A monetary payment at the rate of \$400.00/acre shall be made to the Recreation and Parks Department in conjunction with a request for a Certificate of Zoning Clearance, to comply with the Parkland Dedication Ordinance.

2) Severability. If for any reason any one or more articles, sections, sentences, clauses or parts of this Text are held invalid by any court of law or duly authorized public body, such determination shall not affect, impair or invalidate the remaining provisions of this Text, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this Text held invalid and the invalidity of any section, sentence, clauses or parts of the Text in any one or more instances shall not prejudice in any way the validity of the Text in any other instance.

3) Future Zoning Applications. A zoning classification (L-C-4) and development standards which are thought to be appropriate are being established for the site with this Limitation Text. Development of the site will occur over an extended period of time and it may be necessary from time to time to augment the development standards and to provide for additional uses which cannot be foreseen but are compatible with the uses allowed. Any portion of the site being rezoned with this application may be rezoned independently or in conjunction with other abutting property in the future.

4) Future Variance Applications: The Board of Zoning Adjustment shall be the body to hear any and all variance requests to site development standards, including any and all specific site development standards contained in this ordinance.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 0853-2004

Drafting Date: 04/28/2004

Current Status: Passed

Version: 3

Matter Type: Ordinance

ExplanationBACKGROUND:

Need: This legislation is to authorize and direct the City Auditor to transfer ~~\$1,479,984.00~~ **\$369,996.00** from the Special Income Tax Fund to the Fire Safety Voted Bond Fund, to authorize and direct the Finance Director to issue a purchase order to Central States Fire Apparatus LLC for the purchase of ~~four (4)~~ **one (1)** heavy rescue vehicles to replace ~~those one~~ in the current fleet and provide reserve apparatus.

Bid Information: Competitive bids were solicited via Purchasing Office Solicitation SA001039, with ten (10) vendors bidding. Central States Fire Apparatus LLC submitted the lowest, best, responsible, responsive bid with fewest exceptions to specifications.

Contract Compliance: 460448012

Emergency Designation: Emergency action is requested as funds are needed before bids expire for this purchase.

FISCAL IMPACT:

Budgeted Amount: Unencumbered cash will be available upon transfer from the Special Income Tax to the Fire Division's Safety Voted Bond Fund for this purchase. This is a temporary funding measure; upon sale of bonds, the Special Income Tax Fund will be reimbursed via Bond Sale. The purchase of these rescues has been approved for funding from the Special Income Tax Fund.

Title

To authorize and direct the City Auditor to transfer ~~\$1,479,984.00~~ **\$369,996.00** from the Special Income Tax Fund to the Fire Safety Bond Fund; to authorize the appropriation of said funds; to authorize and direct the Finance Director to issue a purchase order to Central States Fire Apparatus LLC, for the purchase of heavy rescue vehicles; to authorize the expenditure of ~~\$1,479,984.00~~ **\$369,996.00** from the Safety Voted Bond Fund. ~~;~~ ~~and to declare an emergency.~~

~~(\$1,479,984.00) (369,996.00)~~

Body **WHEREAS**, a need exists to purchase **one (1) four (4)** heavy rescue vehicles from the Division of Fire's Safety Voted Bond Fund, Apparatus Replacement Project, for the purpose of replacing current fleet and providing reserve apparatus; and

WHEREAS, a transfer of funds from the Special Income Fund is necessary to fund this purchase; and

WHEREAS, the City will see notes or bonds to fund this project and will reimburse the Special Income Tax Fund; and

WHEREAS, this transfer should be considered as a temporary funding method; and

WHEREAS, the aggregate principal amount of obligations which the City will issue to finance this purchase is presently expected not to exceed **\$369,996.00** ~~\$1,479,984.00~~; and Amendment to 0853-2004; **now therefore**

~~**WHEREAS**, an emergency exists in the usual daily operation of the Department of Public Safety, in that it is immediately necessary to transfer said funds from the Special Income Tax Fund into the Fire's Safety Voted Bond Fund to purchase said vital heavy rescue vehicles, for the immediate preservation of the public health, peace, property, safety and welfare;~~

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS

Section 1. That the sum of **\$369,996.00** ~~\$1,479,984.00~~ be and is hereby appropriated from the unappropriated balance of the Special Income Tax Fund, Fund 430, and from all monies estimated to come into said fund from any and all sources and unappropriated for any other purpose during the fiscal year ending December 31, 2003 to the City Auditor, Department 22-01, Object Level One 10, OCA Code 902023, Object Level Three 5502.

Section 2. That the City Auditor is hereby authorized to transfer said funds to the Fire Safety voted Bond Fund at such time as is deemed necessary by the City Auditor, and to expend said funds, or so much thereof as may be necessary.

Section 3. That the amount of **\$369,996.00** ~~\$1,479,984.00~~ is hereby transferred and appropriated to the Fire Division 30-04, Safety Voted Bond Fund, Fund 701, Apparatus Replacement Project 340101, OCA Code 644559, Object Level Three Code 6644.

Section 4. That the Finance Director be and is hereby authorized and directed to issue a purchase order in the amount of **\$369,996.00** ~~\$1,479,984.00~~, or so much thereof as may be necessary, to Central States Fire Apparatus LLC for the purchase of a heavy rescue vehicles for the Fire Division 30-04, Safety Voted Bond Fund, Fund 701, Apparatus Replacement Project 340101, OCA Code 644559, Object Level Three Code 6644.

Section 5. This Council finds it is in the best interest of the City of Columbus to waive the provisions of Section 329.06 of the Columbus City Codes to permit the aforementioned purchase.

Section 6. That upon obtaining other funds for the Apparatus Replacement Project, the City Auditor is hereby authorized and directed to repay the Special Income Tax Fund the amount transferred under Section 2, above, and said funds are hereby deemed appropriated for such purpose.

Section 7. That the City Auditor is authorized to establish proper accounting project numbers, and to make any accounting changes to revise the funding source for any contract or contract modification associated with the expenditure of funds transferred in Section 2, above.

Section 8. The City intends that this ordinance constitute an "official intent" for purposes of Section 1.150-2(e) of the Treasury Regulations promulgated pursuant to the Internal Revenue Code of 1986, as amended.

Section 9. ~~That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~

Legislation Number: 1001-2004

Drafting Date: 05/26/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

This legislation authorizes a modification to the design contract with Korda/Nemeth Engineering, Incorporated, for the Lockbourne Road Drainage Improvements Project which is one of the Group 7 Roadside Stormwater System Improvements Projects. This project is being designed to widen Lockbourne Road from two lanes to five lanes. The project limits for this design contract are from Watkins Road to the southerly access ramps of State Route 104. The project includes constructing a five-lane roadway with bike lanes and a new storm sewer system.

This contract modification is necessary to update the design for ramp and crosswalk compliance with the Americans with Disabilities Act (ADA), to address signalization issues at the intersection with SR104 arising from the ADA and to revise right-of-way documents in accordance with updated enforcement of City standards for surveying and legal descriptions.

Contract Compliance No. 31-092299. Expiration date July 25, 2005.

FISCAL IMPACT: The Transportation Division budgeted \$624,000 within the Arterial Street Rehabilitation project in the 2004 Capital Improvement Budget for the Lockbourne Road project. This expenditure represents a portion of the funding necessary for this project. Further legislation will be forthcoming this year to acquire right of way. The new contract amount including this modification is \$1,951,133.00.

Title

To authorize the Director of Public Utilities to modify the contract with Korda/Nemeth Engineering, Incorporated, for professional engineering services to prepare construction plans for the Lockbourne Road Drainage Improvements Project for the Transportation Division and to authorize the expenditure of \$23,972.00 from the 1995, 1999 Voted Streets and Highways Fund. (\$23,972.00)

Body

WHEREAS, Contract No. XC819003 was authorized by Ordinance No. 2567-97, passed November 10, 1997, executed January 16, 1998 and approved by the City Attorney on February 11, 1998; and

WHEREAS, it is necessary to modify and increase Contract No. XC819003 to authorize the funds required to allow payment to Korda/Nemeth Engineering, Inc., for an increase in the scope of services per the consultant's letter dated March 2, 2004, for the Lockbourne Road Drainage Improvements Project; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Director of Public Utilities be and hereby is authorized to modify and increase Contract No. XC819003 with Korda/Nemeth Engineering, Incorporated, 1650 Watermark Drive, Columbus, Ohio 43215, by \$23,972.00 for professional engineering services to complete the design, construction plans and permits for the Lockbourne Road Drainage Improvements Project in accordance with the terms and conditions as shown in the contract on file in the office of the Division of Sewerage and Drainage.

SECTION 2. That for the purpose of paying the cost of the contract modification the expenditure of \$23,972.00, or so much thereof as may be needed, be and hereby is authorized from Fund 704, the 1995, 1999 Voted Streets and Highways Fund, Department No. 59-09, Transportation Division, Object Level One Code 06, Object Level Three Code 6682, OCA Code 644385 and Project 530103.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest date allowed by law.

Legislation Number: 1081-2004

Drafting Date: 06/07/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

AN04-007

BACKGROUND: This ordinance is submitted to present to Council the transcript of proceedings and papers relating to Annexation AN04-007 a certain petition for annexation as described in the ordinance and transcript which is attached hereto. More than sixty days have elapsed since May 18, 2004, the date of receipt from the Board of County Commissioners of Franklin County.

These are submitted in accordance with the Ohio Revised Code.

FISCAL IMPACT: Provision of municipal services for a proposed annexation area has no fiscal impact. However, provision of the stated services does represent cost to the city. The annexation of land also has the potential to create revenue to the city.

d

Title

To accept the application (AN04-007) of Linda J. Chandler, et al. for the annexation of certain territory containing 6.70 ± Acres in Plain Township.

Body

WHEREAS, a petition for the annexation of certain territory in Plain Township was duly filed by Linda J. Chandler, et al. on April 7, 2004; and

WHEREAS, the said petition was duly considered by the Board of County Commissioners of Franklin County, Ohio, and the annexation of said hereinafter described territory to the city of Columbus was approved by said Commissioners by order dated May 11, 2004; and

WHEREAS, the Board of County Commissioners of Franklin County certified the transcript of the proceedings in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on May 18, 2004; and

WHEREAS, sixty days from the date of said filing have now elapsed in accordance with the provisions of the Ohio Revised Code; and

WHEREAS, it is in the best interest of the city of Columbus to accept the annexation of the territory sought to be annexed by the aforesaid petition; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS

Section 1. That the proposed annexation as applied for in the petition of Linda J. Chandler, et al. being the majority of owner(s) of real estate in the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio April 7, 2004 in which said petition prayed for annexation to the city of Columbus, Ohio, of certain territory adjacent thereto as hereinafter described, and which said petition was approved for annexation to the city of Columbus by the Board of County Commissioners by order dated May 11, 2004, be and the same is hereby accepted and said territory is hereby annexed to the city of Columbus. Said territory is described as follows:

Situated in the State of Ohio, County of Franklin, Township of Plain, being located in Section 14, Township 2, Range 16, United States Military Lands, being part of that original 4.957-acre tract of land as described in a deed to Linda J. Chandler, of record in Official Record 7990H05, Recorder's Office, Franklin County, Ohio, and portions of road rights-of-way, and being more particularly described as follows:

Beginning at the southeasterly corner of said 4.957-acre tract and at an angle point in the existing City of Columbus Corporation Line established by Ordinance Number 936-91, filed for record in Official Record 16933F18, and Ordinance Number 1523-03, filed for record in Instrument Number 200310080324243, Recorder's Office, Franklin County, Ohio;

Thence westerly, along said Corporation Line and the southerly line of said 4.957-acre tract, a distance of approximately 967 feet to an angle point;

Thence northerly, continuing along said Corporation Line, a distance of approximately 23 feet to an angle point;

Thence westerly, continuing along said Corporation Line, a distance of approximately 194 feet to a point in the easterly right-of-way line of Harlem Road, 20 feet from centerline;

Thence along the existing City of Columbus Corporation Line the following courses:

1. Southerly, along said right-of-way line, a distance of approximately 94 feet to an angle point;
2. Southerly, continuing along said right-of-way line, a distance of approximately 115 feet to an angle point;
3. Southerly, continuing along said right-of-way line, a distance of approximately 21 feet to an angle point;
4. Southerly, continuing along said right-of-way line, a distance of approximately 225 feet to an angle point;
5. Southerly, continuing along said right-of-way line, a distance of approximately 161 feet to a point in the existing City of Columbus Corporation Line established by Ordinance Number 248-81, filed for record in Official Record 642A01;

Thence westerly, along said Corporation Line, a distance of approximately 48 feet to an angle point;

Thence southerly, continuing along said Corporation Line, a distance of approximately 20 feet to an angle point;

Thence westerly, continuing along said Corporation Line, becoming coincident with the southerly right-of-way line of Warner Road, 20 feet south of centerline, a distance of approximately 273 feet to a point in the easterly line of that 0.739-acre Signe A. Lusher tract;

Thence southerly along said easterly line, a distance of approximately 10 feet to a point;

Thence westerly, along the southerly right-of-way line of Warner Road, 30 feet south of centerline, a distance of approximately 214 feet to a point in the westerly line of that 0.739-acre Barbara Chappelle tract;

Thence northerly, along said westerly line, a distance of approximately 10 feet to a point in the aforementioned Corporation Line (Ord. No. 248-81);

Thence westerly, along said Corporation Line, the southerly right-of-way line of Warner Road, 20 feet south of centerline, a distance of approximately 170 feet to an angle point in the existing City of Columbus Corporation Line established by Ordinance Number 2506-85, filed for record in Official Record 6886A13;

Thence northerly, along said Corporation Line, crossing Warner Road, a distance of approximately 40 feet to a point in the northerly right-of-way line of Warner Road;

Thence easterly, along said right-of-way line, 20 feet north of and parallel to the centerline, a distance of approximately 420 feet to an angle point;

Thence continuing along the northerly right-of-way line of Warner Road and the westerly right-of-way line of Harlem Road the following courses:

1. Easterly, a distance of approximately 111 feet to an angle point;
2. Northeasterly, a distance of approximately 44 feet to an angle point;
3. Northerly, a distance of approximately 73 feet to an angle point;
4. Northerly, a distance of approximately 132 feet to an angle point;
5. Northerly, 20 feet west of and parallel to the centerline of Harlem Road, a distance of approximately 463 feet to a point;

Thence easterly, crossing Harlem Road and then along the northerly line of the aforementioned 4.957-acre tract, the southerly line of that 3.971-acre Christopher and Rhonda Skaggs tract, a distance of approximately 320 feet to an angle point;

Thence easterly, continuing along said northerly and southerly lines, a distance of approximately 875 feet to the northeasterly corner of said 4.957-acre tract and in the aforementioned Corporation Line established by Ord. No.936-91;

Thence southerly, along said Corporation Line, a distance of approximately 198 feet to the place of beginning and containing 6.70 acres of land, more or less.

Section 2. That the City Clerk is hereby authorized and directed to make three copies of this ordinance to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, and a certificate as to the correctness thereof, the City Clerk shall then forthwith deliver one copy to the County Auditor, one copy to the Board of Elections thereof and do such other things as may be required by law.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1122-2004

Drafting Date: 06/14/2004

Version: 1

Current Status: Passed

Matter Type: Ordinance

Explanation

Background: The following is an ordinance to authorize the City Attorney to acquire fee simple title and lesser interests, contract for professional services, and to expend the monies for payment of acquisition costs in connection with the **Glen Echo Ravine Land Acquisitions Improvement Project**.

Fiscal Impact: The Recreation and Parks Department has determined funding for this project will be from both the Voted 1995/1999 Recreation and Parks Bond Fund: Park Land Acquisition and the Voted 1995/1999 Recreation and Parks Bond Fund:

Emergency Justification: N/A

Title

To authorize the City Attorney to acquire fee simple title and lesser interests, contract for professional services, and to expend a combined total of \$80,000.00 with certain portions coming from the Voted 1995/1999 Recreation and Parks Bond Fund: Park Land Acquisition and the Voted 1995/1999 Recreation and Parks Bond Fund for costs in connection with the **Glen Echo Ravine Land Acquisitions Improvement Project**. (\$80,000.00).

Body

WHEREAS, the City of Columbus is engaged in the **Glen Echo Ravine Land Acquisitions Improvement Project**; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the City Attorney be, and hereby is, authorized to acquire fee simple title and lesser interests in and to certain parcels of real estate and to contract for the professional services necessary in connection with the **Glen Echo Ravine Land Acquisitions Improvement Project(s) #510112/ 440006**.

Section 2. That the expenditure of \$80,000.00, or so much thereof as may be necessary for the aforesaid purpose is hereby authorized. as follows:

Voted 1995/1999 Recreation and Parks Bond Fund: Park Land Acquisition/Amount \$22,000
Fund #702/ Project #510112/ OCA#644526/ Obj Lev. Three #6601

Voted 1995/1999 Recreation and Parks Bond Fund: UIRF/Amount \$58,000
Fund #702/ Project #440006/ OCA#644526/ Obj Lev. 3#6601

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1181-2004

Drafting Date: 06/17/2004

Version: 1

Current Status: Passed

Matter Type: Ordinance

Explanation 1. BACKGROUND:

This legislation authorizes the Director of Public Utilities to reimburse the Franklin County Engineer for sanitary sewer improvements in connection with their Morse Road, Cleveland Ave. to Trindel Way Project. The Franklin County Engineer agreed to incorporate the extension of sanitary sewer lines to properties located within the City of Columbus that

were using on-site sanitary sewer systems. The installation of this infrastructure allows the abandonment of these on-site systems as has been requested by the Ohio E.P.A.

2. FISCAL IMPACT:

The project accounts from which funds are being transferred from within this ordinance are residual funds from projects that will be funded through and OWDA Loan. The Division is requesting an amendment to the 2004 Capital Improvements Budget within Ord. No. 1293-2004, in order to adjust the funding authority for this project.

TitleTo authorize the Director of Public Utilities to reimburse the Franklin County Engineer for the construction of the Morse Road Sanitary Sewer Project, in coordination with Franklin County's Morse Road, Cleveland Ave. to Trindel Way Project; to authorize the City Auditor to appropriate, transfer and to expend up to \$196,970.00 from within the 1991 Voted Sanitary Bond Fund, for the Division of Sewerage and Drainage. (\$196,970.00)

BodyWHEREAS, the Franklin County Engineer, at the request of the Division of Sewerage and Drainage, Department of Public Utilities has incorporated the installation of sanitary sewer improvements into the County's Morse Road, Cleveland Ave. to Trindel Way Project; and

WHEREAS, the installation of this sanitary infrastructure will provide sewer service to existing parcels located in the City of Columbus, that are currently being served by on-site waste disposal systems; and

WHEREAS, the Ohio Environmental Protection Agency has requested the City to extend its sanitary sewer in order to facilitate the abandonment of the existing on-site systems; and

WHEREAS, it is necessary for this City Council to authorize the City Auditor to appropriate and transfer the required funds that are necessary to allow the Director of Public Utilities to reimburse the Franklin County Engineer for the documented construction costs associated with the aforesaid sanitary sewer improvements; at the earliest practicable date; now, therefore;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the City Auditor is hereby authorized and directed to appropriate a total of \$196,970.00 within the 1991 Voted Sanitary Bond Fund No. 664 as follows:
Proj. 650668| Torrence/Colerain Area Sewer Imp.| OL 6630| OCA 664668| \$196,970.00

Section 2. That the City Auditor is hereby authorized and directed to transfer \$196,970.00 from within the 1991 Voted Sanitary Bond Fund No. 664, for the Division of Sewerage and Drainage as follows:

FROM:
650668-Torrence/Colerain Area Sewer Improvements| \$196,970.00

TO:
650689-Morse Rd. Sanitary Sewer| \$196,970.00

Section 3. That the City Auditor is hereby authorized and directed to transfer any unencumbered balance in the project account to the unallocated balance account within the same fund upon receipt of certification by the Director of the Department administering said project that the project has been completed and the monies are no longer required for said project; except that no transfer shall be so made from a project account funded by monies from more than one source.

Section 4. That the Director of Public Utilities is authorized to reimburse the Franklin County Engineer for the documented construction costs of installing various sanitary sewer improvements in connection with the Morse Road, Cleveland Avenue to Trindel Way Project.

Section 5. The for the purpose of reimbursing the Franklin County Engineer for the construction services referenced within Section 4 herein, the expenditure of \$196,970.00 is hereby authorized from within the 1991 Voted Sanitary Bond Fund No. 664| Div.: 60-05| Project: Morse Road Sanitary Sewer| Project No. 650689| OCA Code 664689| Object Level

Three No. 6630| Amount: \$196,970.00.

Section 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law

Legislation Number: 1203-2004

Drafting Date: 06/18/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

ExplanationBACKGROUND: This contract provides for Main Line Valve Replacement. Competitive bids were received and opened for this project at the office of the Director of Public Utilities on May 26, 2004. Three (3) bids were received on this project. The most responsive and responsible bid was submitted by Bale Contracting Inc., 1247 Stimmel Road, Columbus, Ohio, 43223. Contract to be awarded to same.

CONTRACT COMPLIANCE NUMBER: 31-0996994

FISCAL IMPACT: The 2004 C.I.B. is being amended and funds are being provided by the July 14, 2004 bond sale.

BIDDERS	AMOUNT
Bale Contracting Inc.	\$1,026,135.00
Darby Creek Excavating, Inc.	\$1,450,732.32
Kokosing Construction Co., Inc.	\$2,865,170.00

TitleTo authorize the Director of Public Utilities to enter into a contract with Bale Contracting Inc. for Main Line Valve Replacement for the Division of Water, to amend the 2004 C.I.B., to authorize the City Auditor to transfer funds within the Waterworks Enlargement Voted 1991 Bonds Fund, and to authorize the expenditure of \$1,026,135.00 from the Water Works Enlargement Voted 1991 Bonds Fund. (\$1,026,135.00)

BodyWHEREAS, the Director of Public Utilities did receive and open bids on May 26, 2004, for Main Line Valve Replacement, and

WHEREAS, a responsive and responsible bid has been received, and

WHEREAS, in the usual daily operations of the Division of Water, Department of Public Utilities in that it is necessary to authorize the Director of Public Utilities to enter into a contract for Main Line Valve Replacement for the Division of Water for the preservation of public health, peace, property, safety and welfare; Now, Therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Director of Public Utilities is hereby authorized to enter into a contract with Bale Contracting Inc., 1247 Stimmel Road, Columbus, Ohio, 43223, in the amount of \$1,026,135.00 for construction of Main Line Valve Replacement for the Division of Water, Department of Public Utilities, Contract No. 1048, Project No. 690395, on the basis of the most responsive and responsible bid received on May 26, 2004.

Section 2. That the City Auditor is hereby authorized and directed to transfer funds within the Waterworks Enlargement Voted 1991 Bonds Fund, Fund No. 606, Department of Public Utilities, Division of Water, as follows:

From:

690236 Water Main Rehabilitation,
OCA Code 642900 \$26,135.00

To:

690395 Valve Renewal Program -Main Line Valve Replacement,
OCA Code 606395 \$26,135.00

Section 3. That for paying the cost of construction, the expenditure of \$1,026,135.00 or as much thereof as may be needed be, and the same is hereby authorized from the Water Works Enlargement Voted 1991 Bonds Fund No. 606, Department 60, Division 09, OCA Code 606395, Object Level Three Code 6629, Object Level One 06, Project No. 690395.

Section 4. That the City Auditor is hereby authorized to transfer the unencumbered balance in a project account to the unallocated balance account within the same fund, upon receipt of certification by the Director of the department administering said project; that the project has been completed and the monies are no longer required for said project, except that no transfer shall be so made from a project funded by monies from more than one source.

Section 5. That Section 1, Public Utilities/Water 60-09 of Ordinance 1059-2004 is hereby amended as follows:

PROJECT NO.	PROJECT	BUDGET	2004
690395	Valve Renewal Program -Main Line Valve Replacement	\$1,026,135	*(1)*
690236	Water Main Rehabilitation	\$7,251,365	*(2)*

Section 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

	2004 ORIGINAL BUDGET	2004 AMEMDED BUDGET	COMMENTS
(1)	\$1,000,000	\$1,026,135	AUTHORITY INCREASED
(2)	\$7,277,500	\$7,251,365	AUTHORITY DECREASED

Legislation Number: 1211-2004

Drafting Date: 06/18/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

BACKGROUND:

The city takes in thousands of checks each month for tax payments, water payments, utility fees, recreation fees, parking tickets and more. Unfortunately, at times checks are dishonored by the bank upon which it is drawn and returned to the City Treasurer due to insufficient funds (NSF). It takes up many personnel hours to write letters and track payments. Expenses associated with the city's efforts to recover the money due from citizens is costly.

Currently the city applies a return check fee of \$15 for processing checks returned by the bank to the City Treasurer due to insufficient funds or a closed account. The Southern District of the United States District Court charges a "Return Check Fee" of \$45. The State of Ohio allows a processing fee up to \$30 or 10% of face amount of the check, plus reimbursement

of bank fees. The City Treasurer recommends increasing the city's return check fee to \$25 to help offset the cost to recoup monies owed to the City for services or programs.

It is a priority of the City Treasurer to recover all NSF checks so that the city can continue to provide valuable programs and services to the community.

FISCAL IMPACT:

Passage of this legislation might result in a slight increase in general fund revenues, more importantly; help cover some of the costs associated with collections.

To authorize the City Treasurer to increase the fee for processing checks returned by banks as unpaid due to insufficient funds and various other reasons. To amend sections 1105.09 (Special charges) and 1163.19 (Service charge) of the Columbus City Codes, 1959 relating to a returned check processing charge and dishonored check charge.

WHEREAS, the City Treasurer is the custodian of all public money received by the City; and **WHEREAS**, checks offered for payment of city services or programs are at times returned unpaid by the bank which it is drawn upon due to insufficient funds or other reasons; and

WHEREAS, the efforts to collect these funds require a significant number of staff hours and resources to track information, write letters, maintain a data base and process the necessary paper work to collect moneys due to the city for programs and services rendered; and

WHEREAS, the City Treasurer recommends increasing the return check processing fee to help recoup cost for this effort, now, therefore,

WHEREAS, it is necessary in the usual daily operations of the City Treasurer, as custodian of all public funds, to deposit all monies received by the city into an approved depository agent for the preservation of public health, peace, property and safety, now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That Chapter 1163.19 of the Columbus City Codes, 1959 be amended to change the processing fee for checks not honored by the bank:

Dishonored Check Charge:

When a check received from a customer in payment for service rendered is not honored by the bank, the customer will be charged ~~fifteen dollars (\$15.00)~~ **twenty-five dollars (\$25.00)** to pay the additional cost incurred by the Division of Electricity for processing the check, unless the customer shows that the bank was in error.

Reconnection Charge:

When service has been terminated for nonpayment, the following charges shall apply for reconnection of service:

During Normal Business Hours:

Reconnect at Meter	\$10.00	
Reconnect at Pole	55.00	
Remove and Reset Meter	30.00	
Install Locking Device and Reconnect		35.00

Other Than Normal Business Hours:

Reconnect at Meter	\$ 75.00
Reconnect at Pole	175.00

Normal hours for reconnection are 6:45 a.m. to 4:45 p.m. all week days, excluding Sundays and Holidays.

Sunday and Holiday Hours:

Reconnect at Meter	\$100.00
Reconnect at Pole	225.00

When service has been terminated, at the customer's request, for noncredit related reasons, the customer will be assessed a \$30.00 charge for the disconnection.

Collection Charge:

A Collection Charge of \$6.00 will be assessed to the account every time a collection trip is made.

Meter Test Charge:

A meter will be tested, at the request of a customer, at a charge of \$25.00 when the meter is found to be registering accurately.

Tampering/Investigation Charge:

A customer will be charged a minimum fee of \$25.00 to investigate and inspect the premises when service has been obtained through fraudulent or damaging practices.

The customer will be billed for any and all cost of disconnection as well as the cost of repairing or replacing damaged equipment.

Special Meter Reading:

Special meter reading, at the request of a consumer, except for final bill or initial service, shall be performed at the following rate of charges.

During regular working hours \$10.00

After regular working hours 15.00

Section 2. That Chapter 1105.09 of the Columbus City Codes, 1959 be amended to change the return check processing fee:

The following charges shall be paid for the specified special services furnished by the division of water:

A. Special meter reading at request of consumer, except for final bill or initial service:

During regular working hours \$15.00

After regular working hours \$25.00

B. Service charge for trip to discontinue or attempt to discontinue water service due to

non-payment of account arrearages \$40.00

C. Service charge to (1) relocate metering system due to obstruction of the metering system or at the request of the customer, (2) disconnect or remove the metering system at request of customer, except where service line is being capped and abandoned, or (3) reconnect the metering system at request of the customer \$20.00
(Plus actual cost of relocating, disconnecting, removing and/or reconnecting any part of the metering system.)

D. Service charge to turn on or off service at curb box at request of customer (except for emergency repairs.)

During regular working hours \$20.00

After regular working hours \$30.00

E. Service charge to repair meter damaged by customer abuse, tampering, freezing, or hot water. (Plus actual cost of repair or new metering system, if required.)

During regular working hours \$30.00

After regular working hours \$35.00

F. Service charge to investigate, notify or discontinue water service as a result of fraud or illegal diversion of water, including unauthorized turn on or other violation of the rules and regulations of the director of public utilities (plus estimated quantity of water used) \$31.00

G. Testing of meter at request of customer:

(1) Where meter does not test within ninety-seven (97) percent and one hundred three (103) percent accuracy

None

(2) Where meter tests within ninety-seven (97) percent and one hundred three (103) percent accuracy \$30.00

(3) Where meter is two (2) inches or larger in diameter, the meter shall be removed, transported to and from the meter shop, and reinstalled by the consumer under the inspection and approval of the division of water \$30.00

H. Returned check processing charge ~~\$15.00~~ **\$25.00**

I. Service charge for additional trip to install metering system \$25.00

J. Service charge to pump out meter pit to obtain a meter reading \$50.00

K. Service charges associated with the chlorination process shall be as follows:

(1) Preliminary field check \$50.00

(2) Additional field checks (each occasion) \$50.00

(3) Chlorination/flushed (each occasion) \$50.00

(4) Flush and sample (each occasion) \$50.00

(5) Processing charge \$15.00

L. Special charge for renewed service inspections performed on overtime.

M. Hydrant Flow Test \$75.00

Charge for a renewed service inspection is the actual overtime cost incurred.

Section 3.

That the City Treasurer is hereby authorized to increase the return check processing fee to \$25.00 for checks received for all divisions of the City of Columbus.

Section 4.

This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1222-2004

Drafting Date: 06/21/2004

Current Status: Passed

Version: 2

Matter Type: Ordinance

Explanation

Rezoning Application: Z03-086.

APPLICANT: The New Albany Company; c/o Jeffrey L. Brown, Attorney; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

PROPOSED USE: Single-family and multi-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on February 11, 2004.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested PUD-8, Planned Unit Development District will rezone several parcels zoned in the R, Rural and CPD, Commercial Planned Development Districts to the PUD-8 zoning district, add single-family residential uses to multi-family residential uses permitted in current PUD-8 zoning districts and establish a 47± acre park in Subarea 5 . Proposed single and multi-family residential zoning in the 211± acre PUD-8 zoning district will allow the applicant to develop a maximum of 1,600 dwelling units with a net density of 8.00 units per acre. The proposed uses are consistent with zoning and development patterns in the Preserve District of the *Northland Plan: Volume II* (2003) and with land use recommendations of the Plan. The PUD-8 text continues the land use restrictions and development standards established by by current and previous zonings.

Title

To rezone **5401 THOMPSON ROAD (43054)**, being 211.79± acres located on the south side of Thompson Road, 3550± feet east of North Hamilton Road, **From:** PUD-8, Planned Unit Development, CPD, Commercial Planned Development

and R, Rural Districts, **To:** PUD-8, Planned Unit Development District (Rezoning # Z03-086).

Body

WHEREAS, application #Z03-086 is on file with the Building Services Division of the Department of Development requesting rezoning of 211.79 ± acres from PUD-8, Planned Unit Development, CPD, Commercial Planned Development and R, Rural Districts, to PUD-8, Planned Unit Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested PUD-8, Planned Unit Development District will rezone several parcels zoned in the R, Rural and CPD, Commercial Planned Development Districts to the PUD-8 zoning district, add single-family residential uses to multi-family residential uses permitted in current PUD-8 zoning districts and establish a 47± acre park in Subarea 5 . Proposed single and multi-family residential zoning in the 211± acre PUD-8 zoning district will allow the applicant to develop a maximum of 1,600 dwelling units with a net density of 8.00 units per acre. The proposed uses are consistent with zoning and development patterns in the Preserve District of the *Northland Plan: Volume II* (2003) and with land use recommendations of the Plan. The PUD-8 text continues the land use restrictions and development standards established by by current and previous zonings; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

5401 THOMPSON ROAD (43054), being 211.79± acres located on the south side of Thompson, 3550± feet east of Hamilton Road, and being more particularly described as follows:

SUBAREA ONE: 24.615 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 2, Range 16, United States Military Lands and being out of those tracts as conveyed to New Albany Company by deeds of record in Official Record 14551E14 and 30960J17, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at the northeasterly corner of Grantor's tract, the northwesterly corner of that tract conveyed to Karl L. and Barbara V. Barth of record in Official Record 12259D09, being in the centerline of Thompson Road;

thence, South 03° 07' 01" West, with the easterly line of Grantor's tract, a distance of 580.13 feet to a point;

thence, South 86° 49' 04" East, with the southerly line of said Karl L. and Barbara V. Barth tract, a distance of 150.00 feet to a point;

thence, South 03° 06' 21" West, with the easterly line of Grantor's tract, a distance of 990.36 feet to a point;

thence, North 86° 55' 12" West, with the southerly line of Grantor's tract, a distance of 101.64 feet to a point;

thence, North 86° 54' 48" West, continuing with the southerly line of Grantor's tract, a distance of 636.82 feet to a point;

thence, North 03° 10' 56" East, with the westerly line of Grantor's tract, a distance of 1572.93 feet to a point in the centerline of said Thompson Road;

thence, South 86° 49' 04" East, with the centerline of said Thompson Road, a distance of 586.36 feet to the Point of

Beginning, and containing 24.615 acres of land, more or less.

This description was prepared from existing records and is not to be used for transfer.

To Rezone From: PUD-8, Planned Unit Development and Commercial Planned Development Districts,

To: PUD-8, Planned Unit Development District.

SUBAREA TWO: 55.100 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 2, Range 16, United States Military Lands and being out of those tracts conveyed to New Albany Company by deed of record in Official Records 14554B14, 31199I03, 17063J14 and Instrument Number 199907210185074 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at the northeasterly corner of that tract conveyed to Karl L. and Barbara V. Barth of record in Official Record 12259D09, being in the centerline of Thompson Road;

Thence, South 86° 49' 04" East, with the centerline of said Thompson Road, a distance of 1568.29 feet to a point;

Thence, with the easterly line of Grantor's tracts, the following courses and distances:

South 03° 11' 21" West, a distance of 20.00 feet to a point;

South 80° 19' 05" East, a distance of 176.68 feet to a point;

South 84° 56' 47" East, a distance of 71.85 feet to a point;

South 75° 36' 00" East, a distance of 121.68 feet to a point;

South 39° 05' 24" West, a distance of 103.00 feet to a point;

South 60° 02' 00" West, a distance of 120.00 feet to a point;

South 37° 24' 00" West, a distance of 214.00 feet to a point;

South 27° 42' 00" West, a distance of 183.00 feet to a point;

South 01° 40' 00" West, a distance of 71.00 feet to a point;

South 44° 10' 00" East, a distance of 120.00 feet to a point;

North 86° 36' 01" West, a distance of 277.06 feet to a point;

South 03° 33' 05" West, a distance of 863.99 feet to a point;

thence, North 86° 21' 38" West, with the southerly line of Grantor's tract, a distance of 584.61 feet to a point;

thence, North 86° 21' 38" West, continuing with said southerly line, a distance of 108.09 feet to a point;

thence, North 87° 06' 34" West, a distance of 452.22 feet to a point;

thence, North 87° 06' 34" West, a distance of 238.36 feet to a point;

thence, North 03° 06' 21" East, with the westerly line of Grantor's tracts, a distance of 1571.70 feet to the Point of Beginning, and containing 55.100 acres of land, more or less.

This description was prepared from existing records and is not to be used for transfer.

To Rezone From: PUD-8, Planned Unit Development and R, Rural and CPD, Commercial Planned Development Districts,

To: PUD-8, Planned Unit Development District.

SUBAREA THREE: 56.487 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 2, Range 16, United States Military Lands and being out of those tracts as conveyed to New Albany Company by deed of record in Official Record 14548H06 and 14548H12 and Instrument Number 200106080129624 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at Franklin County Geodetic Survey Monument Number 5571, in the centerline of Morse Road;

thence, North 86° 34' 28" West, with said centerline, a distance of 92.60 feet to a point;

thence, North 02° 59' 26" East, a distance of 843.84 feet to a point;

thence, with Grantor's tract, the following courses and distances:

North 86° 25' 24" West, a distance of 504.02 feet to a point;

North 03° 13' 49" East, a distance of 956.90 feet to a point;

South 86° 54' 48" East, a distance of 1605.60 feet to a point;

South 03° 36' 41" West, a distance of 1807.13 feet to a point in the centerline of said Morse Road;

thence, North 86° 49' 44" West, with said centerline, a distance of 993.43 feet to the Point of Beginning, and containing 56.487 acres of land, more or less.

This description was prepared from existing records and is not to be used for transfer.

To Rezone From: PUD-8, Planned Unit Development and R, Rural Districts,

To: PUD-8, Planned Unit Development District.

SUBAREA FOUR: 28.510 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 2, Range 16, United States Military Lands and being out of that tract as conveyed to New Albany Company by deed of record in Official Record 16314A10 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at the southeasterly corner of that tract conveyed to Warren and Carolyn M. Roberts by deed of record in Deed Book 1125, Page 204, being in the centerline of Morse Road;

thence, North 03° 36' 39" East, with the easterly line of said Warren and Carolyn M. Roberts tract, a distance of 1808.47

feet to a point;

thence, with the perimeter of Grantor's tract, the following courses and distances:

South 87° 06' 34" East, a distance of 452.22 feet to a point;

South 86° 21' 38" East, a distance of 108.09 feet to a point;

South 02° 12' 11" West, a distance of 991.37 feet to a point;

South 86° 44' 49" East, a distance of 240.74 feet to a point;

South 03° 44' 35" West, a distance of 818.26 feet to a point in the centerline of said Morse Road;

thence, North 86° 49' 32" West, with said centerline, a distance of 823.50 feet to the Point of Beginning, and containing 28.510 acres of land, more or less.

This description was prepared from existing records and is not to be used for transfer.

To Rezone From: PUD-8, Planned Unit Development District,

To: PUD-8, Planned Unit Development District.

SUBAREA FIVE: PARK LAND/OPEN SPACE - 47.074 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 3, Township 2, Range 16, United States Military Lands and being 0.124 acre, 4.285 acres, 19.462 acres, 13.480 acres, and 9.723 acres (Parcel 29, Tract Two, Parcel II) out of those tracts as conveyed to The New Albany Company by deed of record in Official Record 12773F08, Official Record 14548I02, Official Record 12773A09, Official Record 12773C08 and Official Record 14554B14, respectively (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning at an iron pin set in the southerly line of Lot 132 of that subdivision entitled "Albany Park, Section 3 Part 1" of record in Plat Book 98, Pages 12 and 13, being 12.35 feet from the southeasterly corner of said Lot 132, and being the northeasterly corner of Lot 178 of that subdivision entitled "The Preserve East, Section 2 Part 2" of record in Plat Book 102, Pages 13 through 15;

thence South 87° 33' 13" East, with the southerly line of said Lot 132, and the southerly line of that tract as conveyed to Town & Country City Inc. by deed of record in Deed Book 3513, Page 546, a distance of 369.63 feet to an iron pin found at the southeasterly corner of said Town & Country City tract;

thence, crossing said New Albany Company tracts the following courses and distances;

South 88° 36' 54" East, a distance of 183.22 feet to an iron pin set;

South 18° 40' 42" East, a distance of 179.44 feet to an iron pin set;

South 27° 54' 31" East, a distance of 816.65 feet to an iron pin set;

South 39° 51' 36" East, a distance of 279.54 feet to an iron pin set;

South 29° 13' 27" East, a distance of 199.43 feet to an iron pin set at a point of curvature of a curve to the right; southwesterly with the arc of said curve (Delta = 112° 31' 47", Radius = 212.22 feet) a chord bearing and distance of South 28° 04' 35" West, 352.97 feet to a point in the Rocky Fork Creek;

thence, continuing across said New Albany Company tracts, and with the meanders of said creek, the following courses and distances;

South 63° 40' 25" West, a distance of 21.23 feet to a point;

North 85° 22' 19" West, a distance of 21.54 feet to a point;

South 34° 48' 14" West, a distance of 99.86 feet to a point;

South 03° 00' 46" East, a distance of 190.26 feet to a point;

South 44° 23' 36" West, a distance of 132.94 feet to a point;

South 76° 36' 27" West, a distance of 215.87 feet to a point; and

South 29° 21' 28" East, a distance of 179.41 feet to a point at the northwesterly corner of Parcel 29, Tract One as conveyed to said New Albany Company by deed of record in Official Record 14554B14;

thence, South 03° 13' 52" West, with the westerly line of said Parcel 29, Tract One, a distance of 171.11 feet to a point in said Rocky Fork Creek;

thence, continuing across said New Albany Company tracts, and with the meanders of said creek, the following courses and distances;

South 33° 01' 26" West, a distance of 134.52 feet to a point;

South 03° 31' 17" East, a distance of 325.61 feet to a point; and

South 20° 33' 22" East, a distance of 70.79 feet to a point in the westerly line of said Parcel 29, Tract One;

thence South 03° 13' 52" West, with said westerly line, a distance of 361.58 feet to an iron pin set in the northerly right-of-way line of Thompson Road, being the northerly line of Parcel No. 2WD as shown in the deed to the County of Franklin, by deed of record in Deed Book 3680, Page 480;

thence, with said northerly right-of-way line, being the northerly line of said Parcel No. 2WD, and the northerly line of Parcel No. 1WD as shown in the deed to the County of Franklin, by deed of record in Deed Book 3680, Page 476, the following courses and distances;

North 80° 30' 00" West, (reference Franklin County Engineers Monument C8, 73.44 feet left of and 43.95 along said right-of-way line) a distance of 75.79 feet to an iron pin set;

North 85° 55' 10" West, a distance of 129.10 feet to an iron pin set; and

South 86° 40' 56" West, a distance of 176.68 feet to an iron pin set at the northwesterly corner of said Parcel 1WD;

thence, South 03° 10' 23" West, with the westerly line of said Parcel 1WD, a distance of 20.00 feet to a magnetic nail set in the centerline of said Thompson Road;

thence North 86° 49' 04" West, with said centerline, a distance of 24.42 feet to a magnetic nail set;

thence North 07° 20' 23" East, across said Thompson Road, being across said New Albany Tract (Parcel 29, Tract Two, Parcel II) a distance of 805.16 feet to an iron pin set;

thence, North 57° 09' 57" West, continuing across said New Albany tract (Parcel 29, Tract Two, Parcel II) a distance of 544.84 feet to an iron pin set in the northerly line of said Parcel 29, Tract Two, Parcel II;

thence, South 86° 26' 28" East, with the northerly line of said Parcel 29, Tract Two, Parcel II, a distance of 560.00 feet to and iron pin set in a westerly line of a 150 foot wide electric transmission line easement;

thence, North 29° 33' 58" West, continuing across said New Albany company tracts, being said westerly easement line, a distance of 564.51 feet to an iron pin set;

thence, North 08° 49' 13" West, continuing across said New Albany Company tracts, being said westerly easement line, and being the easterly line of said "Preserve East, Section 2, Part 2" a distance of 1705.98 feet to the Point of Beginning, and containing 47.074 acres of land, more or less, of which 0.011 acres lies within the present right-of-way of Thompson Road.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the same meridian as the bearings shown on the recorded plat entitled "The Preserve Section 1" in which the easterly line has a bearing of North 03° 27' 32" East as shown of record in Plat Book 90, Pages 29 through 32.

