

Columbus City Bulletin



Bulletin #50
December 13, 2008

Proceedings of City Council

Saturday December 13, 2008



SIGNING OF LEGISLATION

(With the exception of Ordinance 1913-2008 which was signed by President Pro-Tem Kevin L. Boyce on the night of the Council meeting, all other legislation listed in this Bulletin was signed by Council President Michael C. Mentel, on the night of the Council meeting, Monday, *December 8, 2008*; Mayor, Michael B. Coleman on Tuesday, *December 9, 2008*; 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.

Council Journal (minutes)



City of Columbus
Journal - Final
Columbus City Council

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

ELECTRONIC READING OF MEETING DOCUMENTS AVAILABLE DURING COUNCIL OFFICE HOURS. CLOSED CAPTIONING IS AVAILABLE IN COUNCIL CHAMBERS. ANY OTHER SPECIAL NEEDS REQUESTS SHOULD BE DIRECTED TO THE CITY CLERK'S OFFICE AT 645-7380 BY FRIDAY PRIOR TO THE COUNCIL MEETING.

Monday, December 8, 2008

5:00 PM

Columbus City Council

Columbus City Council

Journal

December 08, 2008

**REGULAR MEETING NO. 66 OF COLUMBUS CITY COUNCIL, DECEMBER 8, 2008
at 5:00 P.M. IN COUNCIL CHAMBERS.**

ROLL CALL

Absent: 2 - Ginther and Ms. Tavares

Present: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson
and President Mentel

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Craig, seconded by Tyson, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson
and President Mentel

C0039-2008

THE FOLLOWING COMMUNICATIONS WERE RECEIVED IN THE CITY CLERK'S OFFICE AS OF WEDNESDAY, DECEMBER 3, 2008:

Transfer Type: D5
To: Double DS Pub Inc
DBA Double DS Pub
1501 S High St
Columbus OH 43207
From: Offset Bar Inc
1501 S High St
Columbus OH 43207
Permit # 2279204

Transfer Type: C2, C2X
To: Resham LLC
DBA Quick Stop
2776 E 5th Av
Columbus OH 43219
From: Alabadi Inc

DBA Quick Stop
2776 E 5th Av
Columbus OH 43219
Permit # 7308900

Advertise: 12/13/2008

Return: 12/19/2008

Read and Filed

RESOLUTIONS OF EXPRESSION

TYSON

0219X-2008

To honor and recognize the Columbus Crew on winning the 2008 Major League Soccer Cup Championship.

Sponsors: Priscilla Tyson, Kevin L. Boyce, Hearcel Craig, Andrew Ginther, Michael C. Mentel, Maryellen O'Shaughnessy and Charleta B. Tavares

A motion was made by Tyson, seconded by President Pro-Tem Boyce, that this matter be Adopted. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson and President Mentel

0240X-2008

To honor and commend Gerald W. Borin for his leadership and profound impact on the citizens of the City of Columbus during his tenure as the Executive Director of the Columbus Zoo and Aquarium.

Sponsors: Priscilla Tyson, Kevin L. Boyce, Hearcel Craig, Andrew Ginther, Maryellen O'Shaughnessy, Charleta B. Tavares and Michael C. Mentel

A motion was made by Tyson, seconded by Craig, that this matter be Adopted. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson and President Mentel

ADDITIONS OR CORRECTIONS TO THE AGENDA

FIRST READING OF 30-DAY LEGISLATION

A MOTION WAS MADE BY COUNCILMEMBER CRAIG, SECONDED BY COUNCILMEMBER TYSON TO WAIVE THE READING OF THE TITLES OF FIRST READING LEGISLATION. THE MOTION CARRIED THE FOLLOWING VOTE:

AFFIRMATIVE: 5 NEGATIVE: 0

MINORITY AND SMALL BUSINESS DEVELOPMENT: CRAIG, CHR. BOYCE O'SHAUGHNESSY MENTEL

1968-2008

FR To authorize and direct the transfer of \$50,000 within the General Fund, from the Department of Finance and Management's citywide account to the Director of the Department of Development, to authorize and direct the Director of the Department of Development to enter into a contract with Northland Alliance, Inc. to support the group's revitalization efforts within the Route 161 Corridor; to authorize the expenditure of \$50,000 from the General Fund. (\$50,000)

Read for the First Time

SAFETY : GINTHER, CHR. BOYCE CRAIG MENTEL

- 1730-2008 FR To authorize the Columbus Fire Chief to accept a donation of pet air masks from ATT Telephone Pioneers for use by the Division of Fire in emergency response situations that require oxygen treatment for the pets of Columbus citizens.

Read for the First Time

UTILITIES: GINTHER, CHR. CRAIG O'SHAUGHNESSY MENTEL

- 0320-2008 FR To authorize the Director of Public Utilities to enter into contract with Franklin County to extend water and sewer service by the City of Columbus to certain areas within the Big Darby Accord Planning Area

Read for the First Time

- 1827-2008 FR To authorize and direct the City Auditor's Office to appropriate \$68,201.00 to align with actual cash; and to authorize the expenditure of \$6,062.75 to allow the Transportation Division to re-establish funds needed for the Seventh Avenue water line improvements project; within the Waterworks Enlargement Voted Bonds Fund; for the Division of Power and Water. (\$6,062.75)

Read for the First Time

- 1833-2008 FR To authorize the Director of Finance and Management to enter into a purchase order with E.H. Wachs Company for purchase of three Transportable Vacuum Clean Out Systems for the Division of Power and Water and to authorize the expenditure of \$39,735.00 from the Water System Operating Fund. (\$39,735.00)

Read for the First Time

- 1855-2008 FR To authorize the Director of Public Utilities to enter into a service agreement with Invensys Process Systems Inc. for the Maintenance Manager Service Agreement for the Foxboro I/A System in accordance with the sole source provisions of the Columbus City Code; and to authorize the expenditure of \$29,575.00 from the Sewerage System Operating Fund. (\$29,575.00).

Read for the First Time

- 1859-2008 FR To authorize the Director of Public Utilities to execute a construction contract with Complete Clearing, Inc. for the Upground Reservoir Tree Removal Project; to authorize the appropriation and transfer of \$83,265.00 from the Water System Reserve Fund to the Water Works Enlargement Voted Bonds Fund; to authorize the expenditure of \$83,265.00 from the Water Works Enlargement Voted Bonds Fund; and to authorize an amendment to the 2008 Capital Improvements Budget; for the Division of Power and Water. (\$83,265.00)

Read for the First Time

- 1886-2008 FR To authorize the Director of Public Utilities to execute a contract modification to the professional engineering services agreement with Stantec Consulting Services, Inc., for the Southerly Wastewater Treatment Plant Digester Rehabilitation project; to authorize the transfer and expenditure of \$972,976.00 from within the Sanitary Sewer Revenue Bonds Fund; and to amend the 2008 Capital Improvements Budget, for the Division of Sewerage and Drainage. (\$972,976.00).

Read for the First Time

- 1906-2008 FR To authorize the Director of Finance and Management to enter into a purchase order with Southeastern Fabrications, LLC for the purchase of Dumpsters with Covers for the Division of Power and Water and to authorize the expenditure of \$52,000.00 from the Electricity Operating Fund. (\$52,000.00)

Read for the First Time**DEVELOPMENT: O'SHAUGHNESSY, CHR. TAVARES TYSON MENTEL**

- 0215X-2008 FR To resolve to support Franklin County, in partnership with Gowdy Partners III, LLC, in their efforts to obtain Round 6 Clean Ohio Program grant finding for use in the cleanup and redevelopment of the Gowdy North site in the Columbus community.

Read for the First Time

- 0216X-2008 FR To resolve to approve the Big Darby Revenue Program.

Read for the First Time

- 1944-2008 FR To authorize the Director of the Department of Development to enter into an agreement with the Ohio Department of Development to accept a \$5,000,000.00 Job Ready Sites grant for improvements at the TechCenter South site; to authorize the appropriation of \$5,000,000.00 from the General Government Grant Fund; to authorize any necessary agreements with the site owner, TechCenter South Development Co., LLC, to facilitate site improvements under the said grant in partnership with the City of Columbus; and to authorize the expenditure of up to \$5,000,000.00 from the General Government Grant Fund. (\$5,000,000.00)

Read for the First Time**PUBLIC SERVICE & TRANSPORTATION: O'SHAUGHNESSY, CHR. TAVARES CRAIG MENTEL**

- 1878-2008 FR To authorize the Director of Finance & Management to establish purchase orders from an existing universal term contract for the purchase of traffic signal equipment; to authorize the expenditure of \$198,250.00 or so much thereof as may be necessary from the Streets and Highways G.O. Bonds Fund. (\$198,250.00)

Read for the First Time

- 1882-2008 FR To authorize the Director of Public Service to execute a contract modification with the Mid-Ohio Regional Planning Commission for purposes of extending the term of the Downtown Columbus Circulation Study contract to ensure the continuation of services that are necessary to address downtown traffic concerns associated with the impacts of the continuing I-70/71 ODOT Improvements Project, for the Division of Transportation. (\$0.00)

Read for the First Time

- 1898-2008 FR To authorize the Director of Public Service to pay American Electric Power Company for utility relocation costs incurred in conjunction with the Lane Avenue Widening Project for the Division of Transportation; to authorize the appropriation and expenditure of \$116,389.81 from the Street and Highway Improvement Fund. (\$116,389.81)

Read for the First Time

RECREATION & PARKS: TYSON, CHR. GINTHER TAVARES MENTEL

- 1955-2008 FR To authorize and direct the Director of Recreation and Parks to modify the contract with Gaddis & Sons, Inc. for the sidewalk repair work at the King Arts Complex, and to authorize the expenditure of \$7,079.10 from the Voted 1999/2004 Recreation and Parks Bond Fund. (\$7,079.10)

Read for the First Time

RULES & REFERENCE: MENTEL, CHR. BOYCE O'SHAUGHNESSY TAVARES

- 1062-2008 FR To amend existing Sections 2333.01, 2333.02, 2333.04 and 2333.99 of the Columbus City Codes, 1959, to increase the scope of current prima facie evidence of intimidation relative to aggressive panhandling and to create the offense of improper solicitation after dark.

Sponsors: Andrew Ginther

Read for the First Time

- 1195-2008 FR To amend section 4113.79 of the Columbus Building Code, Title 41, in order to provide for a sixty (60) day review period and electronic posting of applications prior to the issuance of demolition permits.

Sponsors: Maryellen O'Shaughnessy

Read for the First Time

- 1865-2008 FR To amend various sections of Chapter 2331 of the Columbus City Codes, 1959 in order to include additional protected classes of individuals from discriminatory practices that are not currently covered.

Sponsors: Priscilla Tyson and Andrew Ginther

Read for the First Time

- 1987-2008 FR To enact Chapter 900, and to amend various sections of of the Columbus City Code, 1959, for consideration of greater sidewalk and bikeway connectivity and safety.

Sponsors: Maryellen O'Shaughnessy

Read for the First Time

ZONING: BOYCE, CHR. CRAIG GINTHER O'SHAUGHNESSY TAVARES TYSON MENTEL

- 1927-2008 FR To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1, apartment residential district use; 3333.22, Maximum side yard required; and 3333.23, Minimum side yard permitted, of the Columbus City Codes, for the property located at 1176 STEELWOOD ROAD (43212), to conform an existing driveway and parking lot serving M, manufacturing uses with reduced development standards in the AR-1, Apartment Residential District. (Council Variance #CV08-030)

Read for the First Time

- 1410-2008 FR To rezone 1132 EAST WINDSOR AVENUE (43211), being 2.37± acres located at the northwest corner of East Windsor Avenue and Isabel Avenue and at the southwest corner of East Windsor Avenue and Gerald Avenue, From: C-3, Commercial, P-1, Parking, R-3 and R-4, Residential Districts, To: CPD, Commercial Planned Development District. (Rezoning # Z08-017)

Read for the First Time

CONSENT ACTIONS

RESOLUTIONS OF EXPRESSION

- 0239X-2008 CA To recognize the dedication of Charlie Pace in his efforts to promote bicycling in Columbus and throughout the country.

Sponsors: Maryellen O'Shaughnessy

This Matter was Adopted on the Consent Agenda.

UTILITIES: GINTHER, CHR. CRAIG O'SHAUGHNESSY MENTEL

- 1749-2008 CA To authorize the Director of Finance and Management to enter into a purchase order with 32 Ford-Mercury, Inc. for the purchase of a Diesel Cab & Chassis w/9ft. Dump Body for the Division of Power and Water and to authorize the expenditure of \$53,039.00 from the Water System Operating Fund. (\$53,039.00)

This Matter was Approved on the Consent Agenda.

- 1830-2008 CA To authorize the Director of Public Utilities to enter into a purchase order with Horner Industrial Services for the reconditioning of a high service pump drive unit for the Division of Power and Water and to authorize the expenditure of \$42,967.00 from the Water System Operating Fund. (\$42,967.00)

This Matter was Approved on the Consent Agenda.

- 1838-2008 CA To authorize the Director of Public Utilities to apply for, accept, and enter into eight (8) Water Supply Revolving Loan Account Agreements with the Ohio Water Development Authority and the Ohio Environmental Protection Agency, during the year 2009, for the construction of water distribution system improvements; and to designate a repayment source for the loans.

This Matter was Approved on the Consent Agenda.

- 1839-2008 CA To authorize the Director of Finance and Management to establish a blanket purchase order for Pole Line Hardware from an established universal term contract with Power Line Supply Company for the Division of Power and Water and to authorize the expenditure of \$30,000.00 from the Electricity Operating Fund. (\$30,000.00)

This Matter was Approved on the Consent Agenda.

- 1840-2008 CA To authorize the Director of Public Utilities to enter into an agreement with EMH&T, Inc. for professional engineering services for the Lazelle Road 2 MG Storage Tank Project; to authorize the transfer of \$1,278.30 within the Water Works Enlargement Voted Bonds Fund; to authorize the appropriation and transfer of \$157,276.70 from the Water System Reserve Fund to the Water Works Enlargement Voted Bonds Fund; and to authorize the expenditure of \$158,555.00 from the Water Works Enlargement Voted Bonds Fund; for the Division of Power and Water. (\$158,555.00)

This Matter was Approved on the Consent Agenda.