To Rezone From: PUD-8, Planned Unit Development District,

To: PUD-8, Planned Unit Development District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the PUD-8, Planned Unit Development District on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved PUD-8, Planned Unit Development District and Application among the records of the Building Services Division as required by Section 3311.09 of the Columbus City Codes; said plans being titled, "**THE PRESERVE, WEST OF U.S. 62 BETWEEN MORSE ROAD AND NORTH OF THOMPSON ROAD, OPEN / GREEN SPACE EXHIBIT, EXHIBIT A,**" dated 2/10/2004, "**THE PRESERVE, WEST OF U.S. 62 BETWEEN MORSE ROAD AND NORTH OF THOMPSON ROAD, OPEN / GREEN SPACE EXHIBIT, EXHIBIT B,**" dated 1/22/04, "**NEW ALBANY PARK CLUBHOUSE LIGHT, EXHIBIT C,**" dated 6/21/04, and PUD-8 development text titled "**PUD - TEXT,**" dated 6/15/04, exhibits A-C signed on 6/3/04 and the text signed on 6/15/04 by Jeffrey L. Brown, attorney for the Applicant; and the text reading as follows:

PUD - TEXT

PROPOSED DISTRICTS: PUD-8

PROPERTY ADDRESS: 5401 Thompson Road

OWNER: The New Albany Company

APPLICANT: Same as owner

DATE OF TEXT: 6/15/04

APPLICATION: Z03-086

1. **INTRODUCTION:** These subareas are part of the "Preserve" zoning along with some additional ground which the applicant now controls. The proposed application downzones the permitted uses along Thompson Road along with added development standards to permit the proposed development. This application is one of several zoning applications which

has updated the "Preserve" subareas as development plans become more definite.

2. General Development Standards which shall apply to all Subareas:

- a. The proposed public North/South Road may contain a median and its design shall be subject to the review and approval of the Division of Transportation. Public or private utilities including private water lines may be extended under this North/South Road to serve any subareas, if approved by the appropriate governmental agencies prior to issuance of zoning clearance.
- b. The developer shall install left turn lanes at the intersection of the North/South Road with Morse Road intersection. Length of the turn lanes and the requirement of any right turn lanes at that intersection shall be determined by a traffic analysis of the same performed by the Developer. The Developer shall also install any required traffic signalization devices for that intersection **when warranted**. Left turn lanes shall be installed if required ~~at other private drive intersections~~ with Morse Road.
- c. Left turn lanes shall be provided at the Thompson Road and the North/South Road intersection. Stop sign controls shall be installed at the Thompson Road intersection for the North/South Road. A traffic light is not warranted at this intersection. No left turn lane shall be provided at the easterly intersection of the private drive with Thompson Road.
- d. The Developer shall create a two lane section with a third turn lane at major intersections along its Thompson Road frontage as each subarea is developed or such other configuration as shall be approved by the Division of Transportation.
- e. These traffic improvements may be installed in phases as the adjoining subareas are developed.
- f. The required traffic improvements shall be reviewed and approved by the appropriate governmental agency and may be modified or changed by the appropriate governmental agency at the request of the Developer.
- g. Curb cut distances are measured from centerline of one curb to the centerline of the next curb cut.
- h. Pedestrian System: An overall sidewalk/leisure path system, based on the proposed road layout, shall be established to provide a connection between the various subareas and from Morse Road to Thompson Road.
- i. There shall be at least 100 detached single-family lots in the overall development.
- j. The open space areas shown on the open space drawing may change in size and location based upon the final site plan layout except for the open space adjacent to Morse Road or Thompson Road, and open space along the east side of Subarea 2.
- k. The signalization of the Morse Road North/South intersection shall be paid by the developer. The signalization and improvements to Morse Road shall be bonded with the county engineer at the time of access approval.
- l. Non-signalized access points to Morse Road shall be a minimum of 500-feet from other non-signalized intersections. Spacing from a non-signalized intersection **to a signalized intersection** shall be a minimum of 750-feet.
- ~~m. The developer shall widen Morse Road along its frontage to a three lane section as it develops the adjacent property.~~
- ~~mm.~~ These traffic improvements shall be made by the developer regardless of ultimate source of funding for those improvements.

SUBAREA 1 - 24.6± ACRES (PUD-8)

Subarea 1 is located west of the North/South Road, and south of Thompson Road.

2. **PERMITTED USES:** Detached single-family with attached or detached garages on public or private streets and multi-family dwellings with a minimum of three units. Recreational buildings, with a maximum square footage of 10,000

square feet. No skateboard park shall be permitted.

3. **DEVELOPMENT STANDARDS:** Except as otherwise noted above and herein, the applicable development standards of R-2 and AR-12 shall apply to the respective single-family and multi-family developments.

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

1. Single-Family

- a. Each lot shall be a minimum of 50-feet x 120-feet with a front yard setback of a minimum of 12-feet (stoops and porches may extend 4-feet into the setback); side yard setback of a minimum of 3.5-feet and a rear yard of a minimum of 20-feet.
- b. Driveway for detached single-family dwelling units may have a zero side yard.
- c. Setback requirements for detached single-family dwelling units shall be measured from either a private street (easement line) or a public street (right-of-way).
- d. Minimum separation between buildings shall be at least 6-feet, except for permitted encroachments which may, if closer than 6-feet, have to be constructed to meet certain fire code ratings.
- e. Single-family garages shall be attached to the dwelling unit with a minimum of two enclosed spaces per dwelling unit. Each dwelling unit shall have a maximum garage footprint of 440 square feet with a maximum driveway width of sixteen feet. No plumbing fixtures shall be permitted in the garage.
- f. Parking restrictions shall be controlled by appropriate signage displayed within the development and shall include that parking shall be limited to one side of the street where noted on the approved zoning clearance plan and that parking shall be prohibited on either side of any street within 25-feet of street intersections. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement of parking restrictions shall be by the Homeowner's Association.
- g. Single-family: Minimum net living area for a ranch 1,100 square feet and for a two story dwelling unit 1,600 square feet.
- h. Each dwelling unit shall have a storage area above the garage of a minimum of 250 square feet. This storage area shall have a wood floor and be accessed by a permanent stairway.
- i. If soil conditions permit, a basement shall be offered as an option on each single-family dwelling.
- j. Minimum building and parking setback for these facilities shall be 30-feet from Thompson Road for recreational buildings and facilities.

2. Multi-family

- a. Each multi-family building shall have a minimum of 4-foot front yard setback; stoops may have a zero setback.
- b. Garages for multi-family buildings shall have a minimum setback of 6-feet from the edge of an alley (easement line).
- c. Setback requirements for detached multi-family dwelling units shall be measured from either a private street or alley or a public street (right-of-way).
- d. There shall be a 25-foot building and parking setback along the west perimeter of the subarea adjacent to the subject site's multi-family developments; no interior perimeter yards shall be required.
- e. The maximum density shall comply with AR-12 residential standards.

f. The maximum height shall be 60' for any multi-family dwelling or building or community building shall not affect towers or architectural features.

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

1. The proposed street alignments and access points are schematic and subject to change except for the location of the North/South Road which shall not change except with the approval of the City's Division of Transportation.
2. Preserve Crossing will be constructed as a private street from Thompson Road south to the first curb cut to the west with a T-intersection with a three lane approach at Thompson Road. A private street may be constructed along the balance of the west side of Subarea 1 at a zero setback.
3. Sidewalks in the single-family areas shall be installed on both sides along all new public streets, and on both sides of all new private streets except for single loaded streets which shall have sidewalks on the house side only. Sidewalks (4-foot minimum width) shall be constructed of concrete. Leisure trails may be constructed of asphalt.
4. All streets shall be private except for the north/south road and shall be at least 22-feet in width. All alleys shall be private and shall be at least 22-feet in width except for a one way alley which shall be 16 feet in width. Intersection details including turning radii and tapers will comply with the TND standards for 22-foot wide streets and 22-foot wide alleys, or 12-foot alleys (except that the pavement width is 16 feet instead of 12-feet). The private streets and alleys shall be owned and maintained by the Homeowner's Association.
- break**45. In multi-family development stacked parking (one parking space) shall be permitted behind a garage and counted as code required parking. If a stacked space is provided, then the parking space area shall be at least 18-feet in depth.
6. Code required parking may be located along both public and private streets.
7. The applicant shall dedicate 30-feet from the centerline of Thompson Road to the City at the time of platting.

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

1. A street tree planting shall be established along the North/South Road. Trees are to be a minimum of 2.5-inch caliper and shall be spaced at a maximum distance of 30-feet on center. Trees may be grouped, provided the quantity is equivalent to one tree per 30-feet or fraction thereof. This requirement may be waived in areas where existing trees, minimum 3-inch caliper, exist and are shown on the submitted zoning clearance drawing and meet the quantity requirements of this item.
2. Any parking areas for recreational facilities adjacent to Thompson Road shall provide headlight screening to Thompson Road, minimum 30-inches in height in the form of a mound, hedge, wall, fence or any combination thereof.
3. The developer shall install one street tree per single-family dwelling unit and three street trees per corner single-family dwelling unit. Street trees shall be installed at regular intervals. Street trees shall be 2.5-inch caliper minimum, and species shall not be mixed on individual streets.
4. Unless otherwise specified, minimum size of all plant material at installation shall be 2.5-inch caliper for deciduous shade trees, 6-feet high for evergreen, and 1.5-inch caliper for ornamental trees; caliper shall be measured 6-inches above grade.
5. All trees and landscaping shall be well maintained. Dead items, weather permitting, shall be replaced within six months or the next available planting season, whichever occurs first.
6. All property currently or hereafter subject to the Joint Parks District tax shall have the right to use the park contained in Subarea 7 of Zoning Case Z01-078 located on the west side of Rocky Fork Creek, north of Thompson Road and included herein as Subarea 5.

7. No structure or building shall be placed upon, in or under any of the areas designated as "tree preservation areas" hereon, nor shall any work be performed thereon that would damage any of the trees thereon, provide, however that there shall be such construction areas therein as may be required for the construction / installation, operation and maintenance of utility and drainage facilities as the developer may deem necessary for efficient development. Any such utility or drainage facility shall only be constructed / installed so as to cross or extend into a tree preservation area at right angles to the length of the tree preservation area in which it would be located. Each tree, 3-inch caliper or greater, removed as the result of utility or drainage facilities maintenance, shall be replaced, by the entity responsible for such maintenance, with a 2.5-inch caliper deciduous shade tree, a 6-foot high evergreen trees or a 1.5-inch caliper ornamental tree notwithstanding the foregoing, trees which are dead or diseased may be removed therefrom. The owner of the tree preservation area shall care for and maintain said portion of the tree preservation area that falls within the limits of said owner's control.

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

Building materials for single family dwelling units except for the building's foundation shall be brick, stone, wood, glass or vinyl.

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

1. Unless otherwise required by the utility company, all new wiring within a development shall be underground.
2. Developer shall install residential street lamps in the single-family areas on both the public and private streets per the City of Columbus's standard spacing.

F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the R-2 and AR-12, Residential Districts. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission. If a sign contains a brick structure then the brick structure shall meet the sign setback.

G. Miscellaneous

1. Homes may be used as model homes for the purpose of marketing and sales. A manufactured modular building or a model home may be used as a sales office during the development of the project and the construction of homes therein.
2. The Board of Zoning Adjustment (BZA) shall be the venue to vary development standards including any and all specific site development standards depicted on the site plan.
3. There are parcels which are in different tax districts but in the City of Columbus. For the purpose of zoning clearance the parcels shall be considered as one parcel for that portion of the development which crosses the two district lines.

SUBAREA 2 - 55.1± ACRES (PUD-8)

Subarea 2 is located east of the North/South Road, and south of Thompson Road.

2. **PERMITTED USES:** Detached single-family with attached or detached garages on private streets and multi-family dwellings with a minimum of three units. Recreational buildings, with a total maximum square footage of 15,000 square feet. No skateboard park shall be permitted. Recreational buildings and facilities may be located within the open/green space area along Thompson Road between the north/south road and a line 550-feet east of said north/south road.
3. **DEVELOPMENT STANDARDS:** Except as otherwise noted above and herein, the applicable development standards of R-2 and AR-12 shall apply to the respective single-family and multi-family developments.

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

1. Single-Family

- a. Each lot shall be a minimum of 50-feet x 120-feet with a front yard setback of a minimum of 12-feet (stoops and porches may extend 4-feet into the setback); side yard setback of a minimum of 3.5-feet and a rear yard of a minimum of 20-feet.
- b. Driveway for detached single family dwelling units may have a zero side yard.
- c. Setback requirements for detached single-family dwelling units shall be measured from either a private street (easement line) or a public street (right-of-way).
- d. Minimum separation between buildings shall be at least 6-feet, except for permitted encroachments which may, if closer than 6-feet, have to be constructed to meet certain fire code ratings.
- e. Single-family garages shall be attached to the dwelling with a minimum of two enclosed spaces per dwelling unit. Each dwelling unit shall have a maximum garage footprint of 440 square feet with a maximum driveway width of sixteen feet. No plumbing fixtures shall be permitted in the garage.
- f. Parking restrictions shall be controlled by appropriate signage displayed within the development and shall include that parking shall be limited to one side of the street where noted on the approved preliminary plan and that parking shall be prohibited on either side of any street within 25-feet of street intersections. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement of the parking restrictions shall be by the Homeowner's Association.
- g. Single-family: Minimum net living area for a ranch 1,100 square feet and for a two story dwelling unit 1,600 square feet.
- h. Each dwelling unit shall have a storage area above the garage of a minimum of 250 square feet. This storage area shall have a wood floor and be accessed by a permanent stairway.
- i. If soil conditions permit, a basement shall be offered as an option on each single family dwelling.
- j. Minimum building and parking setback from Thompson Road shall be 30-feet for recreational buildings and facilities.

2. Multi-family

- a. Each multi-family building shall have a minimum of 4-foot front yard setback; stoops may have a zero setback.
- b. Garages for multi-family buildings shall have a minimum setback of 6-feet from the edge of an alley (easement line).
- c. Setback requirements for detached multi-family dwelling units shall be measured from either a private street or alley or a public street (right-of-way).
- d. There shall be a 25-foot building and parking setback along the west perimeter of the subarea adjacent to the subject site's multi-family developments; no interior perimeter yards shall be required.
- e. The maximum density shall comply with AR-12 residential standards.
- f. The maximum height shall be 60' feet for any multi-family dwelling building or community building or shall not apply affect towers or other architectural features.**

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

- 1. The proposed street alignments and access points are schematic and subject to change except for the location of the North/South Road which shall not change except with the approval of the City's Division of Transportation.
- 2. Sidewalks in the single-family areas shall be installed on both sides along all new public streets, and on both sides of all new private streets except for single loaded streets which shall have sidewalks on the house side only. Sidewalks (4-foot

minimum width) shall be constructed of concrete. Leisure trails may be constructed of asphalt.

3. All streets shall be private except for the north/south road and shall be at least 22-feet in width. All alleys shall be private and shall be at least 22-feet in width except for a one way alley which shall be 16-feet in width. Intersection details including turning radii and tapers will comply with the TND standards for 22-foot wide streets and 22-foot alleys, or 12-foot alleys (except that the pavement width is 16 feet instead of 12-feet). The private streets and alleys shall be owned and maintained by the Homeowner's Association.

4. In multi-family development stacked parking (one parking space) shall be permitted behind a garage and counted as code required parking. If the stacked space is provided, than the parking space area shall be at least 18-feet in depth.

5. Code required parking may be located along both public and private streets.

6. The applicant shall dedicate 30-feet from the centerline of Thompson Road to the City at the time of platting.

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

1. A street tree planting shall be established along the North/South Road. Trees are to be a minimum of two and a half inch caliper and shall be spaced at a maximum distance of thirty feet on center. Trees may be grouped, provided the quantity is equivalent to 1 tree per thirty feet or fraction thereof. This requirement may be waived in areas where existing trees, minimum 3-inch caliper, exist and are shown on the submitted zoning clearance drawing and meet the quantity requirements of this item.

2. Any parking areas for recreational facilities adjacent to Thompson Road shall provide headlight screening to Thompson Road, minimum 30-inches in height in the form of a mound, hedge, wall, fence or any combination thereof.

3. The developer shall install one street tree per single-family dwelling unit and three street trees per corner single-family dwelling unit. Street trees shall be installed at regular intervals. Street trees shall be 2.5-inch caliper minimum, and species shall not be mixed on individual streets.

4. Unless otherwise specified, minimum size of all plant material at installation shall be 2.5-inch caliper for deciduous shade trees, 6-feet high for evergreen, and 1.5-inch caliper for ornamental trees; caliper shall be measured 6-inches above grade.

5. All trees and landscaping shall be well maintained. Dead items, weather permitting, shall be replaced within six months or the next available planting season, whichever occurs first.

6. All property currently or hereafter subject to the Joint Parks District tax shall have the right to use the park contained in Subarea 7 of Zoning Case Z01-078 located on the west side of Rocky Fork Creek, north of Thompson Road and included herein as Subarea 5.

7. No structure or building shall be placed upon, in or under any of the areas designated as "tree preservation areas" hereon, nor shall any work be performed thereon that would damage any of the trees thereon, provided, however that there shall be such construction areas therein as may be required for the construction / installation, operation and maintenance of utility and drainage facilities as the developer may deem necessary for efficient development. Any such utility or drainage facility shall only be constructed / installed so as to cross or extend into a tree preservation area at right angles to the length of the tree preservation area in which it would be located. Each tree, 3-inch caliper or greater, removed as the result of utility or drainage facilities maintenance, shall be replaced, by the entity responsible for such maintenance, with a 2.5-inch caliper deciduous shade tree, a 6-foot high evergreen trees or a 1.5-inch caliper ornamental tree not withstanding the foregoing, trees which are dead or diseased may be removed therefrom. The owner of the tree preservation area shall care for and maintain said portion of the tree preservation area that falls within the limits of said owner's control.

8. The open space area along the Rocky Fork Creek is shown on the "open space plan;" a leisure and a bike path may go through the open space as shown on the submitted subarea plan.

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

Building materials for single family dwelling units shall be brick, stone, wood, glass or vinyl.

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

1. Unless otherwise required by the utility company, all new wiring within a development shall be underground.
2. Developer shall install residential street lamps in the single-family areas on both the public and private streets per the City of Columbus's standard spacing.

F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the R-2 and AR-12, Residential Districts. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission. If a sign contains a brick structure then the brick structure shall meet the sign setback.

G. Miscellaneous

1. Homes may be used as model homes for the purpose of marketing and sales. A manufactured modular building or a model home may be used as a sales office during the development of the project and the construction of homes therein.
2. The Board of Zoning Adjustment (BZA) shall be the venue to vary development standards including any and all specific site development standards depicted on this site plan, except for open space located along the east side of Subarea 2.
3. There are parcels which are in different tax districts but in the City of Columbus. For the purpose of zoning clearance the parcels shall be considered as one parcel for that portion of the development which crosses the two district lines.

SUBAREA 3 - 56.5± ACRES (PUD-8)

Subarea 3 is located west of the North/South Road, and north of Morse Road.

2. **PERMITTED USES:** Detached single family with attached or detached garages on private streets and multi-family dwellings with a minimum of three units.
3. **DEVELOPMENT STANDARDS:** Except as otherwise noted above and herein, the applicable development standards of R-2 and AR-12 shall apply to the respective single family and multi-family developments.

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

1. Single-Family

- a. Each lot shall be a minimum of 50-feet. x 120-feet with a front yard setback of a minimum of 12-feet (stoops and porches may extend 4 feet into the setback); side yard setback of a minimum of 3.5-feet and a rear yard of a minimum of 20-feet.
- b. Driveway for detached single-family dwelling units may have a zero side yard.
- c. Setback requirements for detached single-family dwelling units shall be measured from either a private street (easement line) or a public street (right-of-way).
- d. Minimum separation between buildings shall be at least 6 feet, except for permitted encroachments which may, if closer than 6 feet, have to be constructed to meet certain fire code ratings.

e. Single-family garages shall be attached to the dwelling unit with a minimum of two enclosed spaces per dwelling unit. Each dwelling unit shall have a maximum garage footprint of 440 square feet with a maximum driveway width of sixteen feet. No plumbing fixtures shall be permitted in the garage.

f. Parking restrictions shall be controlled by appropriate signage displayed within the development and shall include that parking shall be limited to one side of the street where noted on the approved preliminary plan and that parking shall be prohibited on either side of any street within 25-feet of street intersections. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement of the parking restrictions shall be by the Homeowner's Association.

g. Single-family: Minimum net living area for a ranch 1,100 square feet and for a two story dwelling unit 1,600 square feet.

h. Each dwelling unit shall have a storage area above the garage of a minimum of 250 square feet. This storage area shall have a wood floor and be accessed by a permanent stairway.

i. If soil conditions permit, a basement shall be offered as an option on each single-family dwelling.

j. Building setback from Morse Road shall be 150-feet and the parking setback from Morse Road shall be 100 feet.

2. Multi-family

a. Each multi-family building shall have a minimum of 4-foot front yard setback; stoops may have a zero setback.

b. Garages for multi-family buildings shall have a minimum setback of 6-feet from the edge of an alley (easement line).

c. Setback requirements for detached multi-family dwelling units shall be measured from either a private street or alley or a public street (right-of-way).

d. There shall be a 25-foot building and parking setback along the west perimeter of the subarea adjacent to the subject sites multi-family developments; no interior perimeter yards shall be required.

e. The maximum density shall comply with AR-12 residential standards.

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

1. The proposed street alignments and access points are schematic and subject to change except for the location of the North/South Road which shall not change except with the approval of the City's Transportation Division.

2. Preserve Crossing will be constructed as a private street from Thompson Road south to the first curb cut to the west with a T intersection with a three lane approach at Thompson Road. A private street may be constructed along the balance of the west side of Subarea 1 at a zero setback.

3. Sidewalks in the single-family areas shall be installed on both sides along all new public streets, and on both sides of all new private streets except for single loaded streets which shall have sidewalks on the house side only. Sidewalks (4-foot minimum width) shall be constructed of concrete. Leisure tracks may be constructed of asphalt.

4. All streets shall be private except for the north/south road and shall be at least 22-feet in width. All alleys shall be private and shall be at least 22-feet in width except for a one way alley which shall be 16 feet in width. Intersection details including turning radii and tapers will comply with the TND standards for 22-foot wide streets and 22-foot alleys, or 12-foot alleys (except that the pavement width is 16 feet instead of 12-feet). The private streets and alleys shall be owned and maintained by the Homeowner's Association.

5. In multi-family development stacked parking (one parking space) shall be permitted behind a garage and counted as code required parking. If the stacked space is provided, than the parking space area shall be at least 18-feet in depth.

6. Code required parking may be located along both public and private streets.

7. At the time of development the developer shall dedicate to the City of Columbus 50-feet of right-of-way from the centerline of Morse Road and establish a 10-foot wide utility easement along its Morse Road frontage adjacent to said 50-foot right-of-way dedication.

8. At the time of development the developer shall extend Morse Road in a three lane section from the Homestead development to the west to the intersection of Morse Road and the proposed North/South Road which is part of this application.

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

1. A street tree planting shall be established along the North/South Road. Trees are to be a minimum of 2.5-inch caliper and shall be spaced at a maximum distance of 30-feet on center. Trees may be grouped, provided the quantity is equivalent to one tree per 30-feet or fraction thereof. This requirement may be waived in areas where existing trees, minimum 3-inch caliper, exist and are shown on the submitted zoning clearance drawing and meet the quantity requirements of this item.

2. The developer shall install one street tree per single-family dwelling unit and three street trees per corner single-family dwelling unit. Street trees shall be installed at regular intervals. Street trees shall be 2.5-inch caliper minimum, and species shall not be mixed on individual streets.

3. Unless otherwise specified, minimum size of all plant material at installation shall be 2.5-inch caliper for deciduous shade trees, 6-feet high for evergreen, and 1.5-inch caliper for ornamental trees; caliper shall be measured 6-inches above grade.

4. All trees and landscaping shall be well maintained. Dead items, weather permitting, shall be replaced within six months or the next available planting season, whichever occurs first.

5. All property currently or hereafter subject to the Joint Parks District tax shall have the right to use the park contained in Subarea 7 of Zoning Case Z01-078 located on the west side of Rocky Fork Creek, north of Thompson Road and included herein as Subarea 5.

6. No structure or building shall be placed upon, in or under any of the areas designated as "tree preservation areas" hereon, nor shall any work be performed thereon that would damage any of the trees thereon, provided, however that there shall be such construction areas therein as may be required for the construction / installation, operation and maintenance of utility and drainage facilities as the developer may deem necessary for efficient development. Any such utility or drainage facility shall only be constructed / installed so as to cross or extend into a tree preservation area at right angles to the length of the tree preservation area in which it would be located. Each tree, 3-inch caliper or greater, removed as the result of utility or drainage facilities maintenance, shall be replaced, by the entity responsible for such maintenance, with a 2.5-inch caliper deciduous shade tree, a 6-foot high evergreen trees or a 1.5-inch caliper ornamental tree not withstanding the foregoing, trees which are dead or diseased may be removed therefrom. The owner of the tree preservation area shall care for and maintain said portion of the tree preservation area that falls within the limits of said owner's control.

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

Building materials for single family dwelling units shall be brick, stone, wood, glass or vinyl.

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

1. Unless otherwise required by the utility company, all new wiring within a development shall be underground.

2. Developer shall install residential street lamps in the single family areas on both the public and private per the City of Columbus's standard spacing.

F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the R-2 and AR-12, Residential Districts. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission. If a sign contains a brick structure then the brick structure shall meet the sign setback.

G. Miscellaneous

1. Homes may be used as model homes for the purpose of marketing and sales. A manufactured modular building or a model home may be used as a sales office during the development of the project and the construction of homes therein.
2. The Board of Zoning Adjustment (BZA) shall be the venue to vary development standards including any and all specific site development standards depicted on this site plan.
3. There are parcels which are in different tax districts but in the City of Columbus. For the purpose of zoning clearance the parcels shall be considered as one parcel for that portion of the development which crosses the two district lines.

SUBAREA 4 - 28.56± ACRES (PUD-8)

Subarea 4 is located west of the North/South Road, and north of Morse Road.

2. **PERMITTED USES:** Detached single family with attached or detached garages on private streets and multi-family dwellings with a minimum of three units.
3. **DEVELOPMENT STANDARDS:** Except as otherwise noted above and herein, the applicable development standards of R-2 and AR-12 shall apply to the respective single family and multi-family developments.

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

1. Single-Family

- a. Each lot shall be a minimum of 50 ft. x 120 ft. with a front yard setback of a minimum of 12-feet (stoops and porches may extend 4-feet into the setback); side yard setback of a minimum of 3.5-feet and a rear yard of a minimum of 20-feet.
- b. Driveway for detached single-family dwelling units may have a zero side yard.
- c. Setback requirements for detached single-family dwelling units shall be measured from either a private street (easement line) or a public street (right-of-way).
- d. Minimum separation between buildings shall be at least 6-feet, except for permitted encroachments which may, if closer than 6-feet, have to be constructed to meet certain fire code ratings.
- e. Single-family garages shall be attached to the dwelling unit with a minimum of two enclosed spaces per dwelling unit. Each dwelling unit shall have a maximum garage footprint of 440 square feet with a maximum driveway width of 16-feet. No plumbing fixtures shall be permitted in the garage.
- f. Parking restrictions shall be controlled by appropriate signage displayed within the development and shall include that parking shall be limited to one side of the street where noted on the approved preliminary plan and that parking shall be prohibited on either side of any street within 25-feet of street intersections. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement of the parking restrictions shall be by the Homeowner's Association.
- g. Single-family: Minimum net living area for a ranch 1,100 square feet and for a two story dwelling unit 1,600 square feet.
- h. Each dwelling unit shall have a storage area above the garage of a minimum of 250 square feet. This storage area shall

have a wood floor and be accessed by a permanent stairway.

- i. If soil conditions permit, a basement shall be offered as an option on each single family dwelling.
- j. Building setback from Morse Road shall be 150-feet and the parking setback from Morse Road shall be 100 feet.

2. Multi-family

- a. Each multi-family building shall have a minimum of 4-foot front yard setback; stoops may have a zero setback.
- b. Garages for multi-family buildings shall have a minimum setback of 6-feet from the edge of an alley (easement line). **break5c.** Setback requirements for detached multi-family dwelling units shall be measured from either a private street or alley or a public street (right-of-way).
- d. There shall be a 25-foot building and parking setback along the east perimeter of the subarea adjacent to the subject site multi-family developments; no interior perimeter yards shall be required.
- e. The maximum density shall comply with AR-12 residential standards.

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

- 1. The proposed street alignments and access points are schematic and subject to change except for the location of the North/South Road which shall not change except with the approval of the City's Division of Transportation.
- 2. Preserve Crossing will be constructed as a private street from Thompson Road south to the first curb cut to the west with a "T" intersection with a three lane approach at Thompson Road. A private street may be constructed along the balance of the west side of Subarea 1 at a zero setback.
- 3. Sidewalks in the single-family areas shall be installed on both sides along all new public streets, and on both sides of all new private streets except for single loaded streets which shall have sidewalks on the house side only. Sidewalks (4-foot minimum width) shall be constructed of concrete. Leisure trails may be constructed of asphalt.
- 4. All streets shall be private except for the north/south road and shall be at least 22-feet in width. All alleys shall be private and shall be at least 22-feet in width except for a one way alley which shall be 16-feet in width. Intersection details including turning radii and tapers will comply with the TND standards for 22-foot wide streets and 22-foot alleys, or 12-foot alleys (except that the pavement width is 16-feet instead of 12-feet). The private streets and alleys shall be owned and maintained by the Homeowner's Association.
- 5. In multi-family development stacked parking (one parking space) shall be permitted behind a garage and counted as code required parking. If the stacked space is provided, then the parking space area shall be at least 18-feet in depth.
- 6. Code required parking may be located along both public and private streets.
- 7. At the time of development the developer shall dedicate to the City of Columbus 50-feet of right-of-way from the centerline of Morse Road and establish a 10-foot wide utility easement along its Morse Road frontage adjacent to said 50-foot right-of-way dedication.
- 8. At the time of development the developer shall extend Morse Road in a three lane section from the North-South road to the City of Gahanna's 62/Morse Road intersection improvement which terminates approximately 270-feet west of the east property line of Subarea 4.

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

- 1. A street tree planting shall be established along the North/South Road. Trees are to be a minimum of two and a half inch caliper and shall be spaced at a maximum distance of thirty feet on center. Trees may be grouped, provided the

quantity is equivalent to one tree per 30-feet or fraction thereof. This requirement may be waived in areas where existing trees, minimum 30-inch caliper, exist and are shown on the submitted zoning clearance drawing and meet the quantity requirements of this item.

2. The developer shall install one street tree per single-family dwelling unit and three street trees per corner single family dwelling unit. Street trees shall be installed at regular intervals. Street trees shall be 2.5-inch caliper minimum, and species shall not be mixed on individual streets.

3. Unless otherwise specified, minimum size of all plant material at installation shall be 2.5-inch caliper for deciduous shade trees, 6-feet high for evergreen, and 1.5-inch caliper for ornamental trees; caliper shall be measured 6-inches above grade.

4. All trees and landscaping shall be well maintained. Dead items, weather permitting, shall be replaced within six months or the next available planting season, whichever occurs first.

5. All property currently or hereafter subject to the Joint Parks District tax shall have the right to use the park contained in Subarea 7 of Zoning Case Z01-078 located on the west side of Rocky Fork Creek north of Thompson Road and included herein as Subarea 5.

6. No structure or building shall be placed upon, in or under any of the areas designated as "tree preservation areas" hereon, nor shall any work be performed thereon that would damage any of the trees thereon, provided, however that there shall be such construction areas therein as may be required for the construction / installation, operation and maintenance of utility and drainage facilities as the developer may deem necessary for efficient development. Any such utility or drainage facility shall only be constructed / installed so as to cross or extend into a tree preservation area at right angles to the length of the tree preservation area in which it would be located. Each tree, 3 - inch caliper or greater, removed as the result of utility or drainage facilities maintenance, shall be replaced, by the entity responsible for such maintenance, with a 2.5 -inch caliper deciduous shade tree, a 6-foot high evergreen trees or a 1.5inch caliper ornamental tree not withstanding the foregoing, trees which are dead or diseased may be removed therefrom. The owner of the tree preservation area shall care for and maintain said portion of the tree preservation area that falls within the limits of said owner's control.

7. The open space area along the creek is shown on the "openspace plan".

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

Building materials for single family dwelling units shall be brick, stone, wood, lss or inyl.

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

1. Unless otherwise required by the utility company, all new wiring within a development shall be underground.

2. Developer shall install residential street lamps in the single-family areas on both the public and private per the City of Columbus's standard spacing.

F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the R-2 and AR-12, Residential Districts. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission. If a sign contains a brick structure then the brick structure shall meet the sign setback.

G. Miscellaneous

1. Homes may be used as model homes for the purpose of marketing and sales. A manufactured modular building or a model home may be used as a sales office during the development of the project and the construction of homes therein.

2. The Board of Zoning Adjustment (BZA) shall be the venue to vary development standards including any and all

specific site development standards depicted on this site plan.

3. There are parcels which are in different tax districts but in the City of Columbus. For the purpose of zoning clearance the parcels shall be considered as one parcel for that portion of the development which crosses the two district lines.

SUBAREA 5 47.1± ACRES (PUD-8)

Subarea 5 is located north of Thompson Road along Rocky Fork Creek.

2. PERMITTED USES: The following uses shall be permitted within Subarea 5: Those uses listed in Section 3345.04, PUD, (Planned Unit Development District) of Columbus City Code, set forth below:

A. Parks, playgrounds, athletic areas, play lots, tot lots, golf courses, swimming pools, lakes and undeveloped areas for passive recreation.

B. Parking lots, restrooms and other similar support uses for the aforesaid shall be permitted.

3. DEVELOPMENT STANDARDS: Except as otherwise noted above and herein, the applicable development standards of Chapter 3332, (SR, Residential Use Districts) shall apply to Subarea 5.

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

1. The setback from the Thompson Road right-of-way shall be 30-feet for all buildings and 30-feet for parking, loading and maneuvering areas.

2. The setback from the centerline of Rocky Fork Creek shall be 150-feet for buildings and parking, loading and maneuvering areas.

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

1. Parking and loading shall be regulated by Columbus City Code under Chapter 3342.

2. Walking/hiking paths shall be installed within this subarea.

3. The property owner shall dedicate 30-feet from the centerline of Thompson Road to the City of Columbus at the time of development.

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

A street tree shall be established along Thompson Road. Trees are to be a minimum of 2.5-inch caliper and shall be spaced at a maximum distance of 30-feet on center. Trees may be grouped, provided the quantity is equivalent to one tree per 30-feet or fraction thereof. This requirement may be waived in areas where existing trees, minimum 3-inch caliper, exist and are shown on the submitted zoning clearance drawing and meet the quantity requirements of this item.

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

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

All external outdoor lighting fixtures within a given area shall be from the same or similar manufacturer's type to insure compatibility.

F. Miscellaneous Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to SR, Suburban Residential District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1234-2004

Drafting Date: 06/23/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation1. BACKGROUND:

This legislation authorizes the Director of Public Utilities to modify the professional engineering services agreement with Burgess and Niple, Limited for additional services related to increased support services that were required to resolve construction related issues and to provide design services for Phase 2 which includes the preparation of plans and specification for Tank 4 of the Southerly Wastewater Treatment Plant Effluent Disinfection Improvements Project for the Division of Sewerage and Drainage.

2. PROFESSIONAL ENGINEERING SERVICES MODIFICATION AWARD:

This contract is being funded incrementally by modification as the work progresses through the planned project steps from the Preliminary Design Phase through the Services During Construction Phase. The contract total including this modification is \$3,945,357.00. The potential need for the additional work was foreseen and so stated in the original contract's legislation, and is therefore a planned, continuation of the services as originally included within the existing contract's scope of service. It is not deemed either feasible or reasonable to suspend work with the entity currently under contract and undertake the continuation of these services with another procurement. The cost of the modification is a continuation of the vendor's current pricing structure, as verified by City staff.

3. FISCAL IMPACT: This project will be funded with financial assistance from the Ohio Water Development Authority. The Division is requesting an amendment to the 2004 Capital Improvements Budget within Ord. No. 1293-2004, in order to adjust the funding authority for this project.

TitleTo authorize the Director of Public Utilities to modify the professional engineering services agreement with Burgess & Niple, Limited for the Southerly Wastewater Treatment Plant Effluent Disinfection Improvements Project; to authorize the appropriation, transfer and expenditure of \$448,500.00 from the Sewerage System Reserve Fund to the Ohio Water Pollution Control Loan Fund; for the Division of Sewerage and Drainage. (\$448,500.00)

BodyWHEREAS, Contract No. CT19477 was authorized by Ordinance No. 1357-98 as passed by Columbus City Council on June 1, 1998, for purposes of preparing construction plans and specifications in connection with the Southerly Wastewater Treatment Plant Effluent Disinfection Improvements Project, for the Division of Sewerage and Drainage, Department of Public Utilities; and

WHEREAS, Division of Sewerage and Drainage engineering personnel have determined it necessary to modify the subject contract in order to provide the additional Step 2 - Detailed Design Services and Step 3 - Services During Construction that are required for the Southerly Wastewater Treatment Plant Effluent Disinfection Improvements Project; and

WHEREAS, it has been determined necessary for this City Council to authorize the Director of Public Utilities to modify the aforementioned professional engineering services modification with Burgess & Niple, Limited, for purposes of incorporating the additional Step 2 - Detailed Design Services and Step 3 - Services During Construction for the Southerly Wastewater Treatment Plant Effluent Disinfection Improvements Project at the earliest practicable date; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That from the unappropriated monies in the Sewerage System Reserve Fund No. 654, and from all monies estimated to come into said fund from any and all sources, and unappropriated for any other purpose during the fiscal year ending December 31, 2004, the sum of \$448,500.00, is hereby appropriated to the Division of Sewerage and Drainage Div. 60-05| Object Level 10| Object Level Three 5502| OCA Code 901654.

Section 2. That the City Auditor is hereby authorized to transfer \$448,500.00 from the Sewerage System Reserve Fund to the Ohio Water Pollution Control Loan Fund No. 666, into the SWWTP Effluent Disinfection Improvements Project| Project No. 650355; at such time as deemed necessary by him, and to expend said funds, or so much thereof as may be necessary.

Section 3. That the expenditure of \$448,500.00 is hereby appropriated for the SWWTP Effluent Disinfection Improvements Project within the Ohio Water Pollution Control Loan Fund No. 666| Division 60-05| Project 650355| OCA Code 651355.

Section 4. That upon obtaining other funds for the purpose of funding sanitary sewer system capital improvement work, the City Auditor is hereby authorized to repay the Sewerage System Fund the amount transferred under Section 2, above, and said funds are hereby deemed appropriated for such purpose.

Section 5. That the City Auditor is authorized to make any accounting changes to revise the funding source for any contract or contract modification associated with the expenditure of the funds transferred under Section 2, above.

Section 6. That the Director of Public Utilities be, and hereby is authorized to modify Contract No. CT-19477 with Burgess & Niple, Limited, 5085 Reed Road, Columbus, Ohio 43220, for purposes of providing professional engineering services in connection with the Southerly Wastewater Treatment Plant Effluent Disinfection Improvements Project, in accordance with the terms and conditions as shown in the contract modification agreement on file in the General Engineering Section of the Division of Sewerage and Drainage.

Section 7. That for the purpose of paying the cost of the professional engineering services contract modification the expenditure of \$ 448,500.00, or as much thereof as may be needed, is hereby authorized from the Ohio Water Pollution Control Loan Fund No. 666| Division 60-05| Project 650355| OCA Code 651355| Object Level 6624.

Section 8. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.
]

Legislation Number: 1240-2004

Drafting Date: 06/23/2004

Current Status: Passed

Version: 2

Matter Type: Ordinance

Explanation

REZONING APPLICATION: Z04-033

APPLICANT: Ed Claeys; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.

PROPOSED USE: Commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 13, 2004.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant's request for the L-C-4, Limited

Commercial District to develop an auto detailing business and offices is consistent with zoning and development trends along this portion of North Hamilton Road. The limitation text provides use restrictions and development standards that are consistent with the *Northland Plan: Volume II* (2002), the *Northland Development Standards* and surrounding L-C-4, Limited Commercial zoning districts.

Title

To rezone **5478 NORTH HAMILTON ROAD (43230)**, being 1.63± acres located on the east side of North Hamilton Road, 1463± feet south of Preserve Boulevard, **From:** R, Rural District, **To:** L-C-4, Limited Commercial District (Z04-033).

Body

WHEREAS, application #Z04-033 is on file with the Building Services Division of the Department of Development requesting rezoning of 1.63± acres from R, Rural District to L-C-4, Limited Commercial District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval because the applicant's request for the L-C-4, Limited Commercial District to develop an auto detailing business and offices is consistent with zoning and development trends along this portion of North Hamilton Road. The limitation text provides use restrictions and development standards that are consistent with the *Northland Plan: Volume II* (2002), the *Northland Development Standards* and surrounding L-C-4, Limited Commercial zoning districts; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

5478 NORTH HAMILTON ROAD (43230), being 1.63± acres located on the east side of North Hamilton Road, 1463± feet south of Preserve Boulevard, and being more particularly described as follows:

ZONING DESCRIPTION FOR 1.633 ACRES

Beginning at a point in the center line of Beecham Road, which point is the southwesterly corner of the above mentioned 2 acre tract and which point is located south, 244.81 feet from a railroad spike in said center line at the southwest corner of the 0.5 acre tract now or formerly owned by W. L. and Hazel Erlenbach; thence along the center line of Beecham Road, North, 100 feet to a point; thence parallel with the south line of said 2 acre tract; North 89° 46' East, 711.67 feet to a point in the easterly line of said 2 acre tract; thence along said easterly line, South 0° 07' West, 100 feet to the southeast corner of said 2 acre tract, thence along the southerly line of said 2 acre tract, South 89° 46' West, 711.47 feet to the place of beginning, containing 1.633 acres, more or less. Subject to all legal highways and easements.

To Rezone From: R, Rural District,

To: L-C-4, Limited Commercial District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the L-C-4, Limited Commercial District on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved L-C-4, Limited Commercial District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said text being titled, "**LIMITATION TEXT**" signed by David

L. Hodge, Attorney for the Applicant, dated June 23, 2004, and reading as follows:

PROPOSED DISTRICT: L-C-4.

EXISTING DISTRICT: R, Rural annexation zoning designation.

PROPERTY ADDRESS: 5478 North Hamilton Road, Columbus, Ohio 43230.

OWNER: Kevin and Thomas Donley.

APPLICANT: Ed Claeys.

DATE OF TEXT: 6/23/04.

APPLICATION NUMBER: Z04-033.

1. **INTRODUCTION:** The property is located on the east side of Hamilton Road, north of Thompson Road, south of Menerey Lane. This tract has been annexed into the City of Columbus from Plain Township. This property was zoned LB, Limited Business in Plain Township. The existing use of the property is a single-family dwelling. The proposed use of the property is automobile detailing and office.

2. **PERMITTED USES/SITE PLAN:**

A. Those uses contained in Sections 3356.03 (C-4, Commercial). The following uses shall be excluded:

Animal Shelter
Automobile and light truck dealers
Billboards
Halfway house
Motorcycle, boat, and other motor vehicle dealers
Recreational vehicle dealers
Truck, utility trailer, and RV sales, leasing, and rental

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the written text, the applicable development standards shall be those standards contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

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

1. A minimum 40-foot parking setback and a minimum 60-foot building setback shall be established along North Hamilton Road.

2. Height district shall be thirty-five feet as measured per Columbus City Code with an absolute height of 40-feet.

3. The permitted maximum site density shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

4. Building and pavement lot coverage shall not exceed 80% of the parcel except that if a driveway parallel to North Hamilton Road is constructed then said driveway shall not be included in the lot coverage calculation.

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

1. Size, ratio and type of parking and loading shall be regulated by the Columbus City Code under Chapter 3342.

2. ~~Any alteration to the existing curb cut from North Hamilton Road shall be subject to the approval of the City of Columbus Transportation Division.~~ **All curbcuts and access points shall be subject to the approval of the Columbus**

Division of Transportation.

3. Applicant shall install a 4-foot wide pedestrian sidewalk within the eventual right-of-way of North Hamilton Road along the entire frontage of the property along North Hamilton Road. In addition, applicant shall install a 4-foot wide pedestrian sidewalk from the parking area connecting to the aforementioned North Hamilton Road sidewalk.
4. Applicant shall dedicate to the City of Columbus an area sufficient for a 60-foot right-of-way from the centerline of North Hamilton Road.
5. Upon the determination of the City of Columbus regarding the necessity of a north/south access road to allow multiple property linkage between Preserve Road and Thompson Road the applicant/developer shall assume responsibility for this road construction.
6. Applicant/Developer shall provide any necessary cross egress or ingress easements to adjacent property owners upon the final determination of the City of Columbus Transportation Division regarding curb-cut locations.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. From the east edge of the proposed North Hamilton Road right-of-way, a 40-foot green space corridor shall be established. Landscaping within the 40-foot green space corridor is intended to resemble an orchard and be based on the following standards:
 - a. Within the 40-foot green space corridor, there shall be a minimum of 3-foot high continuous uniform earthen mound and a four (4) rail white fence located at the right-of-way line except for areas of egress and ingress roadways. The mound shall have a minimum 8(run):1(rise) slope that will begin at the right-of-way. The mound will also have a 4(run):1(rise) maximum slope on the opposite side, which will begin approximately 12-feet from the setback line.
 - b. Two rows of ornamental trees shall be planted within the green space corridor in an orchard fashion at an approximate spacing of 15-feet on center. The first row of trees shall be planted 20-feet from the right-of-way. Trees may be planted in pairs or staggered.
2. All parking areas along North Hamilton Road shall have headlight screening with a minimum height of 36-inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of earthen mounding.
3. All major entries shall be developed by utilizing the fencing and landscape material noted in C-1 above.
4. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2.5 -inch caliper per tree) to total site coverage by buildings and pavement:
 - a. 0 to 20,000 square feet: 6-inches of trunk size plus 1-inch additional for every 4,000 square feet of total site coverage by buildings and pavement.
 - b. 20,001 to 100,000 square feet: 10-inches of trunk size plus 1-inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,000 square feet.
 - c. Over 100,000 square feet: 20-inches of trunk size plus 1-inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.
5. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3-inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface area.
6. The landscaping required in items 4 and 5 may be used to offset the parking lot landscaping requirements contained in

Chapter 3342 of the Columbus Zoning Code.

7. Minimum tree size shall be no less than 2.5 -inches caliper for street and/or shade trees, 5-feet in height for evergreen trees and 1.5 -inch caliper for ornamental trees.

8. If landscaping is used to screen a service area, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1-foot above height of structure to be screened but not less than 7-feet in height.

9. A 50-foot no build zone buffering shall be established along the eastern property line. A double row of staggered evergreen trees, 5-foot in height, spaced every 5-feet at installation shall be installed to provide a 75% opacity in a three year period, planted on a 36-inch mound.

10. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season whichever occurs first.

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

1. The building(s) shall have a pitched roof.

2. Roofs shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

3. A maximum of three building material types (excluding glass) shall be utilized for the exterior of any building including roof material except for the westernmost elevation of the building adjacent to North Hamilton Road (See D4 below). Minor accenting of structures through the use of a fourth building material shall be permitted.

4. The western building elevation shall be constructed with all brick and glass.

5. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. No junk or non-operative motor vehicles shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

6. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by the same material utilized on the building roof or exterior. Color shall also match the building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.

7. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

8. All buildings shall be finished utilizing the same materials on all sides of the exterior, except the western elevation which shall be brick.

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

1. All external outdoor lighting shall be cut-off fixtures (down lighting), except there may be accent lighting (up lighting) on landscaping in the front structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.

2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to insure aesthetic compatibility. All light poles and standards shall be dark brown, bronze, or black.

3. Light poles in the parking lots shall not exceed 20-feet in height. Within one 100-feet of residentially zoned property, light poles shall not exceed 14-feet in height.

4. Building mounted lighting within service areas shall be designed in such a way that no light spillage off-site occurs.
5. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.
6. Dumpsters shall be screened on all four sides to an opacity of ninety percent.
7. All electrical wiring to the site shall be placed underground.

F. Graphics and Signage commitments.

1. All signage shall conform to Chapters 3375 through 3383 of the Columbus City Code as they apply to C-4, Commercial District. Any variance to the sign requirements will be submitted to the Columbus Graphics Commission.

G. Miscellaneous commitments

1. The applicant shall fulfill any parkland dedication requirement.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1252-2004

Drafting Date: 06/24/2004

Version: 1

Current Status: Passed

Matter Type: Ordinance

Explanation

Ordinance #1302-91, passed June 17, 1991, and subsequently amended by Ordinance #1354-92 on July 13, 1992, rezoned 1,691.37± acres to various limited residential, commercial, and manufacturing districts. That rezoning established 42 separate Subareas each having specific use prohibitions and development standards including building design, height, setbacks, landscaping, lighting, access, and graphics restrictions. This legislation will amend Ordinance #1302-91, passed June 17, 1991, and subsequently amended by Ordinance #1354-92 on July 13, 1992, to modify the roof pitch requirements for outparcel development applicable to Subareas 14A, 14B, and 14C. All other conditions and restrictions of Ordinance #1302-91 and as amended by Ordinance #1354-92 remain in effect and are unchanged by this legislation.

CITY DEPARTMENT'S RECOMMENDATION: Approval.

Title

To amend Ordinance #1302-91, passed June 17, 1991, for property located at **5301 NORTH HAMILTON ROAD (43230)**, by amending the limitation overlay text in Section 19 applicable to Subareas 14A, 14B, and 14C as it pertains to roof pitch requirements for outparcel buildings (Z90-166B).

Body

WHEREAS, Ordinance #1302-91, passed on June 17, 1991, (Z90-166) established the L-C-4 and L-C-5, Limited Commercial Districts on Subareas 14A, 14B and 14C on property located at **5800 NORTH HAMILTON ROAD (43230)**, being a part of the total 1,691.37± acres located on the west side of North Hamilton Road north of and adjacent to Morse Road; and

WHEREAS, it is necessary to amend the limitation text identified in Subareas 14A, 14B and 14C of said Ordinance to allow minor alterations to the existing text commitments, and;

WHEREAS, this amendment modifies sections 14.11.A and 14.11.B of the limitation text for Subareas 14A, 14B and 14C, and affects only roof pitch and roof materials, and in no way alters the other conditions of the limitation overlay and;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the existing limitation text for Subareas 14A, 14B and 14C in Section 19 of Ordinance #1302-91, passed on June 17, 1991, (Z90-166) , be amended to read as follows:

SECTION 3. That the Director of Department of Development be and is hereby authorized and directed to make said changes to the said original zoning map in the office of the Building Services Section and shall register a copy of the approved L-C-4, Limited Commercial and L-C-5, Limited Commercial Districts and application among the records of the Department as required by Section 3370.03 of the Columbus City Codes; said text titled "**Z90-166B LIMITATION TEXT FOR SUBAREAS 14A, 14B AND 14C: L-C-4 & L-C-5 ZONING DISTRICTS**," signed by Jackson B. Reynolds, III, Attorney for this amendment application, dated April 6, 2004, and the text reading as follows:

SUBAREAS 14A, 14B AND 14C: L-C-4 & L-C-5 ZONING DISTRICTS

14.01 Description and Acreage:

Subarea 14A, 14B and 14C shall contain 40.8, 8.1 and 2.5 gross acres, respectively, totaling 51.4 acres. They are located on the east side of Hamilton Road. Subarea 14A and 14B are adjacent to Road J. Uses within Subarea 14 shall be characterized as retail in nature.

14.02 Permitted Uses / Development Standards:

A. Permitted uses and applicable development standards for Subareas 14A and 14B are contained in Section 3355.02 (C4) and Chapter 3355 (C4), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from the subarea:

- a. Adult bookstore
- b. Adult only motion picture
- c. Adult only entertainment
- d. Book bindery
- e. Bus or truck terminal
- f. Ice house
- g. Poultry killing
- h. Stables
- i. Tinsmith

B. Permitted uses and applicable development standards for Subarea 14C are contained in Section 3357.01 (C5) and Chapter 3357 (C5), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

C. The development standards shall apply to all three Subareas unless otherwise indicated.

14.03 Permitted Density:

A. The permitted maximum site density of Subareas 14A, 14B and 14C shall not exceed a ratio of 12,000 gross square feet of building per net acre of site.

14.04 Traffic and Circulation:

A. Hamilton Road shall contain a right-of-way of a 120 feet.

- B. Road J shall be a collector and have a minimum right-of-way of 60 feet.
- C. Major points of entry shall be generally spaced at 650 feet apart taken centerline to centerline.
- D. All major vehicular entries to the retail centers may be a landscaped boulevard.
- E. Right-in and right-out curbcuts are permitted, however, such curbcuts shall have a minimum spacing and separation of 200 feet taken centerline to centerline.
- F. Curbcuts located on Road J shall be spaced at a minimum of 200 feet apart taken centerline to centerline.
- G. Any development having full access to Hamilton Road shall construct an additional lane on Hamilton Road if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic on to and off of Hamilton Road. Construction shall be done at time of development and to specifications of City of Columbus.

14.05 Parking and Loading:

- A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.
- B. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

14.06 Height and Setback Requirements:

- A. The setback along Hamilton Road shall be 40 feet for parking and maneuvering areas and 75 feet for building.
- B. The setback along Road J shall be 25 feet for parking and maneuvering and 50 feet for building.
- C. Height district within Subarea 14 shall be 60 feet as measured per Columbus Zoning Code.

14.07 Landscaping / Environmental Treatment for Subareas 14A and 14B:

- A. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage along Hamilton Road within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor at a minimum distance of 30 feet from right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous trees (minimum 1 inch caliper upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.
- B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.
- C. All parking areas adjacent to Hamilton Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches 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, or walls.
- D. All major entries shall be demarked by utilizing the fence and landscape material noted in 14.07A.
- E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. At least 50% of required tree planting shall be integrated within parking of service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.

G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses or pavement.

H. The landscaping required in items E, F and G may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be no less than 2 inch caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven (7) feet above finish grade.

14.08 Landscaping / Environmental Treatment for Subarea 14C:

A. Within the required 40 foot green space corridor along Hamilton Road, fencing and landscaping shall be required for a minimum of 65% of the frontage within Subarea 14C, such fencing and landscaping shall be uniformly placed within the last 10 feet from right-of-way of the required 40 foot green space corridor at a minimum distance of 30 feet from right-of-way. The fencing shall consist of 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 foot on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and/or evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Street tree planting shall be required within the green space corridor, such trees shall be those specified in the Columbus Street Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to Hamilton Road shall have headlight screening parallel to frontage with a minimum height of 30 inches measured from the elevation of the nearest section of adjacent parking areas. Parking lot screening shall be in the form of evergreen hedge, earth mounding, or walls.

D. Major entries shall be demarked by utilizing the fencing and landscape material noted in 14.08A.

E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by

buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. Minimum tree size shall be 2 inch caliper for street trees and shade trees, 4 feet to 6 feet height for evergreen trees and 1 inch caliper for ornamental trees.

G. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven (7) feet above finish grade.

14.09 Lighting:

A. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

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

C. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.

D. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

14.10 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. The height of ground supported signage shall not exceed 20 feet for all retail centers. A retail center shall be defined as a building that contains 2 or more stores dedicated to retail sales.

C. Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.

D. All other signage shall be behind the required 40 foot setback with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet from street right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

E. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

F. No roof signs shall be permitted nor should a sign extend higher than the building.

G. No flashing, traveling, animated or intermittently illuminated signs shall be used.

14.11 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way line of Hamilton Road. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

~~A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. The sloped roof noted above shall not be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper. Roof requirements shall not apply to service station canopies.~~

~~B. A. A maximum of three building material types shall be utilized for the exterior of any building including roof material. **No roofs of metal only, mansard roof can be metal but all other roofs shall be constructed of shingles of asphalt or wood shakes.** Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.~~

~~C. B. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.~~

~~D. C. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.~~

~~E. D. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.~~

~~F. E. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 foot-0 inches.~~

~~G. F. All buildings shall be finished utilizing the same materials on all sides of the exterior.~~

~~H. G. It is recommended that in addition to using building elements to articulate building mass, individual elevations must be articulated with fenestrations, patten or structural expressions equally on all sides of the structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass with appear to be reduced and will reflect a residential character.~~

SECTION 2. That the existing limitation text for Subareas 14A, 14B and 14C in Section 3 of Ordinance #1302-91, passed June 17, 1991 (Z90-166) is hereby repealed.

Legislation Number: 1285-2004

Drafting Date: 06/28/2004

Version: 1

Current Status: Passed

Matter Type: Ordinance

Explanation

BACKGROUND: This legislation authorizes the Director of Public Utilities to enter into a professional services contract for General Engineering Services-Supply Group-Constructability Reviews for the Division of Water, Division of Water Contract No. 1049, Capital Improvement Project No. 690446; in conjunction with the 2004 Capital Improvement Program

for the Division of Water.

A total of ten (10) proposals were received in response to the advertised Request for Proposals (RFP). A three (3) member evaluation committee evaluated and determined that all offerors were qualified based on the evaluation criteria specified in the RFP: qualifications of staff, specialized experience, professional qualifications, past performance, meeting schedules and budgets, and location of staff. H. R. Gray & Associates, Inc. was ranked as the most responsive based on the quality, feasibility, and comprehensiveness of their proposal. The selection was made in accordance with the provisions of Chapter 329.14 of the Columbus City Codes 1959, Requests for Proposals.

FISCAL IMPACT: This project is included in the 2004 CIB and \$300,000.00 is budgeted. Funding is being provided by the July 14, 2004 bond sale.

CONTRACT COMPLIANCE NUMBER: 31-1050479

Title

To authorize the Director of Public Utilities to enter into a contract with H. R. Gray & Associates, Inc., for General Engineering Services-Supply Group-Constructability Reviews for the Division of Water, to authorize the expenditure of \$150,000.00 from the Waterworks Enlargement Voted 1991 Bonds Fund. (\$150,000.00)

Body

WHEREAS, it is necessary to authorize the Director of Public Utilities to enter into a contract with H. R. Gray & Associates, Inc., for Professional Engineering Services necessary for General Engineering Services-Supply Group-Constructability Reviews for the Division of Water, for the preservation of public health, peace, property, and safety now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS

Section 1. That the Director of Public Utilities be and is hereby authorized to enter into a contract with H. R. Gray & Associates, Inc., in the amount of \$150,000.00 for Professional Engineering Services necessary for General Engineering Services-Supply Group-Constructability Reviews for the Division of Water, Department of Public Utilities.

Section 2. That for the purpose of paying the cost thereof, the expenditure of \$150,000.00 is hereby authorized from Waterworks Enlargement Voted 1991 Bonds, Fund No. 606, Department of Public Utilities, Division of Water, Dept./Division No. 60-09, Object Level Three 6623, Project No. 690446, OCA Code 695023.

Section 3. That the City Auditor is hereby authorized to transfer the unencumbered balance in a project account to the unallocated balance account within the same fund upon receipt of certification by the Director of the Department administering said project; that the project has been completed and the monies are no longer required for said project except that no transfer shall be so made from a project account funded by monies from more than one source.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1290-2004

Drafting Date: 06/28/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

This is consent legislation with the State of Ohio, Department of Transportation (ODOT) for an Urban Paving Project on State Route 710. This project proposes to perform partial depth pavement repairs; plane and resurface pavement with asphalt concrete; and replace pavement markings. (FRA-SR710-1.87 PID 24943)

The Preliminary Engineering of this project will be conducted by The City of Columbus and twenty percent of the construction costs for paving within the corporate limits of Columbus will be funded by Columbus. The remaining 80% of the paving work will be funded by the Ohio Department of Transportation. Columbus will be responsible for 100% of non-surface related items such as curbs, gutters, utility relocation expenses, and partial and full-depth pavement repairs. Curb ramp reconstruction will be performed by the City in advance of this Urban Paving Project. The estimated cost of this Urban Paving Project is \$252,800 for resurfacing work and \$25,280 for construction inspection for a total estimated resurfacing cost of \$278,080, of which the City will be responsible for 20% totaling \$55,616.00 for the resurfacing portion.

Since this project lies within the City of Columbus, this consent ordinance is necessary. Construction of this project is scheduled for 2006.

Fiscal Impact: The estimated cost of this project is \$278,080.00, of which the City will be responsible for an estimated \$55,616.00. There is no payment required from the City at this time. This legislation also authorizes the Director of Public Service to enter into the necessary agreements to complete this project.

Title

To authorize the Public Service Director to enter into a consent and cooperation agreement with the Director of the Ohio Department of Transportation for the SR710 Urban Paving Project for the Transportation Division.

Body

The following is an Ordinance enacted by the City of Columbus, Franklin County, Ohio, hereinafter referred to as the Local Public Agency (LPA), in the matter of the stated described project.

WHEREAS, the State of Ohio has identified the need for the described project:

This project proposes to perform partial depth pavement repairs; plane and resurface pavement with asphalt concrete; and replace pavement markings. This project is an Ohio Department of Transportation District Six Urban Paving Project.

Project limits extend on SR710 (Schrock Road) from approximately 0.20 miles east of Schrock Road over I-71 to the junction of Cleveland Avenue; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1 - Consent Statement

Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above-described project.

SECTION 2 - Cooperation Statement

The LPA shall cooperate with the Director of Transportation in the above-described project as follows:

That prior to the construction commencement date of the above-referenced project, the LPA shall install and/or repair all curb ramps which are necessary to ensure compliance with the Americans with Disabilities Act and the LPA agrees to assume and bear one hundred percent (100%) of the cost of such installation and/or repair of curb ramps.

The City agrees to assume and bear one hundred percent (100%) of the total cost of Preliminary Engineering.

The City will assume and bear one hundred percent (100%) of the cost of construction less the amount of Federal funds set aside by the Director of Transportation and the Federal Highway Administration. The City will assume and bear one hundred percent (100%) of the cost of curbs, gutters, utility relocations, partial and full-depth pavement repairs and other non-surface related items. The City agrees to assume and bear one hundred percent (100%) of the total cost of those features requested by the City which are not necessary for the improvement as determined by the State and Federal Highway Administration.

The City hereby agrees to cooperate with the Director of Transportation of the State of Ohio in the planning, design and construction of the identified highway improvement project and grants consent to the Ohio Department of Transportation

for its development and construction of the project in accordance with plans, specifications and estimates as approved by the Director.

In the event that the City requests certain features or appurtenances be included within the highway improvement project's design and construction, and which features and appurtenances are determined by the State and the Federal Highway Administration to be not necessary for the State's highway improvement project, the City shall, prior to the project being advertised for construction contract bidding purposes, provide appropriate documentation that its Council has appropriated, and its Auditor has certified as being available for such specific purposes, funds sufficient in amount to cover one hundred percent of the costs of incorporating such additional features or appurtenances within the State's project, including preliminary engineering, final design, right-of-way, construction and construction engineering expenses as may be directly related thereto.

SECTION 3 - Utilities and Right-of-Way Statement

The LPA agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. The LPA also understands that right-of-way costs include eligible utility costs.

The LPA agrees that all utility accommodation, relocation and reimbursement will comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

SECTION 4 - Maintenance

Upon completion of the project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the project in accordance with all applicable state and federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial resources, as necessary, for the maintenance of the project; (3) maintain the right-of-way, keeping it free of obstructions, and (4) hold said right-of-way inviolate for public highway purposes.

SECTION 5 - Authority to Sign

The Public Service Director of said City is hereby empowered on behalf of the City of Columbus to enter into contracts with the Director of Transportation necessary to complete the above-described project.

SECTION 6 - This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1304-2004

Drafting Date: 06/28/2004

Current Status: Passed

Version: 2

Matter Type: Ordinance

Explanation

Rezoning Application Z03-123

APPLICANT: H.H. Gregg Appliances; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

PROPOSED USE: Retail commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 13, 2004.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested CPD, Commercial Planned Development District is consistent with established zoning and development patterns of the area. The applicant has ensured that the site

plan complies with the Regional Commercial Overlay standards and has designed the site to be sensitive to Alum Creek by granting a conservation easement for the site within 120 feet of the eastern floodway boundary.

Title

To rezone **4833 SUNBURY ROAD (43219)**, being 5.45± acres located at the northwest corner of Morse and Sunbury Roads, **From:** R, Rural District, **To:** CPD, Commercial Planned Development District. (Rezoning # Z03-123)

Body

WHEREAS, application #Z03-123 is on file with the Building Services Division of the Department of Development requesting rezoning of 5.45± acres from R, Rural District to CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District is consistent with established zoning and development patterns of the area. The applicant has ensured that the site plan complies with the Regional Commercial Overlay and has designed the site to be sensitive to Alum Creek, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4833 SUNBURY ROAD (43219), being 5.45± acres located at the northwest intersection of Morse and Sunbury Roads, and being more particularly described as follows:

5.446 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus and located in Lot 10, Quarter Township 3, Township 2 Range 17, United States Military Lands and being the remainder of that tract of land conveyed to City National Bank by deed of record in Deed Book 3556, Page 87 (1/2 interest) and Claudia H. Lauer by deed of record in Instrument Number 200011010221144, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows.

Beginning for reference at Franklin County Engineer's monument number 5252, said monument bears South 86° 10' 00" East, a distance of 54.03 feet from Franklin County Engineer's monument number 5253;

Thence North 86° 12' 51" West, with the centerline of Morse Road, a distance of 435.90 feet to a point;

Thence North 6° 06' 09" East, leaving said centerline, a distance of 80.07 feet to a drill hole set in a rock in the northerly right-of-way line of Morse Road and in the easterly line of that tract conveyed to City of Columbus by deed of record in Deed Book 3386, Page 395, also being the northwesterly corner of that 43.281 acres tract conveyed to the City of Columbus by deed of record in Official Record 29748D01, said drill hole being the TRUE POINT OF BEGINNING for the tract herein intended to be described;

Thence North 6° 06' 09" East, with the easterly line of the City of Columbus tract of record in Deed Book 3386, Page 395, the same being the westerly line of the said City National Bank and Claudia H. Lauer tract, a distance of 427.45 feet to a point in Alum Creek;

Thence South 86° 13' 44" East, with a southerly line of the said City of Columbus tract, the same being a northerly line of the said City National Bank and Claudia H. Lauer tract, a distance of 10.24 feet to a point in Alum Creek and the

southwesterly corner of that tract conveyed to Eugene Y. and Polly S. Paul tract by deed of record in Official Record 12298C02;

Thence South 86° 12' 50" East, with the southerly line of the said Paul tract, also being the northerly line of the said City National Bank and Claudia H. Lauer tract, (passing 2.24 feet south of an iron pin at 66.21 feet and 0.65 feet south of an iron pin at 74.68 feet) a distance of 726.50 feet to an iron pin found in the westerly right-of-way line of Sunbury Road at the northwesterly corner of that 0.153 acre tract conveyed to the City of Columbus by deed of record in Official Record 29748D01, also being the southwesterly corner of that 0.038 acres tract conveyed to the City of Columbus by deed of record in Official Record 30577D09;

Thence South 45° 25' 18" West, with the westerly right-of-way line of Sunbury Road and the westerly line of the said 0.153 acre tract conveyed to the City of Columbus, a distance of 296.19 feet to an iron pipe set at an angle point in said right-of-way;

Thence South 45° 16' 12" West, continuing along the said right-of-way and said 0.0153 acres City of Columbus tract, a distance of 208.21 feet to an iron pipe set at the southerly corner of said City of Columbus tract and at an angle point in said right-of-way:

Thence South 50° 16' 28" West, continuing along said right-of-way, a distance of 72.27 feet to an iron pipe set in the northerly right-of-way line of Morse Road and at the northeasterly corner of that 0.083 acre tract conveyed to City of Columbus by deed of record in Official Record 29748D01;

Thence North 86° 12' 51" West, with the northerly right-of-way line of Morse Road, a distance of 366.90 feet to the TRUE POINT OF BEGINNING containing 5.445 acres of land more or less.

Subject to all legal rights-of-way, easements and restrictions of record, if any.

The bearing cited in this description are based on the Ohio State Plane Coordinate system as per NAD 83, were established using GPS equipment and procedures and originated from monuments Hoover and Hoover Azimuth which have a bearing between them of North 86° 13' 34" East.

All iron pipes set are ¾" with a yellow plastic cap inscribed Rii.

To Rezone From: R, Rural District,

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of ~~thirty five (35)~~ **sixty (60)** feet is hereby established on the CPD, Commercial Planned Development District on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Building Services Division as required by Section 3311.12 of the Columbus City Codes; said plans being titled, "**HH GREGG SD 1**" dated July 7, 2004 and "**HH GREGG ELE1**", dated June 23, 2004 and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**", dated June 24, 2004, all signed by Jeffrey L. Brown, attorney for the Applicant, and the text reading as follows:

**COMMERCIAL PLANNED DEVELOPMENT TEXT
DEVELOPMENT PLAN**

PROPOSED DISTRICT: CPD, Commercial Planned Development

EXISTING DISTRICT: R, Rural

PROPERTY ADDRESS: 4899 Sunbury Road

OWNER: City National Bank et al.

APPLICANT: H.H. Gregg
DATE OF TEXT: 6/24/04
APPLICATION NUMBER: Z03-123

1. **INTRODUCTION:** The site is at the northwest corner of Morse Road and Sunbury Road.
2. **PERMITTED USES:** Those uses permitted in Chapter 3356 of Columbus City Code (C-4, Commercial) except for the following uses:

Automobile sales, new and used
Billboards
Bowling alley
Business college
Cabaret
Check Cashing facility or store
Commercial radio transmitting or television station and appurtenances including cellular towers
Dance hall
Electric substation
Funeral parlor
Hotel
Motel
Motor bus terminal
Motion picture theater
Nightclub
Off premises graphics
Pawn shop
Poolroom
Private club
Tattoo Parlor
Testing or experimental laboratory
Trade school

3. **DEVELOPMENT STANDARDS:** Unless otherwise specified in the following Development Standards, the Development Standards shall be as specified in Chapter 3356 of Columbus City Code (C-4, Commercial District).

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

1. For structures and paved areas lot coverage shall not exceed 75%.

2. The absolute height of the building(s) shall be 50'.

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

1. All circulation, curbcuts and access points shall be subject to the approval of the City's Division of Transportation.

2. The developer shall install a left turn lane from Sunbury Road, an extension of the existing right turn lane from Sunbury Road and a right turn lane on Morse Road into the site.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. The frontage along Morse and Sunbury Road shall be landscaped in accordance with the submitted site plan.
2. One tree shall be planted for every 10 parking spaces. Trees shall be planted in islands or medians at least 5 feet wide.
3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months.

4. All trees meet the following minimum size at the time of planting:

Shade trees 2 1/2" caliper
Ornamental trees 1 1/2" caliper
Evergreen trees 5 feet in height

5. The developer shall comply with the parkland dedication ordinance by donating \$400/acre to the City's Recreation and Parks Department.

6. The developer shall grant a conservation easement to the City along Alum Creek subject to crossing that area for utilities. This easement area is identified as the watercourse protection setback on the site plan.

7. The developer shall install a row of 5 foot evergreens twenty feet on center along the north property line in the open areas.

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

1. Mechanical equipment or other utility hardware on the roof of a building shall be screened to the height of the equipment.

2. The building shall be constructed in general accordance with the building elevations. The building elevations may be slightly adjusted to reflect engineering, architectural, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the building elevations shall be reviewed and may be approved by the Director of the Department Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

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

1. All external outdoor lighting including any wall packs shall be cut-off fixtures (down lighting) and shall be designed and placed to prevent spillage of light off the site and to prevent glare visible from the property lines.

2. Except for decorative lighting, all other light poles shall be metal and such light poles shall be of the same color. Light poles in the parking lots shall not exceed 20 feet in height.

3. Dumpsters shall be screened on three sides with a fence, wall or landscaping to a height of six feet with a gate on the fourth side.

4. Wiring within a development shall be underground.

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 District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous commitments.

1. The Subject Site shall be developed in general accordance with the 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 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. Delivery trucks shall be restricted to the hours of 8 a.m. to 9 p.m.

3. CPD Criteria

- a. Natural Environment: The site is located on the north side of Morse Road between Alum Creek and Sunbury Road.
 - b. Existing Land Use: The site is undeveloped except for a billboard.
 - c. Transportation and Circulation: Access to the site shall be from Morse and Sunbury Roads.
 - d. Visual form of the Environment: See submitted building elevations.
 - e. View and Visibility: In the development of the subject site and in the location of buildings and access points, consideration has been given to the visibility and safety of the motorists and pedestrian.
 - f. Proposed Development: Commercial.
 - g. Behavior Patterns: The proposed development will serve the residents along the Morse Road corridor as well as from the Easton area.
3. Variance: To reduce the number of parking spaces from 128 to 119.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1307-2004

Drafting Date: 06/29/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

BACKGROUND: This ordinance authorizes the Public Service Director to enter into various contracts for the renovation of the probate court located in the Municipal Court Building, 375 South High Street. Contracts will be entered into pursuant to section 329 of the Columbus City Codes and subject to the approval of the Executive Director of the Equal Business Opportunity Commission Office. Renovations will include, but are not necessarily limited to, remodeling of the court, the purchase of new furniture, an electrical system upgrade, and a sound system upgrade. The Facilities Management Division is in the process of soliciting bids. Contractors are yet to be determined. This ordinance also authorizes the transfer of \$3,623.89 from the Municipal Court Building Renovation Project to the Municipal Court Renovation Prosecutor/Probate Project for the renovation of the probate court.

FISCAL IMPACT: The Facilities Management Capital Fund has a total of \$37,383.89 remaining from Municipal Court renovation projects that are now complete or permanently suspended. The total cost of this ordinance is \$37,383.89. If the contracts cost less than this amount, the remaining balance will revert back to the Facilities Management Capital Fund.

Title

To authorize the City Auditor to transfer funds between projects in the Facilities Management Capital Improvement Fund, to authorize the Public Service Director to enter into contracts for the renovation of the probate court located in the Municipal Court Building, 375 South High Street, and to authorize the expenditure of \$37,383.89 from the Facilities Management Capital Improvement Fund. (\$37,383.89)

Body

WHEREAS, it is necessary to renovate the probate court located in the Municipal Court Building, 375 South High Street; and

WHEREAS, it is necessary to transfer funds in order to renovate the probate court, and

WHEREAS, once competitive bids are received, funds will be encumbered against the Auditor's certificate; and

WHEREAS, the Public Service Director will issue contracts for under \$20,000 to the lowest and most responsible and

responsive bidder subject to approval by the Executive Director of the Equal Business Opportunity Commission Office; and

WHEREAS, all expenditures from this project will be in compliance with competitive bid practices as set forth in the Columbus City Codes; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the City Auditor is hereby authorized and directed to transfer funds within the Facilities Management Capital Improvement Fund as follows:

FROM:

Dept/Div: 59-07|Fund: 733|Project Number 570043|Project Name - Municipal Court Building Renovation|Amount \$3,623.89

TO:

Dept/Div: 59-07|Fund: 733|Project Number 570055|Project Name - Municipal Court Renovation Prosecutor/Probate|Amount \$3,623.89

SECTION 2. That the Public Service Director be and is hereby authorized to enter into contracts for the Facilities Management Division for the renovation of the probate court at the Municipal Court Building, 175 South High Street.

SECTION 3. The Public Service Director will issue contracts for under \$20,000 to the lowest and most responsible and responsive bidder subject to approval by the Executive Director of the Equal Business Opportunity Commission Office and in compliance with competitive bid practices as set forth in the Section 329 of the Columbus City Codes.

SECTION 4. That the expenditure of \$37,383.89, or so much thereof as may be necessary in regard to the action in SECTION 2, be and is hereby authorized and approved as follows:

Division: 59-07
Fund: 733
Project: 570055
OCA Code: 643437
Object Level 1: 06
Object Level 3: 6620
Amount: \$37,383.89

SECTION 4. This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1316-2004

Drafting Date: 06/29/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

Rezoning Application Z04-006

APPLICANT: Germain Real Estate Co., LLC et al.; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.

PROPOSED USE: Automobile dealership.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (3-2-1) on May 6, 2004.

NORTHEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The Applicant requests the CPD, Commercial Planned Development District to develop an automobile dealership. This dealership will be an addition to an existing dealership to the south of the site, which is also owned by the applicant. Although the existing L-C-4, Limited Commercial District permits most commercial uses, used car sales was specifically prohibited by the Limitation Text. The proposal is consistent with the commercial use recommendations of the *Northeast Area Plan* (1994).

Title

To rezone **3811 MORSE ROAD (43219)**, being 1.56± acres located at the southwest corner of Morse Road and Morse Crossing, **From:** L-C-4, Limited Commercial and CPD, Commercial Planned Development Districts, **To:** CPD, Commercial Planned Development District. (Rezoning # Z04-006)

Body

WHEREAS, application #Z04-006 is on file with the Building Services Division of the Department of Development requesting rezoning of 1.56± acres from L-C-4, Limited Commercial and CPD, Commercial Planned Development Districts to CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Northeast Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the Applicant requests the CPD, Commercial Planned Development District to develop an automobile dealership. This dealership will be an addition to an existing dealership to the south of the site, which is also owned by the applicant. Although the existing L-C-4, Limited Commercial District permits most commercial uses, used car sales was specifically prohibited by the Limitation Text. The proposal is consistent with the commercial use recommendations of the *Northeast Area Plan* (1994), therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

3811 MORSE ROAD (43219), being 1.56± acres at the southwest corner of Morse Road and Morse Crossing, and being more particularly described as follows:

LEGAL DESCRIPTION

Situated in the County of Franklin, State of Ohio, and in the City of Columbus, bounded and described as follows:

Being a part of Lot No. 1 of an Unrecorded Plat, Section Two (2), Township One (1), Range Seventeen (17), City of Columbus, Franklin County, State of Ohio and being that tract as deeded to Edith G. McCaughey of record in Deed Volume 3461, Page 260 in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at the intersection of centerline of Morse Road (County Road 17) with the centerline of Sunbury Road (County Road 8); thence South 86 degrees 15' 18" East along the centerline of Morse Road and distance of 1378.97 feet to a point; thence South 4 degrees 53' 30" West a distance of 55.01 feet to an iron pin at the TRUE PLACE OF BEGINNING of the

tract herein described;

thence from the TRUE PLACE OF BEGINNING South 86 degrees 15' 18" East a distance of 185.00 feet to an iron pin;

thence South 3 degrees 34' 16" West along the westerly boundary of Willard and Nellie M. Anderson (Deed Volume 3403, Page 435) a distance of 340.87 feet to an iron pin;

thence South 83 degrees 09' 33" West along the northerly boundary of Richard A. and Kathryn A. Freeman (Deed Volume 2822, Page 671) a distance of 196.93 feet to an iron pin;

thence North 4 degrees 53' 30" East along an easterly boundary of Riverside Methodist Hospital (Deed Volume 3435, Page 652) a distance of 377.11 feet to the PLACE OF BEGINNING, containing 1.558 acres, more or less.

EXCEPTING THEREFROM: being a strip of land (5') feet in width along the entire northerly boundary of the above described real estate.

To Rezone From: L-C-4, Limited Commercial and CPD, Commercial Planned Development Districts,

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of one hundred ten (110) feet is hereby established on the CPD, Commercial Planned Development District on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Building Services Division as required by Section 3311.12 of the Columbus City Codes; said plan being titled, "**GERMAIN MOTORCARS**" and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**", signed by Jeffrey L. Brown, attorney for the Applicant, and dated June 25, 2004, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: 3811 Morse Road
OWNER: Germain Real Estate Company, LLC
APPLICANT: Germain Real Estate Company, LLC
DATE OF TEXT: 6/25/04
APPLICATION NUMBER: Z04-006

INTRODUCTION:

This site was rezoned in 2003. This applicant purchased the property from the prior owner and now wants to add a use to the zoning text. The applicant owns property to the south and wants to be able to incorporate this tract with its other property. The applicant also wants to incorporate the developments standards of the surrounding Easton zoning.

A. PERMITTED USES:

1. The following uses shall be permitted: Public parking garages and those uses listed in Chapter 3356 (C-4, Commercial District) of Columbus City Code.

B. DEVELOPMENT STANDARDS

Except as otherwise noted above and herein, the applicable development standards of Chapter 3356, C-4, Commercial District shall apply.

2B.01 Density, Height, Lot, and/or Setback Commitments:

1. Setback from Morse Road shall be 50' for all parking, loading and maneuvering areas; except within 100 feet of the intersection of Morse Crossing where the setback shall be 30'.
2. Setback from Morse Crossing shall be 25' for all parking, loading and maneuvering areas and 50' for buildings.
3. All other publicly dedicated interior streets shall have a 0' parking, loading and maneuvering setback and a 0' building setback.
4. The setback required in Section 2B.01 shall not apply to any pedestrian bridges, any building or structure parking garage which is connected to a pedestrian bridge as part of an elevated pedestrian system, or any motor bus shelter; the setback for said items shall be zero.
5. Within two hundred 200' of either Morse Road or Morse Crossing the height district shall be 60' otherwise it shall be 110'.

2B.02 Access, Loading, Parking and/or other Traffic Related Commitments:

1. All curb cuts and access points shall be subject to the approval of the Columbus Division of Transportation.

2B.03 Buffering, Landscaping, Open Space, and/or Screening Commitments:

1. Special treatment shall occur along the Morse Road Corridor. Such treatment shall include eight trees for every one hundred feet of frontage. This landscaping shall be placed in the parking setback along Morse Road. The required tree plantings shall consist of deciduous shade trees, ornamental trees and/or evergreen trees.
2. Any surface parking lot areas adjacent to Morse Road or Easton Way shall be screened from their respective right-of-ways with a minimum 3' high continuous planting hedge, fence, wall or earth mound or any combination thereof.
3. The screening requirement in Section 2B.03(2) may be included as part of the special landscaping treatment required in Section 2B.03(1) so long as the total number of trees planted and the height of the screening meet the requirements of these two sections.
4. A tree row shall be established along Morse Road frontage containing one tree for every 30' of road frontage. Trees shall be equally spaced or grouped together.
5. The developer shall install at least 13 trees within the paved area of the larger dealership site. These trees maybe counted for any City required interior landscaping standard.
6. The landscaping requirements of this section may be satisfied or offset by the preservation of existing vegetation.
7. Minimum size of all trees at installation shall be 2.5" caliper for deciduous, 5' high for evergreen and 1.5" caliper for ornamentals.
8. The landscaping required in this section shall count toward satisfying the landscaping requirements contained in Chapter 3342 of the Columbus City Code.

2B.04 Building Design and/or Interior-Exterior Treatment Commitments:

1. The facade of the building(s), including all sides and elevations, shall be constructed of either brick, stone, stucco and wood, or combination thereof. Roof lines shall be combination of pitched and flat designs, compatible with the existing

building in the Easton development.

2B.05 Dumpsters, Lighting, Outdoor Display Areas, and/or Other Environmental Commitments:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.
2. All external lighting shall be cutoff type fixtures (down-lighting), and shall provide no light spillage to off-site parcels. However, buildings and landscaping may be uplit or downlit provided that landscaping lighting does not spill over into the public right-of-way.
3. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure. This restriction shall not apply to the display of motor vehicles.

2B.06 Graphics and Signage Commitments:

1. All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District. Any variance to the sign requirement shall be submitted to the Columbus Graphics Commission.
2. Entry features may be established within the subarea and may contain signage. Minimum setback for entry features shall be 5 feet from right-of-way line. In no case, shall entry features interfere with maintaining safe clear sight distances at intersections. Depending on the final form of the entry features, appropriate variances from the Columbus Zoning Code may be required.

2B.07 Miscellaneous

(1) CPD Criteria

- A. Natural Environment: The site is developed with a single family house converted into an office.
- B. Existing Land Use: To the north across Morse Road; to the east, west and south either existing commercial development or undeveloped commercially zoned property.
- C. Circulation: Access shall be from Morse Crossing and other internal streets and drives.
- D. Visual Form: The zoning text will affect the visual form of the development.
- E. Visibility: In the development of the subject property and the location of the buildings and access points consideration will be given to the visibility and safety of the motorists and pedestrians.
- F. Proposed Development: Automotive dealership.
- G. Behavior Patterns: The development in Easton has already established shopping patterns and circulation patterns in this area.
- H. Emissions: No adverse affect shall occur from this development.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Drafting Date: 06/29/2004

Current Status: Passed

Version: 2

Matter Type: Ordinance

Explanation

COUNCIL VARIANCE: CV04-031.

APPLICANT: Height of Grandview, LLC.

PROPOSED USE: Five-story, 20-unit building with parking and commercial uses on the first floor.

CITY DEPARTMENTS' RECOMMENDATION: Approval. This Council variance replaces Ordinance #0575-02, passed April 27, 2002, for property located at 1467 West Third Avenue. That legislation (CV02-001) permitted a five story 20-unit dwelling not to exceed 56 feet in height and with reduced setbacks, vision clearance, and parking spaces in general accordance with a registered site plan and elevation drawing. The Council variance was necessary because, while dwelling units are permitted above certain commercial uses, the applicant proposed the multiple unit dwelling without ground floor commercial uses. Subsequently, there is a new intended developer of the site who desires to locate approximately 1,340 square feet of commercial uses on the ground floor within a modified building design. This legislation will replace Ordinance #0575-02, passed April 27, 2002, by replacing the registered site plan and elevation drawing with a new site plan and elevation drawing incorporating the proposed commercial space and building design. A hardship exists in that only a Council variance can permit residential development above ground floor parking and certain commercial uses.

Title

To grant a variance to the provisions of Sections 3356.03, C-4 permitted uses; 3356.11, C-4 district setback lines; 3309.14, Height districts; 3342.09, Dumpster area; 3342.15, Maneuvering; 3342.19, Parking space; 3342, 25, Vision clearance; and 3342.28, Minimum number of parking spaces required for the property located at **1467 WEST THIRD AVENUE (43212)**, to permit a five-story 20-unit dwelling primarily above parking spaces for the residential units with reduced development standards in the C-4, Commercial District (CV04-031).