- 1846-2008 CA To authorize the Director of Public Utilities to write off, as uncollectible, two unpaid electric accounts due the City of Columbus, Department of Public Utilities, Division of Power and Water, in the amount of Fifty-One Thousand, Three Hundred Ninety-Nine Dollars and Seventy-Three Cents.

(\$51,399.73)

This Matter was Approved on the Consent Agenda.

HEALTH, HOUSING & HUMAN SERVICES: TAVARES, CHR.

BOYCE CRAIG MENTEL

- 1880-2008 CA To authorize the Board of Health to enter into a revenue contract with the Franklin County Sheriff's Office for the provision of lab testing services in an amount not to exceed \$30,000; (\$30,000)

This Matter was Approved on the Consent Agenda.

APPOINTMENTS

- A0144-2008 CA Appointment of Scott Fulton of 327 E. Mithoff St. Columbus, Ohio 43206 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2009 (resume attached)(Replacing A0107-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0145-2008 CA Appointment of Craig Clay of 1229 Gilbert St. Columbus, Ohio 43206 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2009 (resume attached) (Replacing A0108-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0146-2008 CA Appointment of Randelle Bowman of 310 E. Innis Ave. Columbus, Ohio 43207 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2009 (resume attached) (Replacing A0109-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0147-2008 CA Appointment of Tina Goodman of 360 Stewart Columbus, Ohio 43206 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2010 (resume attached)(Replacing A0110-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0148-2008 CA Appointment of Lillie Banner of 224 Hosack St. Columbus, Ohio 43207 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2010 (resume attached)(Replacing A0111-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0149-2008 CA Appointment of Jeff Knoll of 827 Parsons Ave. Columbus, Ohio 43206 to serve on the Columbus South Side Area Commission with a new term expiration date of December 31, 2010 (resume attached) (Replacing A0112-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0150-2008 CA Appointment of Jim Griffin of 507 Sheldon Ave. Columbus, Ohio 43207 to serve on the Columbus South Side Area Commission with a term expiration date of December, 31 2010 (resume attached) (Replacing A0113-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0151-2008** CA Appointment of Andy Plagenz of 236 E. Hinman Columbus, Ohio 43207 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2011 (resume attached)(Replacing A0114-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0152-2008** CA Appointment of Mike Wiles, 203 E. Welch Ave. Columbus, Ohio 43207 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2011 (resume attached)(Replacing A0115-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0153-2008** CA Appointment of Connie Boykin of 1331 E. Gates Ave. Columbus, Ohio 43207 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2009 (resume attached)(Replacing A0119-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0154-2008** CA Appointment of Ola M. Bibb of 820 Stambaugh Ave. Columbus, Ohio 43207 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2009 (resume attached)(Replacing A0120-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0155-2008** CA Appointment of Darren Jordan of 934 Antwerp Rd. Columbus, Ohio 43213 to serve on the Columbus South Side Area Commission with a new term expiration date of December 31, 2010 (resume attached)(Replacing A0121-2008 Expiration date corrected) .

This Matter was Read and Approved on the Consent Agenda.

- A0156-2008** CA Appointment of Rachel Robinson of 668 E. Kossuth St. Columbus, Ohio 43206 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2011 (resume attached)(Replacing A0122-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0157-2008** CA Appointment of Phyllis Holbert of 1919 Berkeley Rd. Columbus, Ohio 43207 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2011 (resume attached)(Replacing A0123-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0158-2008** CA Appointment of Debera Diggs of 1312 Linwood Ave. Columbus, Ohio 43206 to serve on the Columbus South Side Area Commission with a term expiration date of December 31, 2011 (resume attached)(Replacing A0124-2008 Expiration date corrected).

This Matter was Read and Approved on the Consent Agenda.

- A0159-2008** CA Appointment of Barry Pickett, 4673 Tarryton Court South, Columbus, Ohio 43228 to serve on the Columbus Recreation and Parks Commission, with a new term expiration date of December 31, 2009 (resume attached)

(replacing A0118-2007 - expiration date corrected)

This Matter was Read and Approved on the Consent Agenda.

- A0160-2008** CA Reappointment of Kathy Espy, 1350 Brookwood Place, Columbus, Ohio, 43209 to serve on the Recreation and Parks Commisison with a new term expiration date of December 31, 2009.(resume attached) (replacing A0095-2004 - expiration date corrected)

This Matter was Read and Approved on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Craig, seconded by Tyson, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson and President Mentel

EMERGENCY, TABLED AND 2ND READING OF 30-DAY LEGISLATION

FINANCE: BOYCE, CHR. O'SHAUGHNESSY TAVARES MENTEL

- 1804-2008** To authorize the Finance and Management Director to modify a contract with Schooley Caldwell Associates, Inc., for professional services for the renovation of a vacant area at 1111 East Broad Street; to amend the 2008 Capital Improvements Budget; to authorize the City Auditor to transfer \$34,994.48 within the Information Services Fund; and to authorize the expenditure of \$35,437.78 from the Information Services Fund. (\$35,437.78)

A motion was made by President Pro-Tem Boyce, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson and President Mentel

- 1919-2008** To authorize the Finance and Management Director to enter into contract on behalf of the Office of Construction Management with The Albert M. Higley Company for miscellaneous renovations and selective demolition at the Municipal Court Building, 375 South High; to authorize and direct the City Auditor to transfer \$599,348.02 from the Special Income Tax Fund to the Construction Management Capital Improvement Fund; to authorize the City Auditor to appropriate \$111,406.50 within the Construction Management Improvement Fund; to transfer \$804,692.71 between projects within the Construction Management Capital Improvement Fund; to amend the 2008 Capital Improvements Budget; and to authorize the expenditure of \$1,574,000.00 from the Construction Management Capital Improvement Fund. (\$1,574,000.00)

Sponsors: Kevin L. Boyce and Hearcel Craig

A motion was made by President Pro-Tem Boyce, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares
Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson
and President Mentel

JUDICIARY & COURT ADMINISTRATION: CRAIG, CHR GINTHER TYSON MENTEL

0212X-2008 To declare the necessity and intent to appropriate permanent easements in, over, under and through real estate in connection with the OSIS Augmentation and Relief Sewer (OARS) Project.

A motion was made by Craig, seconded by Tyson, that this matter be Adopted. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares
Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson
and President Mentel

UTILITIES: GINTHER, CHR. CRAIG O'SHAUGHNESSY MENTEL

1832-2008 To authorize the Director of Finance and Management to establish a purchase order with Perkin Elmer LAS for the purchase of one Inductively Coupled Plasma Mass Spectrometer for the Division of Sewerage and Drainage, to waive the provisions of competitive bidding and to authorize the expenditure of \$120,572.90 from the Sewerage System Operating Fund. (\$120,572.90)

A motion was made by Craig, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares
Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson
and President Mentel

1854-2008 To authorize the Director of Public Utilities to execute a contract modification for the professional engineering services agreement with DLZ Ohio, Inc. for the Olentangy Scioto Interceptor Sewer (OSIS) - Downtown Odor Control Project; to authorize the transfer of \$1,195,507.97 and the expenditure of \$1,214,852.97 from within the Sanitary Sewer Revenue Bonds Fund; and to amend the 2008 Capital Improvements Budget, for the Division of Sewerage and Drainage. (\$1,214,852.97).

A motion was made by Craig, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares
Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson
and President Mentel

1874-2008 To authorize the Director of Public Utilities to modify a contract with Crace Construction Company, Inc. for the Southerly Wastewater Treatment Plant Digester Rehabilitation Project; to authorize the appropriation, transfer, and expenditure of \$2,499,619.00 from the Sewer System Reserve Fund to the Ohio Water Development Authority Loan Fund; and to amend the 2008 Capital Improvements Budget, for the division of Sewerage and Drainage. (\$2,499,619.00)

A motion was made by Craig, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson and President Mentel

DEVELOPMENT: O'SHAUGHNESSY, CHR. TAVARES TYSON MENTEL

1913-2008

To amend Ordinance No. 1841-2005 creating the AC Humko Community Reinvestment Area to extend the date by which new construction work on certain real property within that area must be completed in order to qualify for the CRA exemption and to make technical amendments to the terms of the exemption for certain real property within that area.

A motion was made by Ms. O'Shaughnessy, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Abstained: 1 - President Mentel

Affirmative: 4 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig and Tyson

ADMINISTRATION: TYSON, CHR. BOYCE CRAIG MENTEL

1705-2008

To authorize the Director of Human Resources to establish and institute the Black History Celebration program.

A motion was made by Tyson, seconded by Craig, that this matter be Approved. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson and President Mentel

RECREATION & PARKS: TYSON, CHR. GINTHER TAVARES MENTEL

1955-2008

To authorize and direct the Director of Recreation and Parks to modify the contract with Gaddis & Sons, Inc. for the sidewalk repair work at the King Arts Complex, and to authorize the expenditure of \$7,079.10 from the Voted 1999/2004 Recreation and Parks Bond Fund. (\$7,079.10)

A motion was made by Tyson, seconded by Craig, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson and President Mentel

A motion was made by Tyson, seconded by President Pro-Tem Boyce, that this matter be Approved. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson and President Mentel

RULES & REFERENCE: MENTEL, CHR. BOYCE O'SHAUGHNESSY TAVARES

1132-2008

To amend various sections of the Columbus City Code to make appropriate corrections and additions.

Sponsors: Hearcel Craig

A motion was made by Craig, seconded by Tyson, that this matter be Taken from the Table. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson and President Mentel

A motion was made by Craig, seconded by President Pro-Tem Boyce, that this matter be Approved. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson and President Mentel

ADJOURNMENT

ADJOURNED: 6:13 P.M.

A motion was made by Craig, seconded by President Pro-Tem Boyce, to adjourn this Regular Meeting. The motion carried by the following vote:

Absent: 2 - Ginther and Ms. Tavares

Affirmative: 5 - President Pro-Tem Boyce, Ms. O'Shaughnessy, Craig, Tyson and President Mentel



City of Columbus

Journal - Final

Zoning Committee

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

Kevin L. Boyce, Chair; All Members

Monday, December 8, 2008

6:30 PM

Zoning Committee

Zoning Committee

Journal

December 08, 2008

REGULAR MEETING NO. 67 OF CITY COUNCIL (ZONING), DECEMBER 8, 2008 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent: Tavares and Ginther

Present: Boyce: Mentel: O'Shaughnessy: Tyson and Craig

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Craig, seconded by Tyson, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

Absent: Ginther and Tavares

Affirmative: Boyce, Craig, Tyson, O'Shaughnessy and Mentel

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: BOYCE, CHR. CRAIG GINTHER O'SHAUGHNESSY TAVARES TYSON MENTEL

1714-2008

To rezone 1041-1101 BETHEL ROAD (43220), being 2.69± acres located at the southwest corner of Bethel and Kenny Roads, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z08-040).

A motion was made by Boyce, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Absent: Ginther and Tavares

Affirmative: Boyce, Craig, Tyson, O'Shaughnessy and Mentel

1826-2008

To rezone 8134 WORTHINGTON-GALENA ROAD (43081), being 4.81± acres located on the east side of Worthington-Galena Road, 121± feet south of Park Place Drive, From: R, Rural, and AR-12, Apartment Residential Districts, To: L-AR-12, Limited Apartment Residential District (Rezoning # Z08-024).

A motion was made by Boyce, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Absent: Ginther and Tavares

Affirmative: Boyce, Craig, Tyson, O'Shaughnessy and Mentel

1828-2008

To rezone 700 CHILDRENS DRIVE (43205), being 52.7± acres generally located from the southeast corner of Parsons Avenue and Mooberry Street, east to the southwest corner of Mooberry Street and the first alley east of and parallel with Eighteenth Street, south to the northwest corner of the first alley east of and parallel with Eighteenth Street and Livingston Avenue, south to the southeast corner of Livingston Avenue and Heyl Avenue, west to the southeast corner of Jackson Street and Putnam Street, west to the southwest corner of Jackson Street and Parsons Avenue, and north to the northwest corner of Parsons Avenue and Denton Alley, north and west to the southwest corner of Livingston and Parsons Avenues, west 732 feet along the north side of Livingston Avenue, north to Interstate 70, then east to the northwest corner of Parsons Avenue and Mooberry Street (excluding all of Livingston Park). From: AR-1, Apartment Residential, R-2F, Residential, C-4, Commercial, and CPD, Commercial Planned Development Districts, To: CPD, Commercial Planned Development District. (Rezoning # Z08-037)

TABLED UNTIL 12/15/08

A motion was made by Boyce, seconded by Tyson, that this matter be Tabled to Certain Date. The motion carried by the following vote:

Absent: Ginther and Tavares

Affirmative: Boyce, Craig, Tyson, O'Shaughnessy and Mentel

1891-2008

To amend Ordinance #1302-91, passed June 17, 1991, for property located at 4848 MORSE ROAD (43230), by amending the limitation overlay text in Section 19 applicable to Subarea 17 as it pertains roof pitch requirements and building materials (Z90-166D).

A motion was made by Boyce, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Absent: Ginther and Tavares

Affirmative: Boyce, Craig, Tyson, O'Shaughnessy and Mentel

1901-2008

To rezone 2693 JOHNSTOWN ROAD (43210), being 3.6± acres located at the southeast corner of Johnstown Road and East 19th Avenue, From: R, Rural District, To: CPD, Commercial Planned Development District. (Rezoning # Z08-023)

A motion was made by Boyce, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Absent: Ginther and Tavares

Affirmative: Boyce, Craig, Tyson, O'Shaughnessy and Mentel

ADJOURNED: 6:40 P.M.

A motion was made by Craig, seconded by Tyson, to adjourn this Regular Meeting. The motion carried by the following vote:

Absent: Ginther and Tavares

Affirmative: Boyce, Craig, Tyson, O'Shaughnessy and Mentel

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: 0212X-2008

Drafting Date: 11/18/2008

Current Status: Passed

Version: 1

Matter Type: Resolution

Explanation

Background:

The following is a resolution to declare the necessity and intent to appropriate permanent easements in, over, under and through real estate in connection with the OSIS Augmentation and Relief Sewer (OARS) Project.

Fiscal Impact: N/A

Emergency Justification: N/A

Title

To declare the necessity and intent to appropriate permanent easements in, over, under and through real estate in connection with the OSIS Augmentation and Relief Sewer (OARS) Project.

Body

WHEREAS, the City of Columbus is engaged in the OSIS Augmentation and Relief Sewer (OARS) Project; and,

WHEREAS, in the usual daily operation of the Department of Public Utilities, Division of Sewerage and Drainage, it is necessary to declare the necessity and intent to appropriate permanent easements in, over, under and through the hereinbefore described real estate necessary for the aforementioned project; now, therefore:

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

Section 1. That this Council hereby declares the necessity and intent to appropriate a permanent easement in, over, under and through the following described real estate necessary for the OSIS Augmentation and Relief Sewer (OARS) Project, Project # 650704, pursuant to and in accordance with the Charter of the City of Columbus, Columbus City Code (1959) Revised, Chapter 909, the Constitution of the State of Ohio and Ohio Revised Code, Chapter 719; to-wit:

PERMANENT SUBTERRANEAN TUNNEL EASEMENT EXTENDING VERTICALLY BETWEEN
NAVD88 ELEVATIONS 527' AND 577' OLENTANGY SCIOTO INTERCEPTING SEWER (OSIS)
AUGMENTATION AND RELIEF SEWER (OARS) CIP-704
FROM: THEANO E. ZISSIS

PARCEL 25P

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Half Section 29, Township 5, Range 22 of the Refugee Lands and being a part of a 1.44 tract conveyed to Theano E. Zissis by general warranty deed of record in Volume 01308, Page 114 of the records of the Recorder of Franklin County, Ohio, and being more particularly described as follows:

Commencing for reference at a southeasterly corner of the said 1.44 acre tract and in the westerly line of the CSX Transportation Inc. Railroad of record in Volume 13276, Page B15 of the records of the Recorder of Franklin County, Ohio and in the north line of Moler Street;
thence from said reference point North 86°27'01" West a distance of 154.31 feet along the southerly line of the said 1.44 acre tract and along the northerly line of Moler Street to the True Point of Beginning of

the herein described permanent subterranean tunnel easement;
thence continuing North 86°27'01" West a distance of 29.54 feet along the southerly line of the said 1.44 acre tract and along the northerly line of Moler Street to a point in the easterly line of the Columbus Feeder of the Ohio and Erie Canal as leased to the Columbus & Southern Ohio Electric Company of record in Lease Record Volume 83 Page 346 of the records of the Recorder of Franklin County, Ohio;
thence North 16°43'32" East a distance of 332.32 feet along the westerly line of the said 1.44 acre tract and the easterly line of the said Canal Lands to a point;
thence North 21°24'42" East a distance of 6.41 feet along the westerly line of the said 1.44 acre tract and the easterly line of the said Canal Lands to a point;
thence South 10°17'57" West a distance of 196.49 feet across a part of the said 1.44 acre tract to a point of curvature;
thence with a curve to the right having a radius of 1030.00 feet, an arc length of 136.97 feet, and a chord which bears South 14°06'32" West a distance of 136.87 feet across a part of the said 1.44 acre tract to the True Point of Beginning of the herein described permanent subterranean tunnel easement.
It is understood that the above permanent subterranean tunnel easement contains 0.139 acres (6,058 square feet more or less.

PERMANENT SUBTERRANEAN TUNNEL EASEMENT EXTENDING VERTICALLY BETWEEN
NAVD88 ELEVATIONS 525' AND 575' OLENTANGY SCIOTO INTERCEPTING SEWER (OSIS)
AUGMENTATION AND RELIEF SEWER (OARS) CIP-704 FROM: NORTH STAR CONCRETE OF
OHIO, INC.

PARCEL 23P

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Section 28. Township 5, Range 22 of the Refugee Lands and being a part of a 31.966 tract conveyed to North Star Concrete of Ohio, Inc. by general warranty deed of record in Volume 21460 Page B10 of the records of the Recorder of Franklin County, Ohio, and being more particularly described as follows:

Commencing for reference at a northeasterly corner of the said 31.966 acre tract and in the westerly line of the Columbus Feeder of the Ohio and Erie Canal as leased to the Columbus & Southern Ohio Electric Company of record in Lease Record Volume 83 Page 346 of the records of the Recorder of Franklin County, Ohio;

thence North 85°31'28" West a distance of 292.62 feet along a northerly line of the said 31.966 acre tract and a southerly line of a 9.88 acre tract conveyed to the City of Columbus by deed of record in Volume 389 Page 544 of the records of the Recorder of Franklin County, Ohio to the True Point of Beginning of the herein described permanent subterranean tunnel easement;

thence South 46°30'04" West a distance of 523.00 feet across a part of the said 31.966 acre tract to a point of curvature;

thence with a curve to the left having a radius of 1970.00 feet, an arc length of 608.79 feet, and a chord which bears South 37°38'53" West a distance of 606.37 feet across a part of the said 31.966 acre tract to a point in the median line of the Scioto River;

thence North 06°25'31" East a distance of 145.86 feet along the median line of the Scioto River to a point;

thence with a curve to the right having a radius of 2030.00 feet, an arc length of 492.34 feet, and a chord which bears North 39°33'11" East a distance of 491.14 feet across a part of the said 31.966 acre tract to a point of tangency;

thence North 46°30'04" East a distance of 468.93 feet across a part of the said 31.966 acre tract to a point in a northerly line of the said 31.966 acre tract and in a southerly line of the said 9.88 acre tract;

thence South 85°31'28" East a distance of 80.77 feet along a northerly line of the said 31.966 acre tract and a southerly line of the said 9.88 acre tract to the True Point of Beginning of the herein described permanent subterranean tunnel easement.

It is understood that the above permanent subterranean tunnel easement contains 1.439 acres (62,694 square feet) more or less.

PERMANENT SUBTERRANEAN TUNNEL EASEMENT EXTENDING VERTICALLY BETWEEN
NAVD88 ELEVATIONS 527' AND 579' OLENTANGY SCIOTO INTERCEPTING SEWER (OSIS)
AUGMENTATION AND RELIEF SEWER (OARS) CIP-704 FROM: THE STATE OF OHIO

PARCEL 24P

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Sections 21 and 28, Township 5, Range 22 of the Refugee Lands and being a part of the original Columbus Feeder of the Ohio and Erie Canal as leased to the Columbus and Southern Ohio Electric Company of record in Lease Record Volume 83 Page 346 of the records of the Recorder of Franklin County, Ohio, and being more particularly described as follows:

Beginning at the intersection of the north line of Moler Street and the easterly line of said canal lands, being the True Point of Beginning of the herein described permanent subterranean tunnel easement;

thence South $16^{\circ}43'32''$ West a distance of 214.47 feet along the easterly line of the said canal lands to a point:

thence with a curve to the right having a radius of 1030.00 feet, an arc length of 225.78, and a chord which bears South $36^{\circ}37'52''$ West a distance of 225.33 feet across a part of the said canal lands to a point in the westerly line of the said Canal Lands and in an easterly line of a 9.88 acre tract conveyed to the City of Columbus by deed of record in Volume 2675 Page 468 of the records of the Recorder of Franklin County, Ohio;

thence North $05^{\circ}52'44''$ West a distance of 59.14 feet along the westerly line of the said canal lands and the easterly line of the said 9.88 acre tract to a point;

thence North $15^{\circ}12'34''$ East a distance 39.42 feet along the westerly line of the said canal lands and the easterly line of the said 9.88 acre tract to a point;

thence with a curve to the left having a radius of 970.00 feet, an arc length of 478.17 feet and a chord which bears North $24^{\circ}25'17''$ East a distance of 473.34 feet across a part of the said canal lands to a point of tangency;

thence North $10^{\circ}17'57''$ East a distance of 672.66 feet across a part of the said canal lands to a point of curvature;

thence with a curve to the left having a radius of 970.00 feet, an arc length of 491.95 feet, and a chord which bears North $04^{\circ}13'48''$ West a distance of 486.70 feet across a part of the said canal lands to a point of tangency:

thence North $18^{\circ}45'34''$ West a distance 506.07 feet across a part of the said canal lands to a point in a northwesterly line of the said canal lands and a southeasterly line of lands dedicated to the City of Columbus by plat of record in Plat Book 8 Page 4 of the records of the Recorder of Franklin County, Ohio;

thence North $64^{\circ}18'39''$ East a distance of 60.44 feet along the northwesterly line of the said canal lands and a southeasterly line of said City of Columbus lands:

thence South $18^{\circ}45'34''$ East a distance of 513.36 feet across a part of the said canal lands to a point of curvature;

thence with a curve to the right having a radius of 1030.00 feet an arc length of 522.38 feet, and a chord which bears South $04^{\circ}13'48''$ East a distance of 516.80 feet across a part of the said canal lands to a point of South $10^{\circ}17'57''$ West a distance of 476.16 feet across a part of the said canal lands to a point in an easterly line of the said canal lands and in a westerly line of a 1.44 acre tract conveyed to Theano E. Zissis by general warranty deed of record in Volume 01308 Page 114 of the records of the Recorder of Franklin County, Ohio;

thence South $21^{\circ}24'42''$ West a distance of 6.41 feet along an easterly line of the said canal lands and along a westerly line of the said 1.44 acre tract to a point;

thence South $16^{\circ}43'32''$ West a distance of 332.33 feet along an easterly line of the said canal lands and along a westerly line of the said 1.44 acre tract to the True Point of Beginning of the herein described permanent subterranean tunnel easement.

It is understood that the above permanent subterranean tunnel easement contains 2.840 acres (123,717 square feet) more or less.

Section 2. That the City Attorney be and hereby is authorized to cause a written notice of the adoption of this resolution to be served upon the owners, persons in possession of or persons having a real or possible interest of record in the above described premises in the manner provided by law.

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

Legislation Number: 0219X-2008

Drafting Date: 12/01/2008

Current Status: Passed

Version: 1

Matter Type: Resolution

Title

To honor and recognize the Columbus Crew on winning the 2008 Major League Soccer Cup Championship.

Body

WHEREAS, Major League Soccer began in Columbus with the Columbus Crew in 1996 as one of the original ten Major League Soccer teams and this year celebrated their tenth anniversary in Crew Stadium, the first major-league stadium built specifically for soccer in the US; and

WHEREAS, Columbus Crew players and coaches have represented the City of Columbus well both nationally and internationally by exhibiting a high level of skill, determination, confidence, and character; and

WHEREAS, the Columbus Crew completed an impressive 30 game season with 17 wins, including a nine game winning streak, and finished off the season with an incredible 3-1 MLS Cup Championship victory over the New York Red Bulls on Sunday, November 23 at the Home Depot Center in Carson, California; and

WHEREAS, the Columbus Crew also received the Supporters' Shield as the team with the best regular-season record and became the first team in six years to earn both the MLS Championship Cup and the Supporters' Shield in the same year; and

WHEREAS, in addition to bringing national acclaim to Columbus as the number one Major League Soccer team, the Columbus Crew and its charitable arm, the Crew Soccer Foundation, have contributed immensely to our community through public soccer clinics and the Kicks for Kids program as well as their partnerships with programs such as Soccer Aid, ColumbusReads, Keep Columbus Beautiful, and Youth to Youth International's Just Say No March & Rally, a month-long fund-raiser for the Juvenile Diabetes Research Foundation; and

WHEREAS, the Columbus Crew began their quest for the 2008 MLS Cup with the March 29 season opener, securing a 2-0 win against Toronto FC at Crew Stadium, and will start the 2009 season on the road against the Houston Dynamo on March 21, 2009 with their first home game at Crew Stadium the following week, on March 28, 2009 once again taking on Toronto FC; now, therefore

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

That this Council congratulates the Columbus Crew on their 2008 MLS Cup Championship and looks forward to many more successful seasons of Major League Soccer in the City of Columbus.

Legislation Number: 0239X-2008

Drafting Date: 12/02/2008

Current Status: Passed

Version: 1

Matter Type: Resolution

Title

To recognize the dedication of Charlie Pace in his efforts to promote bicycling in Columbus and throughout the country.

Body

WHEREAS, in 1965 Charlie Pace, an active member of the central Ohio chapter of American Youth Hostels, joined 15 other riders in a three-year-old annual bicycling "double-century" of back-to-back 100 mile rides dubbed TOSRV or the Tour of the Scioto River Valley; and

WHEREAS, despite crashing in his first ride, Charlie went on to take over the organization of TOSRV in 1967 and built the event into a nationally recognized phenomenon, drawing thousands of avid cyclists to Columbus on Mother's Day weekend; and

WHEREAS, in 1973 National Geographic, inspired and impressed by TOSRV, did an article on cycling that gave national attention to the sport of bike touring and TOSRV; and

WHEREAS, Charlie continued to offer his skills on the national level, as an early board member of Adventure Cycling Association, which sponsors and promotes more bike adventures worldwide than any other group, and on the national board of directors for American Youth Hostels; and

WHEREAS, TOSRV has been the blueprint for Indiana's Hilly Hundred, Michigan's DALMAC, Iowa's RAGBRAI, Montana's TOSRV West and many other organized rides; and

WHEREAS, TOSRV has been the blueprint for Indiana's Hilly Hundred, Michigan's DALMAC, Iowa's RAGBRAI, Montana's TOSRV West and many other organized rides; and

WHEREAS, Adventure Cycling has honored Charlie by naming the national "Pacesetter" Award after him, an award which recognizes and applauds the efforts of those who, through extraordinary efforts, have contributed to the success of bicycle travel in the United States; and

WHEREAS, 43 years later, Charlie Pace still directs TOSRV, and continues to inspire and challenge young and old alike to discover themselves through active living; now, therefore

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

That the Council of the City of Columbus recognizes Charlie Pace for his unselfish and dedicated efforts to promote bicycling in Columbus and throughout the country.