Body

WHEREAS, by application #CV04-031, the owner of property located at **1467 WEST THIRD AVENUE (43212)** requested, and by Ordinance #0575-02, City council passed on April 27, 2002, a Council variance to permit a five story 20-unit dwelling in the C-4 Commercial District, not to exceed 56 feet in height and with reduced setbacks, vision clearance, and parking spaces in general accordance with a registered site plan and elevation drawing; and

WHEREAS, that Council variance #CV02-001 (Ordinance No. 0575-02) was necessary because, while dwelling units are permitted above certain commercial uses, the applicant proposed the multiple-unit dwelling without ground floor commercial uses; and

WHEREAS, the applicant now desires to develop the five-story 20-unit dwelling with approximately 1,340 square feet of commercial uses on the ground floor and with a modified building design; and

WHEREAS, Section 3356.03, C-4 permitted uses, allows residential development only when located above certain ground floor commercial uses, while the applicant proposes to locate residential uses primarily above ground floor parking for the residential use and approximately 1,340 square of commercial space; and

WHEREAS, Section 3356.11, C-4 district setback lines, provides that setbacks shall be no less than that established by adjacent lots, while the applicant proposes to reduce both the West Third Avenue and Grandview Avenue setbacks to zero feet; and

WHEREAS, Section 3309.14, Height districts, provides for a 35-foot height at the setback for this property, while the applicant proposes to construct a building not to exceed 56-feet in height; and

WHEREAS, Section 3342.09, Dumpster area, provides that each dumpster be provided with proper maneuvering space, while the applicant proposes that the dumpster be located such that it will be necessary for trucks servicing the dumpster to maneuver on to a public street; and

WHEREAS, Section 3342.15, Maneuvering, provides that sufficient maneuvering area be provided for each parking space, while the applicant proposes that twelve (12) pairs of parking spaces be stacked and that each pair be designated as limited common area for exclusive use of a two (2) bedroom residential unit; and

WHEREAS, Section 3342.19, Parking space, requires that an off-street parking space be no less than nine (9) feet wide by eighteen (18) feet deep, while the applicant proposes that twenty-four (24) parking spaces be eight (8) feet six (6) inches wide, four (4) parking spaces be eight (8) feet four (4) inches wide, and two (2) parking spaces be eight (8) feet five (5) inches wide; and

WHEREAS, Section 3342.25, Vision clearance, provides for clear vision distances for driveways entering and exiting a parking facility, while the applicant proposes to provide a garage entrance at the lot line on West Third Avenue without a 10-foot clear vision triangle; and

WHEREAS, Section 3342.28, Minimum number of parking spaces required, requires two (2) parking spaces per each dwelling unit and parking for commercial uses based on gross square feet of the commercial use (a total of ~~approximately 46~~ **up to 58** parking spaces, **depending on the specific use**), while the applicant proposes a total of 35 parking spaces; and

WHEREAS, this Council variance replaces Ordinance #0575-02, passed April 27, 2002, for property located at 1467 West Third Avenue. That legislation (CV02-001) permitted a five story 20-unit dwelling not to exceed 56 feet in height and with reduced setbacks, vision clearance, and parking spaces in general accordance with a registered site plan and elevation drawing. The Council variance was necessary because, while dwelling units are permitted above certain commercial uses, the applicant proposed the multiple unit dwelling without ground floor commercial uses. Subsequently, there is a new intended developer of the site who desires to locate approximately 1,340 square feet of commercial uses on the ground floor within a modified building design. This legislation will replace Ordinance #0575-02, passed April 27, 2002, by replacing the registered site plan and elevation drawing with a new site plan and elevation drawing incorporating the proposed commercial space and building design; and

WHEREAS, City Departments note a hardship exists and recommend approval because while dwelling units are permitted above certain commercial uses in the C-4, Commercial District, a Council variance is the only means to allow residential uses primarily above ground floor parking for the residential use and approximately 1,340 square of commercial space; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificate of Occupancy for the proposed use; and

WHEREAS, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

WHEREAS, the granting of said variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus; and

WHEREAS, the granting of said variance will alleviate the difficulties encountered by the owners of the property located at 1467 West Third Avenue (43212), in using said property as desired; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That a variance from the provisions of Section 3356.03, C-4 permitted uses; 3356.11, C-4 district setback lines; 3309.14, Height districts; 3342.09, Dumpster area; 3342.15, Maneuvering; 3342.19, Parking space; 3342.25, Vision clearance; and 3342.28, Minimum number of parking spaces required, of Columbus City Codes are hereby granted for the

property located at **1467 WEST THIRD AVENUE (43212)**, insofar as said sections prohibit residential uses not located above commercial storerooms by varying the district's permitted use and varying the following development standards: reducing building setbacks along West Third Avenue and Grandview Avenue from thirty (30) to zero (0) feet; increasing the height to 56-feet; reducing the number of required off-street parking spaces from **46 58** to 35; reducing the minimum size of 2 parking spaces from 9-feet by 18-feet to 8 feet 5 inches by 18-feet, the size of 4 parking spaces from 9-feet by 18-feet to 8 feet 4 inches by 18-feet, and the size of 24 parking spaces from 9-feet by 18-feet to 8-feet 6 inches by 18-feet; eliminating the required sufficient maneuvering area for 12 stacked parking spaces; reducing the maneuvering for the dumpster; and reducing the clear vision distance to zero along West Third Avenue; said property being more particularly described as follows:

Tract No. 1: Being part of Section No. 1, Township No. 1, Range 23, Congress Lands, and being a part of Lot No. 25 of Grandview, Croughton and Denmead's Suburban Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 318, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at the Southwest corner of Third Avenue and Grandview Avenue; thence south along the west line of Grandview Avenue 56 feet to a point; thence westerly on a line parallel with the north line of said Lot No. 25, 90 feet to a point; thence northerly on a line parallel with the west line of Grandview Avenue, 56 feet to a point in the south line of Third Avenue, 90 feet west of the west line of Grandview Avenue; thence easterly on the south line of Third Avenue, 90 feet to the place of beginning.

The tract conveyed is subject to restrictions, easements, licenses, highways, alleys and zoning.

Tract No. 2: Being two (2) parcels contained in Lot Number Twenty-five (25) of Croughton and Denmead's Suburban Subdivision, as said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 318, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Parcel One (1): Situated in Franklin County, Ohio, in the City of Columbus: Beginning at a point on the east boundary line of said Twenty-five (25) at a distance of 56 feet south of the northeast corner of said lot; thence from said point westerly in a line parallel with the north line of said lot a distance of 90 feet to a point; thence southerly in a line parallel with the east line of said lot, a distance of 50.7 feet to a point; thence easterly in a line parallel with the north line of said Lot 90 feet to a point in the east line of said lot; then northerly along east line of said lot 50.7 feet to the place of beginning.

Parcel Two (2): Situated in Franklin County, Ohio, partially in the City of Grandview Heights and partially in the City of Columbus; Beginning 39.80 feet from the south line of Lot Twenty-five (25) on Grandview Avenue; thence westerly 90 feet parallel to the south line of Lot #25, 39.80 feet north of the south line; thence north 42.50 feet parallel with the east line of Lot #25; thence east 90 feet to the east line of Lot #25; thence south on the east line of Lot #25 of Croughton and Denmead's Suburban Subdivision 42.50 feet to the place of beginning, containing 3.825 feet, together with a tract 2.2 feet by 8 feet out of the southwest corner which was formerly excepted from said tract and dedicated for alley purposes. Said alley being vacated by Ordinance No. 7-40, City of Grandview Heights, dated July 1, 1940.

Section 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for residential uses located primarily above ground floor parking for those residential uses, or for those uses permitted in the C-4 Regional Scale Commercial District ~~excepting restaurant use.~~ **except that a restaurant use will be permitted only upon satisfaction of the following conditions: (a) any restaurant use must not occupy more than 1340 square feet; (b) any restaurant use must include a counter for orders; (c) a TIF district including this property, or this property and other properties, must have been established for the purpose of financing parking improvements in the area; and (d) identification of adequate parking for the use in accordance with the Grandview Avenue Parking Study dated December, 2002.**

Section 3. That this ordinance is further conditioned on general compliance with elevation drawings titled, "**THE HEIGHTS ELEVATIONS, SHEET A201**" and the site plan titled, "**THE HEIGHTS SITE PLAN**," both drawn by Berardi + Partners and signed on June 21, 2004 by Ronald A. Calhoun.

Section 4. That this ordinance is further conditioned on the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed use.

Section 5. Ordinance No. 0575-02 is hereby repealed.

Section 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1342-2004

Drafting Date: 07/01/2004

Current Status: Passed

Version: 2

Matter Type: Ordinance

Explanation

COUNCIL VARIANCE: CV04-015.

APPLICANT: David Kozar; 511 North Park Street; Columbus, OH 43215.

PROPOSED USE: To permit a commercial restaurant and accessory parking.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.253 Acre parcel is zoned RRR, Restricted Rural Residential and is presently developed with a dilapidated house. The parcel fronts on South High Street a short distance north of I-270. The parcel is surrounded by commercially zoned property. Commercial use of the property is appropriate. The Applicant proposes to develop this site and the adjacent property to the north in the C-4 District with a new restaurant. A variance is the only means to permit a commercial use in a residential district. The residential classification and existing use is inappropriate for the site. Applicant has submitted an application to rezone the property to a commercial district but requests to proceed by council variance to facilitate the development. A hardship exists due to the timing requirements of a purchase contract.

Title

To grant a variance from the provisions of Sections 3332.025, RRR, Restricted Rural Residential District Use, 3332.21, Building lines and 3332.27, Rear yard, of the Columbus City Codes for the property located at **3960 SOUTH HIGH STREET (43207)**, to permit a commercial restaurant and accessory commercial parking in the RRR, Restricted Rural Residential District (CV04-015).

Body

WHEREAS, by application No. CV04-015, the owner of property at **3960 SOUTH HIGH STREET (43207)**, is requesting a Council Variance to permit a commercial restaurant and accessory commercial parking in the RRR, Restricted Rural Residential District; and

WHEREAS, Section 3332.025, RRR, Restricted Rural Residential District use, does not permit commercial uses, while applicant proposes to develop a commercial restaurant and accessory commercial parking on this 0.253 acre parcel pending rezoning in conjunction with property zoned C-4, Commercial to the north; and

WHEREAS, applicant has also submitted a rezoning application (Z04-047) to rezone the property to a commercial district to follow-up this Council variance and establish appropriate commercial zoning; and

WHEREAS, Section 3332.21, Building lines, requires a 60-foot building setback based on the Columbus Thoroughfare Plan designation of South High Street as a 120-foot right-of-way, while applicant proposes a 58-foot building setback line; and

WHEREAS, Section 3332.27, Rear yard, requires a principal building to provide a rear yard totaling 25% of lot area,

while the RRR district parcel is shallow, a rear yard of approximately 2% will be provided and with the rezoning of the property to a commercial district there is no rear yard setback requirement; and

WHEREAS, the City Departments recommend approval of said variance, noting that the applicant has filed a rezoning application to rezone the property to the C-4, Commercial District but needs to proceed with this development in advance of the normal schedule for completion of a rezoning because of a purchase contract deadline; and

WHEREAS, a hardship exists in that the proposed commercial use can only be permitted in the existing zoning district by variance and due to the timing requirements of a purchase contract deadline; and

WHEREAS, the granting of said variances will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificates of Occupancy for the proposed uses; and

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That variances from the provisions of Sections 3332.025, RRR, Restricted Rural Residential District use, 3332.21, Building lines and 3332.27, Rear yard; of the Columbus City Codes are hereby granted for the property located at **3960 SOUTH HIGH STREET (43207)**, insofar as these sections prohibit development of the site with a commercial restaurant and accessory commercial parking, a building setback of 58-feet and a principal building with a 2% rear yard, in the RRR, Restricted Rural Residential District; said property being more particularly described as follows:

LEGAL DESCRIPTION OF A 0.253 ACRE TRACT

Being a 0.253 acre parcel off a 5 acre tract of land owned by Carolyn M. Nickman, being a part of Lot 4, Jonston Partition, situated in Section 16, Township 4, Range 22, Congress Lands, in Hamilton Township, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the center line of South High Street, said point being the northwest corner of the aforementioned 5 acre tract;

thence S. 72 deg. 33' East along the north boundary of said 5 acre tract, a distance of 180.03 lineal feet to an iron pin (and passing an iron pin in a distance of 30.00 lineal feet in the east line of South High Street);

thence South 18 deg. 34' West a distance of 60.00 lineal feet to an iron pin;

thence North 71 deg. 26' West a distance of 180.00 lineal feet to a point in the center line of South High Street, said point being in the west boundary of said 5 acre tract (and passing an iron pin in a distance of 150.00 lineal feet on the east line of South High Street);

thence North 18 deg. 34' East with the center line of South High Street a distance of 60.00 lineal feet along the west boundary of said 5 acre tract to the place of beginning and there to terminate, containing 0.253 acres of land, more or less.

Section 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is developed with a commercial restaurant and accessory commercial parking or those uses in RRR, Restricted Rural Residential District.

Section 3. That this ordinance is further conditioned in that the restaurant is being developed on the 0.253 acre RRR, Restricted Rural Residential District parcel as well as adjacent property to the north that is presently zoned C-4, Commercial, and shall be subject to the following,

a. Upon applicant's purchase of the RRR parcel (010-111572) and a portion of the adjacent C-4 parcel (010-016874), the RRR parcel and that portion of the adjacent C-4 parcel shall be combined to form one (1) tax parcel comprising the overall restaurant site. **The parcel combination may occur after the issuance of a Certificate of Zoning Clearance but will occur prior to the issuance of a building permit.**

b. In conjunction with this variance application, a traffic access study (Traffic Engineering Services by Gerald L. Wilcox, P.E., May 14, 2004) was prepared for analysis of a right-in/right-out curbcut on South High Street. The Division of Transportation has approved the study and right-in/right-out access shall be permitted, as specified in the study, subject to Division of Transportation approval of final engineered plans.

c. South High Street right-of-way totaling 54-feet from centerline presently exists. The City of Columbus has waived obtaining any additional right-of-way, but any portion of the existing 54-feet of right-of-way from centerline not presently owned in fee by the City of Columbus shall be conveyed to the City of Columbus prior to the issuance of a ~~Certificate of Zoning Clearance~~ **building permit** for the restaurant.

d. The applicant shall comply with the minimum 10-foot parking and 58-foot building setbacks depicted on the plan dated April 12, 2004 titled, "**STAKING AND PAVING PLAN FOR WAFFLE HOUSE,**" and signed on July 1, 2004 by David Kozar, Applicant. All other information depicted on this plan is intended only to show current site development plans and is not being committed to.

Section 4. That this ordinance is further conditioned on the applicant obtaining all applicable permits and Certificates of Occupancy for the proposed uses.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1347-2004

Drafting Date: 07/01/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

Background: The following legislation authorizes the City Attorney to file the necessary complaints for the appropriation of fee simple title and lesser interests in and to real estate necessary for the **Hard Road Phase B Project**.

Fiscal Impact: Funding for this project is from the Federal-State Highway Engineering Fund.

Emergency Justification: N/A

Title

To authorize the City Attorney to file the necessary complaints for the appropriation of fee simple title and lesser interests in and to real estate necessary for the **Hard Road Phase B Project**, to authorize the expenditure of \$18,400.00 from the **Federal-State Highway Engineering Fund**. (\$18,400.00).

Body

WHEREAS, the City of Columbus, Ohio, a municipal corporation, is engaged in the acquisition of certain real property interests for the **Hard Road Phase B Project**; and

WHEREAS, the Council of the City of Columbus, Ohio, adopted **Resolution No. 031X-02**, on the **4th day of March, 2002**, declaring the necessity and intent to appropriate the real property interests hereinafter described and the purpose of the appropriation, and notice of such adoption of said resolution has been served in accordance with Columbus City Code

Sec. 909.03; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That fee simple title and lesser interests in and to the following described real property, be appropriated for the public purpose of the **Hard Road Phase B Project, #561001**, pursuant to the power and authority granted to a municipal corporation by the Constitution of the State of Ohio, the Ohio Revised Code, Sec. 715.01, Sec. 717.01, Sec. 719.01 through Sec. 719.02; the Charter of the City of Columbus; and the Columbus City Code (1959), Chapter 909:

100WD

Easement

Situated in the City of Columbus, County of Franklin, State of Ohio, being part of Lot 15, FLAVEL TULLER'S SURVEY OF SECTION 1, TOWNSHIP 2, RANGE 19, USML, according to the plat thereof, as recorded in Plat 3, Page 60, and being 0.003 acres (139.3 square feet) out of that tract, conveyed to Smokey Row & Hard, Ltd., as described in Instrument 199807290189890, these and all further references being to the records of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning for Reference at a monument found and to be reset upon completion of construction, at the centerline intersection of Hard Road (Station 164+87.28) and Smokey Row Road (Station 20+00.00), as delineated on the Centerline Plat prepared by URS Greiner for said improvement to Hard Road, on record in the Franklin County Engineer's Office; thence N 87° 38' 42" W, along the centerline of said Hard Road, a distance of 93.37 feet to Station 163+93.91; thence N 02° 21' 18" E (perpendicular to the previous course), a distance of 50.00 feet to an iron pin set on the arc of a non-tangent curve (radial line through said point bears N 79° 48' 27" E), being 50.00 feet left of Station 163+93.91 and being the **TRUE POINT OF BEGINNING**;

Thence northeasterly along said arc, being concave to the northwest, having a radius of 20.00 feet, a delta of 102° 20' 44", an arc distance of 35.73 feet, a chord bearing and distance of N 40° 58' 48" E, 31.16 feet to an iron pin set 74.35 feet left of Station 164+13.36;

Thence N 79° 48' 27" E, a distance of 5.45 feet to an iron pin set 75.53 feet left of Station 164+18.68;

Thence S 10° 11' 34" E, along Grantor's easterly line, a distance of 1.23 feet to an iron pin set at a point of curvature, being 74.33 feet left of Station 164+18.95;

Thence southwesterly along Grantor's southeasterly line, on the arc of a tangent curve, being concave to the northwest, having a radius of 20.00 feet, a delta of 101° 50' 24", an arc distance of 35.55 feet, a chord bearing and distance of S 40° 45' 44" W, 31.05 feet to an iron pin set 50.00 feet left of Station 163+99.66 feet;

Thence N 87° 38' 42" W, along Grantor's southerly line, a distance of 5.75 feet to the **TRUE POINT OF BEGINNING** and containing 0.003 acres (139.3 square feet) of land, more or less.

The above described acreage is contained in Auditor's Parcel 610-193731.

This description was prepared in May, 2001 by Carl F. Purtz III, Registered Surveyor Number 6598.

Iron pins set are 3/4 inch diameter rebar, thirty inches long with yellow identification caps.

The bearings are based on the centerline of Hard Road between monuments at Station 164+87.28 (at Smokey Row Road) and Station 177+02.32 (at Saddle Run/Fallhaven Drive) and correspond to the bearing of S 87° 31' 56" E, as delineated on said Centerline Plat.

Carl F. Purtz III, Ohio Registered Surveyor S-6598

100T-1

Easement

Situated in the City of Columbus, County of Franklin, State of Ohio, being part of Lot 15, FLAVEL TULLER'S SURVEY OF SECTION 1, TOWNSHIP 2, RANGE 19, USML, according to the plat thereof, as recorded in Plat Book 3, Page 60, and being 0.161 acres out of 2.410 acres, conveyed to Smokey Row & Hard, Ltd., as described in Instrument 199807290189890, these and all further

references being to the records of the Franklin County Recorder's Office, and being more particularly described as follows:

BEGINNING at Grantor's northeasterly corner, being the southeasterly corner of a tract of land, conveyed to Montgomery Court Apartments of Columbus II, as described in Official Record Book 5034 B02, as delineated on the Centerline Plat prepared by URS Greiner for said improvement to Hard Road, on record in the Franklin County Engineer's Office, 50.55 feet left of Station 22+66.63 (Smoky Row Road);

Thence S 10° 11' 34" E, along Grantor's easterly line, a distance of 178.00 feet to a point 75.53 feet left of Station 164+18.68 (Hard Road);

Thence S 79° 48' 27" W, a distance of 5.45 feet to a point on the arc of a non-tangent curve (radial line through said point bears N 79° 48' 27" E), and being 74.35 feet left of Station 164+13.36;

Thence southwesterly along the arc of said curve, being concave to the northwest, having a radius of 20.00 feet, a delta of 102° 20' 44", an arc distance of 35.73 feet, a chord bearing and distance of S 40° 58' 48" W, 31.16 feet to a point of tangency;

Thence N 87° 38' 42" W, a distance of 38.91 feet to a point 50.00 feet left of Station 163+55.00; ;

Thence N 2° 21' 18" E, a distance of 35.00 feet to a point 85.00 feet left of Station 163+55.00;

Thence S 87° 38' 42" E, a distance of 31.16 feet to point 85.00 feet left of Station 163+86.16;

Thence N 10° 08' 12" W, a distance of 168.26 feet to Grantor's northerly line, being the southerly line of said Montgomery Court Apartments of Columbus II tract, and being 80.08 feet left of Station 22+73.20 (Smoky Row Road);

Thence S 87° 38' 42" E along said northerly and southerly line, a distance of 30.25 feet to the **POINT OF BEGINNING** and containing 0.161 acres of land, more or less.

The above described acreage is contained in Auditor's Parcel 610-193731.

This temporary easement is for the purpose of grading, walk and drive construction.

This description was prepared in May, 2001 by Carl F. Purtz III, Registered Surveyor Number 6598.

Iron pins set are 3/4 inch diameter rebar, thirty inches long with yellow identification caps.

The bearings are based on the centerline of Hard Road between monuments at Station 164+87.28 (at Smoky Row Road) and Station 177+02.32 (at Saddle Run/Fallhaven Drive) and correspond to the bearing of S 87° 31' 56" E, as delineated on said Centerline Plat.

Carl F. Purtz III Ohio Registered Surveyor S-6598

100T

Easement

Situated in the City of Columbus, County of Franklin, State of Ohio, being part of Lot 15, FLAVEL TULLER'S SURVEY OF SECTION 1, TOWNSHIP 2, RANGE 19, USML, according to the plat thereof, as recorded in Plat Book 3, Page 60, and being 0.015 acres out of 1.438 acres, conveyed to Smokey Row & Hard, Ltd., as described in Instrument 199807290189890, these and all further references being to the records of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning for Reference at a monument found and to be reset upon completion of construction, at the centerline intersection of Hard Road (Station 164+87.28) and Smoky Row Road (Station 20+00.00), as delineated on the Centerline Plat prepared by URS Greiner for said improvement to Hard Road, on record in the Franklin County Engineer's Office; thence N 87° 38' 42" W, along the centerline of said Hard Road, a distance of 257.28 feet to Station 162+30.00; thence

N 02° 21' 18" E (perpendicular to the previous course), a distance of 50.00 feet to a point in Grantor's southerly line, 50.00 feet left of Station 162+30.00 and being the **TRUE POINT OF BEGINNING**;

Thence N 87° 38' 42" W, along Grantor's said southerly line, a distance of 90.00 feet to a point 50.00 feet left of Station 161+40.00;

Thence N 47° 21' 18" E, a distance of 14.14 feet to a point 60.00 feet left of Station 161+50.00;

Thence S 87° 38' 42" E, a distance of 40.00 feet to a point 60.00 feet left of Station 161+90.00;

Thence S 73° 36' 32" E, a distance of 41.23 feet to the **TRUE POINT OF BEGINNING** and containing 0.015 acres of land, more or less.

The above described acreage is contained in Auditor's Parcel 610-193731.

This temporary easement is for the purpose of grading.

This description was prepared in April, 2000 by Carl F. Purtz III, Registered Surveyor Number 6598.

Iron pins set are 3/4 inch diameter rebar, thirty inches long with yellow identification caps.

The bearings are based on the centerline of Hard Road between monuments at Station 164+87.28 (at Smoky Row Road) and Station 177+02.32 (at Saddle Run/Fallhaven Drive) and correspond to the bearing of S 87° 31' 56" E, as delineated on said Centerline Plat.

Carl F. Purtz III, Ohio Registered Surveyor S-6598

Section 2. That the Council of the City of Columbus, Ohio, declares that the appropriation of said real property interests is necessary for the stated public purpose, and that the City of Columbus, Ohio, has been unable to agree with the owner(s) as to the just compensation to be paid by the City of Columbus, Ohio.

Section 3. That the Council of the City of Columbus hereby declares its intention to obtain immediate possession of the real property interests described herein.

Section 4. That the Council of the City of Columbus hereby declares the value of the subject real property interests to be Eighteen Thousand Four Hundred Dollars (\$18,400.00).

Section 5. That the City Attorney be and he hereby is authorized to file a complaint for appropriation of real property, in a Court of competent jurisdiction, and to have a jury impaneled to make inquiry into and assess the just compensation to be paid for the foregoing described real property interests.

Section 6. That the expenditure of \$18,400.00, or so much thereof as may be necessary from the Federal-State Highway Engineering Fund, Fund #765; Dept./Div. 59-03; Project No. 561001; OCA Code 561001; Object Level Three 6601 for acquisition costs related to the aforesaid purpose is hereby authorized.

Section 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1364-2004

Drafting Date: 07/02/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

[Explanation](#)

BACKGROUND: To modify and extend the existing contract for the option to purchase Mechanical Bar Screen Components for the Sewerage & Drainage Division to September 30, 2005. The Purchasing Office advertised and solicited competitive bids in accordance with Section 329.06 (Bid #SA000301); formal bids were opened on August 8, 2002. The Purchasing Office established FL001335 with Bearing Distributors, Inc. in accordance with bids received. Their contract compliance number is 34-0089320.

1. Amount of additional funds: The estimated annual expenditure for the contract is \$72,500. The Sewerage & Drainage Division will obtain approval to expend from their own budgeted funds for their actual expenditures.
2. Reason additional needs were not foreseen: The need was foreseen. An option to extend the contract was included in the original bid document.
3. Reason other procurement processes not used: Based on the pricing received in SA000301, the Sewerage & Drainage Division has determined extending this contract is in the best interest of the City.
4. How cost was determined: The prices, terms and conditions are in accordance with the original agreement.

The company is not debarred according to the Excluded Party Listing System of the Federal Government. This company is not listed in the Auditor of State Database for Unresolved Findings for Recovery.

FISCAL IMPACT: No funding is required to extend the option contract.

Title

To authorize and direct the Finance Director to modify and extend the contract for the option to purchase Mechanical Bar Screen Components with Bearing Distributors, Inc.

Body

WHEREAS, the Purchasing Office advertised and solicited formal bids in accordance with Bid #SA000301 on August 8, 2002, and selected the most responsive, responsible, and best bid; and

WHEREAS, the current supplier, Bearing Distributors, Inc., has agreed to extend FL001335 to and including September 30, 2005 as provided for in Bid #SA000301; and

WHEREAS, the Division of Sewerage and Drainage, the agency user of this option contract, has determined this extension would be in the best interest of the City; and

WHEREAS, it is necessary to extend FL001335 for an option to purchase Mechanical Bar Screen Components thereby preserving the public health, peace, property, safety, and welfare, now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Finance Director be and is hereby authorized and directed to modify and extend contract number FL001335 with Bearing Distributors, Inc. to and including September 30, 2005.

SECTION 2. That this modification is in accordance with Section 329.16 of the Columbus City Code.

SECTION 3. This ordinance shall take effect and be in force from and after its passage or by the earliest period allowed by law.

Legislation Number: 1372-2004

Drafting Date: 07/06/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Title

To authorize the Public Service Director to enter into contracts for the installation and renovation of dog runs used by the Police Division, and to authorize the expenditure of \$13,694.87 from the Safety Capital Improvement Fund. (\$13,694.87)

Body

WHEREAS, it is necessary to install and renovate dog runs used by the Police Division; and

WHEREAS, once competitive bids are received, funds will be encumbered against the Auditor's certificate; and

WHEREAS, the Public Service Director will issue contracts for under \$20,000 to the lowest and most responsible and responsive bidder subject to approval by the Executive Director of the Equal Business Opportunity Commission Office; and

WHEREAS, all expenditures from this project will be in compliance with competitive bid practices as set forth in the Columbus City Codes; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Public Service Director be and is hereby authorized to enter into contracts for the Facilities Management Division for the installation and renovation of dog runs used by the Police Division.

SECTION 2. That the expenditure of \$13,694.87, or so much thereof as may be necessary in regard to the action in SECTION 1, be and is hereby authorized and approved as follows:

Division: 30-03
Fund: 736
Project: 330002
OCA Code: 642694
Object Level 1: 06
Object Level 3: 6620
Amount: \$13,694.87

SECTION 3. The Public Service Director will issue contracts for under \$20,000 to the lowest and most responsible and responsive bidder subject to approval by the Executive Director of the Equal Business Opportunity Commission Office and in compliance with competitive bid practices as set forth in the Section 329 of the Columbus City Codes.

SECTION 4. This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1387-2004

Drafting Date: 07/06/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

TitleTo authorize and direct the City Auditor to enter into an agreement with Deloitte and Touche LLP for professional auditing services for calendar year 2004 and to authorize the expenditure of \$406,500 from the General Fund. (\$406,500)

Body

This ordinance will authorize the City Auditor to enter into an agreement for professional auditing services for the calendar year 2004, of the City of Columbus, the Franklin Park Conservatory District (the District), the Franklin County Municipal Court, and other political subdivisions where applicable and to authorize the expenditure of \$406,500, therefor.

At the direction of the Auditor of State an extensive request for proposals and evaluation process was conducted. Two proposals were received. Evaluations of these proposals were conducted by both the City Auditor's Office and the State Auditor's Office, independent of each other. Both offices concluded that the contract should be awarded to Deloitte & Touche LLP.

The audit agreement covers 5 years (2001-2005) with each year being subject to the authorizing appropriation of Council. This 2004 ordinance represents the fourth year of this five-year cycle. Annual costs of the audits are as follows:

Audit Period	Audit Cost
2001	\$ 390,000
2002	384,600
2003	395,550
2004	406,500
2005	417,450

The District, and other political subdivisions where applicable will reimburse the City for their proportionate share of the audit cost. The audit cost for the Columbus/Franklin County Affordable Housing Trust Corp (AHT) remains undetermined at this time but such cost will be borne by the AHT.

It should be noted that 15% of this contract will be subcontracted to a minority firm of certified public accountants. This has been a subcontracting requirement in the City's audit contract since 1985.

FISCAL IMPACT

Funds are currently budgeted in the City Auditor's department for this expenditure.

Whereas, certain of the City's bond agreements call for the audit to be conducted by a nationally recognized firm of certified public accountants, and

Whereas, the United States Office of Management and Budget through the Single Audit Act of 1996 has made it possible for all federal grants to be audited via one comprehensive audit, and

Whereas, the State Auditor of Ohio and the City Auditor have concurred that the most appropriate way to meet all such requirements is to engage Deloitte & Touche LLP; Certified Public Accountants to conduct an independent audit of the City's 2004 accounting records including federal and state grants, and

Whereas, maximum efficiencies can be achieved by including The Franklin Park Conservatory District (the District), the Franklin County Municipal Court; and other political subdivisions where applicable, now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

- Section 1. That the City Auditor is hereby authorized and directed to enter into an agreement with the firm of Deloitte & Touche LLP, Certified Public Accountants, to conduct an audit of the 2004 accounting records and financial statements and to render an opinion thereon.
- Section 2. That this agreement include the audit of the Franklin Park Conservatory District (the District) and the Franklin County Municipal Court, and other political subdivisions where applicable and be in the amount of \$406,500.
- Section 3. That the sum of \$406,500 or so much thereof as may be necessary, is hereby authorized to be expended from the General Fund 010, Department 22-01, Object Level-1 03, Object Level-3 3325, OCA 220145 for the aforesaid purpose.
- Section 4. The City Auditor is hereby authorized to prorate the costs of this audit to the various funds of the City.
- Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Drafting Date: 07/07/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

REZONING APPLICATION: Z04-014.

APPLICANT: M/I Homes of Central Ohio, LLC; c/o Jeffrey L. Brown, Attorney; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.

PROPOSED USE: TND residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on May 6, 2004.

ROCKY FORK / BLACKLICK ACCORD RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant's request for the NC, Neighborhood Center, NG, Neighborhood General, NE and Neighborhood Edge Districts for TND attached and detached single-family residential development and the RR, Rural Residential District to renovate an existing nineteenth century single-family dwelling is consistent with *Rocky Fork/Blacklick Accord* (2003) land use recommendations for the West Village sub-area. The applicant filed rezoning application Z02-074 in October, 2002 and then filed application Z04-014 in February, 2004 to amend the original rezoning application by adding 13.7± acres to the request. Both applications were presented to the Rocky Fork / Blacklick Accord Implementation Panel and the City of Columbus Development Commission. The NC, Neighborhood Center District (26.7± acres) is requested for a total of 154 dwelling units at a density of 6.0± units per acre. The NG, Neighborhood General District (75.7±) is requested for a total of 454 single-family dwellings at a density of 5.4± units per acre. The NE, Neighborhood Edge District (50.1± acres) is requested for a total of 159 single-family dwellings at a density of 3.8± units per acre. The overall density proposed for the 152.5± acre TND portion of this site is 5.03± dwelling units per acre. The site includes six "Village Greens" that range in size from 0.7± to 2.6± acres in size. The three northern village greens encompass existing wooded areas. The remaining open space establishes a deep setback along Central College Road where ponds and a bicycle path will be located. All streets within this development will be publicly dedicated. Multiple street connections are provided to adjacent proposed TND developments. The Applicant also requests the RR, Rural Residential District (1.3± acres) on behalf of a property owner who proposes to renovate an existing nineteenth century brick dwelling. Additional applications (Z04-056, Z03-109, Z03-104) to rezone approximately 276 acres for TND development have been filed directly north, east and south of this site. These applications propose a total of 1,371 single- and multi-family residential dwellings and up to 150,000 square feet of non-residential and commercial land uses. These sites extend north to Walnut Street and east to Rocky Fork Creek on the north side of Central College Road, and to Harlem Road south of Central College Road.

Title

To rezone **4980 CENTRAL COLLEGE ROAD (43081)**, being 153.8± acres located on the north side of Central College Road, 292± feet east of Sandimark Place, **From:** R, Rural District, **To:** NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and RR, Rural Residential Districts (Z04-014).

Body

WHEREAS, application #Z04-014 is on file with the Building Services Division of the Department of Development requesting rezoning of 153.8± acres, from R, Rural District, to NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and RR, Rural Residential Districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Rocky Fork / Blacklick Accord Panel recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the applicant's request for the NC, Neighborhood Center, NG, Neighborhood General, NE and Neighborhood Edge Districts for TND attached and detached single-family residential development and the RR, Rural Residential District to renovate an existing nineteenth century single-family dwelling is consistent with *Rocky Fork/Blacklick Accord* (2003) land use recommendations for the West Village sub-area. The applicant filed rezoning application Z02-074 in October, 2002 and then filed application Z04-014 in February, 2004 to amend the original rezoning application by adding 13.7± acres to the request. Both applications were presented to the Rocky Fork / Blacklick Accord Implementation Panel and the City of Columbus Development Commission. The NC, Neighborhood Center District (26.7± acres) is requested for a total of 154 dwelling units at a density of 6.0± units per acre. The NG, Neighborhood General District (75.7±) is requested for a total of 454 single-family dwellings at a density of 5.4± units per acre. The NE, Neighborhood Edge District (50.1± acres) is requested for a total of 159 single-family dwellings at a density of 3.8± units per acre. The overall density proposed for the 152.5± acre TND portion of this site is 5.03± dwelling units per acre. The site includes six "Village Greens" that range in size from 0.7± to 2.6± acres in size. The three northern village greens encompass existing wooded areas. The remaining open space establishes a deep setback along Central College Road where ponds and a bicycle path will be located. All streets within this development will be publicly dedicated. Multiple street connections are provided to adjacent proposed TND developments. The Applicant also requests the RR, Rural Residential District (1.3± acres) on behalf of a property owner who proposes to renovate an existing nineteenth century brick dwelling. Additional applications (Z04-056, Z03-109, Z03-104) to rezone approximately 276 acres for TND development have been filed directly north, east and south of this site. These applications propose a total of 1,371 single- and multi-family residential dwellings and up to 150,000 square feet of non-residential and commercial land uses. These sites extend north to Walnut Street and east to Rocky Fork Creek on the north side of Central College Road, and to Harlem Road south of Central College Road; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4980 CENTRAL COLLEGE ROAD (43081), being 153.8± acres located on the north side of Central College Road, 292± feet east of Sandimark Place, and being more particularly described as follows:

ZONING SUBAREA - NEIGHBORHOOD CENTER - 26.7± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 26.7 acres of land more or less, said 26.7 acres being more particularly bounded and described as follows:

Beginning, for reference, at the Franklin County Geodetic Survey Monument Number 1576, in the centerline of Central College Road;

thence with the centerline of said Central College Road the following courses and distances:

South 86° 49' 53" East, a distance of 634.96 feet to a point;

South 86° 49' 32" East, a distance of 419.33 feet to a point;

South 86° 49' 45" East, a distance of 260.00 feet to a point;

South 86° 31' 10" East, a distance of 110.00 feet to a point;

South 86° 29' 28" West, a distance of 250.86 feet to the True point of Beginning;

thence North 03° 24' 34" East, a distance of 1257.90 feet to a point;

thence North 81° 49' 13" West, a distance of 22.15 feet to a point;

thence North 74° 10' 27" West, a distance of 49.91 feet to a point;
thence North 67° 01' 35" West, a distance of 29.47 feet to a point;
thence North 03° 38' 37" East, a distance of 217.26 feet to a point;
thence South 86° 29' 45" East, a distance of 198.28 feet to a point;
thence South 03° 03' 35" West, a distance of 217.15 feet to a point of curvature;
thence with a curve to the left, having a central angle of 64° 14' 15", a radius of 230.00 feet, an arc length of 257.87 feet, and a chord which bears North 35° 37' 22" East, a distance of 244.57 feet to a point;
thence North 03° 30' 15" East, a distance of 73.02 feet to a point;
thence South 86° 59' 45" East, a distance of 720.51 feet to a point;
thence South 03° 27' 49" West, a distance of 944.41 feet to a point;
thence North 86° 29' 28" West, a distance of 501.96 feet to a point;
thence South 03° 16' 27" West, a distance of 622.42 feet to a point;
thence North 86° 29' 28" West, a distance of 451.52 feet to the True Point of Beginning and containing 26.7 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural District,

To: NC, Neighborhood Center District.

ZONING SUBAREA - NEIGHBORHOOD GENERAL - 75.7± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 75.7 acres of land more or less, said 75.7 acres being more particularly bounded and described as follows:

Beginning, for reference, at the Franklin County Geodetic Survey Monument Number 1576, in the centerline of Central College Road;

thence with the centerline of said Central College Road the following courses and distances:

South 86° 49' 53" East, a distance of 634.96 feet to a point;

South 86° 49' 32" East, a distance of 419.33 feet to a point;

South 86° 49' 45" East, a distance of 260.00 feet to a point;

South 86° 31' 10" East, a distance of 110.00 feet to a point;

South 86° 29' 28" West, a distance of 250.86 feet to a point;

thence North 03° 24' 34" East, a distance of 367.20 feet to the True Point of Beginning;

thence N 86° 38' 58" West, a distance of 238.79 feet to a point of curvature;

thence with a curve to the left, having a central angle of 44° 48' 01", a radius of 126.89 feet, an arc length of 99.22 feet, and a chord which bears South 70° 46' 44" West, a distance of 96.71 feet to a point;

thence South 51° 16' 01" West, a distance of 46.16 feet to a point of curvature;

thence with a curve to the right, having a central angle of 43° 02' 24", a radius of 125.00 feet, an arc length of 93.90 feet, and a chord which bears South 71° 59' 03" West, a distance of 91.71 feet to a point;

thence North 03° 29' 47" East, a distance of 766.00 feet to a point;

thence North 86° 29' 38" West, a distance of 744.15 feet to a point;

thence South 03° 35' 52" West, a distance of 768.23 feet to a point of curvature;

thence with a curve to the left, having a central angle of 25° 27' 23", a radius of 174.78 feet, an arc length of 77.66 feet, and a chord which bears South 16° 19' 33" West, a distance of 77.02 feet to a point;

thence North 66° 52' 57" West, a distance of 33.75 feet to a point;

thence North 86° 29' 45" West, a distance of 261.55 feet to a point;

thence North 03° 20' 39" East, a distance of 710.97 feet to a point;

thence North 11° 22' 24" East, a distance of 38.51 feet to a point;

thence North 30° 08' 30" East, a distance of 33.17 feet to a point;

thence North 31° 02' 15" East, a distance of 26.43 feet to a point;

thence North 37° 31' 57" West, a distance of 24.78 feet to a point;

thence North 26° 31' 32" West, a distance of 27.03 feet to a point;

thence North 03° 31' 24" West, a distance of 24.22 feet to a point;

thence North 03° 35' 17" East, a distance of 663.11 feet to a point;

thence North 03° 14' 16" East, a distance of 27.23 feet to a point;

thence North 23° 41' 59" East, a distance of 26.38 feet to a point;

thence North 45° 04' 32" East, a distance of 27.78 feet to a point;

thence North 29° 19' 10" West, a distance of 27.73 feet to a point;

thence North 30° 25' 37" West, a distance of 29.80 feet to a point;

thence North 12° 21' 29" West, a distance of 32.70 feet to a point;

thence North 03° 03' 35" East, a distance of 314.29 feet to a point;

thence South 86° 56' 25" East, a distance of 278.68 feet to a point;

thence North 49° 15' 18" East, a distance of 143.65 feet to a point;
thence North 03° 03' 35" East, a distance of 222.39 feet to a point;
thence South 86° 56' 25" East, a distance of 192.53 feet to a point;
thence South 03° 03' 35" West, a distance of 514.80 feet to a point;
thence South 86° 56' 25" East, a distance of 279.64 feet to a point;
thence North 03° 03' 35" East, a distance of 511.29 feet to a point;
thence South 86° 56' 25" East, a distance of 1097.74 feet to a point;
thence South 03° 03' 35" West, a distance of 247.48 feet to a point;
thence South 40° 26' 30" East, a distance of 102.76 feet to a point;
thence South 86° 56' 25" East, a distance of 302.53 feet to a point;
thence South 03° 03' 35" West, a distance of 188.20 feet to a point;
thence South 86° 26' 25" East, a distance of 144.09 feet to a point;
thence South 03° 27' 49" West, a distance of 446.15 feet to a point;
thence South 03° 27' 49" West, a distance of 9.63 feet to a point;
thence North 86° 59' 45" West, a distance of 720.51 feet to a point,
thence South 03° 30' 15" West, a distance of 73.02 feet to a point of curvature;
thence with a curve to the right, having a central angle of 64° 14' 15", a radius of 230.00 feet, an arc length of 257.87 feet,
and a chord which bears South 35° 37' 22" West, a distance of 244.57 feet to a point;
thence North 03° 03' 35" East, a distance of 217.15 feet to a point;
thence North 86° 29' 45" West, a distance of 198.28 feet to a point;
thence South 03° 38' 37" West, a distance of 217.26 feet to a point;
thence South 67° 01' 35" East, a distance of 29.47 feet to a point;
thence South 74° 10' 27" East, a distance of 49.91 feet to a point;
thence South 81° 49' 13" East, a distance of 22.15 feet to a point;
thence South 03° 24' 34" West, a distance of 890.70 feet to the True Point of Beginning and containing 75.7 acres of land,
more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural District,

To: NG, Neighborhood General District.