Legislation Number: 0240X-2008

Drafting Date: 12/03/2008

Current Status: Passed

Version: 1

Matter Type: Resolution

Title

To honor and commend Gerald W. Borin for his leadership and profound impact on the citizens of the City of Columbus during his tenure as the Executive Director of the Columbus Zoo and Aquarium.

Body

Whereas, Gerald W. Borin has given 36 years of public service to the citizens of the City of Columbus and Franklin County working at Columbus Recreation and Parks and at the Columbus Zoo and Aquarium; and

Whereas, Gerald W. Borin for the last 23 years has facilitated the dramatic transformation of the Columbus Zoo and Aquarium from a local attraction to an international destination; and

Whereas, under Jerry's leadership the Columbus Zoo and Aquarium has grown from 75 acres to more than 580 acres, the budget increased to \$55.2 million per year and attendance rose from 700,000 to a projected 1.9 million for 2008; and

Whereas, Jerry's many accomplishments include forging a partnership with the Wilds in southeast Ohio, the renovation of all the Zoo's exhibits and the additions of Discovery Reef, Manatee Coast, the Islands of Southeast Asia, Asia Quest, the Safari Golf Course and Zoombezi Bay and the start of Polar Frontier; and

Whereas, Jerry has served with energy and distinction on numerous international boards such as the World Association of Zoos & Aquariums, the International Rhino Foundation and the Dian Fossey Gorilla Fund International; and

Whereas, the voters of Franklin County have overwhelmingly shown their approval of the Columbus Zoo and Aquarium and the tenure of Mr. Borin by passing four property tax levies to support the Zoo; now, therefore

be it resolved by the council of the city of columbus

That this Council does hereby honor and commend Gerald W. Borin for his leadership and profound impact on the City of Columbus as Executive Director of the Columbus Zoo and Aquarium.

Legislation Number: 1132-2008

Drafting Date: 06/24/2008

Version: 2

Current Status: Passed

Matter Type: Ordinance

Explanation

Upon approval by Members of City Council in 2007, the City Clerk engaged Lexis Nexis, an outside consulting firm with legal expertise, to conduct a comprehensive review of current City Code language to identify areas of inconsistency with the Ohio Revised Code and for internal consistency purposes. This legislation focuses on improving and updating the cross reference citations noted in several City Code sections, corrects grammatical and typographical errors and creates gender neutral references. It does not make any substantive changes or any that affect policy. This legislation completes the first of several phases to update the Columbus City Code as a result of that process.

FISCAL IMPACT: No funding is required for this legislation.

Title

To amend various sections of the Columbus City Code to make appropriate corrections and additions.

Body

WHEREAS, under the direction of City Council, the City Clerk engaged Lexis Nexis, an outside consulting firm with legal expertise, to conduct a comprehensive review of our current City Code language to identify areas of inconsistency with the Ohio Revised Code and for internal consistency purposes; and

WHEREAS, this legislation focuses on improving and updating the citations noted in several City Code sections; and

WHEREAS, it does not make substantive changes or any that affect policy; now, therefore

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

Section 1. That Sections 151.02, 161.036, 211.01, 321.081, 323.07, 329.07, 329.29.1, 371.17, 545.04, 559.08, 587.11, 587.20, 589.16, 589.17, 589.19, 593.13, 593.16, 593.19, 594.07, 595.04, 595.05, 595.07, 595.12, 595.13, 701.11, 703.14, 903.01, 910.04, 910.05, 910.10, 913.02, 919.01, 919.05, 1105.01, 1105.16, 1105.21, 1107.09, 1115.10, 1115.17, 1149.02, 1149.07, 1153.01, 1163.01, 1301.317, 1303.024, 1713.0111, 1905.01, 2501.01, 2502.072, 2502.0734, 2507.01, 2509.07,

2509.08, 2509.09, 2509.10, 2529.01, 2532.01, 2532.02, 2532.03, 2533.01, 2533.02, 2540.01, 2541.01, 2542.01, 2543.01, 2544.01, 2545.01, 2547.01, 2548.05, 2550.01, 2554.01, 2555.01, 2556.01, 2557.01, 2558.01, 2560.01, 2561.01, 2562.01, 2563.01, 2564.01, 2565.01, 2566.01, 2568.01, 2569.01, 2570.01, 2571.01, 2573.01, 2574.01, 2575.01, 2576.01, 2578.01, 2579.01, 2581.01, 2582.01, 2592.04, 2594.01, 2596.01, 2937.04, 2939.02, 3113.09, 3116.14, 3307.12, 3309.145, 3311.31, 3311.33, 3375.03, 3901, 3909.01, 3953.02, 4109.035, 4113.49, 4113.63, 4113.65, 4113.67, 4113.69, 4113.71, 4121.03, 4175.01, 4191.07, 4191.14, 4509.90, 4501.45, 4701.09, 4705.03, and 4707.03 of the Columbus City Codes 1959 are hereby amended to read as follows:

SEE ATTACHED FILE

Section 2 That this ordinance shall take effect and be in force from and after the earliest period provided by law.

Legislation Number: 1705-2008

Drafting Date: 10/21/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

It is essential to honor men and women who have opened doors to scientific, artistic, economic and social successes.

Fiscal Impact: The Department of Human Resources will fund the costs associated with the Black History Celebration program through its annual budget. The department will also seek advertisers and sponsors with non-city entities to support the program.

Costs for the program may include, but are not limited to the following: site rental, equipment rental, technicians, media relations, performances / entertainment, food and/or catering of reception, food/catering for entertainment and staff, printing, program consultants and advertising, decorations, temporary staff, creation of audio visual programs, tickets to the event itself.

The cost of this program typically ranges from \$10,000-\$18,000, annually.

Title

To authorize the Director of Human Resources to establish and institute the Black History Celebration program.

Body

WHEREAS, the City of Columbus celebrates the month of February as Black History month, and

WHEREAS, the Department of Human Resources has designed the implementation of an annual Black History program and

WHEREAS, such a program would honor men and women who have opened doors to scientific, artistic, economic, and social successes, now therefore,

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

SECTION 1. The Columbus City Council supports a program which encourages the recognition and celebration of Black History from which the City and its taxpayers will benefit.

SECTION 2. The Columbus City Council has determined that this program serves a proper public purpose.

SECTION 3. The Director of the Department of Human Resources may institute a Black History program to invite City employees and the public to honor and celebrate African American heritage.

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

Legislation Number: 1714-2008

Drafting Date: 10/22/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

Rezoning Application # Z08-040

APPLICANT: Marty Orvets; c/o Elizabeth M. Kelly, Atty.; Onda, LaBuhn, Rankin & Boggs Co., LPA; 266 North Fourth Street, Suite 100; Columbus, OH 43215.

PROPOSED USE: Allow 6,400 square feet of restaurant space within existing shopping center.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (7-0) on October 9, 2008.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a 30,485 sq. ft. shopping center and is zoned CPD, Commercial Planned Development District (Z92-040). The applicant requests the CPD, Commercial Planned Development District to allow 6,400 square feet of restaurant space within the existing shopping center. The current CPD prohibits restaurant use. The CPD text contains updated provisions of the current CPD District for use restrictions, landscaping, screening, and lighting and graphics controls. Variances for the existing parking setback and a maximum reduction of 54 required parking spaces are included in the request. The Transportation Division has reviewed the proposed parking reduction and has determined that it can be supported based on the current uses at this site and the complementary peak demands of the permitted uses.

Title

To rezone **1041-1101 BETHEL ROAD (43220)**, being 2.69± acres located at the southwest corner of Bethel and Kenny Roads, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Rezoning # Z08-040).

Body

WHEREAS, application #Z08-040 is on file with the Building Services Division of the Department of Development requesting rezoning of 2.69± acres from CPD, Commercial Planned Development 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 will allow 6,400 square feet of restaurant space within an existing 30,485 sq. ft. shopping center with updated development standards. The Transportation Division has reviewed the proposed parking reduction and has determined that it can be supported based on the current uses at this site and the complementary peak demands of the permitted uses, 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:

1041-1101 BETHEL ROAD (43220), being 2.69± acres located at the southwest corner of Bethel and Kenny Roads, and

being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and City of Columbus, being located within that 2.9011-acre tract as described in a deed to Bethel-Kenny Center, LLC, of record in Instrument No. 200402020022909, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the northwesterly corner of said 2.9011-acre tract and in the southerly right-of-way line of Bethel Road, located South 89°58'38" West, a distance of 493.46 feet and South 00°09'00" East, a distance of 60.00 feet from the centerline intersection of Bethel Road with Kenny Road;

Thence North 89°58'38" East, along said southerly right-of-way line, a distance of 351.20 feet to an angle point;

South 45°01'22" East, a distance of 42.43 feet to a point in the westerly right-of-way line of Bethel Road;

Thence along said right-of-way line the following courses:

1. South 00°01'22" East, a distance of 142.19 feet to an angle point;
2. North 89°58'38" East, a distance of 15.77 feet to an angle point;
3. South 17°57'00" West, a distance of 146.26 feet to a point in the southerly line of said 2.9011-acre tract;

Thence South 90°00'00" West, along said southerly line and the northerly line of the Sheffield Subdivision (P.B. 39, PGS. 1 - 3), a distance of 351.15 feet to the southwesterly corner of said 2.9011-acre tract;

Thence North 00°09'00" West, along the westerly line of said 2.9011-acre tract, the easterly line of the Renee M. Beavers 0.711-acre tract (I.N. 200105300118344), a distance of 311.18 feet to the place of beginning and containing 2.689 acres of land.

This description was prepared by M•E Companies Survey Group based on information obtained from available records.

To Rezone From: CPD, Commercial Planned Development District,

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of thirty-five (35) 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, "**ZONING SITE PLAN**," signed by Robert S. Wynd, Surveyor, and text titled, "**CPD TEXT**," signed by Elizabeth M. Kelly, Attorney for the Applicant, both dated October 28, 2008, and the text reading as follows:

CPD TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 1041-1101 Bethel Road

OWNER: Bethel - Kenny Center, LLC

APPLICANT: Same as owner

DATE OF TEXT: 10/28/08

APPLICATION NUMBER: Z08-040

1. INTRODUCTION: The rezoning request allows for restaurant use to be permitted in the shopping center up to 6,400 square feet and updates the development standards.

2. PERMITTED USES: Those uses permitted in Section 3356.03, C-4, Commercial of the Columbus City Code. The following uses are prohibited:

- a. Billboards and off premise signage
- b. Motorcycle, boat and other motor vehicle sales, leasing and rental or service/repair uses
- c. Community food pantry
- d. Hotel or motel
- e. Missions/Temporary Shelters/halfway house
- f. Check cashing and loans
- g. Outdoor power equipment stores
- h. Pawn broker
- i. Truck, utility trailer and rv sales, rental and leasing
- j. Funeral parlor
- k. Garden, landscaping and nursery centers and sales
- l. Limousine and taxi service
- m. Movie theaters
- n. Animal shelter
- o. Bowling alley
- p. Farm equipment and supply stores
- q. Cabaret, dance hall
- r. Nightclub or discotheque
- s. Poolroom or arcade, amusement arcade
- t. Laboratory
- u. Blood and organ banks
- v. Tire repair or sales shop
- w. Carpet and upholstery cleaning services
- x. Vending machine operators

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3356 of the Columbus City Code.

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

1. The site contains an existing development as shown on the Bethel Kenny Center site plan submitted with this text.
2. Building and parking setbacks are as shown on the site plan.

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

1. All circulation, curb cuts and access points as shown on the site plan have already been established and shall be maintained.
2. The existing development consists of 30,485 sq. ft. of space with 128 parking spaces. Up to 6,400 sq. ft. of the development may be used for restaurant space while maintaining the 128 parking spaces.
3. The speed humps installed along the service drive along the west and south property lines shall be maintained.

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

1. The developer shall maintain the existing landscaping and fencing as shown on the site plan.
2. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
3. All trees meet the following minimum size at the time of planting:

Shade trees 2 ½" caliper; Evergreen trees 6-8 feet in height at installation. Tree caliper is measured six (6) inches from the ground.

4. The trash dumpster located at the northwest corner of the site as shown on the site plan shall continue to be screened from the north and west by a brick or masonry wall of not less than seven (7) feet in height measured from the grade of the dumpster.

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

1. All sides of the building shall be finished with brick.
2. The building roof pitch is as shown on the site plan so as to project a residential appearance.

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

Lighting

1. All external lighting shall be cut-off fixtures (down-lighting).
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to insure compatibility.
3. Light poles shall not exceed 28 feet in height except lights located within 100 feet of a residentially used or zoned property shall not exceed 18 feet in height.
4. All light poles and standards shall be in dark brown, bronze or black.
5. Outdoor displays in front of a store shall be limited in area so that there is at least a five foot wide sidewalk adjacent to the outdoor displays. No outdoor display or sales area shall be permitted in the parking lot.

F. Graphics and/or 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. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration as will a graphics plan for any new ground sign.
2. Existing signage shall not include changeable copy or flashing lights.

G. Miscellaneous Commitments.

1. SITE PLAN: The Subject Site is an existing shopping center development and shall remain the same as shown on the site plan submitted with this application.
2. The applicant shall provide a bicycle parking area as well as pedestrian connections from the public sidewalks to the shopping center sidewalks.
3. The applicant shall install 5' wide sidewalks along Kenny Road.

4. The applicant shall dedicate right-of-way along the southeast corner of the property in order to provide a right-of-way equal to 30 feet from the centerline of Kenny Road.

4. CPD CRITERIA:

A. Natural Environment.

The site is developed with a shopping center building and parking.

B. Existing Land Use.

To the north, east and west are commercial uses. To the south is residential use.

C. Use.

The site is currently a commercial use and will remain a commercial use.

D. Transportation and Circulation.

The access points for this development have already been established.

E. Visual Form of the Environment.

The visual form of the site has been established with the construction of the shopping center.

F. View and Visibility.

The location of the curb cuts and buildings has been established by the prior development.

G. Emissions.

The existing development does not create adverse emissions.

5. VARIANCES:

The applicant is requesting a variance to Columbus City Code Section 3342.28, Minimum number of parking spaces required. Due to the mixed use nature of the tenants in the shopping center, additional parking spaces for future restaurant tenants are not necessary. The retail tenants have a different parking demand peak than any future restaurant tenant. The maximum reduction in parking is from 182 spaces to 128 spaces.

The applicant is requesting a variance to Columbus City Code Section 3342.18, Parking setback line. Along the east side of the property, the existing parking setback is 1 ft. at a minimum and 3 ft. at a maximum.

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

Legislation Number: 1749-2008

Drafting Date: 10/28/2008

Version: 1

Current Status: Passed

Matter Type: Ordinance

Explanation

The purpose of this ordinance is to authorize the Director of Finance and Management to enter into a purchase order with 32 Ford-Mercury, Inc. for the purchase of a Diesel Cab & Chassis w/9ft. Dump Body for the Division of Power and Water,

Distribution Maintenance.

The Purchasing Office advertised and solicited competitive bids in accordance with Section 329.06 (Solicitation SA003061). Twenty nine (29) vendors (2 MBR, 27 MAJ) were solicited and four (4) bids (1 MBR, 3 MAJ) were received and opened on October 16, 2008. An award is recommended to 32 Ford-Mercury, Inc. based upon the lowest, responsive and responsible bid received. The bid tabulation is attached for your review. This purchase has been approved by the Fleet Management Division. This vehicle is not equipped with a snow plow.

SUPPLIER: 32 Ford Mercury, Inc. (MBR) CC #311285506, expires 10/14/2010

FISCAL IMPACT: This ordinance is contingent upon the passage of Ordinance Number 1661-2008 transferring appropriations within the Water System Operating Fund.

Expenditures for trucks in 2006 were \$427,594.24

Expenditures for trucks in 2007 were \$487,273.44

Title

To authorize the Director of Finance and Management to enter into a purchase order with 32 Ford-Mercury, Inc. for the purchase of a Diesel Cab & Chassis w/9ft. Dump Body for the Division of Power and Water and to authorize the expenditure of \$53,039.00 from the Water System Operating Fund. (\$53,039.00)

Body

WHEREAS, the Purchasing Office opened formal bids on October 16, 2008 for the purchase of a Diesel Cab & Chassis w/9ft. Dump Body for the Division of Power and Water, and

WHEREAS, the Division of Power and Water recommends an award to be made to the lowest, responsive and responsible bidder, 32 Ford-mercury, Inc., and

WHEREAS, a purchase order will be issued by the Finance Department, Purchasing Office in accordance with the terms, conditions and specifications of Solicitation Number SA003061 on file in the Purchasing Office; now, therefore

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

SECTION 1. That the Director of Finance and Management be and is hereby authorized to establish a purchase order with 32 Ford-mercury, Inc. for the purchase of a Diesel Cab & Chassis w/9ft. Dump Body for the Division of Power and Water, Distribution Maintenance, in accordance with specifications on file in the Purchasing Office.

SECTION 2. This ordinance is contingent upon the passage of Ordinance Number 1661-2008.

SECTION 3. That the expenditure of \$53,039.00, or so much thereof as may be needed, be and the same hereby is authorized from the Water System Operating Fund, Fund No. 600, OCA 602730, Object Level 1: 06, Object Level 3: 6652.

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

Legislation Number: 1804-2008

Drafting Date: 11/05/2008

Version: 1

Current Status: Passed

Matter Type: Ordinance

Explanation

BACKGROUND: This ordinance authorizes the Finance and Management Director to modify and increase a contract on behalf of the Office of Construction Management with Schooley Caldwell Associates, Inc., for professional services (design and construction administration) to renovate space for the Department of Technology's print room at the Jerry Hammond Center, 1111 East Broad Street.

This modification is necessary to meet the operational needs of the Department of Technology to renovate a vacant area (adjoining the Technology Center) for the print room. The print room will include a printer and sorter. The design will include a demolition plan, fire alarm and security systems, lighting, equipment wiring, HVAC, plumbing, renovation of the existing floor, and emergency power distribution. Due to the recent windstorm, re-distribution of power sources for the Technology Center is necessary for future emergency conditions.

The original contract was authorized by City Council through Ordinance No. 1790-2006, passed October 25, 2006, in the amount of \$330,000.00. Ordinance No. 0848-2007, passed June 11, 2007, in the amount of \$290,000.00, authorized a scope of service changes. This most recent modification will cost \$33,937.78 and include a design contingency for \$1,500.00, bringing the total cost of the contract to \$655,437.78.

Due to the fact Schooley Caldwell Associates, Inc., was awarded the original contract, a modification with Schooley Caldwell Associates, Inc., is the logical and most expeditious option for addressing the additional professional services. Involving another architect at this point would lead to logistical problems and the likelihood of errors. Therefore, it would not be in the best interests of the City to bid the additional professional services.

This ordinance also authorizes the transfer of \$10,000.00 from the Disaster Recovery Project and \$24,994.48 from the Facilities Renovation Project within the Information Services Fund and amends the 2008 Capital Improvement Budget, Ordinance No. 0690-2008.

Fiscal Impact: The amount of this modification is \$35,437.78. Funding is available in the Information Services Fund.

Schooley Caldwell Associates, Inc. Contract Compliance Number #31-0972509 expiration date 11/04/2010.

Title

To authorize the Finance and Management Director to modify a contract with Schooley Caldwell Associates, Inc., for professional services for the renovation of a vacant area at 1111 East Broad Street; to amend the 2008 Capital Improvements Budget; to authorize the City Auditor to transfer \$34,994.48 within the Information Services Fund; and to authorize the expenditure of \$35,437.78 from the Information Services Fund. (\$35,437.78)

Body

WHEREAS, Ordinance No. 1790-2006, passed October 25, 2006, for \$330,000.00, authorized design services for the Jerry Hammond Center, 1111 East Broad Street, Ordinance No. 0848-2007, passed June 11, 2007, for \$290,000.00, authorized the scope of service changes, and this latest modification authorizing professional services will cost \$33,937.78 and a design contingency for \$1,500.00, bringing the total cost to \$655,437.78; and

WHEREAS, it is necessary to modify an existing professional services contract with Schooley Caldwell Associates, Inc., for professional services for renovation of a vacant area for the Department of Technology's print room at the Jerry Hammond Center, 1111 East Broad Street; and

WHEREAS, it is necessary to amend the 2008 Capital Improvements Budget and transfer cash between projects within the Information Services Fund; now, therefore:

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

SECTION 1. That the Finance and Management Director is hereby authorized to modify and increase a professional services contract with Schooley Caldwell Associates, Inc., for renovation of a vacant space for the Department of Technology's print room at the Jerry Hammond Center, 1111 East Broad Street.

SECTION 2. That the 2008 Capital Improvement Budget is hereby amended due to encumbrance cancellations:

<u>Project/Project #</u>	<u>Funded Amount</u>	<u>Revised</u>	<u>Difference</u>
Facility Renovation 470031-100000 (Carryover) \$220,369	\$45,324		\$265,693
Whittier Peninsula Office Renovation 510041-100000 (Carryover) \$444	\$9,194		\$9,638

SECTION 3. That the 2008 Capital Improvement Budget is hereby amended to provide funding for this project as follows:

<u>Project/Project #</u>	<u>Funded Amount</u>	<u>Revised</u>	<u>Difference</u>
Facility Renovation 470031-100000 (Carryover) (\$24,994)	\$265,693		\$240,699
Disaster Recovery Phase II 470037 (Carryover) (\$10,000)	\$86,924		\$76,924
Whittier Peninsula Office Renovation 510041-100000 (Carryover) \$34,994	\$9,638		\$44,632

SECTION 4. That the City Auditor is hereby authorized and directed to transfer funds within the Information Services Fund as follows:

FROM:

Dept/Div: 47-02|Fund: 514|Subfund: 002|Project Number: 470031|Project Name - Facilities Renovation|OCA Code 470031|Amount \$24,994.48

Dept/Div: 47-02|Fund: 514|Subfund: 002|Project Number: 470037|Project Name - Disaster Recovery Phase II|OCA Code 470037 |Amount \$10,000.00

TO:

Dept/Div: 47-02|Fund: 514|Subfund: 002|Project Number: 510041|Project Name - Whittier Peninsula Office Relocation|OCA Code 470141|Amount \$34,994.48

SECTION 5. That the expenditure of \$35,437.78, or so much thereof as may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved as follows:

Division: 47-02
Fund: 514
Project: 510041
Subfund: 002
OCA Code: 470141
Object Level: 06
Object Level 3: 6620
Amount \$35,437.78

SECTION 6. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contract or contract modifications associated with this ordinance.

SECTION 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1826-2008

Drafting Date: 11/07/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

Rezoning Application Z08-024

APPLICANT: State Street Partners LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Multi-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on July 10, 2008.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-AR-12, Limited Apartment Residential District will allow a maximum of 48 multi-family units. The limitation text includes commitments for perimeter yard landscaping, tree preservation, and a 75-foot stream-protection zone which is consistent with recommendations from *The Far North Plan* (1994) to preserve natural resources. The proposal is consistent with the zoning and development patterns of the area.

Title

To rezone **8134 WORTHINGTON-GALENA ROAD (43081)**, being 4.81± acres located on the east side of Worthington-Galena Road, 121± feet south of Park Place Drive, **From:** R, Rural, and AR-12, Apartment Residential Districts, **To:** L-AR-12, Limited Apartment Residential District (Rezoning # Z08-024).

Body

WHEREAS, application #Z08-024 is on file with the Building Services Division of the Department of Development requesting rezoning of 4.81± acres from R, Rural, and AR-12, Apartment Residential Districts, to L-AR-12, Limited Apartment Residential 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 L-AR-12, Limited Apartment Residential District would allow a 48-unit multi-family development with perimeter yard landscaping, tree preservation, and a 75-foot stream-protection zone which is consistent with recommendations from *The Far North Plan* (1994) to preserve natural resources. The requested L-AR-12, Limited Apartment Residential District is consistent with the zoning and development patterns of the area, 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:

8134 WORTHINGTON-GALENA ROAD (43081), being 4.81± acres located on the east side of Worthington-Galena

Road, 121± feet south of Park Place Drive, and being more particularly described as follows:

Tract 1:

Situated in the County of Franklin, in the State of Ohio, and in the Township of Sharon and bounded and described as follows:

Being part of Lots Eight (8) and Nine (9), of SMITH AND JENKINS SUBDIVISION in Quarter Township 1, Township 2, Range 18, United States Military Lands and being more particularly described as follows:

Beginning at a point in the center line of the Worthington and Galena Road North 38 deg. East, 1046.4 feet from the center line intersection of said Road with Park Road; thence continuing with Center line of said Worthington and Galena Road, North 38 deg. East, 406.5 feet to a spike at the Southwesterly corner of Solsberry's 29.726 acre tract; thence with South line of said tract on the following courses, South 60 deg. 16' East, 280.0 feet to an angle point, South 44 deg. 05' East 108.4 feet to a stake, and South 88 deg. 18' East, 13.7 feet to an iron pipe; thence South 17 deg. 29' West 265.8 feet to an iron pipe; thence North 82 deg. 08' West, 254.0 feet to an iron pipe; thence South 36 deg. 37' West, 68.6 feet to an iron pipe; thence North 50 deg. 54' West, 269.5 feet to the place of beginning (passing an iron pipe at 249.3 feet) and containing 3.956 acres, more or less, and subject to legal highways.

To Rezone From: from R, Rural, District

To: L-AR-12, Limited Apartment Residential District

Tract 2:

Being part of Lots Eight (8) and Nine (9) of SMITH AND JENKINS SUBDIVISION in Quarter Township 1, Township 2, Range 18, United States Military lands, Sharon Township, Franklin County, State of Ohio, and being more particularly described as follows:

Beginning at an iron pin in the intersection of the Worthington-Galena Road and Park Road; thence with the centerline of said Worthington-Galena Road, N. 38 deg. 00' E. 1046.40 feet to a point in said centerline, said point being also the Southwest corner of a 3.956 acre tract owned by Hugh E. Kirkwood, Jr. and Mildred M. Kirkwood; thence S. 50 deg. 54' E. 269.50 feet, along Kirkwood's South property line, to an iron pin and passing an iron pin at 20.20 feet, to the true place of beginning. Thence N. 36 deg. 37' E. 68.60 feet along Kirkwood's property line, to an iron pin; thence S. 82 deg. 08' E. 254.00 feet, following Kirkwood's property line, to an iron pin; thence, departing from the Kirkwood property, S. 17 deg. 29' W. 215.40 feet to an iron pin; thence N. 50 deg. 54' W. 293.57 feet to the true place of beginning, containing 0.850 acres of land, more or less.

To Rezone From: from AR-12, Apartment Residential District

To: L-AR-12, Limited Apartment Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-AR-12, Limited Apartment Residential 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-AR-12, Limited Apartment Residential District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said plan being titled "**PROPOSED APARTMENT COMMUNITY**," said text being titled "**LIMITATION OVERLAY TEXT**," both signed by Jill S. Tangeman, Attorney for the Applicant, dated November 6, 2008, and the text reading as follows:

LIMITATION OVERLAY TEXT

Zoning District: L-AR-12
Property Location: 4.806 +/- acres located at 8134 Worthington Galena Road, Columbus, Ohio 43081
Owner: Worthington Galena Partners LLC
Applicant: State Street Realty Partners LLC
Date of Text: November 6, 2008
Application No.: Z08-024

1. **Introduction:** The subject site is approximately 4.806 +/- acres located on Worthington-Galena Road. The site is currently owned by Worthington Galena Partners LLC. The applicant is proposing to rezone the property for a multi-family development with a density not to exceed twelve units per acre.