ZONING SUBAREA - NEIGHBORHOOD EDGE - 50.1± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 50.1 acres of land more or less, said 50.1 acres being more particularly bounded and described as follows:

Beginning at the Franklin County Geodetic Survey Monument Number 1576, in the centerline of Central College Road;

thence North 03° 28' 29" East, a distance of 2658.86 feet to a point;

thence South 87° 52' 30" East, a distance of 1303.64 feet to a point;

thence South 85° 19' 03" East, a distance of 1323.06 feet to a point;

thence South 03° 27' 49" West, a distance of 632.83 feet to a point;

thence North 86° 26' 25" West, a distance of 144.09 feet to a point;

thence North 03° 03' 35" East, a distance of 188.20 feet to a point;

thence North 86° 56' 25" West, a distance of 302.53 feet to a point;

thence North 40° 26' 30" West, a distance of 102.76 feet to a point;

thence North 03° 03' 35" East, a distance of 247.48 feet to a point;

thence North 86° 56' 25" West, a distance of 1097.74 feet to a point;

thence South 03° 03' 35" West, a distance of 511.29 feet to a point;

thence North 86° 56' 25" West, a distance of 279.64 feet to a point;

thence North 03° 03' 35" East, a distance of 514.80 feet to a point;

thence North 86° 56' 25" East, a distance of 192.53 feet to a point;

thence South 03° 03' 35" West, a distance of 222.39 feet to a point;

thence South 49° 15' 18" West, a distance of 143.65 feet to a point;

thence North 86° 56' 25" West, a distance of 278.68 feet to a point;

thence South 03° 03' 35" West, a distance of 314.29 feet to a point;

thence South 12° 21' 29" East, a distance of 32.70 feet to a point;

thence South 30° 25' 37" East, a distance of 29.80 feet to a point;

thence South 29° 19' 10" East, a distance of 27.73 feet to a point;

thence South 45° 04' 32" West, a distance of 27.78 feet to a point;

thence South 23° 41' 59" West, a distance of 26.38 feet to a point;

thence South 03° 14' 16" West, a distance of 27.23 feet to a point;

thence South 03° 35' 17" West, a distance of 663.11 feet to a point;

thence South 03° 31' 24" East, a distance of 24.22 feet to a point;

thence South 26° 31' 32" East, a distance of 27.03 feet to a point;

thence South 37° 31' 57" East, a distance of 24.78 feet to a point;

thence South 31° 02' 15" West, a distance of 26.43 feet to a point;

thence South 30° 08' 30" West, a distance of 33.17 feet to a point;

thence South 11° 22' 24" West, a distance of 38.51 feet to a point;

thence South 03° 20' 39" West, a distance of 710.97 feet to a point;

thence South 86° 29' 45" East, a distance of 261.55 feet to a point;

thence South 66° 52' 57" East, a distance of 33.75 feet to a point of curvature;

thence with a curve to the right, having a central angle of 25° 27' 23", a radius of 174.78 feet, an arc length of 77.66 feet, and a chord which bears North 16° 19' 33" East, a distance of 77.02 feet to a point;

thence North 03° 35' 52" East, a distance of 768.23 feet to a point;

thence South 86° 29' 38" East, a distance of 744.15 feet to a point;

thence South 03° 29' 47" West, a distance of 766.00 feet to a point of curvature;

thence with a curve to the left, having a central angle of 38° 04' 32", a radius of 125.00 feet, an arc length of 93.90 feet, and a chord which bears North 71° 59' 03" East, a distance of 91.71 feet to a point;

thence North 51° 16' 01" East, a distance of 46.16 feet to a point of curvature;

thence with a curve to the right, having a central angle of 44° 48' 01", a radius of 126.89 feet, an arc length of 99.22 feet, and a chord which bears North 70° 46' 44" East, a distance of 96.71 feet to a point;

thence South 86° 38' 58" East, a distance of 238.79 feet to a point;

thence South 03° 24' 34" West, a distance of 367.20 feet to a point;

thence North 86° 29' 28" West, a distance of 250.86 feet to a point;

thence North 86° 31' 10" West, a distance of 110.00 feet to a point;

thence North 03° 21' 02" East, a distance of 220.05 feet to a point;

thence North 86° 49' 53" West, a distance of 260.00 feet to a point;

thence South 03° 21' 02" West, a distance of 220.04 feet to a point

thence North 86° 49' 32" West, a distance of 419.33 feet to a point;

thence North 86° 49' 53" West, a distance of 634.96 feet to the Point of Beginning and containing 50.1 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural District,

To: NE, Neighborhood Edge District.

ZONING SUBAREA - RURAL RESIDENTIAL - 1.3± ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, located in Quarter Township 2, Township 2, Range 16, United States Military Lands, and containing 1.3 acre of land more of less, said 1.3 acre being more particularly bounded and described as follows:

Beginning for reference at the Franklin County Geodetic Survey Monument Number 1576, in the Centerline of Central College Road,

thence South 86° 49' 53" East, a distance of 634.96 feet to a point;

thence South 86° 49' 45" East, a distance of 419.33 feet to the True Point of Beginning for this description;

thence North 03° 21' 02" East, a distance of 220.71 feet to a point;

thence South 86° 49' 53" East, a distance of 258.79 feet to a point;

thence South 03° 20' 56" West, a distance of 220.05 feet to a point;

thence North 86° 49' 45" West, a distance of 260.02 feet to the point of Beginning and containing 1.3 acres of land, more or less.

This description was prepared from existing records and is not to be used for deed transfer.

To Rezone From: R, Rural District,

To: RR, Rural Residential District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and RR, Restricted Rural Districts on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts and Application among the records of the Building Services Division as required by Section 3320.13 of the Columbus City Codes, said plans being titled "**SHEET 1 OF 6: DEVELOPMENT PLAN,**" "**SHEET 2 OF 6: NATURAL FEATURES,**" "**SHEET 3 OF 6: ZONING DISTRICTS,**" "**SHEET 4 OF 6: CIVIC SPACES,**" "**SHEET 5 OF 6: THOROUGHFARE PLAN / BICYCLE PATH,**" "**SHEET 6 OF 6: REGIONAL LAND USE,**" and TND statement of principles titled, "**HURSEY / CRING TRACT, STATEMENT ADDRESSING TND PRINCIPLES, M / I HOMES OF CENTRAL OHIO, LLC,**" all signed on May 26, 2004 by Jeffrey L. Brown, attorney for the Applicant.

SECTION 4. The continuing applicability of this zoning ordinance to the real property described herein is contingent upon the development by the city, within 180 days of the approval of this ordinance, of an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies, and the agreement by the applicant to participate in such financing plan in an equitable proportion.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1403-2004

Drafting Date: 07/08/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

REZONING APPLICATION: Z03-104

APPLICANT: Dominion Homes, Inc.; c/o John P. Kennedy, Attorney; Crabbe, Brown and James, LLP; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.

PROPOSED USE: TND residential development, and CPD, Commercial Planned Development District for C-2, Commercial District uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on January 8, 2004.

ROCKY FORK / BLACKLICK ACCORD RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant's request for the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts is consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the West Village, which includes a mix of the primarily residential Edge and Neighborhood Districts, and the Center District to build on existing commercial and multi-family zoning districts located at the intersection of Central College and North Hamilton Roads. The proposed development includes a total of 607 dwelling units in the NC, Neighborhood Center (14± acres; 136 multi-family dwelling units), NG, Neighborhood General (80± acres; 364 single-family dwellings) and NE, Neighborhood Edge (30± acres; 55 single-family dwellings). A total of 599 dwelling units are proposed with an overall density of 4.9 units per acre. The site design includes a large centrally located park (12.3± acres), a wooded preserve (7.2± acres), a No Build / Tree Preservation Zone along the west property line and deep setbacks along Central College and Harlem Roads. A small CPD zoning district (0.77± acres) fronts North Hamilton Road to permit transitional office uses between Neighborhood General residential development and North Hamilton Road commercial uses. Streets connecting to Central College, Harlem and North Hamilton Roads will be publicly dedicated and a public stub street is provided to the west.

Title

To rezone **4955 CENTRAL COLLEGE ROAD (43081)**, being 125.1± acres located on the south side of Central College Road, 2800± feet east of Lee Road, **From:** R, Rural and R-2F, Residential Districts, **To:** NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts (Z03-104).

Body

WHEREAS, application #Z03-104 is on file with the Building Services Division of the Department of Development requesting rezoning of 125.1± acres from R, Rural and R-2F, Residential Districts to NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Rocky Fork / Blacklick Accord Panel recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because applicant's request for the NC,

Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts is consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the West Village, which includes a mix of the primarily residential Edge and Neighborhood Districts, and the Center District to build on existing commercial and multi-family zoning districts located at the intersection of Central College and North Hamilton Roads. The proposed development includes a total of 607 dwelling units in the NC, Neighborhood Center (14± acres; 136 multi-family dwelling units), NG, Neighborhood General (80± acres; 364 single-family dwellings) and NE, Neighborhood Edge (30± acres; 55 single-family dwellings). A total of 599 dwelling units are proposed with an overall density of 4.9 units per acre. The site design includes a large centrally located park (12.3± acres), a wooded preserve (7.2± acres), a No Build / Tree Preservation Zone along the west property line and deep setbacks along Central College and Harlem Roads. A small CPD zoning district (0.77± acres) fronts North Hamilton Road to permit transitional office uses between Neighborhood General residential development and North Hamilton Road commercial uses. Streets connecting to Central College, Harlem and North Hamilton Roads will be publicly dedicated and a public stub street is provided to the west; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4955 CENTRAL COLLEGE ROAD (43081), being 125.1± acres located on the south side of Central College Road, 2800± east of Lee Road, and being more particularly described as follows:

ZONING SUBAREA - NEIGHBORHOOD CENTER, 14.07± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Townsend Construction Company in Instrument Number 200309030279897 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference at Franklin County Geodetic Survey Monument No. 5511 in the centerline of Warner Road;

thence South 86° 28' 00" East, with said centerline of Warner Road, a distance of 843.20 feet to a point;

thence North 03° 32' 00" East, a distance of 586.20 feet to The True Point of Beginning;

thence across said Townsend Construction Company tract the following courses:

North 03° 15' 57" East, a distance of 1228.48 feet to a point;

northerly with an arc of a curve to the right, having a radius of 200.00 feet, a central angle of 11° 31' 49", an arc length of 40.25 feet, having a chord that bears North 09° 01' 45" East, a chord distance of 40.18 feet to a point;

North 14° 47' 39" East, a distance of 16.67 feet to a point;

South 86° 44' 10" East, a distance of 700.63 feet to a point;

South 03° 15' 50" West, a distance of 256.00 feet to a point;

North 86° 44' 10 West, a distance of 102.00 feet to a point;

Southwesterly with an arc of a curve to the left, having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears South 48° 15' 50" West, a chord distance of 494.97 feet to a point;

South 03° 15' 50" West, a distance of 72.79 feet to a point;

Southeasterly with an arc of a curve to the left, having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears South 41° 44' 10" East, a chord distance of 494.97 feet;

South 86° 44' 10" East, a distance of 102.00 feet to a point;

South 03° 15' 50" West, a distance of 256.00 feet to a point;

North 86° 44' 10" West, a distance of 708.04 feet to the True Point of Beginning, and containing 14.07 acres of land, more or less.

This description is prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural, District,

To: NC, Neighborhood Center District.

ZONING SUBAREA - NEIGHBORHOOD GENERAL, 79.93± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Townsend Construction Company in Instrument Number 200309030279897 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument No. 5511 in the centerline of Warner Road;

thence South 86° 28' 00" East, with said centerline of Warner Road, a distance of 796.74 feet to The True Point of Beginning;

thence across said Townsend Construction Company tract the following courses:

North 03° 11' 34" East, a distance of 586.00 feet to a point;

South 86° 44' 10" East, a distance of 757.97 feet to a point;

North 03° 15' 50" East, a distance of 256.00 feet to a point;

North 86° 44' 10" West, a distance of 102.00 feet to a point;

northwesterly with the arc of a curve to the right having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears North 41° 44' 10" West, a chord distance of 494.97 feet to a point;

North 03° 15' 50" East, a distance of 72.79 feet to a point;

northwesterly with the arc of a curve to the right having a radius of 350.00 feet, a central angle of 90° 00' 00", an arc length of 549.78 feet, a chord that bears North 48° 15' 50" East, a chord distance of 494.97 feet to a point;

South 86° 44' 10" East, a distance of 102.00 feet to a point;

North 03° 15' 50" East, a distance of 256.00 feet to a point;

North 86° 44' 10" West, a distance of 700.63 feet to a point;

South 14° 47' 39" West, a distance of 16.67 feet to a point;

southerly with the arc of a curve to the left, having a radius of 200 feet, a central angle of 11° 31' 49", an arc length of

40.25 feet, and a chord that bears South 09° 01' 45" West, a chord distance of 40.18 feet to a point;

South 03° 15' 37" West, a distance of 206.97 feet to a point;

North 86° 44' 03" West, a distance of 124.24 feet to a point;

North 03° 25' 12" East, a distance of 746.75 feet to a point;

South 86° 49' 36" East, a distance of 134.75 feet to a point;

North 03° 25' 12" East, a distance of 190.00 feet to a point;

South 86° 49' 36" East, a distance of 165.00 feet to a point;

North 03° 25' 12" East, a distance of 280.97 feet to a point;

South 86° 49' 36" East, a distance of 79.47 feet to a point;

South 86° 47' 54" East, a distance of 220.00 feet to a point;

South 03° 32' 06" West, a distance of 299.89 feet to a point;

South 86° 29' 28" East, a distance of 100.00 feet to a point;

North 03° 32' 06" East, a distance of 300.00 feet to a point;

South 86° 29' 28" East, a distance of 502.52 feet to a point;

South 03° 30' 32" West, a distance of 300.00 feet to a point;

South 86° 29' 28" East, a distance of 500.00 feet to a point

South 03° 36' 10" West, a distance of 737.36 feet to a point;

South 87° 07' 59" East, a distance of 210.00 feet to a point;

South 03° 33' 54" West, a distance of 470.10 feet to a point;

South 41° 26' 58" East, a distance of 5.96 feet to a point;

South 86° 27' 50" East, a distance of 468.87 feet to a point;

South 03° 40' 47" West, a distance of 116.96 feet to a point

southeasterly with the arc of a curve to the right having a radius of 12.00 feet, a central angle of 90° 12' 09", an arc length of 18.89 feet, a chord that bears South 41° 25' 18" East, a chord distance of 17.00 feet to a point;

South 86° 31' 23" East, a distance of 217.24 feet to a point;

southerly with the arc of a curve to the right having a radius of 5950.00 feet, a central angle of 00° 32' 30", an arc length of 56.24 feet, a chord that bears South 03° 12' 59" West, a chord distance of 56.24 feet to a point;

North 86° 27' 50" West, a distance of 378.86 feet to a point;

South 03° 32' 10" West, a distance of 125.00 feet to a point;

North 86° 27' 50" West, a distance of 618.53 feet to a point;

South 03° 33' 54" West, a distance of 350.00 feet to a point;
North 86° 27' 50" West, a distance of 367.79 feet to a point;
South 02° 58' 58" West, a distance of 79.47 feet to a point;
North 86° 28' 06" West, a distance of 381.11 feet to a point;
South 03° 30' 25" West, a distance of 580.43 feet to a point;
North 86° 27' 43" West, a distance of 118.16 feet to a point;
North 86° 27' 48" West, a distance of 150.28 feet to a point ;
North 86° 28' 00" West, a distance of 514.18 feet to the True Point of Beginning, and containing 79.93 acres of land more or less.

This description was prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural and R-2F Residential Districts,

To: NG, Neighborhood General District.

ZONING SUBAREA - NEIGHBORHOOD EDGE, 30.41± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Karl Ayers and Sandra Ayers by deed of record in Official Record 4251113 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning for Reference at Franklin County Geodetic Survey Monument No. 5511 in the centerline of Warner Road;
thence North 03° 27' 46" East, a distance of 1602.90 feet to a point;
thence South 86° 49' 28" East, a distance of 716.17 feet to a point;
thence South 86° 37' 16" East, a distance of 124.24 feet to a point;
thence South 03° 15' 57" West, a distance of 1021.51 feet to a point;
thence North 86° 44' 10" West, a distance 49.94 feet to a point;
thence South 03° 11' 34" West, a distance of 585.98 feet to a point;
thence North 86° 28' 00" West, a distance of 796.73 feet to the Point of Beginning, and containing 30.41 acres of land, more or less.

This description was prepared from existing records and is for zoning purposes.

To Rezone From: R, Rural, District,

To: NE, Neighborhood Edge District.

ZONING SUBAREA - CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT, 0.67± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 15, Township 2, Range 16, United States Military Lands and being that tract conveyed to Townsend Construction Company in Instrument Number 200309030279897 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning at the northeasterly corner of said Townsend Construction Company tract, being in the westerly right-of-way line of Hamilton Road of record in Plat Book 100, Page 3;

thence South 02° 08' 02" West, with said westerly right-of-way line of Hamilton Road, a distance of 44.50 feet to a point;

thence southwesterly, with the arc of a curve to the right having a radius of 5943.28 feet, a central angle of 00° 48' 45", an arc length of 84.29 feet, a chord that bears South 02° 32' 23" West, and a chord distance of 84.29 feet to a point;

thence North 86° 31' 23" West, a distance of 217.24 feet to a point;

thence northwesterly with the arc of a curve to the right having a radius of 12.00 feet, a central angle of 90° 12' 09", an arc length of 18.89 feet, a chord that bears North 41° 25' 18" West, and a chord distance of 17.00 feet to a point;

thence North 03° 40' 47" East, a distance of 116.96 feet to a point;

thence South 86° 27' 50" East, a distance of 226.40 feet to the Point of Beginning, and containing 0.67 acre of land, more or less.

This description was prepared from existing records and is for zoning purposes.

To Rezone From: R-2F, Residential District,

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of Thirty-five (35) feet is hereby established on the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and CPD, Commercial Planned Development Districts on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts and Application among the records of the Building Services Division as required by Sections 3320.13 of the Columbus City Codes; and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Building Services Division as required by Section 3311.12 of the Columbus City Codes, said plans being titled "**REGIONAL CONTEXT DIAGRAM / ACCORD ANALYSIS PLAN**," dated October 31, 2003, "**EXISTING CONDITIONS PLAN**," dated April 28, 2004, "**TND DEVELOPMENT PLAN (INCLUDES: DISTRICTS, CONCEPTUAL BICYCLE ROUTE, CONCEPTUAL THOROUGHFARE PLAN & CIVIC SPACES / BUILDING SITES)**," dated April 27, 2004, , statement of TND principles titled "**ALBANY CROSSING TND PRINCIPLES STATEMENT, DOMINION HOMES**," dated June 8, 2004, CPD site plan titled "**CPD PLAN, ALBANY CROSSING**," and CPD text titled "**DEVELOPMENT TEXT, 4955 CENTRAL COLLEGE ROAD, CPD, COMMERCIAL PLANNED DEVELOPMENT, 0.67± ACRES**," dated June 8, 2004, all documents being signed on June 8, 2004 by John P. Kennedy, attorney for the Applicant, and the CPD text reading as follows:

DEVELOPMENT TEXT, 4955 CENTRAL COLLEGE ROAD, CPD, COMMERCIAL PLANNED DEVELOPMENT, 0.77± ACRES

EXISTING DISTRICT: L-R-2, LIMITED RESIDENTIAL.

PROPOSED DISTRICT: CPD, COMMERCIAL PLANNED DEVELOPMENT.

PROPERTY ADDRESS: 4955 CENTRAL COLLEGE ROAD.

APPLICANT: DOMINION HOMES, INC.; c/o CRABBE, BROWN & JAMES, LLP; John P. Kennedy, Attorney; 500 S. Front Street, Suite 1200; Columbus, Ohio 43215; Phone: (614) 228-5511; Fax: (614) 229-4559; JKennedy@cbjlawyers.com.

DATE OF TEXT: June 8, 2004.

APPLICATION NO.: Z03-104.

INTRODUCTION:

The subject property ("Site") consists of 0.77± acre, located directly east of the area proposed for TND zoning in this same rezoning application. The Applicant wishes to create this one-acre CPD to permit the small neighborhood-scale commercial or office use(s). This Site has frontage along Hamilton Road (extended), and will be situated directly north of a similarly-sized one-acre tract that is also the subject of a pending rezoning application, to permit a CPD with small-scale C-2 uses. This Text contains development standards consistent with the overall proposed development, the goals of the Rocky Fork-Blacklick Accord standards, and those standards proposed by other pending rezoning applications in the vicinity.

1. **PERMITTED USES:** All uses permitted in Columbus City Code Chapter 3353, C-2 Commercial District.
2. **DEVELOPMENT STANDARDS:** The applicable development standards shall be as specified in Chapter 3353, C-2 Commercial District, except as specifically set forth herein, by provisions intended to create an overlay-type environment.

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

1. The minimum building setback along Hamilton Road shall be 50-feet.
2. The minimum parking setback along Hamilton Road, shall be 30-feet
3. Lot Coverage for Building and Pavement for this sub-area shall not exceed seventy (70%) percent.

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

Code-required parking may be reduced with the administrative approval of the Transportation Division upon submission of appropriate and applicable data regarding shared parking, or other demonstration of parking needs being less than the calculated Code-required parking.

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

A street tree row shall be established along Hamilton Road. The street tree row shall contain one (1) tree for every 30-feet of lineal frontage. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the Columbus Forester. The trees shall be approximately evenly spaced and planted adjacent to the right-of-way, unless the City Forester and Transportation Division approve of planting trees in the right-of-way.

3. All parking areas adjacent to Hamilton Road shall have headlight screening parallel to the frontage, with a minimum height of 36-inches measured from the elevation of the nearest section of the adjacent parking area. Said headlight screening shall be in the form of an evergreen hedge, earth mounding or wall. The height of headlight screening may be reduced as needed adjacent to curb cuts or to provide adequate vision clearance.
4. All trees and landscaping shall be well maintained. Weather permitting, dead items shall be replaced within six months
5. The minimum size of trees at the time of planting shall be as follows: Deciduous - 2 ½ inches; Ornamental - 1 ½ inches; Evergreens - 6-feet.

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

1. There shall be no roof-mounted mechanical equipment or utility hardware unless said mechanicals are screened by decorative cornices. Ground-mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.
2. Building illumination shall be permitted, provided such light source is concealed. No colored light shall be used to light the exterior of any building.
3. Building materials shall be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS and/or glass. Vinyl and other materials are permitted as long as they are natural in appearance. Vinyl siding shall be limited to an upgraded quality and a thickness of .044 mils or greater.
4. The primary roof of all buildings shall be pitched or sloped with a minimum slope of 6:12.

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

1. All parking lot or ground mounted lighting shall use fully shielded cut-off fixtures (down lighting), except there may be accent lighting (up lighting) on landscaping in the front of structures, provided the fixtures are screened with landscaping to prevent glare.
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to insure aesthetic compatibility.
3. Except for decorative lighting, all other light poles shall be metal or fiberglass and such light poles shall be of the same color. Light poles in the parking lots shall not exceed a maximum of 20-feet in height.
4. Building-mounted area lighting within the parcel shall utilize fully shielded cut-off style fixtures and be designed in such a way to minimize off-site light spillage.
5. All new or relocated utility lines shall be installed underground, unless a public utility does not permit underground installation in a particular location or instance.
6. All lighting shall be positioned as to not be directed toward any residential area.

F. Graphics and Signage Commitments.

1. All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-2, Commercial District. Any variance to the applicable requirements of the C-2 district shall be submitted to the Columbus Graphics Commission.
2. All ground-mounted signage shall be monument-style, except for incidental on-premise mounted directional signs, if any.

G. Miscellaneous.

1. Pedestrian access, sidewalks and/or bikeways within the development will be provided to connect to areas outside of the development, and designed and located in cooperation with the Columbus Recreation and Parks Department and the Transportation Division of the Department of Public Service.
2. To facilitate pedestrian movement, pavement for pedestrian circulation purposes may be placed in and across perimeter landscaped setback areas between or to adjacent properties.
3. Bicycle parking will be provided.

H. General Provisions.

1. **CPD Site Plan Revision Allowance:** The Site shall be developed in general accordance with the site plan submitted herewith. The site plan may be slightly adjusted to reflect engineering, topographical, or other Site data, developed at the time development or engineering plans are completed. Any slight adjustments to the plan shall be reviewed and approved by the Director of the Department of Development, or his/her designee, upon submission of appropriate data regarding the proposed adjustment.
2. **Forum for Variance:** The Board of Zoning Adjustment shall be the body to hear any and all variance requests to Site development standards, including any and all specific Site development standards contained in this ordinance.
3. **During the construction and marketing phases of this development (both residential and commercial), the Developer may utilize this sub-area (in conjunction with or in addition to any model homes) as a sales office. Such sales office may utilize modular buildings which will not be required to comply with Sections C, D2, D3 or G of this CPD development text.**

I. CPD Requirements.

1. **Natural environment:** The Site is a vacant field.
2. **Surrounding land use:** Vacant fields and residential lots in Franklin County currently bound most of the Site. Area to the west is zoned for single and multi-family uses, with commercial components at the intersections of Central College, Warner and Hamilton Roads. The proposed development is small CPD commercial, and is intended to effectuate compatibility with the proposed surrounding developments.
3. **Transportation and circulation:** Access to the site will be provided from Central College, Warner and Hamilton Roads.
4. **Visual form of the environment:** The visual form will be determined by the developer at the time of development.
5. **View and visibility:** The development of the Site and the contemplated setbacks for buildings and access points take into account visibility and safety of the motorist and pedestrian.
6. **Proposed development:** Commercial development with uses permitted in C-2 Commercial District.
7. **Behavior patterns:** Several developments planned for this area will establish the behavior and traffic patterns in this area, likely in accordance with the Regional Traffic Study commissioned by the City of Columbus and Franklin County.
8. **Emissions:** The developer expects no unusual emissions from this property.

SECTION 4. The continuing applicability of this zoning ordinance to the real property described herein is contingent upon the development by the city, within 180 days of the approval of this ordinance, of an economic development plan and a financing plan for public improvements and services in a defined area that will include and benefit the real property to which this zoning ordinance applies, and the agreement by the applicant to participate in such financing plan in an equitable proportion.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1406-2004

Drafting Date: 07/08/2004

Version: 1

Current Status: Passed

Matter Type: Ordinance

Explanation

1. BACKGROUND

A. **Need:** This legislation is needed for the City to pay the loan application fee for a loan agreement totaling \$91,792,860.00, for the BWARI, Part 2 project. This Sanitary System Engineering Section project (identified in Section

1.) is scheduled to be approved for financing through the Ohio Water Pollution Control Loan Fund (WPCLF). This loan program is jointly administered by the Ohio EPA's Division of Environmental and Financial Assistance, and the Ohio Water Development Authority(OWDA). The WPCLF provides below-market interest rate loans for municipal wastewater treatment improvements.

B. Emergency Designation: N/A

C. FISCAL IMPACT

Budgeted Amount: There is sufficient budget authority in the 2004 Sewer System Operating Fund for application fee expenditures.

Title

To authorize the Director of Public Utilities to pay the Water Pollution Control Loan Fund application fee to the Ohio Water Development Authority, for a Sewerage and Drainage Division project; and to authorize the expenditure or \$321,275.00. (\$321,275.00)

Body

WHEREAS, a Sewerage and Drainage Division project has been scheduled for financing through an Ohio Water Pollution Control Loan Fund award on July 29, 2004 which financial assistance will help to reduce the total project costs to the City's sewerage customers; and

WHEREAS, it is necessary to authorize the Director of Public Utilities to pay the requisite loan application fee to the Ohio Water Development Authority payable upon the delivery of the executed loan agreement; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Director of Public Utilities be, and hereby is, authorized to pay the Water Pollution Control Loan Fund application fee to the Ohio Water Development Authority, for the Sewerage and Drainage Division project entitled Big Walnut Outfall Sewer System Capacity Augmentation, Part 1, CIP No. 650430.1, WPCLF No. 392260-02.

Section 2. That the expenditure of \$321,275.00 or as much thereof as may be needed, be and the same hereby is authorized from the Sewer System Operating Fund, Fund 650, Division 60-05, OCA Code 651001, Object Level One 03, Object Level Three 3390, to pay the cost of the Water Pollution Control Loan Fund application fee to the Ohio Water Development Authority.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1424-2004

Drafting Date: 07/13/2004

Version: 1

Current Status: Passed

Matter Type: Ordinance

Explanation

ORANGE LAND CORPORATION by THOMAS H. SCHOTTENSTEIN, President, has submitted the plat titled OLENTANGY MEADOWS DRIVE to the City Engineer's Office for review and approval. This plat has been reviewed and approved by the City Engineer. The following legislation allows the City to accept said plat for property located east

off of North High Street (US Route 23) and north of Lazelle Road.

d

Title

To accept the plat titled OLENTANGY MEADOWS DRIVE, from ORANGE LAND CORPORATION by THOMAS H. SCHOTTENSTEIN, President.

Body:

WHEREAS, the plat titled **OLENTANGY MEADOWS DRIVE** (hereinafter "plat"), has been submitted to the City Engineer's Office for approval and acceptance; and

WHEREAS, **ORANGE LAND CORPORATION by THOMAS H. SCHOTTENSTEIN, President**, owner of the platted land, desires to dedicate to the public use all or such parts of the Drive shown on said plat and not heretofore so dedicated; and

WHEREAS, after examination, it has been found to be in the best interest of the City to accept said plat; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the plat titled **OLENTANGY MEADOWS DRIVE** on file in the office of the City Engineer, Transportation Division, be and the same is hereby accepted.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1430-2004

Drafting Date: 07/14/2004

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

The City of Columbus, Public Service Department, Transportation Division, received a request from Union Grove Baptist Church, asking that the City transfer the alley north of Granville Street between Winner Avenue and Graham Street to the Church. Transfer of this right-of-way will facilitate proposed church expansion. After investigation it was determined there are no objections to the transfer of this excess right-of-way. The City Attorney's Office, Real Estate Division, established a fee of \$3,324.75 for the transfer of this excess right-of-way. John T. Kranyak, counsel for Union Grove Baptist Church, requested a mitigation of this amount. The Land Review Commission voted to recommend that this right-of-way be transferred to Union Grove Baptist Church at no charge in recognition of the increased income taxes that will be collected by the City when the Church hires additional staff members.

d

Title

To authorize the Director of the Public Service Department to execute those documents required to transfer the alley north of Granville Street, between Winner Avenue and Graham Street to Union Grove Baptist Church; and to waive the competitive bidding provisions of Columbus City.

d

Body

WHEREAS, the City of Columbus, Public Service Department, Transportation Division, received a request from Union Grove Baptist Church, asking that the City transfer the alley north of Granville Street between Winner Avenue and Graham Street to the Church; and

WHEREAS, transfer of this excess right-of-way will facilitate a proposed church expansion; and

WHEREAS, after investigation it was determined that there are no objections to the transfer of this excess right-of-way; and

WHEREAS, the City Attorney's Office, Real Estate Division, established a fee of \$3,324.75 for the transfer of this excess right-of-way; and

WHEREAS, John T. Kranyak, counsel for Union Grove Baptist Church, requested a mitigation of this amount; and

WHEREAS, the Land Review Commission voted to recommend the transfer of this right-of-way to Union Grove Baptist Church at no charge in recognition of the increased income taxes that will be collected by the City when the Church hires additional staff members; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Director of the Public Service Department be and is hereby authorized to execute quit claim deeds and other incidental instruments prepared by the Department of Law, Real Estate Division, necessary to transfer the following described rights-of-way to Union Grove Baptist Church; to-wit:

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of a 15 foot Alley and all of a 18 foot Alley, (said 18' alley being previously vacated by the City of Columbus Ordinance # 1229-65 on 9-20-1965) and being the same as numbered and delineated upon the record plat of Benjamin Monett's Mt. Vernon Avenue Addition of record in Plat Book 5, Page 133 and being more particularly described as follows:

Commencing at an iron pipe set at the southwest corner of Lot 32 of said Benjamin Monett's Mt. Vernon Avenue Addition and the intersection of the east line of Winner Avenue (50 feet wide) with the north line of Granville Street (40 feet wide);

Thence, along the west line of said Lot 32, the east line of said Winner avenue, **North 2°06'05" East, 123.97 feet** to a point at the northwest corner of said Lot 32, the southwest corner of said 15 foot Alley and **THE TRUE POINT OF BEGINNING** of the herein described parcel;

Thence, across said 15 foot Alley and along the east line of said Winner Avenue, **North 2°06'05" East, 15.54 feet** to a found 1" diameter iron pipe at the northwest corner of said 15 foot Alley and the southwest corner of Lot 33 of said Benjamin Monett's Mt. Vernon Avenue Addition;

Thence, along part of the north line of said 15 foot Alley and the south line of said Lot 33, **North 76°58'03" East, 162.59 feet** to a point at the southeast corner of said Lot 33 and the intersection of the north line of said 15 foot Alley with the west line of said 18 foot Alley;

Thence, along the west line of said 18 foot Alley, the east lines of Lots 33, 34, 35, 36 and 37 of said Benjamin Monett's Mt. Vernon Avenue Addition, **North 2°51'58" East, 166.12 feet** to a point at the northeast corner of said Lot 37, the northwest corner of aid 18 foot Alley and the intersection of the west line of said 18 foot Alley with the south line of East Market Street (20 feet wide), said point being referenced by a found 1" diameter iron pipe at the northwest corner of said Lot 37 South 77°51'58" West, 164.45 feet therefrom;

Thence, across said 18 foot Alley and along the south line of said East Market Street, **North 77°33'10" East, 18.66 feet** to a found 1" diameter iron pipe at the northeast corner of said 18 foot Alley, the northwest corner of Lot 17 of said Benjamin Monett's Mt. Vernon Avenue Addition, and the intersection of the east line of said 18 foot Alley with the south line of said East Market Street;

Thence, along the east line of said 18 foot Alley, the west lines of Lots 17, 18, 19, 20 and 21 of said Benjamin Monett's Mt. Vernon Avenue Addition, **South 2°51'58" West, 165.93 feet** to a point at the southwest corner of said Lot 21 and the intersection of the east line of said 18 foot Alley with the north line of said 15 foot Alley;

Thence, along the south line of said Lot 21, the north line of said 15 foot Alley, **North 76°58'03" East, 162.65 feet** to a point at the southeast corner of said Lot 21 and the intersection of the north line of said 15' Alley with the west line of Graham St. (50 feet wide), said point being referenced

by an iron pipe set at the northeast corner of said Lot 17 North 3°14'25" East, 164.50 feet therefrom;

Thence, across said 15 foot Alley, **South 3°14'25" West, 15.63 feet** (passing a railroad spike set on the centerline of said 15' Alley at 7.81 feet) to a point in the south line of said 15 foot alley and the northeast corner of Lot 22 of said Benjamin Monett's Mt. Vernon Avenue Addition;

Thence, along the south line of said 15 foot Alley, along the north line and the north lines of Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, **South 76°58'03" West, 343.63 feet** to the place of beginning **CONTAINING 0.187 ACRES**, subject, however to all legal highway, easements, leases and restrictions of record, and of records in the respective utility offices. Iron pipes set are 30" X 1" O.D. with an orange plastic plug inscribed "P.S. 6579". Basis of bearing is the north line of Granville Street assumed South 77°00'00" West. The foregoing description was based upon a boundary survey by Myers Surveying Company in October 1996.

MYERS SURVEYING COMPANY, INC.
Joseph P. Myers, P.S. 7361

Section 2. That the above referenced real property shall be considered excess road rights-of-way and the public rights therein shall terminate upon the Director's execution and delivery of said quit claim deed to the grantee thereof.

Section 3. That this Council has determined it is in the best interest of the City of Columbus to allow this right-of-way to be transferred without requiring competitive bidding and hereby waives the competitive bidding provision of Columbus City Codes (1959) Revised, Section 329.25 with regards to the transfer of these properties.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 164X-2004

Drafting Date: 06/25/2004

Version: 1

Current Status: Passed

Matter Type: Resolution

Explanation

Background:

The City of Columbus ("City"), the Franklin County Commissioners ("County"), the Columbus Zoological Park Association ("Zoo"), and the State of Ohio, Department of Transportation ("ODOT") desire to relocate a section of State Route 750 (Powell Road) north of the Zoo. The proposed highway improvement project will involve an exchange of lands currently held by the ODOT and lands jointly held by the City and the County for the use and benefit of the Columbus Zoo. ODOT will vacate the existing Powell Road between State Route 257 and the easternmost boundary of the Zoo property. The vacation will allow the Zoo operations to connect to property owned jointly by the City and County lying north of Powell Road which was purchased for Zoo operations. The City and County property held for the use and benefit of the Zoo and deemed necessary to support the proposed highway improvement will be donated to the ODOT in exchange for the section of Powell road to be vacated. This legislation authorizes the Zoo to represent the City for the purposes of making certain engineering and design decisions as to the State Route 750 realignment and to recommend to the City and County right of way to dedicate to ODOT for the relocated road.

Title

To authorize the Columbus Zoological Park Association, Inc. to represent the City in planning with the Ohio Department of Transportation for the purposes of making certain engineering and design decisions as to the State Route 750 realignment.

Body

WHEREAS, the City of Columbus ("City"), the Franklin County Commissioners ("County"), the Columbus Zoological Park Association ("Zoo"), and the State of Ohio, Department of Transportation ("ODOT") desire to relocate a section of State Route 750 (Powell Road); and

WHEREAS,the proposed highway improvement project will involve an exchange of lands currently held by the ODOT (State Route 750 or Powell Road) and lands jointly held by the City and the County for the use and benefit of the Zoo; and

WHEREAS,upon completion of the relocation of Powell Road, ODOT will vacate a portion of the existing Powell Road to the City and the County which will connect to property north of Powell purchased for use by the Zoo as part of the Zoo's long range plans; and

WHEREAS,ODOT, has requested the City and the County to designate the Zoo as their representative for purposes of planning the alignment and access points through the City/County property currently used for Zoo operations; and

WHEREAS, the Zoo is the best entity to work with ODOT to determine the benefits and impacts on the Zoo's operations of the proposed design of the relocated road and to make recommendations to the City and County to convey the needed right of way; now, therefore:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That this Council hereby declares that the Columbus Zoological Park Association, Inc. is authorized to represent of the City of Columbus for purposes of making all necessary project related decisions regarding the engineering aspects and design features of the above referenced proposed highway improvements, and to recommend to the City and County the transfer of such real property as is necessary for the construction and operation of the relocated Powell Road which conveyance shall be subject to future ordinances of City Council and Resolutions of the County Commissioners.

Section 2. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 186X-2004

Drafting Date: 07/15/2004

Current Status: Passed

Version: 1

Matter Type: Resolution

Explanation

Title

In commemoration of Leroy V. Trout.

Body

WHEREAS, on July 2, 2004, Leroy V. Trout passed away; and

WHEREAS, Leroy Trout began his eighteen year service with the City of Columbus in 1956 in the city's Sanitation Department; and

WHEREAS, Leroy Trout became the city's first African-American Superintendent of the Columbus Sanitation Department; and

WHEREAS, following his service with the city, Leroy Trout went on to serve at the Ohio Department of Administrative Services from which he retired in 1989; and

WHEREAS, Leroy Trout was an Assistant Pastor, Advisor, and Counselor at the Assembly of Faith Church; now, therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBUS:

That this Council hereby memorializes the memory of Leroy V. Trout and his service to this community.

BE IT FURTHER RESOLVED, that a copy of this Resolution be presented to the Leroy V. Trout family.

Legislation Number: 189X-2004

Drafting Date: 07/26/2004

Version: 1

Current Status: Passed

Matter Type: Ceremonial Resolution

Explanation

Title

To support the Central Ohio Transit Authority's North Corridor Light Rail and Expanded Bus Service as the Locally Preferred Alternative

Body

WHEREAS, the Central Ohio Transit Authority (COTA) and the Mid-Ohio Regional Planning Commission (MORPC) completed a Major Investment Study (MIS) for the North Corridor of Franklin County in 1995 which recognized the feasibility of and desire for an intra-city passenger rail and expanded bus services; and

WHEREAS, the update of the 1995 North Corridor MIS, the selection of a locally preferred alternative, and the submittal of the Federal Transit Administration (FTA) Section 5309 New Starts Report are prerequisites to securing additional federal capital funds to conduct Preliminary Engineering on the North Corridor Project; and

WHEREAS, the FastTrax Advisory Group recommended the locally preferred alternative include a light rail investment in the north corridor and expanded bus service which the COTA Board of Trustees adopted in its meeting on May 23, 2001; and

WHEREAS, pursuant to FTA guidelines, the North Corridor project received a recommended rating for advancement into Preliminary Engineering; and

WHEREAS, the City of Columbus continues to support COTA's "Vision 2020" plan to increase mobility and access to jobs by adding LRT and expanding existing transit service; and

WHEREAS, the City of Columbus urges FTA to continue to support COTA's endeavors to pursue LRT project development to completion; and

WHEREAS, the City of Columbus urges FTA to continue to rate COTA's LRT proposal as "Recommended"; now, therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBUS:

That the City of Columbus supports COTA's North Corridor Light Rail and expanded transit service and requests that this alternative continues to receive a "Recommended Rating" from FTA.

City RFPs, RFQs, and Bids

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BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

**CITY OF COLUMBUS FORMAL BID OPPORTUNITIES ARE UPDATED DAILY AT:
<http://finance.ci.columbus.oh.us/purchasing/openbids/sabids.html>**

Each proposal shall contain the full name and address of every person, firm or corporation interested in the same, and if corporation, the name and address of the President and Secretary.

EQUAL OPPORTUNITY CLAUSE: Each responsive bidder shall submit, with its bid, a contract compliance certification number or a completed application for certification. Compliance with the provisions of Article I, Title 39, is a condition of the contract. Failure to comply with this Article may result in cancellation of the contract.

WITHHOLDING OF INCOME TAX: All bidders are advised that in order for a contract to bind the City, each contract must contain the provisions found in Section 361.34 C.C.C. with regard to income taxes due or payable to the City of Columbus for wages, salaries and commissions paid to the contractor's employees as well as requiring those contractors to ensure that subcontractors withhold in a like manner.

DELINQUENT PERSONAL PROPERTY TAX: All bidders are charged with notice of Section 5719.042 of the Ohio Revised Code and agree that if this contract is awarded to them, the successful bidder, prior to the time the contract is entered into, will submit to the City Auditor the affidavit required by said section of the Ohio Revised Code. Said affidavit, when filed with City Auditor, is thereby incorporated into and made a part of this contract and no payment shall be made with respect to this contract unless such statement has been so incorporated as a part thereof.

LOCAL CREDIT: For all contracts EXCEPT PROFESSIONAL SERVICE CONTRACTS: In determining the lowest bid for purpose of awarding a contract not exceeding \$20,000.00, a local bidder shall receive a credit equal to five percent (5%) of the lowest bid submitted by a non-local bidder. In determining the lowest bid for purposes of awarding a contract in excess of \$20,000.00, a local bidder shall receive a credit equal to one percent (1%) or \$20,000.00, whichever is less, of the lowest bid submitted by a non-local bidder. A local bidder is a person, corporation or business which (a) has listed its principal place of business as being located within the corporation limits of the City of Columbus or the County of Franklin in official documents filed with Secretary of State, State of Ohio, or a valid vendor's license which indicates its place of business is located within the corporation limits of the City of Columbus or County of Franklin.