2. **Permitted Uses:** The uses permitted shall be those uses permitted in Section 3333.02 of the Columbus City Zoning Code.

3. **Development Standards:** Unless otherwise indicated in this text, the applicable development standards of Chapter 3333 Apartment Districts of the Columbus City Code shall apply. A site plan is attached hereto as Exhibit A. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and/or when engineering plans are completed. Any slight adjustment to the plan shall be subject to review and approval by the director of the Department of Development, or his designee, upon submission of the appropriate data regarding the proposed adjustment.

A. Density, Height and Setback Commitments.

1. A maximum of forty eight (48) units may be built on the site.

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

- 1. Access shall be in accordance with the review and approval of the City of Columbus Division of Transportation.
- 2. Parking restrictions will be installed per current City policy on signage for private streets and alleys/lanes. There will be no parking permitted at the main entrance. No parking signs will be posted as appropriate. Fire hydrants will be located on the side of the street where no parking is permitted.

The owner and/or developer must establish and maintain an agreement(s) with a private towing company(s), which authorizes the private towing company(s) to remove/tow any vehicles parked in the restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner and/or developer determines, so long as at least one such agreement will always, at all times be in force for the purposes of enforcements/removal towing as required above. Towing agreements will be filed annually with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract.

The owners and/or developer will designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets and alleys/lanes.

Intersection details concerning turning radii, parking restrictions and intersection configurations will conform to the Fire Vehicle Access Plan.

- 3. Sidewalks shall be provided in front of each building and along the bridge over the stream. There will also be a pedestrian connection to the sidewalk on Worthington-Galena Road.
- 4. A contribution in the amount of \$60,000 shall be paid to the Division of Transportation in lieu of a requested left turn lane to be applied to the existing Worthington-Galena road improvement project at Lazelle Road.

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

1. There shall be a seventy-five (75) foot buffer zone (the "Buffer Zone") encompassing the Creek Preservation Easement that runs through the site. Except where crossings are shown on the site plan, the trees located within the Buffer Zone will be preserved.
2. A cash payment may be made in lieu of parkland dedication.
3. Street trees shall be added along Worthington-Galena Road equal to one street tree per forty (40) lineal feet of street frontage for both sides of the street, which trees may be evenly spaced at 1 tree per 40', or grouped. Developer reserves the right to place trees based on the site conditions.
4. Five (5) evergreen trees shall be installed in the north, east and south setbacks, for a total of fifteen (15) trees. Trees shall be placed based on site conditions.
5. Existing trees in the north, east and south setbacks shall be preserved.
6. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
7. All trees shall meet the following minimum size at the time of planting: Street trees - 2" caliper; all other deciduous trees - 3" caliper; ornamental trees - 1 ½" caliper; evergreen trees - 5 feet in height. Tree caliper is measured six inches (6") from the ground.
8. Per requirements of the Division of Sewerage and Drainage, the stream corridor protection zone shall be 75 feet in width. The applicant shall also submit a stream mitigation plan to the Division of Sewerage and Drainage which shall include methods to return the stream to a stable condition and a plant list for vegetation enhancements. Construction fencing and erosion control measures will be utilized during construction.

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

1. Dwelling units may be used as model homes for the purpose of marketing and sales.

E. Dumpsters, Lighting, Outdoor Display and Other Environmental Commitments.

1. Main entry features will be landscaped and lit with concealed uplights.
2. Lighting poles shall be cut-off fixture types. All lighting poles, signs, frames and/or supports shall be uniform and be either black or dark bronze in color. No pole shall exceed sixteen (16) feet in height.
3. Subject to approval of a Dumpster Waiver, refuse collection shall be provided by private hauler. All residents shall have a private refuse container(s). If a Dumpster Waiver is not granted or revoked by the City of Columbus, or if a future owner requests refuse service by the City of Columbus, dumpsters will be provided in accordance with applicable city code.

F. Graphics.

All signage and graphics shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics 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.

Drafting Date: 11/10/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

The purpose of this ordinance is to authorize the Director of Public Utilities to enter into a purchase order with Horner Industrial Services for the reconditioning of a high service pump drive unit for the Department of Public Utilities, Division of Power and Water.

The Department of Public Utilities advertised and solicited competitive bids in accordance with Section 329.06 (Solicitation SA003072). Thirty-two (32) vendors (1 FBE, 31 MAJ) were solicited and Two (2) bids were received and opened on October 22, 2008. The lowest bid from Horner Industrial Services is recommended for an award, in the amount of \$42,967.00, as the lowest, responsive and responsible bid received.

SUPPLIER: Horner Industrial Services, CC# 351116562, expires 11/14/2010

FISCAL IMPACT: This project was not budgeted in the Water System Operating Fund for 2008; however, expenditures will be reprioritized to accommodate this expenditure without increasing the existing budget.

No similar expenditures in 2006 or 2007.

Title

To authorize the Director of Public Utilities to enter into a purchase order with Horner Industrial Services for the reconditioning of a high service pump drive unit for the Division of Power and Water and to authorize the expenditure of \$42,967.00 from the Water System Operating Fund. (\$42,967.00)

Body

WHEREAS, the Department of Public Utilities opened formal bids on October 22, 2008 for the reconditioning of a high service pump drive unit for the Division of Power and Water, and

WHEREAS, the Division of Power and Water recommends an award to be made to the lowest, responsive and responsible bidder Horner Industrial Services, and

WHEREAS, a purchase order will be issued by the Department of Public Utilities, in accordance with the terms, conditions and specifications of Solicitation Number: SA003072 on file in the Department; now, therefore

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

SECTION 1. That the Director of Public Utilities be and is hereby authorized to establish a purchase order with Horner Industrial Services for the reconditioning of a high service pump drive unit for the Division of Power and Water, in accordance with specifications on file.

SECTION 2. That the expenditure of \$42,967.00, or so much thereof as may be needed, be and the same hereby is authorized from the Water System Operating Fund, Fund No. 600, OCA 602425, Object level 1: 03, Object Level 3: 3372.

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

Legislation Number: 1832-2008

Drafting Date: 11/10/2008

Version: 1

Current Status: Passed

Matter Type: Ordinance

The purpose of this legislation is to authorize the Director of Finance and Management to enter into contract with Perkin Elmer LAS for the purchase of one (1) Inductively Coupled Plasma Spectrometer for the Division of Sewerage and Drainage, Surveillance Laboratory. This ordinance is waiving the provisions of the competitive bidding Columbus City Code Section 329.06 due to the fact the company submitted a warranty that deviates from the bid specifications but does not conflict with the Columbus City Code or Charter.

The Purchasing Office opened formal bids on November 6, 2008 for one (1) Inductively Coupled Plasma Mass Spectrometer and one (1) bid was received. The equipment will be used in the Surveillance Laboratory to conduct testing for ultratrace levels. The equipment is replacing an old spectrometer that has become to costly to maintain. The tabulation of that bid is attached. After the review of the bid, the Division of Sewerage and Drainage recommended an award be made to the Perkin Elmer LAS. Perkin Elmer submitted warranty information that deviate from the bid specifications, but are not in conflict with the City's charter or code. However, waiver legislation is required to accept the warranty.

SUPPLIER: Perkin Elmer LAS (04-3361624) Expires 1-14-10

FISCAL IMPACT: \$120,572.90 is budgeted and needed for this purchase

Title

To authorize the Director of Finance and Management to establish a purchase order with Perkin Elmer LAS for the purchase of one Inductively Coupled Plasma Mass Spectrometer for the Division of Sewerage and Drainage, to waive the provisions of competitive bidding and to authorize the expenditure of \$120,572.90 from the Sewerage System Operating Fund. (\$120,572.90)

Body

WHEREAS, the Division of Sewerage and Drainage, Surveillance Laboratory has a need to replace an existing spectrometer that has become to costly to maintain, and

WHEREAS, the Purchasing Office opened formal bids on November 6, 2008 and one (1) bid was received, bid tabulation is attached, and

WHEREAS, the equipment will be used to perform ultratrace samples conducted by the Surveillance Laboratory, and

WHEREAS, the Division of Sewerage and Drainage recommends an award be made for all items to Perkin Elmer LAS, and

WHEREAS, Perkin Elmer submitted warranty information that deviate from the bid specifications but are not in conflict with the City's charter or code. However, waiver legislation is required to accept the warranty, and

WHEREAS, a purchase order will be issued in accordance with the terms and specifications of Solicitation Number: SA003089 on file in the Purchasing Office; now, therefore

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

Section 1. That the Director of Finance and Management be and is hereby authorized to establish a purchase order with Perkin Elmer LAS for the purchase of one (1) Inductively Coupled Plasma Mass Spectrometer with supplies for the Division of Sewerage and Drainage, in accordance with specifications on file in the Purchasing Office.

Section 2. That the expenditure of \$120,572.90 or so much thereof as may be needed, be and the same hereby is

authorized from the Sewerage System Operating Fund, Fund No. 650,

OCA 605105

Object Level 1: 06

Object Level 03: 6697

Section 3. That this Council finds it in the best interest of the City of Columbus to waive the provisions of competitive bidding Columbus City Code Section 329.06 to enter into this contract.

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

Legislation Number: 1838-2008

Drafting Date: 11/11/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation1. BACKGROUND

Need: The Ohio EPA requires this legislation which authorizes the Director of Public Utilities to execute eight (8) Water Supply Revolving Loan Account (WSRLA) loan agreements totaling approximately \$29 million, for construction of eight water system projects as identified in Section 1, under the direction of the Division of Power and Water (Water Section). These Capital Improvements Projects are being financed through the Water Supply Revolving Loan Account (WSRLA) program. This loan program is jointly administered by the Ohio EPA's Division of Drinking and Ground Waters, and the Ohio Water Development Authority (OWDA). The WSRLA program provides below-market interest rate loans for municipal water system improvements.

2. FISCAL IMPACT

Budgeted Amount: There is sufficient budget authority in the 2009 Water System Operating Fund for application fee expenditures. These loans will be paid off over a 20-year period from water service rate fees (as dedicated source of repayment). Water service rate fee increases have been projected and planned in anticipation of these projects and loans.

Title

To authorize the Director of Public Utilities to apply for, accept, and enter into eight (8) Water Supply Revolving Loan Account Agreements with the Ohio Water Development Authority and the Ohio Environmental Protection Agency, during the year 2009, for the construction of water distribution system improvements; and to designate a repayment source for the loans.

Body

WHEREAS, in 2009 the Department of Public Utilities is scheduled to prepare loan applications for submittal to the Ohio EPA under the Water Supply Revolving Loan Account (WSRLA) program to finance the construction of eight Capital Improvement Projects under the Division of Power and Water (Water Section) the financial assistance for which will be of help in reducing total project costs to the City's water rate payers; and

WHEREAS, the WSRLA loan application and loan agreement documents require the City to submit to the Ohio EPA a certified copy of the approved City Council legislation which authorizes the Director of the Public Utilities Department to apply for and subsequently execute the WSRLA 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 apply for, accept, and enter into eight (8) Water Supply Revolving Loan Account Agreements with the Ohio Water Development Authority and the Ohio Environmental Protection Agency for the financing eight (8) Division of Power and Water (Water Section) projects, as described with the "not to exceed" construction project costs in parenthesis, as follows:

1. Hap Cremean Water Plant Lagoon No. 2 Embankment Improvements, CIP No. 690331; (\$3,450,000.00)
2. Brown Road Area Waterline Improvements, CIP No. 690236 (Contract No. 991); (\$5,175,000.00)
3. Mound St./Harrisburg Pike 24-inch Water Main, CIP No. 690407; (\$4,025,000.00)
4. Group 3 Waterline Improvements CIP No. 690236 (Contract No. 939); (\$3,162,500.00)
5. Gibbard Avenue Area Water Main Improvements CIP No. 690236 (Contract No. 1108); (\$1,150,000.00)
6. Chatterton Road Water Main Improvements, CIP No. 690483; (\$4,600,000.00)
7. Dublin Road 12" Water Main Improvements, CIP No. 690460; (\$2,300,000.00)
8. Lazelle Road 2 MG Storage Tank, CIP No. 690424; (\$5,175,000.00)

Section 2. That water rates are hereby authorized to be the source of repayment for the Water Supply Revolving Loan Account Agreement.

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

Legislation Number: 1839-2008

Drafting Date: 11/11/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

BACKGROUND: This ordinance authorizes the Director of Finance and Management to establish a blanket purchase order for the purchase of Pole Line Hardware for the Division of Power and Water (Power) in accordance with an existing universal term contract with Power Line Supply Company.

Purchase orders totaling \$100,000 were established with Power Line Supply Company earlier this year for the division's daily needs for pole line hardware thus making this legislation necessary to request an additional purchase of pole line hardware to be used in system improvement projects. Items required will be obtained in accordance with the terms and conditions of the existing universal term contract, FL003950, with Power Line Supply Company established by the Purchasing Office.

SUPPLIER: Power Line Supply Company (381783949) Expires: 02/01/2010

FISCAL IMPACT: \$115,000 was budgeted in the Electricity Operating Fund for the purchase of pole line hardware in 2008. \$15,000 in additional funds will be reprioritized to accommodate this expenditure without increasing the existing budget. \$35,000 was spent in 2006 and \$149,707 was spent in 2007 for the purchase of Pole Line Hardware.

Title

To authorize the Director of Finance and Management to establish a blanket purchase order for Pole Line Hardware from an established universal term contract with Power Line Supply Company for the Division of Power and Water and to authorize the expenditure of \$30,000.00 from the Electricity Operating Fund. (\$30,000.00)

Body

WHEREAS, the Purchasing Office has established a universal term contract, FL003950, for the purchase of Pole Line

Hardware with Power Line Supply Company which expires March 31, 2009; and

WHEREAS, Pole Line Hardware is necessary for the completion of system improvement projects for Division of Power and Water (Power); now, therefore

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

SECTION 1. That the Director of Finance and Management be and is hereby authorized to establish a blanket purchase order for Pole Line Hardware from an established universal term contract with Power Line Supply Company, FL003950, for use by the Division of Power and Water (Power).

SECTION 2. That to pay the cost thereof, the expenditure of \$30,000.00, or so much thereof as may be needed, is hereby authorized from the Division of Electricity Operating Fund No. 550, OCA 606731, Object Level One: 02, Object Level Three 2273.

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

Legislation Number: 1840-2008

Drafting Date: 11/11/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

1. BACKGROUND: This legislation authorizes the Director of Public Utilities to enter into an agreement with EMH&T, Inc. in the amount of \$158,555.00, for professional engineering services for the Lazelle Road 2 Million Gallon (MG) Storage Tank Project.

This project consists of designing a 2 MG hydropillar water tank including a mixing system. The tank will be located on an existing tank site owned by the City of Columbus. The site design shall meet all City of Columbus stormwater requirements, which will include an approved CC Drawing. The consultant will prepare the design specifications for the project and review all construction submittals.

2. BID INFORMATION: The selection of the firm providing the professional engineering services has been performed in accordance with the procedures set forth in Columbus City Code, Section 329.14, "Awarding professional service contracts through requests for proposals." The evaluation criteria for this contract included: 1. proposal quality, 2. project schedule, 3. environmentally preferable offeror, and 4. local workforce.

Requests for Proposals (RFP's) were received on September 15, 2008 from EMH&T, Inc., Chester Engineers, and Poggemeyer Design Group, Inc.

Upon review of the technical proposals, the bidders were ranked using the criteria mentioned above and EMH&T, Inc. was the firm selected to perform the services for this project. Their Contract Compliance Number is 31-0685594 (expires 11/2/09, Majority). Additional information regarding each bidder, description of work, contract time frame and detailed amounts can be found on the attached Legislation Information Form.

3. FISCAL IMPACT: This legislation includes a transfer of funds within the Water Works Enlargement Voted Bonds Fund and a transfer of funds from the Water System Reserve Fund to the Water Works Enlargement Voted Bonds Fund as a temporary measure until such time as the proceeds from a bond sale can be made available.

Title

To authorize the Director of Public Utilities to enter into an agreement with EMH&T, Inc. for professional engineering

services for the Lazelle Road 2 MG Storage Tank Project; to authorize the transfer of \$1,278.30 within the Water Works Enlargement Voted Bonds Fund; to authorize the appropriation and transfer of \$157,276.70 from the Water System Reserve Fund to the Water Works Enlargement Voted Bonds Fund; and to authorize the expenditure of \$158,555.00 from the Water Works Enlargement Voted Bonds Fund; for the Division of Power and Water. (\$158,555.00)

Body

WHEREAS, three technical proposals for the Lazelle Road 2 MG Storage Tank Project were received on September 15, 2008; and

WHEREAS, EMH&T, Inc. was the firm selected to perform the design services for this project based on criteria set forth in Columbus City Codes; and

WHEREAS, it is necessary for this Council to authorize the City Auditor to transfer funds within the Water Works Enlargement Voted Bonds Fund; and

WHEREAS, it is necessary for this Council to authorize the City Auditor to transfer funds from the Water System Reserve Fund to the Water Works Enlargement Voted Bonds Fund; and

WHEREAS, the City anticipates incurring certain Original Expenditures (as defined in Section 1.150-2(c) of the Treasury Regulations (the "Treasury Regulations") promulgated pursuant to the Internal Revenue Code of 1986, as amended) with respect to the construction of the Project described in this Ordinance (collectively, the "Project"); and

WHEREAS, it has become necessary in the usual daily operation of the Division of Power and Water, Department of Public Utilities, to authorize the Director of Public Utilities to enter into an agreement for professional engineering services for the Lazelle Road 2 MG Storage Tank Project, to authorize the appropriation and transfer of funds from the Water System Reserve Fund to the Water Works Enlargement Voted Bonds Fund, for the preservation of the public health, peace, property and safety;

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 enter into an agreement for professional engineering services for the Lazelle Road 2 MG Storage Tank Project with the lowest and best bidder, EMH&T, Inc., 5500 New Albany Road, Columbus, Ohio 43054; in the amount of \$158,555.00; in accordance with the terms and conditions of the contract on file in the Office of the Division of Power and Water.

SECTION 2. That the City Auditor is hereby authorized to transfer \$1,278.30 within the Division of Power and Water, Dept/Div. No. 60-09, Water Works Enlargement Voted Bonds Fund, Fund No. 606, Object Level One 06, Object Level Three 6686, as follows:

Project No. | Project Name | OCA Code | change

690006 | Hoover Reservoir Erosion Control | 642900 | -\$1,129.30

690394 | Water Meter Renewal | 606394 | -\$149.00

690424 | Lazelle Rd. Storage Tank | 606424 | +\$1,278.30

SECTION 3. That from the unappropriated monies in the Water System Reserve Fund, 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, 2008, the sum of \$157,276.70, is hereby appropriated to the Division of Power and Water, Division 60-09, Object level One 10, Object level Three 5502, OCA 695056.

SECTION 4. That the City Auditor is hereby authorized and directed to transfer \$157,276.70 from the Water System Reserve Fund to the Water Works Enlargement Voted Bonds Fund, Fund No. 606, into the appropriate project account as specified within Section 5 herein, at such time as deemed necessary by him, and to expend said funds, or so much thereof as may be necessary.

SECTION 5. That the expenditure of \$158,555.00 for the Lazelle Road 2 MG Storage Tank Project is hereby appropriated as follows: Division of Power and Water, Dept./Div. No. 60-09, Water Works Enlargement Voted Bonds Fund, Fund No. 606, Project 690424, OCA Code 606424, Object Level One 06, Object Level Three 6686.

SECTION 6. That upon obtaining other funds for the purpose of funding water system capital improvement work, the City Auditor is hereby authorized to repay the Water System Reserve Fund the amount transferred under Section 4 above, and said funds are hereby deemed appropriated for such purpose.

SECTION 7. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this Ordinance.

SECTION 8. That the City Auditor is hereby authorized and directed to transfer any unencumbered balance in the project account to the unallocated balance 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 no longer required for said project; except that no transfer shall be made from a project account by monies from more than one source.

SECTION 9. That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

SECTION 10. That the City intends that this Ordinance constitute an "official intent" for purposes of Section 1.150-2(e) of the Treasury Regulations, and that the City reasonably expects to reimburse itself for certain Original Expenditures incurred with respect to the Project from the proceeds of obligations to be issued by the City in a principal amount currently estimated to be \$157,425.70 (the "Obligations").

The City intends to make a reimbursement allocation on its books for the Original Expenditures not later than eighteen months following the later to occur of the date of the Original Expenditure to be reimbursed or the date the Project for which such Original Expenditures were made is "placed in service" within the meaning of Treasury Regulations Section 1.150-2(c). Upon the issuance of the Obligations, the proceeds of such Obligations shall be used to reimburse the Water Reserve Fund 603, which is the fund from which the advance for costs of the Project will be made.

SECTION 11. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1846-2008

Drafting Date: 11/11/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

BACKGROUND: This ordinance requests Columbus City Council to authorize the Director of Public Utilities to write off the debts owed to the Division of Power and Water for uncollectible electricity accounts, as follows:

<u>ACCOUNT NO.</u>	<u>NAME</u>	<u>SERVICE LOCATION</u>	<u>AMOUNT</u>
140-23-20553-10	The Penn Traffic Co.	777 Neil Avenue	\$19,865.80
180-23-16241-01	Big Bear Store	2801 N. High Street	31,533.93

These charges were for electric service provided between April, 2003 and June, 2003. The Penn Traffic Company, the parent company for the Big Bear Stores, filed bankruptcy in May, 2003. The City has filed a Proof of Claim for the unpaid bills, but has received no money to date. The division has been advised by the City Attorney's Office that it may be years before the bankruptcy case is discharged. Therefore, the Department of Public Utilities is requesting that these accounts be written off as uncollectible. If, and when, the city receives any proceeds from the bankruptcy court, the amounts will be reinstated.

FISCAL IMPACT: Formally writing off this debt as uncollectible officially recognizes that the City will forego this revenue. This step is prudent to maintaining accurate, timely and realistic accounting records.

Title

To authorize the Director of Public Utilities to write off, as uncollectible, two unpaid electric accounts due the City of Columbus, Department of Public Utilities, Division of Power and Water, in the amount of Fifty-One Thousand, Three Hundred Ninety-Nine Dollars and Seventy-Three Cents. (\$51,399.73)

Body

WHEREAS, the Division of Power and Water provided electric service to The Penn Traffic Company at 777 Neil Avenue; and

WHEREAS, the Division of Power and Water provided electric service to Big Bear Store at 2801 North High Street between; and

WHEREAS, the City of Columbus, Department of Public Utilities, Division of Power and Water is owed \$51,399.73 for electric service provided to these locations between April, 2003 and June, 2003; and

WHEREAS, The Penn Traffic Company, the parent company for the Big Bear Stores, filed bankruptcy and no longer operates in this area, and the unpaid electric bills have not been paid as part of the distribution of assets; and

WHEREAS, the City Attorney has advised that this debt should be written off as uncollectible; and

WHEREAS, it is necessary to provide the Director of Public Utilities with the authority to write off this debt as uncollectible; 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 write off as uncollectible the electric charges due from The Penn Traffic Company and Big Bear Store, in the sum of Fifty-One Thousand, Three Hundred Ninety-Nine Dollars and Seventy-Three Cents (\$51,399.73), as follows:

<u>ACCOUNT NO.</u>	<u>NAME</u>	<u>SERVICE LOCATION</u>	<u>AMOUNT</u>
140-23-20553-10	The Penn Traffic Co.	777 Neil Avenue	\$19,865.80
180-23-16241-01	Big Bear Store	2801 N. High Street	<u>31,533.93</u>
		\$51,399.73	

SECTION 2. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1854-2008

Drafting Date: 11/12/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

1. **BACKGROUND:**

A. **Need.** This legislation authorizes the Director of Public Utilities to modify the professional engineering services agreement with DLZ Ohio, Inc., for the Olentangy Scioto Interceptor Sewer (OSIS) - Downtown Odor Control Project. The DLZ Ohio, Inc. modification amount requested under this ordinance is \$1,214,852.97. The contract with DLZ Ohio, Inc. was to evaluate odors emanating from sanitary/combined sewers in the downtown riverfront area, provide design

services, preparation of bidding documents, and perform engineering services during construction for the odor control facilities.

The contract total including this modification is \$1,444,502.23. The proposed contract modification replaces funds for tasks that were reallocated to include the OSIS Augmentation and Relief Sewer (OARS) project into the scope of work, evaluate additional alternatives, attend additional planning meetings with City representatives of other departments/divisions, for inclusion of landscape features for the two biofilter locations, prepare stormwater/floodplain mitigation for the Short St. site, prepare demolition drawings, perform environmental assessments of both bio filter sites including a Bureau of Underground Storage Tank Regulations (BUSTR) soil remediation/clean-up of the Short St. site. When the original project scope of services was developed in early 2003, the OARS project had not yet been identified. OARS was first proposed in the 2005 Wet Weather Management Plan as an augmentation sewer to the OSIS and would parallel it. In 2006 design funds were reallocated to include coordination of design with the OARS project.

Changes to the project scope and costs are a result of negotiations with Mayor's Office, Development Department and the Department of Public Service to address specific concerns at each biofilter site. The additional design services are not a result of oversight by the design engineer or by the Division of Sewerage and Drainage. Completion of the OSIS-Downtown Odor Control Project is necessary to further development of several projects in the downtown area and procurement of new engineering services would significantly delay completion of this project. Therefore, it is not deemed either feasible or reasonable to suspend work with the entity currently under contract and undertake 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.

B. **Contract Compliance No.:** 31-1268980 - MAJ/ASN - Expires: 4/16/2009

C. **Emergency Designation:** No emergency designation is being requested for this ordinance.

2. **FISCAL IMPACT:**

This ordinance authorizes the transfer of funds from within the Sanitary Sewer Revenue Bonds Fund for this expenditure. Also, the 2008 Capital Improvements Budget is amended upon passage of this ordinance. This legislation will authorize the expenditure of \$1,214,852.97 within the Sanitary Sewer Revenue Bonds Fund.

Title

To authorize the Director of Public Utilities to execute a contract modification for the professional engineering services agreement with DLZ Ohio, Inc. for the Olentangy Scioto Interceptor Sewer (OSIS) - Downtown Odor Control Project; to authorize the transfer of \$1,195,507.97 and the expenditure of \$1,214,852.97 from within the Sanitary Sewer Revenue Bonds Fund; and to amend the 2008 Capital Improvements Budget, for the Division of Sewerage and Drainage. (\$1,214,852.97).

Body

WHEREAS, Contract No. EL004032 was authorized by Ordinance No. 2169-2003, as passed by Columbus City Council on October 27, 2003 for purposes of authorizing the Director of Public Utilities to enter into a contract for professional engineering services with DLZ Ohio, Inc. for the Olentangy Scioto Interceptor Sewer - Downtown Odor Control Project; and

WHEREAS, it is necessary to modify the subject contract in order to provide funding for tasks that were reallocated to include the OARS project into the scope of work, evaluate additional alternatives, attend additional planning meetings with City representatives of other departments/divisions, for inclusion of landscape features for the two biofilter locations, prepare stormwater/floodplain mitigation for the Short St. site, prepare demolition drawings, perform environmental assessments of both bio filter sites including a Bureau of Underground Storage Tank Regulations (BUSTR) soil remediation/clean-up of the Short St. site; and

WHEREAS, it is necessary to authorize the transfer of funds within the Sanitary Sewer Revenue Bonds Fund to provide sufficient funding for the aforementioned project expenditure; and

WHEREAS, it is necessary to authorize an amendment to the 2008 Capital Improvements Budget for the purpose of providing sufficient spending authority for the aforementioned project expenditure; and

WHEREAS, it is necessary for City Council to approve the aforementioned necessary expenditure from the Sanitary Sewer Revenue Bonds Fund; and

WHEREAS, the Division of Sewerage and Drainage, Department of Public Utilities is requesting that this Council authorize the Director of Public Utilities to modify the professional engineering services agreement with DLZ Ohio, Inc., for purposes of funding the engineering services now needed for the Olentangy Scioto Interceptor Sewer - Downtown Odor Control Project at the earliest practical date; **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 Contract No. EL004032 with DLZ Ohio, Inc., 6121 Huntley Road, Columbus, OH 43229-1003, for professional engineering services for the Olentangy Scioto Interceptor Sewer - Downtown Odor Control Project, in accordance with the terms and conditions as shown in the contract modification on file in the office of the Division of Sewerage and Drainage.