FOR COPIES OF ANY OF THE FOLLOWING BID PROPOSALS CALL THE LISTED DIVISION

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BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

BID OPENING DATE - August 10, 2004 3:00 pm

SA001227 - FMD - RENOV. HEATING/A/C 650 NATIONWIDE

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

ADVERTISEMENT FOR BIDS

RENOVATION OF HEATING AND AIR CONDITIONING SYSTEMS AT 650 NATIONWIDE BLVD.,
COLUMBUS, OHIO 43215

Sealed bids will be received by the Department of Public Service, Division of Facilities Management of the City of Columbus, Ohio at their office, located at 90 West Broad Street, basement, Room B16, Columbus, Ohio 43215 until 3:00 p.m. local time, and publicly opened and read at the hour and place on Tuesday, August 10, 2004 for RENOVATION OF HEATING AND AIR CONDITIONING SYSTEMS AT 650 NATIONWIDE BLVD., COLUMBUS, OHIO 43215. The work for which bids are invited consist of renovation of the heating and air conditioning systems.

Copies of the Contract Documents are available in the office of Facilities Management, 90 West Broad Street, Basement Level, Room B16, Columbus, Ohio 43215 beginning Monday, July 26, 2004. The first set of contract documents are available to prospective bidders at no cost. Additional sets are available to prospective bidders at a non-refundable cost of \$25.00 for each set.

Proposals must be submitted on the proper forms contained in the Bid Documents and the Bid Documents containing the Proposals must be submitted IN THEIR ENTIRETY in a sealed envelopment marked: Bid for: RENOVATION OF HEATING AND AIR CONDITIONING SYSTEMS AT 650 NATIONWIDE BLVD., COLUMBUS, OHIO 43215.

FAILURE TO RETURN THE BID PACKET AND REQUIRED INFORMATION MAY RESULT IN REJECTION OF THE PROPOSAL.

PROPOSAL GUARANTY

The bidder is required to submit a Proposal Guaranty, consisting either of a Proposal Bond, in the form provided in the Bid Submittal Documents with a surety or sureties licensed to conduct business in the State of Ohio, or a certified check drawn on a solvent bank made payable to the Treasurer - City of Columbus, Ohio. The amount of the guaranty shall be expressed in dollars and cents and shall not be less than ten (10) percent of the bid including all alternates submitted which increase the bid. All bonds signed by an agent must be accompanied by a certified copy of the authority to act.

PREVAILING WAGE RATE

Attention of the bidder is called to the special requirements which are included in the Bid Documents regarding prevailing rates of wages to be paid. Bidders must comply with the prevailing wage rates on Public Improvements of Franklin County and the City of Columbus in the State of Ohio as determined by the Ohio Bureau of Employee Services, Wage and Hour Division (614-644-2239).

CONTRACT PERFORMANCE AND PAYMENT BOND

A contract performance and payment bond of 100 percent of the amount of the contract with a surety or sureties licensed to conduct business in the State of Ohio according to Section 103.05 of the City of Columbus Construction and Materials Specifications, latest edition, will be required to assure the faithful performance of the work.

PRE-BID MEETING

A pre-bid meeting will be held Thursday, July 29, 2004 at 9:00 a.m., at 650 Nationwide Blvd., Columbus,

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Ohio 43215. A walk thru of the area will take place after the pre-bid meeting.

OSHA/EPA REQUIREMENTS

Contractors are subject to all applicable federal, state and local laws, ordinances, rules and regulations pertaining to services or products to be provided under this contract.

CONSTRUCTION AND MATERIALS SPECIFICATIONS

Numbered paragraphs to which reference is made in these Bid Submittal Documents refer to the City of Columbus, Ohio Construction and Material Specifications, latest edition and will become part of the terms and conditions of the contract to be awarded. Said specification are hereby made a part of these Bid Submittal Documents. Bidders are required to examine Section 100, General Provisions, for the requirements necessary to submit a proposal. Copies of said Construction and Materials Specifications may be examined and/or purchased at the office of the Director of Public Service, 90 West Broad Street, Room 301, Columbus, Ohio 43215, (614) 645-8290, at the office of the Transportation Division, 1800 East 17th Avenue, Columbus, Ohio 43219, (614) 645-3182, at the Director of Public Utilities, 910 Dublin Road, 4th Floor, Columbus, Ohio 43215, (614) 645-6141.

CONTRACT COMPLIANCE REQUIREMENTS AND EQUAL OPPORTUNITY CLAUSE

Each responsive bidder shall submit, with its bid, a City of Columbus Contract Compliance Certification Number or a completed application for certification. Any questions or inquiries concerning this should be directed to the Equal Business Opportunity Commission Office.

The City of Columbus encourages the participation of Minority and female owned business enterprises. Each bidder must identify any subcontractor(s) who are minority or female owned businesses (M/FBE's) as defined in Title 39 of the Columbus City Code along with the scope of work and anticipated cost.* This information is gathered and monitored by the Equal Business Opportunity Commission Office (EBOCO). Please contact EBOCO (614) 645-4764 for assistance with identifying potential M/FBE subcontractors. Equal Business Opportunity Commission Office, 109 N. Front Street 4th Floor, Columbus, Ohio 43215, (614) 645-4764.

*While the participation of minority and female owned businesses is encouraged the level of minority or female participation will not be a condition of the bid award.

BID CANCELLATION AND REJECTIONS

The right is reserved by the Director of Public Service of the City of Columbus, Ohio to cancel the Advertisement for Bids, to reject any and/or all bids, to waive technicalities, or to advertise for new proposals, when it is in the best interest of the City. Also, the right is reserved by the Public Service Director to hold bids for a period of 180 days after the bid opening for evaluating both the proposals and the contractors. The award of the contract may be made at any time during that period.

SPECIAL REQUIREMENTS

Particular attention is called to the statutory requirements of the State of Ohio relative to licensing of corporations organized under laws of any other state.

ORIGINAL PUBLISHING DATE: July 20, 2004

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BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

BID OPENING DATE - August 11, 2004 3:00 pm

SA001224 - WATER-WALK-IN PAYMENT PROCESSING SERVICE

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

ADVERTISEMENT FOR BIDS

Professional Services-Walk-In Payment Processing Service

REQUEST FOR STATEMENTS OF QUALIFICATIONS
FOR SERVICES FOR WALK-IN PAYMENT PROCESSING SERVICE
FOR THE CITY OF COLUMBUS

The City of Columbus, Ohio is soliciting Statement of Qualifications (SOQ's) from experienced firms to provide full-service assistance to the City for walk-in payment processing services for the Department of Public Utilities, Division of Water. The selected firm shall have a network of retail payment outlets with payment terminals to process customer payment data and remit customer payments to the City in an efficient, effective fashion; depositing said payment in designated City accounts at specified banking institutions. The project is identified as:

The City expects the firm to provide a turnkey operation, providing all the necessary equipment associated with the system, and all necessary staff to install, operate and maintain same as well as providing all necessary services including, but not limited to the following.

- Selection and management of agents.
- Equipping of payment outlets.
- Maintenance of payment terminals at the payment outlets.
- Ability to transfer electronic customer payment information from the payment outlet to the city.
- Ability to transfer customer payments from payment outlet to city.
- Ability to handle returned checks.
- Ability to process customer receipts for each bill payment at the payment outlet.
- Support and training of agent at the payment outlet.
- Policy for customer payments that are stolen, lost, damaged, or destroyed between the time of receipt of a customer payment by an agent and transfer of the customer payment to city's bank account.
- Policy for record retention.
- Policy for Customer/City payment dispute.

Selection of professional services shall be in accordance with Section 329.13 of Columbus City Codes, 1959, utilizing the Department of Public Utilities Request for Qualifications (RFQ), prequalification process. This process is generally as follows:

1. RFQ prepared and advertised by the Department.
2. SOQ's submitted by offerors prior to the deadline.
3. "Short listing" by the Department Evaluation Committee based upon the evaluation criteria specified herein.
4. Written notification of the "short list" sent to all offerors.
5. The Committee shall request complete technical proposals from each of the offerors selected for further consideration.
6. Proposals submitted by the "short listed" offerors.
7. The Committee may also request that all offerors selected for further consideration make a presentation to the Committee to elaborate on their technical proposals, SOQ's, cost estimates, and/or any other pertinent information.

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8. The Committee shall rank all remaining offerors based upon the quality and feasibility of their proposals and any revisions thereto.

9. The Department shall enter into contract negotiations with the offerors in the order of rank, and written notification of the selection sent to remaining offerors.

Any agreement or contract entered into will be in accordance with the provisions of Chapter 329, of Columbus City Codes, 1959, the standard agreements for professional services of the Division of Water, and all other applicable rules and regulations.

All offerors, and their proposed subcontractors, shall have valid City of Columbus Contract Compliance Numbers (CCCN). SOQ's shall include these numbers, or copies of completed, submitted applications for certification. Applications for certification may be obtained from the City of Columbus website (www.columbus.gov), or from:

City of Columbus
Equal Business Opportunity Commission Office
109 North Front Street, 4th Floor
Columbus, Ohio 43215-9020
(614-645-4764)

All questions shall be submitted in writing to John Funk, Fiscal Manager, Division of Water, 3rd floor, Utilities Complex, 910 Dublin Road, Columbus, Ohio 43215, or by fax (614-645-8177).

There is NO additional information package for this RFSOQ.

Eight (8) copies of the SOQ's shall be submitted in a sealed envelope (or envelopes) to Richard C. Westerfield, P.E., Administrator, Division of Water, 3rd floor, Utilities Complex, 910 Dublin Road, Columbus, Ohio 43215. The envelopes shall be clearly marked on the exterior to denote both the names of the submitting firm and the particular professional services contract for which the qualifications are offered.

Final date for submission of SOQ's will be no later than 3:00 p.m. August 11, 2004. Any submittals received after that time will not be considered.

Submissions will be evaluated by the Department Evaluation Committee based on the following criteria and rating values:

25 Points - Competence-the competence of the offeror to perform the required services as indicated by the technical training, education, and experience of the offeror's personnel who would be assigned to perform the work.

20 Points - Quality and Feasibility-the quality and feasibility of the offeror's proposal.

30 Points - Past performance-past performance of the offeror as reflected by the evaluations of previous clients of the offeror with respect to such factors as quality of work, success in controlling costs, and success in meeting deadlines

25 Points - Ability-ability of the offeror to perform the required services competently and expeditiously as

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indicated by the offeror's workload and the availability of necessary personnel, equipment, and facilities.
ORIGINAL PUBLISHING DATE: July 16, 2004

SA001241 - Olive/Westgate Area Improvements

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ADVERTISEMENT FOR BIDS

Sealed proposals will be received by the Director of Public Utilities of the City of Columbus, Ohio at the office of the Director of Public Utilities, 910 Dublin Road, Room 4002, until 3:00 p.m., Local Time, on Wednesday, August 11, 2004, and publicly opened and read at that hour and place for the following project:

OLIVE/WESTGATE AREA STORMWATER SYSTEM IMPROVEMENTS
C.I.P. NO. 610740

The City of Columbus contact person for this contract is Michael P. Griffith, P.E., of the Division of Sewerage and Drainage, (614) 645-2416. The work for which proposals are invited consists of replacing approximately 2180 feet of existing 15- and 18-inch storm sewer with 30-inch, and such other work as may be necessary to complete the contract in accordance with the plans and specifications. Copies of the Contract Documents and the plans (CC-13446) are on file at the Division of Sewerage and Drainage, Sewer System Engineering Section, Permit Office, Room No. 3051, 910 Dublin Road, Columbus, Ohio 43215-9053. The first set is available to prospective bidders at no cost with the second and subsequent sets available at a cost of \$25.00 per set on a no-refund basis. No partial units will be released.

Proposals must be submitted on the proper forms contained in the Bid Submittal Documents and the Bid Submittal Documents containing the Proposal must be submitted IN THEIR ENTIRETY in a sealed envelope marked:

OLIVE/WESTGATE AREA STORMWATER SYSTEM IMPROVEMENTS
C.I.P. NO. 610740

PROPOSAL GUARANTY

The bidder is required to submit a Proposal Guaranty, consisting of either a Proposal bond, in the form provided in the Bid Submittal Documents with a surety or sureties licensed to conduct business in the State of Ohio, or a certified check drawn on a solvent bank made payable to the Treasurer - City of Columbus, Ohio. The amount of the guaranty shall not be less than ten (10) percent of the bid including all alternates submitted which increase the bid. The bond must have an AMOUNT EXPRESSED IN DOLLARS AND CENTS in order to be responsive. All bonds signed by an agent must be accompanied by a certified copy of the authority to act.

PREVAILING WAGE RATE

Attention of the bidder is called to the special requirements which are included in the Bid Submittal Documents regarding prevailing rates of wages to be paid.

CONTRACT PERFORMANCE AND PAYMENT BOND

A contract performance and payment bond of 100 percent of the amount of the contract with a surety or sureties licensed to conduct business in the State of Ohio according to Section 103.05 of the City of Columbus Construction & Materials Specifications, latest edition, will be required to assure the faithful performance of the work.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

Numbered paragraphs to which reference is made in these Bid Submittal Documents refer to the City of

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

Columbus, Ohio Construction and Materials Specifications, latest edition and will become part of the terms and conditions of the contract to be awarded. Said specifications are hereby made a part of these Bid Submittal Documents. Bidders are required to examine Section 100, General Provisions, for the requirements necessary to submit a proposal. Copies of said Construction and Material Specifications may be examined and/or purchased at the office of the Director of Public Service, 90 W. Broad Street, 3rd Floor, Columbus, Ohio 43215 (614) 645-8290; at the offices of the Transportation Division, 1800 E. 17th Avenue, Columbus, Ohio 43219 (614) 645-3182; and at the office of the Director of Public Utilities, 910 Dublin Road, 4th Floor, Columbus, Ohio 43215 (614) 645-6141.

CONTRACT COMPLIANCE REQUIREMENTS

Each responsive bidder shall submit, with its bid, a City of Columbus Contract Compliance Certification Number or a completed application for certification.

QUALIFICATION AND RESOURCE FACTORS FORM AND AFFIDAVIT OF BIDDER

Each responsive bidder shall submit with its bid, a completed Qualification and Resource Factors Form and a completed and notarized Affidavit of Bidder.

BID CANCELLATION AND REJECTIONS

The right is reserved by the Director of Public Utilities of the City of Columbus, Ohio to cancel the Advertisement for Bids, to reject any and/or all bids, to waive technicalities, to hold bids for a period of 180 days after the bid opening, and/or to advertise for new proposals, when it is in the best interest of the City.

SUBSURFACE DATA

Subsurface data was not obtained for project design purposes, and therefore is not available.

CONTRACT COMPLETION

The work under this contract shall be completed in a manner acceptable to the City within 150 calendar days after the effective date of the Notice to Proceed.

SPECIAL REQUIREMENTS

Particular attention is called to the statutory requirements of the State of Ohio relative to licensing of corporations organized under the laws of any other state.

Cheryl Roberto

Director of Public Utilities

ORIGINAL PUBLISHING DATE: July 28, 2004

SA001242 - WICKLOW ROAD STORMWATER SYSTEM IMPROVEME

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

ADVERTISEMENT FOR BIDS

Sealed proposals will be received by the Director of Public Utilities of the City of Columbus, Ohio at the office of the Director of Public Utilities, 910 Dublin Road, Room 4002, until 3:00 p.m., Local Time, on Wednesday, August 11, 2004, and publicly opened and read at that hour and place for the following project:

WICKLOW ROAD STORMWATER SYSTEM IMPROVEMENTS
C.I.P. NO. 610741

The City of Columbus contact person for this contract is Michael P. Griffith, P.E., of the Division of Sewerage and Drainage, (614) 645-2416. The work for which proposals are invited consists of replacing 690 L.F. of 24-inch storm sewer with 36-inch, and such other work as may be necessary to complete the contract in accordance with the plans and specifications. Copies of the Contract Documents and the plans (CC-13314) are on file at the Division of Sewerage and Drainage, Sewer System Engineering Section, Permit Office, Room No. 3051, 910 Dublin Road, Columbus, Ohio 43215-9053. The first set is available to prospective bidders at no cost with the second and subsequent sets available at a cost of \$25.00 per set on a no-refund basis. No partial units will be released.

Proposals must be submitted on the proper forms contained in the Bid Submittal Documents and the Bid Submittal Documents containing the Proposal must be submitted IN THEIR ENTIRETY in a sealed envelope marked:

WICKLOW ROAD STORMWATER SYSTEM IMPROVEMENTS
C.I.P. NO. 610741

PROPOSAL GUARANTY

The bidder is required to submit a Proposal Guaranty, consisting of either a Proposal bond, in the form provided in the Bid Submittal Documents with a surety or sureties licensed to conduct business in the State of Ohio, or a certified check drawn on a solvent bank made payable to the Treasurer - City of Columbus, Ohio. The amount of the guaranty shall not be less than ten (10) percent of the bid including all alternates submitted which increase the bid. The bond must have an AMOUNT EXPRESSED IN DOLLARS AND CENTS in order to be responsive. All bonds signed by an agent must be accompanied by a certified copy of the authority to act.

PREVAILING WAGE RATE

Attention of the bidder is called to the special requirements which are included in the Bid Submittal Documents regarding prevailing rates of wages to be paid.

CONTRACT PERFORMANCE AND PAYMENT BOND

A contract performance and payment bond of 100 percent of the amount of the contract with a surety or sureties licensed to conduct business in the State of Ohio according to Section 103.05 of the City of Columbus Construction & Materials Specifications, latest edition, will be required to assure the faithful performance of the work.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

Numbered paragraphs to which reference is made in these Bid Submittal Documents refer to the City of

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Columbus, Ohio Construction and Materials Specifications, latest edition and will become part of the terms and conditions of the contract to be awarded. Said specifications are hereby made a part of these Bid Submittal Documents. Bidders are required to examine Section 100, General Provisions, for the requirements necessary to submit a proposal. Copies of said Construction and Material Specifications may be examined and/or purchased at the office of the Director of Public Service, 90 W. Broad Street, 3rd Floor, Columbus, Ohio 43215 (614) 645-8290; at the offices of the Transportation Division, 1800 E. 17th Avenue, Columbus, Ohio 43219 (614) 645-3182; and at the office of the Director of Public Utilities, 910 Dublin Road, 4th Floor, Columbus, Ohio 43215 (614) 645-6141.

CONTRACT COMPLIANCE REQUIREMENTS

Each responsive bidder shall submit, with its bid, a City of Columbus Contract Compliance Certification Number or a completed application for certification.

QUALIFICATION AND RESOURCE FACTORS FORM AND AFFIDAVIT OF BIDDER

Each responsive bidder shall submit with its bid, a completed Qualification and Resource Factors Form and a completed and notarized Affidavit of Bidder.

BID CANCELLATION AND REJECTIONS

The right is reserved by the Director of Public Utilities of the City of Columbus, Ohio to cancel the Advertisement for Bids, to reject any and/or all bids, to waive technicalities, to hold bids for a period of 180 days after the bid opening, and/or to advertise for new proposals, when it is in the best interest of the City.

SUBSURFACE DATA

Subsurface data was not obtained for project design purposes, and therefore is not available.

CONTRACT COMPLETION

The work under this contract shall be completed in a manner acceptable to the City within 60 calendar days after the effective date of the Notice to Proceed.

SPECIAL REQUIREMENTS

Particular attention is called to the statutory requirements of the State of Ohio relative to licensing of corporations organized under the laws of any other state.

Cheryl Roberto

Director of Public Utilities

ORIGINAL PUBLISHING DATE: July 30, 2004

BID OPENING DATE - August 12, 2004 11:00 am

SA001182 - Mun. Court Clerk/Custom File Folders UTC

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

1.1 Scope: It is the intent of the City of Columbus, Franklin County Municipal Court to obtain formal bids for the establishment of a multi-year contract with one or more suppliers for the purchase and delivery of various printed, color-coded custom end file folders and various printed labels used for filing and storing court documents in the Criminal/Traffic Division and the Civil Division. The contract will be for three years with the option to extend for an additional year.

1.2 Classification: In the Criminal Traffic Division, two (2) classifications of customized end tab file folders are needed for various categories of court documents and various labels. In the Civil Division, one (1) classification of customized end tab file folders are needed for various categories of court documents and various labels.

If you have an interest in receiving this proposal, please FAX this form in its entirety to: Purchasing Office, (614) 645-7051 a complete copy of the specifications will be mailed to those who request the mailing and specifications are also available in person at 50 West Gay Street, Beacon Building - First Floor, Columbus, Ohio, 43215

ORIGINAL PUBLISHING DATE: July 28, 2004

SA001221 - TRANSPORTATION/MID SIZE DUMP TRUCKS

1.1 Scope: It is the intent of the City of Columbus, Transportation Division, to obtain formal bids to establish a contract for the purchase of four Mid-Size Dump Trucks for use by Street Maintenance Operations Section.

1.2 1.2 Classification: The successful vendor shall be responsible for building and delivering the Mid-Size Dump Trucks to the City of Columbus, Transportation Division.

If you have an interest in receiving this proposal, please FAX this form in its entirety to: Purchasing Office, (614) 645-7051 a complete copy of the specifications will be mailed to those who request the mailing and specifications are also available in person at 50 West Gay Street, Beacon Building - First Floor, Columbus, Ohio, 43215

ORIGINAL PUBLISHING DATE: July 13, 2004

SA001233 - DOSD/AIR COMPRESSORS w/TRADE-IN

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

1.1 It is the intent of the City of Columbus, Sewerage and Drainage Division to obtain formal bids for the purchase of two (2) Diesel Powered Portable Air Compressors. The Portable Air Compressors will be used by the Sewer Maintenance Operations Center to run various air tools. This bid shall include a trade in allowance for two (2) Ingersoll Rand 185CFM air compressors.

1.2 The portable air compressors will be delivered as a complete system including air compressor, diesel engine, radiator, oil cooler, lubrication system, and control system, fully enclosed in a steel sound dampening canopy and mounted on a trailer frame.

1.3 Classification: All parts not specifically mentioned, which are necessary to provide a complete unit, shall be included in the bid and conform in strength and quality of material and workmanship to what is usually provided to the trade in general. The equipment offered shall be new and a current model under standard production by the manufacturer.

If you have an interest in receiving this proposal, please FAX this form in its entirety to: Purchasing Office, (614) 645-7051 a complete copy of the specifications will be mailed to those who request the mailing and specifications are also available in person at 50 West Gay Street, Beacon Building - First Floor, Columbus, Ohio, 43215

ORIGINAL PUBLISHING DATE: July 24, 2004

BID OPENING DATE - August 16, 2004 5:00 pm

SA001232 - Construction Mgt. RFP Headworks Project

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

REQUEST FOR PROPOSALS (RFP)

Notice is hereby given that the City of Columbus, Ohio, Department of Public Utilities (DPU), Division of Sewerage and Drainage (DOSD), wishes to receive Proposals for professional construction management services in connection with the following project:

Southerly Wastewater Treatment Plant
New Headworks
Professional Construction Management (PCM) Services
Project 650352

GENERAL DESCRIPTION:

A. The City of Columbus operates two large interconnected municipal wastewater treatment plants. This work is for the Southerly Wastewater Treatment Plant, New Headworks.

B. As part of its continuing program to upgrade wastewater treatment facilities, provide efficient, reliable, cost-effective operations, and enhance personnel safety, the City wishes to provide professional construction management services by a consultant or joint venture for the Southerly Wastewater Treatment Plant, New Headworks construction contracts, Project 650352. This project will provide the overseeing and managing of construction activities for the two (2) construction contracts proposed for this project. These proposed contracts are:

1. Contract S65, Raw Sewage Pump Building, Construction Contract Amount \$ 50,868,825.
2. Contract S67, Screen & Grit Building and Odor Control, Construction Contract Amount \$45,800,000.

C. The Scope of Work for this project, at the City's discretion, will consist of the following elements:

1. General Scope

a) Monitor construction activities and progress, provide construction administration services including: communications, coordination planning for construction contracts, inspection coordination, change order tracking and claims investigation. The PCM will be an integral part of the City's Management Team (CMT) and will coordinate with the Design Professional's technical and field project representatives, as well as the City staff.

b) Manage, maintain and coordinate a database and document administration system of construction records for contracts during the construction phase using Primavera's P3 and Expedition V.9.0.

c) Conduct construction progress meetings and provide construction progress status reports at regularly scheduled intervals.

SELECTION SCHEDULE: The selection process shall proceed as follows:

A. Information packets containing more detailed scope and project information are available from the Division of Sewerage and Drainage, General Engineering Section, 6977 S. High Street, Lockbourne, OH 43137. Or by written request to:

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

City of Columbus, Ohio
Division of Sewerage and Drainage
General Engineering Section
6977 S. High Street
Lockbourne, OH 43137
(614) 645-7610

All Offerors are required to obtain an Offeror's Information Packet. There is no fee or charge for the packet. The Offerors Information Packet should be requested by Thursday, August 5, 2004.

B. Proposals will be received by the City until the close of business on Monday, August 16, 2004. No Proposals will be accepted thereafter. Direct Proposals to:

Mr. James A. Brueggeman, P.E.
Administrator, Division of Sewerage and Drainage
910 Dublin Road, 4th Floor
Columbus, OH 43215-9053

EVALUATION CRITERIA: The evaluation criteria for Offerors shall include the following:

EVALUATION CRITERIA POINT VALUE

1. The competence of the Offeror to perform the required service as indicated by the technical training, education and experience of the Offeror's personnel who would be assigned to perform the work. 20 POINTS
2. The quality and feasibility of the Offeror's technical proposal. 25 POINTS
3. The ability of the Offeror to perform the required service competently and expeditiously as indicated by the Offeror's workload and the availability of necessary personnel, equipment and facilities. 20 POINTS
4. Past performance of the Offeror as reflected by evaluations by previous clients of the Offeror with respect to such factors as a) success in controlling costs, including project material cost escalation, b) success in meeting deadlines, c) quality of work and responding to comments by previous clients' staff. 25 POINTS
5. Quantity of current contractual obligations with the Division of Sewerage and Drainage. 5 POINTS
6. Familiarity with City of Columbus wastewater facilities construction requirements. 5 POINTS
7. Location of office that would execute the work. 5 POINTS

TOTAL 105 POINTS

Cheryl Roberto
Director
Department of Public Utilities

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

ORIGINAL PUBLISHING DATE: July 22, 2004

BID OPENING DATE - August 17, 2004 12:00 pm

SA001238 - LOI FOR MILO GROGAN NEIGHBORHOOD IMP PRO

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

Notice of Request for Letter of Interest
Milo-Grogan Neighborhood
Improvements Project

The Department of Public Service of the City of Columbus, Ohio is seeking Letters of Interest (LOI) for professional engineering services associated with the Milo-Grogan Improvements Project.

The Transportation Division requests engineering services in support of designing a streetscape to create a unique identity for the Milo-Grogan community and enhance the historic features that are still present. The streetscape involves sidewalk and curb replacement, various aesthetic improvements, bus shelters, railroad bridge enhancements, a community park, gateway features, lighting, traffic signals, ADA compliant curb ramps and other engineering related services as required. The work will be in general accordance with the conceptual design package.

Project Deliverables: Preliminary Plan and Construction Cost Estimate, LG&T Plans, F&OC Plans, Final Construction Cost Estimate, Construction Plans (copies and mylar originals), and As-Built plans. The area is bounded by the Conrail tracks just north of Camden Avenue on Cleveland Avenue to the north, Interstate 71 at Fifth Avenue to the east, the Conrail tracks just south of First Avenue on Cleveland Avenue to the south, and the Conrail tracks just east of Grant Avenue on Fifth Avenue to the west.

The City of Columbus designated Milo-Grogan as a Neighborhood Commercial Revitalization (NCR) District in 2000. The intent of the project is to further the existing neighborhood plan and conceptual streetscape design and provide the Transportation Division with a biddable construction plans. Traffic must be maintained through the Project locations at all times.

The Letter of Interest shall describe the firm's a) location, b) number of registered professional civil engineers and surveyors registered in the state of Ohio in the office of the lead firm in which a majority of the work is to be performed, c) understanding of the Project (description of previous experience with similar projects, site photos, site inspections/observations. To maximize points, the consultant should provide a listing of completed projects similar in nature to this project, and d) competence to perform work based on training, education, experience of personnel, and ability to perform competently and expeditiously, based on workload, personnel, and equipment availability.

A minimum of three firms will be selected to submit a detailed technical proposal, from which one firm will be selected for the design contract.

The Letter of Interest shall be limited to ten (10) single-sided sheets stapled in the upper left-hand corner, with page numbers at the bottom center of each page. Tabbed inserts are prohibited. A one-page cover letter on company letterhead is allowable and will not be counted toward the number of sheets in the LOI. Failure to meet these requirements will result in rejection of the LOI. Interested firms shall submit ten (10) copies to: Transportation Division, City of Columbus, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, ATTN: David Bush, Interim Contract Administrator

Letters of Interest will be accepted at the above address until 12:00 pm on August 17, 2004.
ORIGINAL PUBLISHING DATE: July 28, 2004

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

SA001240 - FMD - CUSTODIAL SERVICES, NEW POL. ACAD.

ADVERTISEMENT FOR BIDS

PERFORMANCE-BASED CUSTODIAL SERVICES FOR THE NEW POLICE ACADEMY, 1000 NORTH HAGUE AVENUE

Sealed bids will be received by the Department of Public Service, Division of Facilities Management of the City of Columbus, Ohio at their office, located at 90 West Broad Street, basement, Room B16, Columbus, Ohio 43215 until 3:00 p.m. local time, and publicly opened and read at the hour and place on Tuesday, August 17, 2004 for CUSTODIAL SERVICES FOR THE NEW POLICE ACADEMY, 1000 NORTH HAGUE AVENUE. The work for which bids are invited consist of performance-based custodial contract for the new police academy.

Copies of the Contract Documents are available in the office of Facilities Management, 90 West Broad Street, Basement Level, Room B16, Columbus, Ohio 43215 beginning Monday, August 2, 2004. The first set of contract documents are available to prospective bidders at no cost. Additional sets are available to prospective bidders at a non-refundable cost of \$25.00 for each set.

Proposals must be submitted on the proper forms contained in the Bid Documents and the Bid Documents containing the Proposals must be submitted IN THEIR ENTIRETY in a sealed envelopment marked: Bid for: CUSTODIAL SERVICES FOR THE NEW POLICE ACADEMY, 1000 NORTH HAGUE AVENUE .

FAILURE TO RETURN THE BID PACKET AND REQUIRED INFORMATION MAY RESULT IN REJECTION OF THE PROPOSAL.

CONTRACT PERFORMANCE AND PAYMENT BOND

A contract performance and payment bond of 50 percent of the amount of the contract with a surety or sureties licensed to conduct business in the State of Ohio according to Section 103.05 of the City of Columbus Construction and Materials Specifications, latest edition, will be required to assure the faithful performance of the work.

PRE-BID MEETING

A pre-bid meeting will be held Thursday, August 5, 2004 at 10:30 a.m., at the existing Police Academy, 2609 McKinley Avenue, Columbus, Ohio 43204.

OSHA/EPA REQUIREMENTS

Contractors are subject to all applicable federal, state and local laws, ordinances, rules and regulations pertaining to services or products to be provided under this contract.

CONSTRUCTION AND MATERIALS SPECIFICATIONS

Numbered paragraphs to which reference is made in these Bid Submittal Documents refer to the City of Columbus, Ohio Construction and Material Specifications, latest edition and will become part of the terms and conditions of the contract to be awarded. Said specification are hereby made a part of these Bid

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Submittal Documents. Bidders are required to examine Section 100, General Provisions, for the requirements necessary to submit a proposal. Copies of said Construction and Materials Specifications may be examined and/or purchased at the office of the Director of Public Service, 90 West Broad Street, Room 301, Columbus, Ohio 43215, (614) 645-8290, at the office of the Transportation Division, 1800 East 17th Avenue, Columbus, Ohio 43219, (614) 645-3182, at the Director of Public Utilities, 910 Dublin Road, 4th Floor, Columbus, Ohio 43215, (614) 645-6141.

CONTRACT COMPLIANCE REQUIREMENTS AND EQUAL OPPORTUNITY CLAUSE

Each responsive bidder shall submit, with its bid, a City of Columbus Contract Compliance Certification Number or a completed application for certification. Any questions or inquiries concerning this should be directed to the Equal Business Opportunity Commission Office.

The City of Columbus encourages the participation of Minority and female owned business enterprises. Each bidder must identify any subcontractor(s) who are minority or female owned businesses (M/FBE's) as defined in Title 39 of the Columbus City Code along with the scope of work and anticipated cost.* This information is gathered and monitored by the Equal Business Opportunity Commission Office (EBOCO). Please contact EBOCO (614) 645-4764 for assistance with identifying potential M/FBE subcontractors. Equal Business Opportunity Commission Office, 109 N. Front Street 4th Floor, Columbus, Ohio 43215, (614) 645-4764.

*While the participation of minority and female owned businesses is encouraged the level of minority or female participation will not be a condition of the bid award.

BID CANCELLATION AND REJECTIONS

The right is reserved by the Director of Public Service of the City of Columbus, Ohio to cancel the Advertisement for Bids, to reject any and/or all bids, to waive technicalities, or to advertise for new proposals, when it is in the best interest of the City. Also, the right is reserved by the Public Service Director to hold bids for a period of 180 days after the bid opening for evaluating both the proposals and the contractors. The award of the contract may be made at any time during that period.

SPECIAL REQUIREMENTS

Particular attention is called to the statutory requirements of the State of Ohio relative to licensing of corporations organized under laws of any other state.

ORIGINAL PUBLISHING DATE: July 30, 2004

BID OPENING DATE - August 18, 2004 3:00 pm

SA001225 - SUNBURY ROAD AREA WATERLINE IMPROVEMENTS

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

WATER- SUNBURY ROAD AREA WATERLINE IMPROVEMENTS

ADVERTISEMENT FOR BIDS

Sealed proposals will be received by the Director of Public Utilities of the City of Columbus, Ohio, at the office of the Director of Public Utilities of the City of Columbus, Ohio, at her office located at 910 Dublin Road, 4th Floor, Columbus, Ohio, until 3:00 pm local time, on August 18, 2004, and publicly opened and read at the hour and place for Sunbury Road Area Waterline Improvements. The work for which proposals are invited consists of the installation of water mains and appurtenances and such other work as may be necessary to complete the contract in accordance with the plans and specifications. Copies of the Contract Documents and the plans are on file in the office of the Distribution Design Engineer, Utilities Complex, 2nd Floor, 910 Dublin Road, Columbus, Ohio, 43215, and are available to prospective bidders through the office of C. F. Bird & R. J. Bull, Inc., 2875 West Dublin-Grandville Road, Columbus, Ohio 43235 after August 2, 2004. The cost of each set of Contract Documents is \$60.00 (Sixty Dollars), for which said amount will be refunded for one (1) complete set returned in good and unmarked condition.

Proposals must be submitted on the proper forms contained in the Bid Submittal Documents and the Bid Submittal Documents containing the Proposal must be submitted IN THEIR ENTIRETY in a sealed envelope marked Bid for:

SUNBURY ROAD AREA WATERLINE IMPROVEMENTS, DIVISION OF WATER,
CONTRACT NO. 995, CIP NO. 690468

PROPOSAL GUARANTY

The bidder is required to submit a Proposal Guaranty, consisting of either a Proposal bond, in the form provided in the Bid Submittal Documents with a surety or sureties licensed to conduct business in the State of Ohio, or a certified check drawn on a solvent bank made payable to the Treasurer - City of Columbus, Ohio. The amount of the guaranty shall not be less than ten (10) percent of the bid, including all alternates submitted which increase the bid. All bonds signed by an agent must be accompanied by a certified copy of the authority to act.

PREVAILING WAGE RATE

Attention of the bidder is called to the special requirements which are included in the Bid Submittal Documents regarding prevailing rates of wages to be paid.

CONTRACT PERFORMANCE AND PAYMENT BOND

A contract performance and payment bond of 100 percent of the amount of the contract with a surety or sureties licensed to conduct business in the State of Ohio according to Section 103.05 of the City of Columbus Construction & Materials Specifications, latest edition, will be required to assure the faithful performance of the work.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

Numbered paragraphs to which reference is made in these Bid Submittal Documents refer to the City of Columbus, Ohio, Construction and Materials Specifications, latest edition, and will become part of the terms

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and conditions of the contract to be awarded. Said specifications are hereby made a part of these Bid Submittal Documents. Bidders are required to examine Section 100, General Provisions, for the requirements necessary to submit a proposal. Copies of said Construction and Material Specifications may be examined and/or purchased at the office of the Director of Public Service, 90 W. Broad St., 3rd Floor, Columbus, Ohio, 43215, (614) 645-8290; at the offices of The Construction Inspection office of the Transportation Division, 1800 E. 17th Avenue, Columbus, Ohio, 43219, (614) 645-3182; and at the office of the Director of Public Utilities, 910 Dublin Rd., 4th Floor, Columbus, Ohio, 43215, (614) 645-6141.

CONTRACT COMPLIANCE REQUIREMENTS

Each responsive bidder shall submit, with the bid, a City of Columbus Contract Compliance Certification Number or a completed application for certification.

BID CANCELLATION AND REJECTIONS

The right is reserved by the Director of Public Utilities of the City of Columbus, Ohio, to cancel the Advertisement for Bids, to reject any and/or all bids, to waive technicalities, to hold bids for a period of 60 days after the bid opening, and/or to advertise for new proposals, when it is in the best interests of the City.

SPECIAL REQUIREMENTS

Particular attention is called to the statutory requirements of the State of Ohio relative to licensing of corporations organized under the laws of any other state.

CITY BULLETIN DATES

- 1). July 31, 2004
- 2). August 7, 2004

Each proposal shall contain the full name and address of every person, firm or corporation interested in the same, and if corporation, the name and address of the President and Secretary.

EQUAL OPPORTUNITY CLAUSE

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment upgrading, demotion, or termination; rates of pay or other forms of compensation; and selection for training. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices summarizing the provision of this Equal Opportunity Clause.

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BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

(2) The contractor will, in all solicitations of advertisements for employees placed by or on behalf of the contractor, state that the contractor is an equal-opportunity employer.

(3) It is the policy of the City of Columbus that business concerns owned and operated by minority and female persons shall have the maximum practicable opportunity to participate in the performance of contracts awarded by the City.

(4) The contractor shall permit access to any relevant and pertinent reports and documents by the Administrator for the sole purpose of verifying compliance with this Article, and with the regulations of the Contract Compliance Office. All such materials provided to the Administrator by the contractor shall be considered confidential.

(5) The contractor will not obstruct or hinder the Administrator or his deputies and assistants in the fulfillment of the duties and responsibilities imposed by Article I, Title 39.

(6) The contractor and each subcontractor will include a summary of this Equal Opportunity Clause in every subcontract. The contractor will take such action with respect to any subcontractor as is necessary as a means of enforcing the provisions of the Equal Opportunity Clause.

(7) The contractor agrees to refrain from subcontracting any part of this contract or contract modification thereto to a contractor not holding a valid certification number as provided for in Article I, Title 39.

(8) Failure or refusal of a contractor or subcontractor to comply with the provisions of Article I, Title 39, may result in cancellation of this contract or any other action prescribed in C.C. 3905.05.

WITHHOLDING OF INCOME TAX

All bidders are advised that in order for a contract to bind the City, each contract must contain the provisions found in Section 361.34 C.C.C. with regard to income taxes due or payable to the City of Columbus for wages, salaries and commissions paid to the contractors' employees as well as requiring those contractors to ensure that subcontractors withhold in a like manner.

DELINQUENT PERSONAL PROPERTY TAX

All bidders are charged with notice of Section 5719.042 of the Ohio Revised Code and agree that if this contract is awarded to them, the successful bidder, prior to the time the contract is entered into, will submit to the City Auditor, a statement of Delinquent Personal Property Tax. Such statement is thereby incorporated into and made a part of this contract and no payment shall be made with respect to this contract unless such statement has been so incorporated as a part thereof.

CONTACT PERSON

Charles M. Turner, P.E., Division of Water, Engineer's Office, 910 Dublin Road, 2nd Floor, Columbus, Ohio, 43215, (614) 645-7677.

ORIGINAL PUBLISHING DATE: July 16, 2004

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

SA001236 - Various Relief Sewer Projects DOSD

ADVERTISEMENT FOR BIDS

Sealed proposals will be received by the Director of Public Utilities of the City of Columbus, Ohio at the office of the Director of Public Utilities, 910 Dublin Road, Room 4190, until 3:00 p.m. Local Time on August 18, 2004 and publicly opened and read at that hour and place for the following projects:

ATWOOD TERRACE/AKOLA RELIEF SEWER
CAPITAL IMPROVEMENT PROJECT NO. 650648

ATWOOD TERRACE/WEBER RELIEF SEWER
CAPITAL IMPROVEMENT PROJECT NO. 650649

LORETTA AVENUE SANITARY RELIEF SEWER
CAPITAL IMPROVEMENT PROJECT NO. 650654

GENESSEE AVENUE SANITARY RELIEF SEWER
CAPITAL IMPROVEMENT PROJECT NO. 650655

(THESE PROJECTS WILL BE BID AS A GROUP)

The City of Columbus's contact person for these projects is Herb M. Johanson, P.E. of the Sewerage and Drainage's Sewer System Engineering Section, (614) 645-6290. The work for which proposals are invited consists of the following:

For Atwood Terrace/Akola Relief Sewer Project (CIP650648): All labor and materials for the installation of 2,472 LF of 30-inch sanitary sewer, 409 LF of 12-inch sanitary sewer, with requisite manholes, pavement replacement, traffic maintenance, curb ramp remove and replace, connection to the existing City Sanitary sewer, modification or removal of 2 sanitary sewer overflows, in the area of Atwood Terrace between Briarwood Avenue and the alley north of Weber Road.

For Atwood Terrace/Weber Relief Sewer Project (CIP650649): All labor and materials for the installation of 2,384 LF of 24-inch sanitary sewer, 1,363 LF of 30-inch sanitary sewer with requisite manholes, pavement replacement, traffic maintenance, curb ramp remove and replace, connection to the existing City sanitary sewer in the area of Atwood Terrace between the alley south of Como Ave. and the alley north of Oakland Park Ave.

For Loretta Avenue Relief Sewer Project (CIP650654): All labor and materials for the installation of 20 LF of 8-inch, 515 LF of 10-inch, 408-LF of 12-inch and 170 LF of 15-inch sanitary sewer with requisite manholes, pavement replacement, traffic maintenance, curb ramp installation, connection to the City's sanitary sewer system, modification or removal of 1 sanitary sewer overflow in the area of Loretta Ave. between Lexington Ave and Ontario Ave.

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

For Genessee Ave. Relief Sewer Project (CIP650655): All labor and materials for the installation of 950 LF of 10-inch sanitary sewer, 857 LF of 12-inch sanitary sewer with requisite manholes, pavement replacement, traffic maintenance, curb ramp installation, connection to the City's sanitary sewer system, modification or removal of 2 sanitary sewer overflows, and 5 lateral connections in the area of Genessee Ave. between Atwood Terrace and McGuffey Rd. and along McGuffey Rd. from Genessee Ave. to Minnesota Ave. :

These projects will be priced individually and awarded as a group. Copies of the Contract Documents and the plans (CIP 650648 - CC-13403)(CIP 650649 - CC-13404)(CIP650654 - CC-13405)(CIP 650655 - CC-13406) will be available beginning August 2, 2004 at the Division of Sewerage and Drainage, Sewer System Engineering Section, Permit Office, Room No. 3051, 910 Dublin Road, Columbus, Ohio 43215-9053. The first set is available to prospective bidders at no cost with the second and subsequent sets available at a cost of \$25.00 per set on a no-refund basis. No partial units will be released.

Proposals must be submitted on the proper forms contained in the Bid Submittal Documents. The Bid Submittal Documents containing the Proposal must be submitted IN THEIR ENTIRETY in a sealed envelope marked:

ATWOOD TERRACE/AKOLA RELIEF SEWER
CAPITAL IMPROVEMENT PROJECT NO. 650648

ATWOOD TERRACE/WEBER RD RELIEF SEWER
CAPITAL IMPROVEMENT PROJECT NO. 650649

LORETTA AVENUE SANITARY RELIEF SEWER
CAPITAL IMPROVEMENT PROJECT NO. 650654

GENESSEE AVENUE SANITARY RELIEF SEWER
CAPITAL IMPROVEMENT PROJECT NO. 650655

PROPOSAL GUARANTY

The bidder is required to submit a Proposal Guaranty, consisting of either a Proposal bond, in the form provided in the Bid Submittal Documents with a surety or sureties licensed to conduct business in the State of Ohio, or a certified check drawn on a solvent bank made payable to the Treasurer - City of Columbus, Ohio. The amount of the guaranty shall not be less than ten (10) percent of the bid including all alternates submitted which increase the bid. The bond must express the amount of the bond in dollars and cents in order to be considered responsive. All bonds signed by an agent must be accompanied by a certified copy of the authority to act.

CONTRACT PREVAILING WAGE DETERMINATION

As a condition of Federal financial participation in the construction cost of this Contract, the prevailing rates of wages as required by the Ohio Revised Code as shown by the following wage schedule are a part of this Contract. The Contractor to whom the award is made and all its subcontractors shall pay not less than the prevailing rate of wages for the classes of work called for by this public improvement in the locality where the Work is to be performed. These rates were obtained from the Ohio Dept of Commerce, Div. Of Labor and Worker Safety, Wage and Hour Bureau, and it is believed that they are the latest rates in effect. The City assumes no responsibility in the event of an error in listing the rates. The Bidder and/or Contractor shall verify the correctness thereof. The prevailing wage rates applicable to this project as determined by the Wage & Hour Bureau are included in the Specification. The Contractor shall submit to the City's Prevailing Wage Coordinator, Transportation Division, 1800 East 17th Avenue, Columbus, OH 43219,

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

weekly certified payrolls of its labor forces and all subcontractor's labor forces for review of compliance to the prevailing wage rates. Payment of any partial or final payment estimate otherwise due to the Contractor will be withheld when the Prevailing Wage Coordinator finds the Contractor to be delinquent in the furnishing of payment information or to be out of compliance with the requirements for payment of prevailing wages

CONTRACT PERFORMANCE AND PAYMENT BOND

A contract performance and payment bond of 100 percent of the amount of the contract with a surety or sureties licensed to conduct business in the State of Ohio according to Section 103.05 of the City of Columbus Construction & Materials Specifications, latest edition, will be required to assure the faithful performance of the work.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

Numbered paragraphs to which reference is made in these Bid Submittal Documents refer to the City of Columbus, Ohio Construction and Materials Specifications, latest edition and will become part of the terms and conditions of the contract to be awarded. Said specifications are hereby made a part of these Bid Submittal Documents. Bidders are required to examine Section 100, General Provisions, for the requirements necessary to submit a proposal. Copies of said Construction and Material Specifications may be examined and/or purchased at the office of the Director of Public Service, 90 W. Broad Street, 3rd Floor, Columbus, Ohio 43215 (614) 645-8290; at the offices of the Transportation Division, 1800 E. 17th Avenue, Columbus, Ohio 43219 (614) 645-3182; and at the office of the Director of Public Utilities, 910 Dublin Road, 4th Floor, Columbus, Ohio 43215 (614) 645-6141.

CONTRACT COMPLIANCE REQUIREMENTS

Each responsive bidder shall submit, with its bid, a City of Columbus Contract Compliance Certification Number or a completed application for certification.

BID CANCELLATION AND REJECTIONS

The right is reserved by the Director of Public Utilities of the City of Columbus, Ohio to cancel the Advertisement for Bids, to reject any and/or all bids, to waive technicalities, to hold bids for a period of 180 days after the bid opening, and/or to advertise for new proposals, when it is in the best interest of the City.

SUBSURFACE DATA

Subsurface data was obtained for project design purposes. Copies of the report are available upon execution of the subsurface information release form.

CONTRACT COMPLETION

The work under this contract shall be completed in a manner acceptable to the City within 450 calendar days after the effective date of the Notice to Proceed.

SPECIAL REQUIREMENTS

Particular attention is called to the statutory requirements of the State of Ohio relative to licensing of corporations organized under the laws of any other state.

OHIO AND U.S. EPA MBE/WBE FAIR SHARE UTILIZATION REQUIREMENTS

This project is a candidate for receiving assistance from the Water Pollution Control Loan Fund. All responsive bidders shall complete the required Subcontractor Utilization and Certification forms provided within the Contract Proposal.

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Determination of MBE/FBE Fair Share Utilization: All documentation submitted by bidders not assured of achieving the fair share goals will be reviewed by the Procedural Compliance Unit, Division of Environmental and Financial Assistance. Based on the feasibility of subcontracting, the availability of MBEs and WBEs in the area (generally a 100-mile radius), and the Contractor's history of compliance, the Procedural Compliance Unit will determine whether the Contractor has made a good faith effort to achieve the fair share goals. If the effort is not satisfactory, the Contractor will be required to provide additional or sufficient minority and women's business participation, within 15 days, to demonstrate a good faith effort to achieve the fair share goals.

Questions or inquiries with regard to this provision should be forwarded to the Ohio EPA, Procedural Compliance Unit, Division of Environmental and Financial Assistance, P. O. Box 1049, Columbus, Ohio 43216-1049, (614) 644-2832.

SMALL BUSINESS IN RURAL AREA PROVISION (SBRA)

This procurement is subject to the EPA Policy of encouraging the participation of small businesses in rural areas (SBRAs) It is EPA Policy that recipients of EPA financial assistance awards utilize the services of small businesses in rural areas (SBRAs), to the maximum extent practicable. The objective is to assure that such small business entities are afforded the maximum practicable opportunity to participate as subcontractors, suppliers and otherwise in EPA-awarded financial assistance programs. This policy applies to all contracts and subcontracts for supplies, construction, and services under EPA grants or cooperative agreements. Small purchases are also subject to this policy.

VIOLATING FACILITIES

All prospective bidders shall be required to comply with all applicable standards, order, or requirements under Section 306 of the Clean Air Act, 42 USC 1857 (h), Section 508 of the Clean Water Act, 33 USC 1368, Executive Order 11738, and EPA regulations, 40 CFR Part 32, which prohibits the use under non-exempt Federal contracts, grants, or loans of facilities included on the EPA List of Violating Facilities.

Cheryl Roberto

Director of Public Utilities

ORIGINAL PUBLISHING DATE: July 24, 2004

SA001237 - Upper Scioto West Subtrunk Projects

THE CITY BULLETIN
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ADVERTISEMENT FOR BIDS

Sealed proposals will be received by EMH&T at their office at 170 Mill Street, Gahanna, Ohio 43230 until 3:00 p.m., Local Time, on Wednesday, August 18, 2004, and publicly opened and read at that hour and place for the following project. The owner of this construction contract will be Dominion Homes, Inc.

UPPER SCIOTO WEST SUBTRUNK
HAYDEN RUN ROAD AREA, VICINITY OF AVERY ROAD
CAPITAL IMPROVEMENT PROJECT NO. 650497.3

&

UPPER SCIOTO WEST SUBTRUNK
HAYDEN RUN ROAD AREA, VICINITY OF COSGRAY ROAD
CAPITAL IMPROVEMENT PROJECT NO. 650497.4

The City of Columbus contact person for this project is Ann Aubry, P.E., of the Sewerage and Drainage's Sewer System Engineering Section, (614) 645-3122.

The work for which proposals are invited consists of the following: - For Upper Scioto West Subtrunk, Hayden Rd. Area, Vicinity of Avery Rd. CIP 497.3: Furnishing or construction of 4,360 LF of 36" sanitary sewer pipe, 13 each Type C manholes and such other work as may be necessary to complete the contract in accordance with plans (CC-13289) and specifications. For Upper Scioto West Subtrunk, Hayden Run Area, Vicinity of Cosgray Rd. CIP 497.4 Furnishing or construction of 3,672 LF of 36" sanitary sewer pipe, 9 each Type C manholes and other work as may be necessary to complete the contract in accordance with plans (CC-13395) and specifications.

Copies of the Contract Documents and the plans are on file at the offices of EMH&T, Inc., 170 Mill Street, Gahanna, Ohio, 43230 and will be available beginning August 2, 2004 between the hours of 8AM and 5PM. The first set is available to prospective bidders at no cost with the second and subsequent sets available at a cost of \$25.00 per set on a no-refund basis. No partial units will be released. The contractor is required to submit bids on both projects. Failure to bid on a project will result in disqualification of said bid. The award will be based on the lowest and best bidder on the aggregate total for both projects; CIP 497.3 and 497.4.

Proposals must be submitted on the proper forms contained in the Bid Submittal Documents. The Bid Submittal Documents containing the Proposal must be submitted IN THEIR ENTIRETY in a sealed envelope marked:

UPPER SCIOTO WEST SUBTRUNK,
HAYDEN RUN ROAD AREA, VICINITY OF AVERY ROAD
CAPITAL IMPROVEMENTS PROJECT 650497.3

and

UPPER SCIOTO WEST SUBTRUNK
HAYDEN RUN ROAD AREA, VICINITY OF COSGRAY ROAD
CAPITAL IMPROVEMENT PROJECT NO. 650497.4

PROPOSAL GUARANTY

The bidder is required to submit a Proposal Guaranty, consisting of either a Proposal bond, in the form provided in the Bid Submittal Documents with a surety or sureties licensed to conduct business in the State of Ohio, or a certified check drawn on a solvent bank made payable to the Developer. The amount of the

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guaranty shall not be less than ten (10) percent of the bid including all alternates submitted which increase the bid. The bond must express the amount of the bond in dollars and cents in order to be considered responsive. All bonds signed by an agent must be accompanied by a certified copy of the authority to act.

PREVAILING WAGE RATE

Attention of the bidder is called to the special requirements which are included in the Bid Submittal Documents regarding prevailing rates of wages to be paid.

CONTRACT PERFORMANCE AND PAYMENT BOND

A contract performance and payment bond of 100 percent of the amount of the contract with a surety or sureties licensed to conduct business in the State of Ohio according to Section 103.05 of the (City of Columbus) Construction & Materials Specifications, latest edition, will be required to assure the faithful performance of the work.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

Numbered paragraphs to which reference is made in these Bid Submittal Documents refer to the (City of Columbus, Ohio) Construction and Materials Specifications, latest edition and will become part of the terms and conditions of the contract to be awarded. Said specifications are hereby made a part of these Bid Submittal Documents. Bidders are required to examine Section 100, General Provisions, for the requirements necessary to submit a proposal. Copies of said Construction and Material Specifications may be examined and/or purchased at the office of the Director of Public Service, 90 W. Broad Street, 3rd Floor, Columbus, Ohio 43215 (614) 645-8290; at the offices of the Transportation Division, 1800 E. 17th Avenue, Columbus, Ohio 43219 (614) 645-3182; and at the office of the Director of Public Utilities, 910 Dublin Road, 4th Floor, Columbus, Ohio 43215 (614) 645-6141.

CONTRACT COMPLIANCE REQUIREMENTS

Each responsive bidder shall submit, with its bid, a City of Columbus Contract Compliance Certification Number or a completed application for certification.

BID CANCELLATION AND REJECTIONS

The right is reserved by the Developer to cancel the Advertisement for Bids, to reject any and/or all bids, to waive technicalities, to hold bids for a period of 180 days after the bid opening, and/or to advertise for new proposals, when it is in the best interest of the Developer.

SUBSURFACE DATA

Subsurface data was obtained for project design purposes. Copies of the report are available upon execution of the subsurface information release form.

CONTRACT COMPLETION

The work under this contract shall be completed in a manner acceptable to the Developer and the City of Columbus within 180 calendar days after the effective date of the Notice to Proceed.

SPECIAL REQUIREMENTS

Particular attention is called to the statutory requirements of the State of Ohio relative to licensing of corporations organized under the laws of any other state

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Cheryl Roberto
Director of Public Utilities
ORIGINAL PUBLISHING DATE: July 31, 2004

BID OPENING DATE - August 19, 2004 11:00 am

SA001219 - EMPLOYEE BENEFITS ADMINISTRATION

The city intends to contract with qualified companies who can provide Employee Benefit Administration Services for its health plans. The city seeks health benefit administrator(s) for each of the following lines of business: Life Insurance, Vision Care, Dental, COBRA and Disability Insurance. The City is not interested in a Medical Point of Service Plan or HMO option. The city is interested in one administrator for its health plan to administer its Dental PPO and fee-for-services plan for the non-PPO labor group (Fire). The city's current benefit programs are self-insured administrative service contracts, except for Life Insurance, which is a minimum premium program.

The term of the contract will be February 1, 2005 - January 31, 2008.

At a minimum the contractor(s) must be able to provide: health insurance claims processing for the City's self-insured fund, enrollment services, customer service, case management review, network management services, management reports, appeal process services, billing services, prepare and distribute claims checks, actuarial functions, plan pre-authorization services, disease management, and all related record keeping. The City is not seeking medical or prescription drug proposals at this time.

If you have an interest in receiving this proposal, please FAX this form in its entirety to: Purchasing Office, (614) 645-7051 a complete copy of the specifications will be mailed to those who request the mailing and specifications are also available in person at 50 West Gay Street, Beacon Building - First Floor, Columbus, Ohio, 43215

ORIGINAL PUBLISHING DATE: July 14, 2004

SA001228 - TRANSPORTATION/CONDUIT LAYER

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1.1 Scope: It is the intent of the City of Columbus, Transportation Division to obtain formal bids to establish a contract for the purchase of conduit layer for use in the trenchless laying of conduit.

1.2 Classification: The successful vendor shall be responsible for building and delivering a complete conduit layer with trailer to the City of Columbus, Transportation Division.

If you have an interest in receiving this proposal, please FAX this form in its entirety to: Purchasing Office, (614) 645-7051 a complete copy of the specifications will be mailed to those who request the mailing and specifications are also available in person at 50 West Gay Street, Beacon Building - First Floor, Columbus, Ohio, 43215

ORIGINAL PUBLISHING DATE: July 20, 2004

SA001230 - DOE/65' AERAIL BUCKET TRUCK

1.1 Scope: It is the intent of the City of Columbus, Division of Electricity to obtain formal bids to establish a contract for the purchase of one (1) 65' aerial bucket truck for use in the Division's systems improvement.

1.2 Classification: Bids will be received in the following manner. Chassis only, body only and completed unit. There is a local vendor component to this bid for providing parts and warranty service.

If you have an interest in receiving this proposal, please FAX this form in its entirety to: Purchasing Office, (614) 645-7051 a complete copy of the specifications will be mailed to those who request the mailing and specifications are also available in person at 50 West Gay Street, Beacon Building - First Floor, Columbus, Ohio, 43215

ORIGINAL PUBLISHING DATE: July 21, 2004

BID OPENING DATE - August 25, 2004 3:00 pm

SA001229 - Sewer Inspection Vehicles Upgrade-RFP

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BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

LEGAL AVDVERTISEMENT

REQUEST FOR PROPOSAL
TELEMONITORING SEWER INSPECTION VEHICLES UPGRADE
CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE

The City of Columbus, Ohio is soliciting Request for Proposal (RFP) pursuant to Columbus City Code 329.14 from experienced firms or individuals to provide upgrades and modifications for five (5) telemonitoring sewer inspection vehicles for the City's Department of Public Utilities, Division of Sewerage and Drainage, Sewer Maintenance Operations Center.

The Division of Sewerage and Drainage, Sewer Maintenance Operations Center owns five (5) Closed Circuit TV Sewer Inspection Trucks originally purchased from Cues Inc. These vehicles are utilized by the Sewer Maintenance Operations Center to conduct telemonitoring inspection of sewer lines throughout the City of Columbus and as part of their overall sewer maintenance program. All five trucks have Honda generators Model EV 6010. All five trucks have Cues Closed Circuit TV equipment. These trucks are in need of modifications and upgrades to the technology currently being used. The trucks are:

Brass Tag 18046 is a 1995 GMC Vandura Box Truck

Brass Tag 18583 is a 1996 Ford E450 Super Duty

Brass Tag 18732 is a 1996 Ford E450 Super Duty

Brass Tag 21163 is a 1999 Ford E450 Super Duty

Brass Tag 21257 is a 1999 Ford E350 Super Duty

PROPOSAL PACKAGES

Proposal packages for this RFP are available in the Division of Sewerage and Drainage, Fiscal Office located at 910 Dublin Road, Rooms 4164, Columbus, Ohio 43215. There is no charge for the proposals. Please contact Joe Lombardi at (614) 645-6031 or Jean Romine at (614) 645-5919 if you are interested in a proposal package.

Selection of professional services shall be in accordance with Section 329.14 of Columbus City Codes, 1959. Any agreement or contract entered into will be in accordance with the provisions of Chapter 329, of Columbus City Codes, 1959, the standard agreements of the Department of Public Utilities, and all other applicable rules and regulations.

SUBMISSION DEADLINE

Final date for submission of proposal documents will be no later than 3:00 p.m. WEDNESDAY August 25, 2004 Any submittals received after that time will not be considered. An original and three (3) copies will be required by bidders. Proposals are to be plainly marked: RFP: TELEMONITORING SEWER INSPECTION VEHICLES UPGRADES RFP. Bids are to be submitted in a sealed envelope to: City of Columbus, Department of Public Utilities, 910 Dublin Road, 4th Floor, Columbus OH 43215.

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PRE-BID CONFERENCE

A Pre-bid Conference will be held WEDNESDAY AUGUST 11, 2004 at 10:00 a.m. at Sewer Maintenance Operations Center, 1250 Fairwood Avenue, Columbus OH 43206. Bidders are strongly urged to attend. Failure to attend will not disqualify a bidder. However, bidders shall comply with and be responsible for the bid specifications and information discussed at the pre-bid conference. Trucks will be inspected at that time.

CONTRACT COMPLIANCE NUMBER

All offerors, and their proposed subcontractors, shall have valid City of Columbus Contract Compliance Numbers (CCCN). Applications for certification may be obtained from the City of Columbus website (www.columbus.gov), or from:

City of Columbus
Equal Business Opportunity Commission Office
109 North Front Street, 4th Floor
Columbus, Ohio 43215-9020
(614-645-4764)

EVALUATION CRITERIA

Submissions will be evaluated by the Evaluation Committee based on the following criteria and rating values:

Qualification/Technical/ Experience Evaluation = 65 Points

1. Does the bidder have the experience in this service?
2. Does the bidder have experience that includes this type of service for other agencies?
3. Does the bidder have the ability to obtain the necessary technology to complete the project?
4. Does the bidder have the personnel with proper ability to complete the service?
5. Does the bidder fully understand the scope of the project?
6. Does the bidder have an understanding of the functional requirements of this project?
7. Does the bidder have favorable past performance in similar projects?
8. Did the bidder submit information to documents experience and ability

Financial Evaluation = 35 Points

1. Are the cost and/or pricing structure from the bidder adequately explained in their proposal?
2. Are the cost and/or pricing structure cost effective and a best value to the City of Columbus?

TOTAL OF 100 Points

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SCOPE OF WORK

Through the RFP solicitation, the City of Columbus, Sewer Maintenance Operations Center is seeking to address the needs of upgrading the current fleet of sewer inspection vehicles with new technology. The selected contractor's responsibility will include:

1. Providing the technology specified in Section 2.1
2. Installing the new technology
3. Provide plan for the reconfiguring of any and all vehicles as needed to allow for the installation of the new technology
4. To test the new technology after installation to ensure that training was adequate and the system functions according to the specification.
5. To provide annual service and maintenance cost as needed by the City of Columbus, Division of Sewerage and Drainage.

EQUAL OPPORTUNITY CLAUSE: Each responsive bidder shall submit, with its bid, a contract compliance certification number or a completed application for certification. Compliance with the provisions of Article I, Title 39, is a condition of the contract. Failure to comply with this Article may result in cancellation of the contract.

WITHHOLDING OF INCOME TAX: All bidders are advised that in order for a contract to bind the City, each contract must contain the provisions found in Section 361.34 C.C.C. with regard to income taxes due or payable to the City of Columbus for wages, salaries and commissions paid to the contractor's employees as well as requiring those contractors to ensure that subcontractors withhold in a like manner.

DELINQUENT PERSONAL PROPERTY TAX: All bidders are charged with notice of Section 5719.042 of the Ohio Revised Code and agree that if this contract is awarded to them, the successful bidder, prior to the time the contract is entered into, will submit to the City Auditor the affidavit required by said section of the Ohio Revised Code. Said affidavit, when filed with City Auditor, is thereby incorporated into and made a part of this contract and no payment shall be made with respect to this contract unless such statement has been so incorporated as a part thereof.

Cheryl Roberto, Director of Public Utilities
ORIGINAL PUBLISHING DATE: July 20, 2004

BID OPENING DATE - August 26, 2004 11:00 am

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SA001231 - POLICE & FIRE PREEMPLOYMENT SCREENING

The City of Columbus Civil Service Commission intends to contract with a qualified company or organization who can provide medical services for preemployment physicals and/or cardiovascular screening for police officer and firefighter candidates.

Although the title used is Police-Fire "Surgeon" as specified by Columbus City Code, the contractor is actually a physician. The title is similar to "Surgeon General" at the national level and requires no surgical experience.

The contract will be for a one year period of January 1, 2005 through December 31, 2005, with an option for renewal for two one-year periods for 2006 and 2007.

During 2005, the City will require approximately 50 to 100 physicals for Firefighter candidates and between 100 to 200 physicals for Police Officer candidates.

Medical results must be provided within seven (7) calendar days provided that no follow-up lab work is required. Contractor must be capable of processing a minimum of five (5) candidates per day. Contractor must be able to provide services upon two weeks' notice.

The location(s) of the offeror's facility will be a consideration as the City seeks to contract with a supplier who is easily accessible for most candidates. The offeror should also be able to offer evening hours when necessary to accommodate candidates who work full-time during the day.

If you have an interest in receiving this proposal, please FAX this form in its entirety to: Purchasing Office, (614) 645-7051 a complete copy of the specifications will be mailed to those who request the mailing and specifications are also available in person at 50 West Gay Street, Beacon Building - First Floor, Columbus, Ohio, 43215

ORIGINAL PUBLISHING DATE: July 22, 2004

BID OPENING DATE - August 27, 2004 3:00 pm

SA001226 - WATER SOQ- SECURITY ENHANCEMENTS

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REQUEST FOR STATEMENTS OF QUALIFICATIONS
FOR PROFESSIONAL SERVICES FOR
DIVISION OF WATER SECURITY ENHANCEMENTS
FOR THE CITY OF COLUMBUS

The City of Columbus, Ohio is soliciting Statements of Qualifications (SOQ's) from experienced professional consulting/engineering firms to provide full-service assistance to the City for the design of Security Enhancements for the Department of Public Utilities, Division of Water. The selected professional service firm will provide all office and field services necessary to prepare technical reports and design documents for construction bidding, and provide technical and administrative services and field project representation during construction.

The intent of the Security Enhancements project is to prepare a Master Plan document which will prioritize work to be performed in multiple phases, following the recommendations identified in the Division of Water System Vulnerability Assessment report, prepared in March 2003. Preliminary and detailed design work will be completed in phases based on the prioritization identified in the Master Plan.

The Columbus Division of Water generally consists of: Three surface water sources; four collector wells; one supplemental supply quarry; one raw water pumping station and pipeline; three water plants; a utilities complex with distribution control center; 25 pressure regulating valve sites; 23 booster stations; 37 finished water tanks; and approximately 3, 500 miles of distribution piping. Pre-submittal tours of the plants and control center will not be conducted at the SOQ stage. Potential submitters will not be granted access to these sites.

Potential professional service engineering firms shall submit: A statement of understanding that demonstrates knowledge of the project requirements; a brief description of the firm's most significant qualifications for this work including particular knowledge and experience with security enhancements for water utilities, wastewater utilities and other processing facilities. Firms shall also submit a brief summary of experience within the last ten years involving emergency operation plans and security planning and design; a statement describing the firm's familiarity with the Ohio and Federal regulatory environment; brief resumes of the firm's proposed team including any sub-contractors that will be assigned to perform key portions of this project; the location of all key project personnel and descriptions of their specific knowledge of security enhancements for water utilities or other processing facilities. The project is identified as Division of Water Security Enhancements, Project Number 690479, Contract Number 1066.

Selection of professional services shall be in accordance with Section 329.13 of Columbus City Codes, 1959, utilizing the Department of Public Utilities Request for Qualifications (RFQ), prequalification process. This process is generally as follows:

1. RFQ prepared and advertised by the Department.
2. SOQ's submitted by offerors prior to the deadline.
3. ?Shortlisting? by the Department Evaluation Committee based upon the evaluation criteria specified herein.
4. The Committee shall request complete technical proposals and cost estimates from each of the offerors selected for further consideration.
5. Proposals submitted by the ?shortlisted? offerors.
6. Interviews of offerors by the Department Evaluation Committee.

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7. The Committee shall rank all remaining offerors based upon the quality, and feasibility of their proposals and any revisions thereto.
8. The Department shall enter into contract negotiations with the offerors in order of rank.

Any agreement or contract entered into, will be in accordance with the provisions of Chapter 329 of Columbus City Codes, 1959, the standard agreements for professional services of the Division of Water, and all other applicable rules and regulations.

NOTICE OF EQUAL BUSINESS OPPORTUNITY REQUIREMENTS

- A. In addition to the current requirements of Title 39, Columbus City Codes, 1959, it is expected that all or part of this contract may be undertaken with State and/or Federal funding assistance. The City may, therefore, be required to conform to certain utilization goals in order to conform fully to those programs.
- B. Minority and Female Business Enterprise (MBE and FBE) Participation: Title 39 of the Columbus City Code (C.C.C.) provides for certification of minority business enterprises and female businesses enterprises. Under the current legislation, a minority business enterprise is defined as a for-profit business performing a commercially useful function which is owned and controlled by a person or persons having an African American ancestry. C.C.C. ?3901.01 (G). A female business enterprise is defined as a for-profit business performing a commercially useful function which is owned and controlled by one or more females of non-African American descent. C.C.C. ?3901.01 (F).
- C. Specific Contract M/FBE goals: Specific Contract M/FBE goals shall not apply to this selection.
- D. In collaboration with the Equal Business Opportunity Commission Office, the Department of Public Utilities encourages the utilization of city-certified minority, female and small business enterprises and minority business registrants.

Documentation suggested: Include the name, and qualifications of all certified M/FBE?s and MBR?s included in the proposal.

For information related to minority, female and small business enterprises, please contact the Equal Business Opportunity Commission Office as listed below.

All offerors, and their proposed subcontractors, shall have valid City of Columbus Contract Compliance Numbers (CCCN). SOQ?s shall include these numbers, or copies of completed, submitted applications for certification. Applications for certification may be obtained from the City of Columbus website (www.columbus.gov), or from:

City of Columbus
Equal Business Opportunity Commission Office
109 North Front Street, 4th Floor
Columbus, Ohio 43215-9020
614-645-4764

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All questions shall be submitted in writing to Miriam C. Siegfried, P.E., Technical Support Section, Supply Group, Division of Water, 910 Dublin Road, Columbus, Ohio 43215, or by fax (614) 645-6165, or by e-mail (mcsiegfried@columbus.gov)

There is NO additional information package for this Request for Statement of Qualifications.

Eight (8) copies of the SOQ?s shall be submitted in a sealed envelope (or envelopes) to Richard C. Westerfield, P.E., Ph.D., Administrator, Division of Water, 3rd floor, Utilities Complex, 910 Dublin Road, Columbus, Ohio 43215-1116. The envelopes shall be clearly marked on the exterior to denote both the names of the submitting firm and the particular professional services contract for which the qualifications are offered.

Final date for submission of SOQ?s will be no later than 3:00 p.m. August 27, 2004. Any submittals received after that time will not be considered.

The Statement of Qualifications submittal must include information to address each of the criteria as listed below.

Submissions will be evaluated by the evaluation committee based on the following criteria and rating values:

40 Points ? Qualifications and Experience of staff

- (20 points) Primary staff past experience on similar projects
- (10 points) Proposed subconsultants past experience on similar projects
- (5 points) Prime Consultants experience in managing sub-consultants
- (5 points) Current workload of primary staff assigned to project

20 Points - Professional qualifications of the firm

- (10 points) Special certifications and licensing of primary staff
- (10 points) Special certifications and licensing of sub-consultants

30 Points - Past performance on similar projects, including demonstrated abilities to meet schedules and budgets

- (10 points) Past performance of project team on similar DOW projects
- (10 points) Past performance of project team on similar projects for other entities
- (5 points) Demonstrated ability to meet schedules
- (5 points) Demonstrated ability to meet budgets

10 Points - Location of the staff that will perform this work

- (5 points) Location of primary staff to perform work
- (5 points) Location of team members to perform work

100 TOTAL POINTS

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CHERYL ROBERTO, DIRECTOR
DEPARTMENT OF PUBLIC UTILITIES

City Bulletin Publication Dates:
July 31, 2004
August 7, 2004
ORIGINAL PUBLISHING DATE: July 16, 2004

BID OPENING DATE - August 30, 2004 4:00 pm

SA001235 - PUB. SERV. - PLAN & ASSET MGT. SYSTEM

THE CITY BULLETIN
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A COMPREHENSIVE MUNICIPAL CAPITAL PLANNING AND ASSET MANAGEMENT SYSTEM

DEPARTMENT OF PUBLIC SERVICE
CITY OF COLUMBUS

Proposals will be received by the Public Service Department, 90 West Broad Street, Room 301, Columbus, Ohio 43215, until Monday, August 30, 2004 by 4:00 p.m. local time.

The City of Columbus is seeking proposals for a Commercial " off the shelf" software application for a Capital Planning Management System to be delivered and installed; along with related training and software support, and architectural, electrical, mechanical, and civil building evaluation services.

The make up of the physical plants in the City Of Columbus is comprised of approximately 5 million square feet under roof. The square footage is comprised of 30+ plus Fire Houses, 20 Police facilities and 34 Recreation & Park facilities, 3 Refuse transfer stations an administrative building and a warehouse, seven Transportation facilities, and six Administrative facilities. These facilities were constructed beginning in the early part of the twentieth century, and include several facilities currently under construction. Several facilities have received substantial renovations including the current Health Building, and are covered under a local historical registry. In 2005 the City will open a new 166,000 square foot Police Training facilities and the Division of fire will open a new 22,000 square foot Fire House.

Support to Capital Planning: As part of its realty management function, the City of Columbus conducts property reviews and capital planning analysis, and develops detailed capital investment plans, through its asset management planning function.

The system is intended to support this business by providing an integrated management approach for buildings, land infrastructure and other assets, leading to an improvement of the consistency and efficiency of the capital asset management, planning, and supporting various decision making processes.

The solution must be compatible with the existing Windows environment and allow Users access through an Internet browser-based interface.

The successful solution provider must be a firm that has a minimum of five (5) years in evaluation of buildings and associated systems for tracking capital planning costs and performing Facilities Condition Index calculations.

The provider must also demonstrate experience in applying the software to other classes of assets including underground infrastructure.

The system supplied must be supported by an Oracle, Interbase or Access database and allow the user to address day to day configuration and support issues through the use of an administration module that is included with the system. Consideration to those systems, which are supported by other database packages, will be considered; report writing using Crystal Reports is a requirement. Full training on the use of this module shall be an inherent part of this contract..

A pre-proposal meeting is NOT scheduled for this project. Any interested firms may request the Request for Proposals beginning Friday, July 30, 2004 in the Public Service Director's Office, 90 West Broad Street, Room 301, Columbus, Ohio 43215, or by e-mail request to: djbush@columbus.gov.

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Criteria will be based on:

- 1) Location of Lead consultant and Sub-consultants.
- 2) Present workload with the Department of Public Service at time of submitting proposal
- 3) Understanding of project.
- 4) Competence to perform, based on training, education, experience of personnel, ability to perform competently and expeditiously, workload, personnel and equipment.
- 5) Past performance.
- 6) Complete tasks defined.
- 7) Proposal schedule.
- 8) Innovative approach to project.
- 9) Cost containment.

All consultants will be subject to the provisions of the City of Columbus Contract Compliance Program regarding equal employment opportunity.

If you have any questions, please contact David J. Bush, Deputy Director, Public Service Department (614) 645-8290 or by e-mail djbush@columbus.gov.
ORIGINAL PUBLISHING DATE: July 28, 2004

BID OPENING DATE - August 31, 2004 3:00 pm

SA001244 - CHD security guard services 240 Parsons

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

ADVERTISEMENT FOR BIDS

SECURITY OFFICER SERVICES
COLUMBUS HEALTH DEPT., 240 PARSONS AVENUE

Sealed bids will be received by the Columbus Health Department, Division of the City of Columbus, Ohio at their office, located at 240 Parsons Avenue, Room 132, Columbus, Ohio 43215 until 3:00 p.m. local time, and publicly opened and read at the hour and place on Tuesday, August 31, 2004 for SECURITY OFFICER SERVICES for the Health Department's facilities at 240 Parsons Avenue, Columbus, Ohio 43215. The works for which bids are invited consist of SECURITY OFFICER SERVICES to complete the contract in accordance with the specifications.

Copies of the Contract Documents are available at the Health Department, 240 Parsons Avenue, Room 132, Columbus, Ohio 43215 beginning Tuesday, August 3, 2004 or prospective bidders may contact Scott Hutchinson preferably via email at: sphutchinson@columbus.gov or phone 614-645-6292 to make other arrangements. The first set of contract documents are available to prospective bidders at no cost. Additional sets are available to prospective bidders at a non-refundable cost of \$25.00.

Proposals must be submitted on the proper forms contained in the Bid Documents and the Bid Documents containing the Proposals must be submitted IN THEIR ENTIRETY in a sealed envelopment marked: Bid for: SECURITY OFFICER SERVICES FOR THE COLUMBUS HEALTH DEPARTMENT

FAILURE TO RETURN THE BID PACKET AND REQUIRED INFORMATION MAY RESULT IN REJECTION OF THE PROPOSAL.

PRE-BID MEETING

A pre-bid meeting will be held Tuesday, August 17, 2004 at 9:00a.m. local time, at the Health Department, 240 Parsons Avenue, Room 119C, Columbus, Ohio 43215.

PROPOSAL GUARANTY

Proposals shall be accompanied by either a proposal bond, in the form provided in the bid package, or by a certified check on a solvent bank of the city of Columbus, Ohio. In case a proposal bond is given, it shall be in favor of the City of Columbus, Ohio. If proposal bond is given by a surety company, proof of authority of the officer or agent signing the bond, together with a recent financial statement of the surety company, shall be attached. In case a certified check is given, it shall be drawn payable to the order of the city of Columbus, Ohio. The amount of the guaranty shall be expressed in dollars and cents and shall not be less than ten (10) percent of the bid. The amount of such bond or the check of the bidder to whom the award is made shall be forfeited and paid to the city as stipulated for liquid damages, if the said bidder fails to enter into a contract with the city of Columbus, Ohio and to furnish the required contract bond within ten (ten) days after notice of the acceptance of his proposal. The bonds of unsuccessful bidders, or certified checks or the amount thereof, will be returned after a contract is executed with successful bidder.

CONTRACT PERFORMANCE BOND

Successful vendor shall furnish a bond given in favor of the City of Columbus, Ohio for an amount equal to at least one-hundred (100) percent of the gross total amount of the bid, to properly secure the performance of same within the contract time: the amount of such bond to be paid to the City of Columbus, Ohio as stipulated for liquidated damages in case of such failure or refusal to perform.

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BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

OSHA/EPA REQUIREMENTS

Contractors are subject to all applicable federal, state and local laws, ordinances, rules and regulations pertaining to services or products to be provided under this contract.

CONTRACT COMPLIANCE REQUIREMENTS AND EQUAL OPPORTUNITY CLAUSE

Each responsive bidder shall submit, with its bid, a City of Columbus Contract Compliance Certification Number or a completed application for certification. Any questions or inquiries concerning this should be directed to the Equal Business Opportunity Commission Office.

The City of Columbus encourages the participation of Minority and female owned business enterprises. Each bidder must identify any subcontractor(s) who are minority or female owned businesses (M/FBE's) as defined in Title 39 of the Columbus City Code along with the scope of work and anticipated cost.* This information is gathered and monitored by the Equal Business Opportunity Commission Office (EBOCO). Please contact EBOCO (614) 645-4764 for assistance with identifying potential M/FBE subcontractors. Equal Business Opportunity Commission Office, 109 N. Front Street 4th Floor, Columbus, Ohio 43215, (614) 645-4764.

*While the participation of minority and female owned businesses is encouraged the level of minority or female participation will not be a condition of the bid award.

BID CANCELLATION AND REJECTIONS

The right is reserved by the Health Commissioner of the City of Columbus, Ohio to cancel the Advertisement for Bids, to reject any and/or all bids, to waive technicalities, or to advertise for new proposals, when it is in the best interest of the City. Also, the right is reserved by the Health Commissioner to hold bids for a period of 180 days after the bid opening for evaluating both the proposals and the contractors. The award of the contract may be made at any time during that period.

SPECIAL REQUIREMENTS

Particular attention is called to the statutory requirements of the State of Ohio relative to licensing of corporations organized under laws of any other state.

ORIGINAL PUBLISHING DATE: August 03, 2004

BID OPENING DATE - September 29, 2004 3:00 pm

SA001245 - RFP YARD WASTE & LOG GRINDING SERVICE

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

City of Columbus
REQUEST FOR PROPOSALS (RFP)

Sealed Requests for Proposals (RFP's) will be received by the Director of Public Utilities of the City of Columbus at the office of the Director of Public Utilities, 910 Dublin Road, Room 4105, until 3:00 p.m., Local Time on WEDNESDAY SEPTEMBER 29, 2004, and publicly read at that hour and place for the following project:

RFP YARD WASTE & LOG GRINDING SERVICE

PRE-BID CONFERENCE: A Pre-bid Conference will be held on THURSDAY SEPTEMBER 2, 2004 1:00 p.m. (EST) at the City of Columbus, Compost Facility, 7000 Jackson Pike Lockbourne OH 43137. This Pre-bid is NOT MANDATORY; however suppliers who do not attend are responsible for the information gathered at the meeting. The lead project manager is Mr. John Hoff, (614) 645-3152.

The work for which proposals are invited consists of:

GENERAL DESCRIPTION

The City of Columbus operates a composting facility that processes sewage sludge from two interconnected wastewater treatment plants into soil conditioner / mulch for wholesale and retail sale. Maintaining continuous operations is necessary to comply with wastewater permit standards and to protect public health. The facility processes sewage sludge seven days / week, 10 hours / day. The City utilizes ground yard waste, whole tree woodchips, sawdust, straw, and ground wood waste as bulking agents to process sewage sludge. Current bulking agent on-site is available for inspection by the Offerors.

As part of its continuing program to optimize the beneficial use of community residuals and economy of operations, the City wishes to acquire services for the following:

- Item 1: Grinding green yard waste and brush.
- Item 2: Grinding logs and wood waste.
- Item 3: Sizing logs for grinding.

The City reserves the right to award multiple contracts, any / all / or none of the items, whichever is in the interest of the City.

SCOPE OF WORK

The City Of Columbus DOSD expects to provide one wheel loader and operator to move wood chips away from the vicinity of the grinder to a storage area for measurement of quantities. Offeror will specify in his proposal whether he will have his loader / operator push the wood chips away from the stacking conveyor. The City can require that one City operator push logs to a grinder and remove material away if necessary, however this must be specified in the Offeror's proposal. The City will not take responsibility for damage to a grinder from improper loading of material into a grinder. The contractor is responsible for all support equipment, tools, materials, maintenance, and personnel to complete the subject work. The City role is to process sewage sludge cost effectively, therefore it is in the interest of the City to receive wood chips that are sized larger than 1" in more than two dimensions and larger than 2" in all three dimensions to facilitate recovery with a 3/8" wire mess trommel screen; yet the chips should be less than 4" in all dimensions to optimize surface area for biological composting processes.

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ITEM 1: GRINDING GREEN YARD WASTE AND BRUSH.

The Contractor will provide the necessary personnel and support equipment to properly grind yard waste and wood under 8" diameter or 24" in length into useable bulking agent for City operations. The majority of green yard waste will grind down to dimensions below 2" and therefore performance will not be evaluated on the basis of final bulking material dimensions.

ITEM 2: GRINDING LOGS AND WOOD WASTE.

Logs will be ground into wood chips that exceed 1" in more than two dimensions and 2" in three dimensions. Table 1 provides dimensions expected for various materials. Logs too large to process through the grinder will need to be sized properly to be ground by the Contractor's equipment. The City splits logs to dimensions under 20" diameter, however most logs are 10' - 15' long. Logs are delivered to the City Southwesterly Compost Facility ranging in diameters up to 60". Only about 10% of the logs exceed 24" in diameter. Currently the volume of logs and yard waste deliveries to the City are roughly equivalent at about 4,000 tons annually for both combined. The grinder will have provisions for tramp metal removal from pallets. Tramp metal will be collected in a container for the contractor's disposal.

ITEM 3: SIZING OF LOGS FOR GRINDING.

Contractor will provide all tools, labor, and equipment to make the necessary size reductions in logs and waste wood to allow for proper operation and performance of his grinder. Logs may be split lengthwise, cut into shorter lengths, or both. The pricing for this item is in dollars / cubic yard of wood chip bulking agent produced after grinding. The City Of Columbus DOSD will generally size logs for grinding. The availability of equipment, staff, the cost of sizing, and requirements for grinding will determine whether the City Of Columbus DOSD sizes logs. Over-sized logs will be isolated, sized, then ground in an isolated pile for measurement. Records are available at the facility recording tonnage of logs delivered on-site. Approximately one ton of wood chips equals 3.5 cubic yards.

FURTHER INFORMATION

For information and questions concerning the detailed aspects of the project, contact John Hoff at (614) 645-3152.

CONTRACT DOCUMENTS: Copies of the Contract Documents are on file and can be picked up at no cost at the Division of Sewerage and Drainage, Fiscal Office, 910 Dublin Road, Room 4164 Columbus OH 43215 from 7:30 a.m. to 4:30 p.m. or by calling (614) 645-6031 or (614) 645-5951. Proposals must be submitted on the proper forms contained in the Bid Submittal Document and the Bid Submittal Documents containing the Proposal must be submitted IN THEIR ENTIRETY in a sealed envelope marked:

YARD WASTE AND LOG GRINDING SERVICES

CONTRACT COMPLIANCE REQUIREMENTS

Each responsive bidder shall submit, with its bid, a City of Columbus Contract Compliance Certification Number or a completed application for certification. Compliance with the provisions of Article I, Title 39, Columbus City Code, 1959 is a condition of this Contract. Failure to comply with this Article may result in cancellation of the Contract. Applications may be obtained by calling (614) 645-3666

BID CANCELLATIONS AND REJECTIONS

The right is reserved by the Director of Public Utilities of the City of Columbus to cancel the Advertisement

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BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

for Bids, to reject any and/or all bids to waive technicalities, to hold bids for a period of 180 days after the bid opening, and/or to advertise for new proposals, when it is in the best interest of the City.

SPECIAL REQUIREMENTS

Particular attention is called to the statutory requirements of the State of Ohio relative to licensing of corporations organized under the laws of any other state.

Pursuant to the City of Columbus' Code Section 3907.05, all contractors, including subcontractors, who are a party to a contract as defined in C.C. ? 3901.01, must hold a valid Contract Compliance Certification Number. For information regarding contract compliance, please contact the Equal Business Opportunity Commission Office at (614) 645-4764.

Equal Opportunity Clause

(1) The contractor will not discriminate against any employee or applicant because of race, color, religion, sex or national origin. The contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex or national origin. Such action shall include, but not limited to the following: employment upgrading, demotion, or termination; rates of pay or other forms of compensation; and selection for training. The contractor agrees to post in conspicuous places, available to employees and applicants for employments, notices summarizing the provisions of this Equal Opportunity Clause.

(2) The contract will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that the contractor is an equal opportunity employer.

(3) It is the policy of the City of Columbus that business concerns owned and operated by minority and female persons shall have the maximum practical opportunity to participate in the performance of contracts awarded by the City.

(4) The contractor shall permit access to any relevant and pertinent reports and documents by the Executive Director of the sole purpose of verifying compliance with this article and with the regulations of the Equal Business Opportunity Commission Office. All such materials provided to the Executive Director by the contractor shall be considered confidential.

(5) The contractor will not obstruct or hinder the Executive Director or his/her deputies, staff and assistants in the fulfillment of their duties and responsibilities imposed by Article I, Title 39.

(6) The contractor and each subcontractor will include a summary of this Equal Opportunity Clause in every subcontractor. The contractor will take such action with respect to any subcontractor as is necessary as a means of enforcing the provisions of the Equal Opportunity Clause.

(7) The contractor agrees to refrain from subcontracting any part of this contract or contract modification thereto to a contractor not holding a valid contract compliance number as provided for in Article 1, Title 39.

(8) Failure or refusal of a contractor or subcontractor to comply with the provisions of Article I, Title 39, may result in the cancellation of this contract,

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Cheryl Roberto, Director of Department of Public Utilities, City of Columbus, Ohio
ORIGINAL PUBLISHING DATE: August 04, 2004

BID OPENING DATE - October 6, 2004 3:00 pm

SA001243 - RFP-Stormwater Lagoon Upgrade

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

City of Columbus
REQUEST FOR PROPOSALS (RFP)

Sealed Requests for Proposals (RFP's) will be received by the Director of Public Utilities of the City of Columbus at the office of the Director of Public Utilities, 910 Dublin Road, Room 4105, until 3:00 p.m., Local Time on WEDNESDAY OCTOBER 6, 2004, and publicly read at that hour and place for the following project:

STORM WATER LAGOON UPGRADE PROJECT PIP 807

PRE-BID CONFERENCE: A Pre-bid Conference will be held on WEDNESDAY SEPTEMBER 8, 2004 11:00 a.m. (EST) at the City of Columbus, Compost Facility, 7000 Jackson Pike Lockbourne OH 43137. This Pre-bid is NOT MANDATORY; however suppliers who do not attend are responsible for the information gathered at the meeting. The lead project manager is Mr. Rob VanEvra at (614) 645-3248.

The work for which proposals are invited consists of:

GENERAL DESCRIPTION

The City of Columbus operates a composting facility that processes sewage sludge from two interconnected wastewater treatment plants into soil conditioner / mulch for wholesale and retail sale. Maintaining continuous operations is necessary to comply with wastewater permit standards and to protect public health. The facility processes sewage sludge seven days / week, 10 hours / day. The City reserves the right to award multiple contracts, any / all / or none of the items, whichever is in the interest of the City.

As part of its continuing program to upgrade wastewater treatment facilities, to provide efficient, reliable, cost-effective operations, and to enhance personnel safety, the City wishes to complete these four tasks:

Construct a push-wall, ramp, and concrete pavement apron at the east end of the storm water / leachate lagoon. These structures are intended for the collection, loading, and removal of sediment from the lagoon.

Mass excavation of an earthen peninsula, consisting of approximately 5000 cubic yards of soil, from the east side of the lagoon; preparation of compacted stone base and placement of asphalt pavement matching existing asphalt pavement.

Permanently fill concrete drainage troughs in the floor of the existing lagoon to facilitate lagoon access for heavy equipment and cleaning.

Influent channel flow diversion wall or pipe to direct inflow to the northern side of the lagoon, creating a channel carrying flow to the east end of the lagoon. (The City may or may not award this item if it isn't within the budget).

I. SCOPE OF WORK

- a. Preparation of a detailed design, drawings, materials lists, cut sheets, implementation plan and scheduling.
- b. All design components must adhere to the current Construction and Materials Specifications for the City of Columbus, Ohio.
- c. Construction of these structures without interrupting the operation of the lagoon or the composting

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facility processes:

Item 1:

- i. **PUSH-WALL:** Provide all design, materials, and labor to construct a reinforced concrete wall not less than 15 feet wide and 12" thick (excluding length for wings), extending vertically six (6) feet above the lagoon floor (apron) elevation. The wall and footer will extend below the frost line and not less than 36" below the lagoon floor elevation. A "bell" type vinyl water-stop seal will be constructed into the footer and wall to prevent seepage. The push-wall will be designed primarily to retain the soil embankment behind the push-wall without failure or displacement. The push-wall will be designed with tapered "wings" approximately matching the 3:1 slope of the lagoon embankment. The wings extend out from the wall at a height of six (6) feet for a horizontal distance of 8 feet before tapering to the floor of the lagoon. The wings serve to create a "pocket" to trap sludge and to protect the paved asphalt embankment from wheel loader excavation activity when cleaning. Fence or hand rails not less than 42" in height will be placed around the "pocket" in all areas where the wall height above the floor exceeds 4 feet.
- ii. **VEHICLE RAMP:** Provide all design, materials, and labor to construct a concrete ramp for wheel loader entrance and exit from the lagoon during cleaning. The wheel loaders are twelve feet wide, 44,000 pound empty weight with eight cubic yard buckets carrying waste materials with a bulk density of up to 1600#/ cubic yard. An estimated 500 cubic yards of material are removed annually (usually mid-summer) from the lagoon. The ramp will have at a minimum 12" compacted stone base and 8" concrete paved surface with finished surface coarse textured for traction with heavy equipment. The ramp will not exceed (not steeper than) 6:1 (horizontal to vertical rise) slope, it shall have reinforced concrete retaining walls that extend at least 6" above the concrete pavement creating a curb, and will be not less than 16 feet wide.
- iii. **CONCRETE APRON AT PUSH-WALL:** Provide all design, materials, and labor to construct a concrete apron nominally 15 feet wide, 8" thick and extending 30 feet out from the push-wall. This apron and push-wall will be used to collect the sediment between the wings for excavation and removal from the lagoon with a wheel loader. The north influent channel will discharge just north of the apron allowing flow velocity to dissipate and solids to settle onto the apron and vicinity. The push-wall will be on the east side of the lagoon opposite the pump structures to avoid plugging pumps.

Item 2: **PENINSULA REMOVAL**

Removal of the earthen peninsula from the lagoon and construction of paved floor matching up to the existing lagoon floor.

i. **EXCAVATION OF PENINSULA**

Provide all design, materials, and labor to excavate approximately 5,000 cubic yards of soil for disposal. It is the responsibility of the contractor to make the necessary investigation and measurements to determine actual quantities of soil and other materials for all work. These documents make estimates only for the purpose of approximating a general scope of services. The Southwesterly Compost Facility (SWCF) manager will designate a location within 800 feet of the lagoon for stockpiling clean soil (soil separated from asphalt, concrete, lumber and other construction debris) in lieu of disposal if the contractor chooses to separate construction debris from the soil. All asphalt will be saw-cut prior to excavation to create a clean edge to match pavement and form a water-tight seal.

ii. **LAGOON FLOOR PAVEMENT:** Provide all design, materials, and labor to construct the compacted stone base and paved floor of the lagoon. A compacted crushed stone base will be installed to a depth of 12" thick. Asphalt will be placed over the base in two lifts of 1.5" each with each lift overlapping the concrete apron 3" in a "lap joint" to form a water tight seal in the floor of the lagoon.

Item 3: **CONCRETE DRAINAGE TROUGH CLOSURE**

Provide all design, materials, and labor to clean debris out of existing troughs, backfill drainage troughs

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with compacted stone in areas deeper than 12", then filled with concrete flush with the existing surface. Asphalt pavement will be a minimum of 3" placed in compacted lifts.

Item 4: INFLUENT DIVERSION

Provide all design, materials, and labor to construct a wall or piping to divert the inflow coming from northwest direction so that it is re-directed east-northeast. The objective is to divert influent with entrained sediment away from the pump outlet discharge structure. The new flow pattern should maintain flow velocity to suspend entrained solids as it flows along the north lagoon slope until it is discharged at the end of the channel at the northeast corner of the lagoon. Existing portable concrete barriers shall be realigned by the contractor to form a channel from the flow diversion wall to the northeast corner of the lagoon. The Offeror shall indicate in his proposal how he intends to modify the influent channel to re-direct the flow into a narrow channel along the north slope of the lagoon.

Lagoon cleaning is not included in the Contractor's scope of work. The City Of Columbus DOSD is responsible for removal of sediment in the lagoon ONE TIME prior to construction in the lagoon. The cleaning will be done during dry weather, generally during the months of July - October. The schedule will be coordinated with the contractor. Cleaning the lagoon requires pumping all water out of the lagoon, dewatering sediment, bulking sediment, and removal of sediment out of the lagoon to a dewatering area. This has normally been a two week process. The City Of Columbus DOSD will maintain operation of the dewatering pumps, however the removal of sediment will be performed one time only. Thereafter it will be the contractor's responsibility to clean the lagoon floor as necessary for construction. The City will not wash the floor. The City will not remove sediment / gravel from the concrete troughs in Item 3, this is the responsibility of the Contractor.

FURTHER INFORMATION

For information and questions concerning the detailed aspects of the project, contact John Hoff at (614) 645-3152 or Rob VanEvra at (614) 645-3248.

CONTRACT DOCUMENTS: Copies of the Contract Documents are on file and can be picked up at no cost at the Division of Sewerage and Drainage, Fiscal Office, 910 Dublin Road, Room 4164 Columbus OH 43215 from 7:30 a.m. to 4:30 p.m. or by calling (614) 645-6031 or (614) 645-6041. Proposals must be submitted on the proper forms contained in the Bid Submittal Document and the Bid Submittal Documents containing the Proposal must be submitted IN THEIR ENTIRETY in a sealed envelope marked:

STORMWATER LAGOON UPGRADE PROJECT PIP 807

CONTRACT COMPLIANCE REQUIREMENTS

Each responsive bidder shall submit, with its bid, a City of Columbus Contract Compliance Certification Number or a completed application for certification. Compliance with the provisions of Article I, Title 39, Columbus City Code, 1959 is a condition of this Contract. Failure to comply with this Article may result in cancellation of the Contract. Applications may be obtained by calling (614) 645-3666

BID CANCELLATIONS AND REJECTIONS

The right is reserved by the Director of Public Utilities of the City of Columbus to cancel the Advertisement for Bids, to reject any and/or all bids to waive technicalities, to hold bids for a period of 180 days after the bid opening, and/or to advertise for new proposals, when it is in the best interest of the City.

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SPECIAL REQUIREMENTS

Particular attention is called to the statutory requirements of the State of Ohio relative to licensing of corporations organized under the laws of any other state.

Pursuant to the City of Columbus' Code Section 3907.05, all contractors, including subcontractors, who are a party to a contract as defined in C.C. ? 3901.01, must hold a valid Contract Compliance Certification Number. For information regarding contract compliance, please contact the Equal Business Opportunity Commission Office at (614) 645-4764.

Equal Opportunity Clause

(1) The contractor will not discriminate against any employee or applicant because of race, color, religion, sex or national origin. The contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex or national origin. Such action shall include, but not limited to the following: employment upgrading, demotion, or termination; rates of pay or other forms of compensation; and selection for training. The contractor agrees to post in conspicuous places, available to employees and applicants for employments, notices summarizing the provisions of this Equal Opportunity Clause.

(2) The contract will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that the contractor is an equal opportunity employer.

(3) It is the policy of the City of Columbus that business concerns owned and operated by minority and female persons shall have the maximum practical opportunity to participate in the performance of contracts awarded by the City.

(4) The contractor shall permit access to any relevant and pertinent reports and documents by the Executive Director of the sole purpose of verifying compliance with this article and with the regulations of the Equal Business Opportunity Commission Office. All such materials provided to the Executive Director by the contractor shall be considered confidential.

(5) The contractor will not obstruct or hinder the Executive Director or his/her deputies, staff and assistants in the fulfillment of their duties and responsibilities imposed by Article I, Title 39.

(6) The contractor and each subcontractor will include a summary of this Equal Opportunity Clause in every subcontractor. The contractor will take such action with respect to any subcontractor as is necessary as a means of enforcing the provisions of the Equal Opportunity Clause.

(7) The contractor agrees to refrain from subcontracting any part of this contract or contract modification thereto to a contractor not holding a valid contract compliance number as provided for in Article 1, Title 39.

(8) Failure or refusal of a contractor or subcontractor to comply with the provisions of Article I, Title 39, may result in the cancellation of this contract,

Cheryl Roberto, Director of Department of Public Utilities, City of Columbus, Ohio
ORIGINAL PUBLISHING DATE: August 03, 2004

Public Notices

**City of Columbus
City Bulletin Report**

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Number: PN0012-2004

Drafting Date: 04/07/2004

Version: 1

Current Status: Clerk's Office for Bulletin

Matter Type: Public Notice

Title

Title: Regular Monthly Business Meeting - Victorian Village Commission

Contact Name: Brenda G. Moore

Contact Telephone Number: 645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The regular monthly business meetings for the Victorian Village Commission will take place on the following dates in 2004 from 12 noon - 1:00 P.M. at 109 N. Front Street, 1st Floor Conference Room. Copies of the agenda may be obtained by calling 645-8620. A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Neighborhood Services Division is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 645-8620 or TDD 645-6407.

April 1

May 6

June 3

July 1

August 5

September 2

October 7

November 4

December 2

Legislation Number: PN0013-2004

Drafting Date: 04/07/2004

Version: 1

Current Status: Clerk's Office for Bulletin

Matter Type: Public Notice

Title

Notice/Advertisement Title: Recreation & Parks Commission Meetings

Contact Name: Molly Wilkinson

Contact Telephone Number: 614-645-8430

Contact Email Address: mewilkinson@columbus.gov

Body

NOTICE OF REGULAR MEETINGS COLUMBUS RECREATION AND PARKS COMMISSION

The Recreation and Parks Commission, appointed and organized under the Charter of the City of Columbus, Section 112-1 is empowered to equip, operate, direct and maintain all the existing recreational and park facilities. In addition, said Commission exercises certain powers and duties as specified in Sections 112-1 and 112-2 of the Columbus City Charter.

Please take notice that meetings of the Recreation and Parks Commission will be held at 8:30 a.m. on the following dates

and locations (unless otherwise posted):

- o Wednesday, January 14, 2004 - Operations Complex, 420 W. Whittier Street, 43215
- o Wednesday, February 11, 2004 - Operations Complex, 420 W. Whittier Street, 43215
- o Wednesday, March 10, 2004 - Operations Complex, 420 W. Whittier Street, 43215
- o Wednesday, April 14, 2004 - Operations Complex, 420 W. Whittier Street, 43215
- o Wednesday, May 12, 2004 - Turnberry Golf Course, 1145 Clubhouse Road, Pickerington, 43247
- o Wednesday, June 9, 2004 - Beatty Recreation Center, 247 N. Ohio Avenue, 43203
- o Wednesday, July 14, 2004 - Gillie Recreation Center, 2100 Morse Road, 43229
- o August Recess - No meeting
- o Wednesday, September 8, 2004 - Indian Village Camp, 3200 Indian Village Drive 43221
- o Wednesday, October 13, 2004 - Antrim Shelterhouse, 5800 Olentangy River Road, 43085
- o Wednesday, November 10, 2004 - Operations Complex, 420 W. Whittier Street, 43215
- o Wednesday, December 8, 2004 - Operations Complex, 420 W. Whittier Street, 43215

In the event no proper business exists the meeting may be cancelled without further notice. For further information you may contact the Recreation and Parks Department 90 West Broad Street, Room 115, Columbus, Ohio 43215 (Telephone: [614] 645-3300).

Legislation Number: PN0014-2004

Drafting Date: 04/07/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Regular Monthly Business Meeting - Historic Resources Commission

Contact Name: Brenda G. Moore

Contact Telephone Number: 645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The regular monthly business meeting of the Historic Resources Commission will be held on the following dates in 2004 from 12 noon - 1:00 P.M. AT 109 N. Front Street, 1st Floor Conference Room. Copies of the agenda may be obtained by calling 645-8620. A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Neighborhood Services Division is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 645-8620 or TDD 645-6407.

April 8

May 13

June 10

July 8

August 12

September 9

October 14

November 11

December 9

Legislation Number: PN0015-2004

Drafting Date: 04/07/2004

Version: 1

Current Status: Clerk's Office for Bulletin

Matter Type: Public Notice

Title

Notice/Advertisement Title: Regular Monthly Business Meeting - Italian Village Commission

Contact Name: Brenda G. Moore

Contact Telephone Number: 645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The regular monthly business meeting of the Italian Village Commission will take place on the following dates in 2004 from 12 noon - 1:00 P.M., AT 109 N. Front Street, 1st Floor Conference Room. Copies of the agenda may be obtained by calling 645-8620. A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Neighborhood Services Division is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 645-8620 or TDD 645-6407.

April 13

May 11

June 8

July 13

August 10

September 14

October 12

November 9

December 14

Legislation Number: PN0016-2004

Drafting Date: 04/07/2004

Version: 1

Current Status: Clerk's Office for Bulletin

Matter Type: Public Notice

Title

Notice/Advertisement Title: 2004 MONTHLY MEETING SCHEDULE FOR THE VEHICLE FOR HIRE BOARD

Contact Name: Kimberlee A. Malone

Contact Telephone Number: (614) 645-8366

Contact Email Address: kamalone@columbus.gov

Body

The regular monthly meetings of the Columbus Vehicle for Hire Board will be scheduled for the last Thursday of every month at 10:00 a.m. The location of the meeting will be the License Section 750 Piedmont Rd (**South Entrance**), Columbus, OH 43224.

The Dates are as follows*:

January 29, 2004

February 26, 2004

March 25, 2004

April 29, 2004

May 27, 2004

June 24, 2004

July 29, 2004
August 26, 2004
September 30, 2004
October 28, 2004
November 25, 2004 (Tentative)
December 30, 2004 (Tentative)

The VFHB will use reasonable efforts to hold its meetings in conformity with this schedule, but the VFHB reserves the right to change the date, time, or location of any meeting; or to hold additional meetings.

*To confirm meeting dates, please contact The License Section Office:

Telephone: (614) 645-8366
Fax: (614) 645-8912

Vehicle For Hire Board
c/o License Section
750 Piedmont Road
Columbus, Ohio 43224

Legislation Number: PN0017-2004

Drafting Date: 04/07/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: 2004 CALENDAR FOR THE COLUMBUS CHARITABLE SOLICITATIONS BOARD

Contact Name: LINDA YOUNG, RECORDING SECRETARY

Contact Telephone Number: (614) 645-7471 FAX: (614) 645-8912

Contact Email Address: LKYOUNG@COLUMBUS.GOV

Body

2004 CALENDAR FOR THE COLUMBUS CHARITABLE SOLICITATIONS BOARD

November 13, 2003
December 11, 2003
January 15, 2004
February 19, 2004
March 18, 2004
April 15, 2004
May 20, 2004
June 17, 2004
July 15, 2004
August - NO MEETING
September 16, 2004
October 21, 2004
November 11, 2004 (tentative)
December 9, 2004 (tentative)

NOTICE: Meetings are scheduled for 10:00 a.m. in the License Section , 750 Piedmont Road (**South Entrance**), Columbus, OH 43224. Applications arriving less than 10 days prior to the scheduled meeting date will appear on the

following month's agenda. If you have any questions, please feel free to contact us. Additional information may be obtained by visiting our website at:

www.publicsafety.ci.columbus.oh.us/license.htm

Legislation Number: PN0018-2004

Drafting Date: 04/07/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Regular Monthly Meeting - German Village Commission

Contact Name: Brenda G. Moore

Contact Telephone Number: 645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The regular monthly business meetings for the German Village Commission will take place on the following dates in 2004 from 12 noon - 1:00 P.M., at 109 N. Front Street, 1st Floor Conference Room. Copies of the agenda may be obtained by calling 645-8620. A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Neighborhood Services Division is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 645-8620 or TDD 645-6407.

March 30

April 27

May 25

June 29

July 27

Sept. 7

October 26

November 30

December 28

Legislation Number: PN0019-2004

Drafting Date: 04/07/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Meeting Notice - Victorian Village Commission

Contact Name: Brenda G. Moore

Contact Telephone Number: 645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The 2004 regular meetings of the Victorian Village Commission will be held on the dates listed below at 6:15 p.m. at 109 N. Front Street in the first floor Community Training Center. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov. A Sign Language Interpreter, to "Sign" this meeting, will be made available for

anyone with a need for this service, provided the Historic Preservation Office is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 645-8620 or TDD 645-6802.

Application Deadlines

December 26, 2003
January 29, 2004
February 26, 2004
March 25, 2004
April 29, 2004
May 27, 2004
June 24, 2004
July 29, 2004
August 26, 2004
September 30, 2004
October 28, 2004
November 26, 2004
December 30, 2004

Hearing Dates

January 8, 2004
February 12, 2004
March 11, 2004
April 8, 2004
May 13, 2004
June 10, 2004
July 8, 2004
August 12, 2004
September 9, 2004
October 14, 2004
November 11, 2004
December 9, 2004
January 13, 2005

Legislation Number: PN0020-2004

Drafting Date: 04/07/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Meeting Notice - German Village Commission

Contact Name: Brenda G. Moore

Contact Telephone Number: 645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The 2004 regular meetings of the German Village Commission will be held on the dates listed below at 4:00 p.m. at the German Village Meeting Haus, 588 S. Third Street. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov. A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Historic Preservation Office is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 645-8620 or TDD 645-6802.

Application Deadlines

December 23, 2003

January 20, 2004
*February 24, 2004
March 23, 2004
April 20, 2004
May 18, 2004
June 22, 2004
July 20, 2004
August 31, 2004
September 21, 2004
October 26, 2004
November 23, 2004
December 21, 2004

Hearing Dates

January 6, 2004
February 3, 2004
March 9, 2004
April 6, 2004
May 4, 2004
June 1, 2004
July 6, 2004
August 3, 2004
*September 14, 2004
October 5, 2004
*November 9, 2004
December 7, 2004
January 4, 2005

*Moved to the second Tuesday of the month due to a holiday or election day.

Legislation Number: PN0021-2004

Drafting Date: 04/07/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Meeting Notice - Historic Resources Commission

Contact Name: Brenda G. Moore

Contact Telephone Number: 645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The 2004 regular meetings of the Historic Resources Commission will be held on the dates listed below at 6:15 p.m. at 109 N. Front in the first floor Community Training Center. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov. A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Historic Preservation Office is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 645-8620 or TDD 645-6802.

Application Deadlines

January 2, 2004

February 5, 2004
March 4, 2004
April 1, 2004
May 6, 2004
June 3, 2004
July 1, 2004
August 5, 2004
September 2, 2004
October 7, 2004
November 4, 2004
December 2, 2004
January 6, 2005

Hearing Dates

January 15, 2004
February 19, 2004
March 18, 2004
April 15, 2004
May 20, 2004
June 17, 2004
July 15, 2004
August 19, 2004
September 16, 2004
October 21, 2004
November 18, 2004
December 16, 2004
January 20, 2005

Legislation Number: PN0022-2004

Drafting Date: 04/07/2004

Version: 1

Current Status: Clerk's Office for Bulletin

Matter Type: Public Notice

Title

Notice/Advertisement Title: Brewery District Commission

Contact Name: Brenda Moore

Contact Telephone Number: 614-645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The 2004 regular meetings of the Brewery District Commission will be held on the dates listed below at 6:15 p.m. at 109 N. Front in the first floor Community Training Center. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov. A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Historic Preservation Office is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 645-8620 or TDD 645-6802.

Application Deadlines

December 26, 2003
January 22, 2004
February 19, 2004
March 18, 2004
April 22, 2004
May 20, 2004

June 17, 2004
July 22, 2004
August 19, 2004
September 23, 2004
October 21, 2004
November 18, 2004
December 23, 2004

Hearing Dates

January 8, 2004*
February 5, 2004
March 4, 2004
April 1, 2004
May 6, 2004
June 3, 2004
July 1, 2004
August 5, 2004
September 2, 2004
October 7, 2004
November 4, 2004
December 2, 2004
January 6, 2005

* Moved to the Second Thursday of the month due to a holiday

Legislation Number: PN0023-2004

Drafting Date: 04/07/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Meeting Notice - Italian Village Commission

Contact Name: Brenda G. Moore

Contact Telephone Number: 645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The 2004 regular meetings of the Italian Village Commission will be held on the dates listed below at 6:15 p.m. at 109 N. Front in the first floor Community Training Center. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov. A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Historic Preservation Office is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 645-8620 or TDD 645-6802. All completed Certificate of Appropriateness applications and required supporting materials must be received in the City of Columbus Historic Preservation Office, 109 N. Front Street, by the specified Application Deadlines in order to be placed on the corresponding Hearing Dates.

Application Deadlines

January 6, 2004
February 3, 2004
March 2, 2004
April 6, 2004
May 4, 2004

June 1, 2004
July 6, 2004
August 3, 2004
September 7, 2004
October 5, 2004
November 2, 2004
December 7, 2004
January 4, 2005

Hearing Dates

January 20, 2004
February 17, 2004
March 16, 2004
April 20, 2004
May 18, 2004
June 15, 2004
July 20, 2004
August 17, 2004
September 21, 2004
October 19, 2004
November 16, 2004
December 21, 2004
January 18, 2005

Legislation Number: PN0025-2004

Drafting Date: 04/07/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Meeting Notice - City of Columbus Records Commission

Contact Name: Thamie Freeze

Contact Telephone Number: 614-645-7293

Contact Email Address: tjfreeze@columbus.gov

Body

CITY BULLETIN NOTICE

MEETING SCHEDULE CITY OF COLUMBUS RECORDS COMMISSION

The regular meetings of the City of Columbus Records Commission for the calendar year 2004 are scheduled as follows:

Monday, February 2, 2004

Monday, May 10, 2004

Monday, September 27, 2004

These meetings will take place at: City Hall, 90 West Broad Street, 2nd Floor, Mayor's Conference Room. They will begin promptly at 10:00 am.

Every effort will be made to adhere to the above schedule, but the City of Columbus Records Commission reserves the right to change the date, time or location of any meeting; or to hold additional meetings. To confirm the meeting date, time and locations or to obtain agenda information, contact the Office of the City of Columbus Records Commission Coordinator at (614) 645-7293.

Legislation Number: PN0083-2004

Drafting Date: 06/14/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title: OFFICIAL NOTICE - CIVIL SERVICE COMMISSION

Notice/Advertisement Title: CIVIL SERVICE COMMISSION COMPETITIVE EXAMINATION ANNOUNCEMENTS

Contact Name: Lois Washnock

Contact Telephone Number: 614.645.7531

Contact Email Address: civil.service@columbus.gov

Body

APPLY ON-LINE 24 HOURS A DAY, 7 DAYS A WEEK OR APPLY IN PERSON 9:00 A.M. TO 4:00 P.M. MONDAY, WEDNESDAY OR THURSDAY.

The Civil Service Commission continuously administers competitive examinations. Information regarding examinations, for which the Civil Service Commission is currently accepting applications, is located on our website at www.csc.columbus.gov and is also posted at the Commission offices located at 50 West Gay Street, 6th Floor, Columbus, Ohio. Please note that all visitors to the Beacon Building are required to produce a picture ID, authenticating their identity, in order to visit the applications area. Applicants interested in City jobs should check our website or visit the Commission office.

Legislation Number: PN0109-2004

Drafting Date: 07/14/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Italian Village Commission meeting schedule

Contact Name: Brenda Moore

Contact Telephone Number: 614-645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The Italian Village Commission will convene a special working group meeting on the fourth Tuesday of each month from 8:00 - 10:00 AM in the Community Training Center at 109 N. Front Street, Columbus, Ohio. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov. To schedule an interpreter, please call 645-8620 or TDD 645-6802 at least 48 hours prior to the meeting.

Dates for 2004:

July 27

August 24

September 28

October 26

November 23

December 28

Legislation Number: PN0114-2004

Drafting Date: 07/28/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Property Maintenance Appeals Board August Meeting Agenda

Contact Name: Toni Gillum-Boehm

Contact Telephone Number: 614-645-5884

Contact Email Address: tgboehm@columbus.gov

Body

PROPERTY MAINTENANCE APPEALS BOARD

Monday, August 9, 2004

1:00 PM - 757 Carolyn Avenue

Hearing Room

1. Approval of prior meeting minutes

2. Case Number PMA-027

Appellant: George Speights c/o Berhane Speights

Property: 1335 Hildreth Avenue

Inspector: Noell Rader

3. Case Number PMA-028

Appellant: George Speights c/o Berhane Speights

Property: 1335 Hildreth Avenue

Inspector: Noell Rader

4. Case Number PMA-029

Appellant: George Speights

Property: 1104-1106 Lockbourne Road

Inspector: Krista McAfee

NOTE: A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Regulations Division is made aware of this need and given a reasonable notice of at least four (4) hours before the scheduled meeting time. To schedule an interpreter, please call Toni Gillum at 645-5884 or TDD 645-3293.

Legislation Number: PN0115-2004

Drafting Date: 07/30/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Special Meeting of the Vehicle for Hire Board

Contact Name: Sharon Gadd

Contact Telephone Number: 645-8366
Contact Email Address: SKGadd@columbus.gov

Body

There will be a special meeting of the Columbus Vehicle for Hire Board on Friday, August 13, 2004 at 10:00 a.m. to consider violations alleged against Desta Gidey, Professional Taxicab Driver. The meeting will be held in the License Section Conference Room located at 750 Piedmont Road.

Legislation Number: PN0116-2004

Drafting Date: 08/04/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Communications 8/7/04

Contact Name: Kim Taylor

Contact Telephone Number: 645-8623

Contact Email Address: ketaylor@columbus.gov

Body

New Type: C1, C2

To: Kashlan Beer Dock Inc

DBA Beer Dock

5011 Chatterton Rd

Columbus, Ohio 43232

permit # 4500902

New Type: D5

To: 1950 H N Fourth Street Inc

1950 N Fourth Street Unit H

Columbus, Ohio 43201

permit # 6416096

New Type: C1, C2

To: Vision Trading Corp

DBA Marathon Express

3434 Parsons Ave

Columbus, Ohio 43207

permit # 9285675

New Type: D3, D3A

To: Sportsmen Billiard Club Inc

3965 Sullivant Av

Columbus, Ohio 43228

permit # 84404870005

New Type: C1

To: Saigon Coffee Shop LLC

3949 Cleveland Av

Columbus, Ohio 43224

permit # 7677432

New Type: C1, C2
To: Soccor Pizza LTD
DBA Roccas Pizza
5946 New Albany Rd W
Columbus, Ohio 43054
permit # 8344957

New Type: C1, C2
To: El Mercado LLC
DBA El Mercado
5425 Bethel-Sawmill Ctr
Columbus, Ohio 43235
permit # 2493922

New Type: D3
To: Asian Star of Dublin Inc
DBA Asian Star Restaurant
5891 Karris Square Dr
Columbus, Ohio 43017
permit # 02989250005

Transfer Type: C1, C2, D6
To: Yohannes Abraham
DBA Victory Market
682 E Hudson St
Columbus, Ohio 43211
From: Young G Son
DBA Lees Market
2195 N High St 1st Fl
Columbus, Ohio 43201
permit # 0032264

Transfer Type: C1, C2, D6
To: Parsons Village Inc
945 Parsons Ave
Columbus, Ohio 43206
From: Firas Inc
DBA German Village Drive Thru
945 Parsons Av
Columbus, Ohio 43207
permit # 6273128

Transfer Type: D5, D6
To: 491 N Park LLC
491 N Park St & Patio
Columbus, Ohio 43215
From: Carumba Inc
DBA Tapatio
491 N Park St & Patio
Columbus, Ohio 43215
permit # 6445213

Transfer Type: D1
To: Timothy E Shifflet

DBA Junky Munkys
2167 N High St
Columbus, Ohio 43201
From: Wingslingers Inc
2167 N High St
Columbus, Ohio 43201
permit # 8087093

Transfer Type: D5
To: Spartan Mongo IV Inc
DBA BD S Mongolian Barbecue
3977 Worth Av
Columbus, Ohio 43219
From: Gold Club 1336 Inc
DBA Golden Club
1336 Courtright Rd
Columbus, Ohio 43227
permit # 84108210010

Transfer Type: C1, C2
To: 1328 Granville Inc
DBA Wash & Shop
1328 Granville St
Columbus, Ohio 43203
From: Wash & Shop Inc
DBA Wash & Shop
1328 Granville St
Columbus, Ohio 43203
permit # 8865000

Transfer Type: D5, D6
To: Plaza Bonita LTD
DBA El Vaquero
8715 Sancus Blvd & Patio
Columbus, Ohio 43240
From: Chicago Cafe LLC
DBA Whitehouse Cafe
& Patio
8715 Sancus Blvd
Columbus, Ohio 43240
permit # 6961779

Transfer Type: C1, C2
To: Diban Co
DBA Smoke N Page
2421 Sullivant Av
Columbus, Ohio 43204
From: Andhra Inc
DBA Smoke N Page
2421 Sullivant Av
Columbus, Ohio 43204
permit # 2123712

Transfer Type: D1, D2, D3, D3A
To: Balcon Inc

1st Fl Ste H
2280 W Henderson Rd & Patio
Columbus, Ohio 43220
From: U A LLC
1st Fl Ste H
2280 W Henderson Rd & Patio
Columbus, Ohio 43220
permit # 0400244

Transfer Type: D1, D2, D3, D3a, D6
To: Janarm Inc
DBA Victorys
543 S High St 1st Fl & Bsmt & Patio
Columbus, Ohio 43215
From: Jedarm Entertainment Inc
DBA Victorys
543 S High St 1st Fl & Bsmt & Patio
Columbus, Ohio 43215
permit # 4235539

Advertise: 8/7/04
Return: 8/19/04

A Referendum Petition was filed in the City Clerk's office on Wednesday, July 28, 2004. The referendum petition proposes to repeal Ordinance #1095-2004 which amends Title 7 of the Columbus City Code, 1959, by enacting new Chapter 715, which prohibits smoking in public places and places of employment. The submission included 838 full and/or part petitions which were forwarded to the Board of Elections on Thursday, July 29, 2004.

Legislation Number: PN0117-2004

Drafting Date: 08/04/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Columbus Building Commission August Agenda

Contact Name: Barbara Eastman

Contact Telephone Number: 614-645-6416

Contact Email Address: baeastman@columbus.gov

Body

COLUMBUS BUILDING COMMISSION AGENDA
AUGUST 17, 2004 - 1:00 P.M.
757 CAROLYN AVENUE
HEARING ROOM - LOWER LEVEL

1. APPROVAL OF JULY 20, 2004 MEETING MINUTES
2. ITEMS FROM THE FLOOR (as approved by the Board)
3. PUBLIC HEARING

Proposed Ordinance to amend Sections 4113.09, 4113.17 and 4113.33 of the Columbus Building Code (Title 41) removing an erroneous fee condition that is not consistent with current BDS operations and to clarify the refund policy.

A sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Building Services Division is made aware of this need and given a reasonable notice of at least four (4) hours before the scheduled meeting time. To schedule an interpreter, please call 645-6079 or TDD 645-3293. Should you have any questions regarding this policy, please contact the City of Columbus, Human Resources Department, at 645-6373.

Legislation Number: PN0118-2004

Drafting Date: 08/04/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Graphics Commission August Agenda

Contact Name: Toni Gillum-Boehm

Contact Telephone Number: 614-645-5884

Contact Email Address: tgboehm@columbus.gov

Body

GRAPHICS COMMISSION AGENDA
CITY OF COLUMBUS, OHIO
AUGUST 17, 2004

The City Graphics Commission will hold a public hearing on TUESDAY, AUGUST 17, 2004 at 4:15 PM in the First Floor Hearing Room, Building and Development Services Section, 757 Carolyn Avenue.

The City Graphics Commission hears requests for Variances, Special Permits, Appeals, Graphics Plans and certain Miscellaneous Graphics, as provided by the Columbus Graphics Code, Title 33, Article 15 of the City Codes.

SPECIAL NOTE TO APPLICANT: YOU OR YOUR REPRESENTATIVE MUST ATTEND THIS MEETING. It is the rule of the Commission to withdraw an application when a representative is not present.

SIGN LANGUAGE INTERPRETER: A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Building and Development Services Section is made aware of this need and given a reasonable notice of at least four (4) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

1. ODS No.: 04320-00021

Location: 5300 HAMILTON ROAD, 43230, located on the east side of Hamilton Rd., approximately 157.5 ft. north of Thompson Rd.

Area Comm./Civic: Northland Community Council

Existing Zoning: CPD, Commercial Planned District

Request: Graphics Plan: 3375.12, Graphics requiring graphics commission approval. To adopt a graphics plan for a

shopping center. 3377.10, Permanent on-premises ground signs. To permit the installation of two permanent ground signs directed to the same street on the same tax parcel.

Proposed Use: To construct a shopping center with a free-standing use.

Applicant:
Signcom, Inc.
527 W. Rich St.
Columbus, Ohio 43215

Property Owner:
National Real Estate Development
5131 Post Rd.
Dublin, Ohio 43017

Attorney/Agent:
Signcom, Inc.
c/o Bruce Sommerfelt
527 W. Rich St.
Columbus, Ohio 43215
2. ODS No.: 04320-00022

Location: 2361 MORSE ROAD, 43229, located on the south side of Morse Rd., approximately 427 ft. west of Cleveland Ave.

Area Comm./Civic: Northland Community Council

Existing Zoning: C-4, Commercial

Request: Special Permit: 3380.101, Morse Road special graphics control area. To permit an architectural sign to exist.

Proposed Use: A commercial building.

Applicant:
James Brooks
834 W. Third Ave.
Columbus, Ohio 43212

Property Owner:
Columbus-Morse Road Bank Investors L.L.C.
Bank Prop
P.O Box 182334
Columbus, Ohio 43218

Attorney/Agent: Same as applicant

3. ODS No.: 04320-00024

Location: 200 HUTCHINSON AVENUE, 43235, located north of Worthington in the Crosswoods development.

Area Comm./Civic: Far North Columbus Communities Coalition

Existing Zoning: CPD, Commercial Planned Development

Request: Graphics Plan - 3375.12, Graphics requiring graphics commission approval. To adopt a graphics plan for a movie theatre.

Proposed Use: Movie Theater.

Applicant:
B. & G. Realty, Inc.
100 E. Wisconsin Ave
Suite 1900
Milwaukee, WI 53202

Property Owner: Same as applicant.

Attorney/Agent:
Jeffrey L. Brown
c/o Smith & Hale
37 W. Broad St.
Suite 725
Columbus, Ohio 43215
4. ODS No.: 04320-00025

Location: 7095 EAST BROAD STREET, 43213-1522, located at the southeast corner of Reynoldsburg-New Albany Rd. & E. Broad St.

Area Comm./Civic: None

Existing Zoning: C-3, Commercial & CPD, Commercial Planned District

Request: Variance - 3377.17, Setback regulations for permanent on-premises ground signs. To reduce the required setback for a ground sign from 15 ft. to 0 ft. along Broad St. and to 2 ft. along Reynoldsburg-New Albany Rd.

Proposed Use: A strip shopping center.

Applicant:
Custom Sign Center
c/o Timothy W. Sheehy, Pres.
3200 Valleyview Dr.
Columbus, Ohio 43204

Property Owner:
Lenhart-Frauenberg Partnership, L.L.P.
5720 Avery Rd.
Dublin, Ohio 43016

Attorney/Agent: Same as applicant.

5. ODS No.: 04320-00026

Location: 3935 WEST BROAD STREET, 43228, located on the south side of West Broad Street, 1000± feet west of Coolidge Avenue.

Area Comm./Civic: Greater Hilltop

Existing Zoning: LC-4, Limited Commercial

Request: Graphics Plan - 3375.12, Graphics requiring graphics commission approval. To adopt a graphics plan for a car dealership.

Proposed Use: Car Dealership.

Applicant:

B. & G. Realty, Inc.

Jeffrey L. Brown

c/o Smith & Hale

Milwaukee, Wisconsin 53202

Property Owner: Same as applicant.

Attorney/Agent:

Jeffrey L. Brown

c/o Smith & Hale

37 W. Broad St., Suite 725

Columbus, Ohio 43215

The names and addresses of the adjacent property owners hereby notified were furnished by the applicant. You are not obligated to attend this meeting; however, you must be notified in accordance with law so that you can express your approval or disapproval of the variance or special permit, if you care to do so.

Legislation Number: PN0119-2004

Drafting Date: 08/04/2004

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Regional Neighborhood Network Conference Registration

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Body

Regional Neighborhood Network Conference is coming to Columbus - Register Today

The RNNC is an organization of 18 cities in 5 states (Ohio, Illinois, Indiana, Kentucky, and Tennessee) that has sponsored a conference for and about neighborhoods since 1987. Columbus last hosted the conference in 1989 and the city has certainly changed in the last 15 years.

The conference will be September 23 - 25, 2004 at the Hyatt Regency in downtown Columbus. This year's theme is "Doing Good in the Neighborhood". The conference registration fee of \$100.00 covers two breakfasts, an opening reception, lunch, and dinner plus workshops on neighborhood issues and concerns on Friday and a bus tour on Friday afternoon of significant developments, rehabilitations in the four quadrants of Columbus, plus our Downtown, the Short North, and the Arena District.

The keynote speaker is Henry Cisneros, former Mayor of San Antonio, and HUD Director in the Clinton Administration. He now heads a foundation working with neighborhoods of color and is on the Board of the Enterprise Foundation which

works to rejuvenate housing and neighborhoods in the inner-city. You don't want to miss this!

If you'd like more information about the conference visit www.columbusdevelopment.org/RNNC or e-mail ColumbusRNNC@columbus.gov. Registration closes August 31, 2004.

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Matter Type: Public Notice

TitleIndustrial Wastewater Discharge Permits

Notice/Advertisement Title: Industrial Wastewater Discharge Permits

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Body

The Administrator of the Division of Sewerage and Drainage announces intent to issue a wastewater discharge permit to the below listed companies on or about August 16, 2004. The draft permits will be available for review at: City of Columbus Pretreatment Section, 1250 Fairwood Ave. Rm. 186, FAX (614) 645-0227 Columbus, Ohio 43206-3372 on weekdays between the hours of 7:30 a.m. to 4:30 p.m. beginning Monday, August 9, 2004. The Administrator will accept written comments on the proposed Permits until 5:00 p.m. Sunday, August 15, 2004 at the above location. This Notice is made pursuant to specifications in the Columbus City Code, Section 1145.44(B). NAME and COMPANY ADDRESS: Staber Industries, 4800 Homer Ohio Lane, Groveport, OHio 43125; Shasta Beverages, 4685 Groveport Rd., Obetz, Ohio 43207; Roxane Labs, 1809 Wilson Rd., Columbus, Ohio 43216; Tosoh SMD, 3600 Gantz Rd., Grove City, Ohio 43123.