Section 2. That the City Auditor is hereby authorized to transfer and appropriate \$1,195,507.97 within the Sanitary Sewer Revenue Bonds Fund, Fund 665; Object Level Three 6676; Division of Sewerage and Drainage; Div. 60-05:

FROM:

Proj. No. | Proj. Name | OCA | Amount

650252 | JPWWTP Headworks | 665252 | \$1,023,883.00
650033 | Big Walnut Trunk Sewer Sec F1 | 665033 | \$107,672.00
650700 | Portage Grove Area Assessment | 665700 | \$55,000.00
650701 | Franklin No. 1 Sewer Rehab. | 665701 | \$8,952.97

TO:

Proj. No. | Proj. Name | OCA | Amount

650691 | OSIS - Downtown Odor Control Project | 665691 | \$1,195,507.97

Section 3. That the 2008 Capital Improvements Budget Ordinance No. 0690-2008 is hereby amended as follows, to provide sufficient budget authority for the award of the agreement stated herein.

Project No. | Project Name | Current Authority | Revised Authority | (Change)

650252-100000 | JPWWTP Headworks | \$1,023,883 | \$0.00 | (-\$1,023,883)
650033-100000 | Big Walnut Trunk Sewer Sec F1 | \$107,673 | \$1.00 | (-\$107,672)
650700-100000 | Portage Grove Area Assessment | \$150,000 | \$95,000 | (-\$55,000)
650701-100000 | Franklin No. 1 Sewer Rehab | \$50,000 | \$41,047 | (-\$8,953)
650691-100000 | OSIS - Downtown Odor Control Project | \$50,000 | \$1,245,508 | (+\$1,195,508)

Section 4. That for the purpose of paying the cost of the professional engineering services contract modification, the following expenditure, or as much thereof as may be needed, be and the same is hereby authorized as follows: Division 60-05 | Fund 665 | Olentangy Scioto Interceptor Sewer - Downtown Odor Control Project | Project No. 650691 | Object Level Three 6676 | OCA Code 665691 | Amount \$1,214,852.97.

Section 5. That the said firm shall perform the work to the satisfaction of the Director of Public Utilities and the Administrator of the Division of Sewerage and Drainage.

Section 6. That the City Auditor is hereby authorized to transfer any unencumbered balance in the project account to the unallocated balance 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 made from a project by monies from more than one source.

Section 7. That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

Section 8. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this ordinance.

Section 9. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1874-2008

Drafting Date: 11/13/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

1. **BACKGROUND:**

- A. **Need.** This legislation authorizes the Director of Public Utilities to modify the construction contract with Crace Construction Company, Inc. for the Southerly Wastewater Treatment Plant Digester Rehabilitation Project. A Water Pollution Control Loan Fund (WPCLF) supplemental loan for these purposes is tentatively scheduled for the Ohio Water Development Authority (OWDA) on the December 11, 2008 board meeting. This legislation will additionally authorize the appropriation of funds from the OWDA Loan Fund; and authorize the expenditure of funds from the loan for the construction modification contract.

The Crace Construction Company, Inc. modification amount requested under this ordinance is \$2,499,619.00. The contract total including this modification is \$37,440,596.00. These additional monies will fund the cost of needed additions to the contract work, which includes the global settlement of all known and open claims, time delays, inefficiencies, and schedule impacts through September 5, 2008, electrical improvement modifications, emergency eyewash modifications, process pipe layout revisions, boiler room louver modifications, biogas foam separator code modifications, rehabilitation of the six sludge digester tanks, construction of three new sludge digester tanks, installation of new process equipment including piping, valves, pumps, grinder, mixing system, and boilers; rehabilitation of the existing Sludge Control Building, and demolition of process facilities that are to be replaced or are no longer needed, and other associated costs of needed additions to the contract work that have become necessary to complete the Digester Rehabilitation construction, the total of which would exceed the contract contingency amount. It was planned that this contract could be modified to provide needed monies, if necessary, for any anomalies in the work which may become evident as the work progressed. Due to the complex and comprehensive nature of this project, this additional work could not be foreseen, and it is not practical or feasible to undertake a new procurement to deliver these services.

- B. **Contract Compliance No.:** 31-0957857 (Majority | Expiration 06/17/2010)

- C. **Emergency Designation:** No emergency designation is requested for this ordinance.

2. **FISCAL IMPACT:**

This ordinance request and authorizes the transfer and appropriation of funds in the amount of \$2,499,619.00 from the

Sewer System Reserve fund to the OWDA Loan Fund in order to fund this proposed expenditure. Also, the 2008 Capital Improvements Budget is amended upon passage of this ordinance. This transaction is a temporary measure that is required until such time as the Division is able to execute a loan with the Ohio Water Development Authority Loan Fund and reimburse the Sewer System Reserve Fund.

Title

To authorize the Director of Public Utilities to modify a contract with Crace Construction Company, Inc. for the Southerly Wastewater Treatment Plant Digester Rehabilitation Project; to authorize the appropriation, transfer, and expenditure of \$2,499,619.00 from the Sewer System Reserve Fund to the Ohio Water Development Authority Loan Fund; and to amend the 2008 Capital Improvements Budget, for the division of Sewerage and Drainage. (\$2,499,619.00)

Body

WHEREAS, Contract No. EL005858 was authorized by Ordinance No.2180-2005, as passed by Columbus City Council on February 6, 2006, for purposes of authorizing the Director of Public Utilities to enter a construction contract with Crace Construction Company, Inc. for the Southerly Wastewater Treatment Plant Digester Rehabilitation Project; and

WHEREAS, the original contract under EL005858 was previously modified by ORD1115-2008, as passed by Columbus City Council on July 28, 2008, for purposes of authorizing the Director of Public Utilities to modify the construction contract with Crace Construction Company, Inc. for the Southerly Wastewater Treatment Plant Digester Rehabilitation Project; and

WHEREAS, it is necessary to modify this contract to provide additional monies to cover the cost of needed additions to the contract work which exceeds the available contingency amounts provided in the contract, pursuant to completion of the Digester Rehabilitation construction; and

WHEREAS, this modification and the prior modification, ORD1115-2008, were originally planned as one that had to be split into two separate modifications due to continuing negotiations between the City and the contractor, the immediate need of at least partial funding to continue work, and the limited availability of time to get legislation passed prior to Council Recess in August; and

WHEREAS, it is necessary to authorize an amendment to the 2008 Capital Improvements Budget for the purpose of providing sufficient spending authority for the aforementioned project expenditure; and

WHEREAS, it is immediately necessary to both appropriate funds from the Sewer System Reserve Fund and authorize the transfer of said funds into the OWDA Loan Fund; in order to temporarily fund this expenditure, until such time as the City is able to execute a loan for the above state purpose and reimburse the Sewer System Reserve Fund; and

WHEREAS, the Division of Sewerage and Drainage, Department of Public Utilities is requesting that this Council authorize the Director of Public Utilities to modify the construction contract with Crace Construction Company, Inc. for the Southerly Wastewater Treatment Plant Digester Rehabilitation Project at the earliest practical date; **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 Contract No. EL005858 with Crace Construction Company, Inc., P.O. Box 535, 316 Main Street, Piketon, Ohio 45661 for construction of the Southerly Wastewater Treatment Plant Digester Rehabilitation Project, Construction Contract S66 in order to provide for needed additions to the contract work and the global settlement of the contractors' claims through September 5, 2008, in accordance with the terms and conditions as shown in the modification on file in the office of the Division of Sewerage and Drainage.

Section 2. That from the unappropriated monies in the Sewer System Reserve Fund 654, and from all monies estimated to come into said fund from any and all sources, and unappropriated from any other purpose for the Southerly Wastewater

Treatment Plant Digester Rehabilitation Project, the sum of \$2,499,619.00 is hereby appropriated to the Division of Sewerage and Drainage; Division 60-05 | ObjLv11 10 | ObjLv13 5502 | OCA Code 901654

Section 3. That the City Auditor is hereby authorized to transfer \$2,499,619.00 to the OWDA Loan Fund No. 666, into the appropriate project accounts as specified in the below section, at such time as deemed necessary by him, and to expend said funds, or so much thereof as may be necessary.

Section 4. That the 2008 Capital Improvements Budget Ordinance No. 0690-2008 is hereby amended as follows, to provide sufficient budget authority for the award of the agreement stated herein.

Project No. | Project Name | Current Authority | Revised Authority | (Change)
650691-100000 | OSIS Downtown Odor Control | \$4,750,000 | \$2,250,381 | (-\$2,499,619)
650353-100000 | SWWTP Digester Rehabilitation | \$0.00 | \$2,499,619 | (+\$2,499,619)

Section 5. That the expenditure of \$2,499,619.00, or as much thereof as may be needed, be and the same is hereby appropriated and authorized for under the OWDA Loan Fund No. 666 | Division 60-05 | ObjLv13 6624 | as follows:

Proj. No | Proj. Name | OCA Code | Amount:
650353 | SWWTP Digester Rehabilitation | 666353 | \$2,499,619.00

Section 6. That upon obtaining other funds for the purpose of funding the sanitary sewer system capital improvement work, the City Auditor is hereby authorized to repay the Sewer System Reserve Fund the amount transferred under the above section, and said funds are hereby deemed appropriated for such purpose.

Section 7. That the City Auditor is hereby authorized to transfer any unencumbered balance in the project account to the unallocated balance 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 made from a project by monies from more than one source.

Section 8. That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

Section 9. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this ordinance.

Section 10. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1880-2008

Drafting Date: 11/14/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

BACKGROUND: The Board of Health has collaborated with the Franklin County Sheriff's Office to offer Chlamydia and gonorrhea lab testing services. It is necessary to enter into a revenue contract to provide the foundation for these lab testing services. Under this revenue contract, the Franklin County Sheriff's Office will reimburse the Board of Health for the provision of Chlamydia and gonorrhea lab testing services, for the period of January 1, 2009 through December 31, 2009.

FISCAL IMPACT: The Franklin County Sheriff's Office will reimburse the Board of Health for costs related to the services provided for the lab testing. The revenue will be deposited into the Health Special Revenue Fund.

To authorize the Board of Health to enter into a revenue contract with the Franklin County Sheriff's Office for the provision of lab testing services in an amount not to exceed \$30,000; (\$30,000)

Body

WHEREAS, it is necessary to enter into a revenue contract to offer quality lab testing services to the Franklin County Sheriff's Office; and,

WHEREAS, under this revenue contract, the Franklin County Sheriff's Office will reimburse the Board of Health for the provision of Chlamydia and gonorrhea lab testing services; and,

WHEREAS, it is necessary to enter into this revenue contract to provide the foundation for these lab testing services; Now, therefore,

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

SECTION 1. That the Board of Health is hereby authorized to enter into a revenue contract with the Franklin County Sheriff's Office for the provision of lab testing services, for the period of January 1, 2009 through December 31, 2009, in the amount of \$30,000.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1891-2008

Drafting Date: 11/17/2008

Version: 1

Current Status: Passed

Matter Type: Ordinance

Explanation

Rezoning Application Z90-166D

Ordinance # 1302-91 rezoned 1,691.37± acres to various limited residential, commercial, and manufacturing districts. This legislation will amend Ordinance #1302-91, passed June 17, 1991, and subsequently amended by Ordinance #1354-92 on July 13, 1992 to modify development standards in Subarea 2C; Ordinance # 1252-2004, to modify roof pitch requirements for outparcel development in Subareas 14A, 14B, and 14C; and Ordinance #1327-2005 to modify graphics, loading dock screening, roof pitch requirements, increase the maximum height of light poles from 28 to 38 feet in interior portions of the parking lot, and to allow shopping cart corrals in parking lots. The applicant proposes to modify development standards for roof pitch and building materials in Subarea 17. All other conditions and restrictions of Ordinance #1302-91, as amended, remain in effect and are unchanged by this legislation.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Title

To amend Ordinance #1302-91, passed June 17, 1991, for property located at **4848 MORSE ROAD (43230)**, by amending the limitation overlay text in Section 19 applicable to Subarea 17 as it pertains roof pitch requirements and building materials (Z90-166D).

Body

WHEREAS, Ordinance #1302-91, passed on June 17, 1991 (Z90-166), established the L-C-2, Limited--Commercial, L-C-4, Limited-Commercial, L-C-5, Limited-Commercial, L-M-2, Limited-Manufacturing, CPD, Commercial Planned Development, PUD-4, Planned Unit Development and PUD-8, Planned Unit Development Districts on property located at **4848 MORSE ROAD (43230)**, being a part of the total 1,691.37± acres located on the east side of North Hamilton Road north of and adjacent to Morse Road; and

WHEREAS, Ordinance #1302-91, passed on June 17, 1991 (Z90-166), established 42 separate Subareas, each having specific use prohibitions and development standards including building design, height, setback, landscaping, lighting, access and graphics restrictions; and,

WHEREAS, Ordinance #1354-92, passed on July 13, 1992, modified development standards in Subarea 2C; and,

WHEREAS, Ordinance # 1252-2004, passed on July 26, 2004, modified roof pitch requirements for outparcel development in Subareas 14A, 14B, and 14C; and,

WHEREAS, Ordinance #1327-2005, passed on July 25, 2005, modified graphics, loading dock screening, roof pitch requirements, increased the maximum height of light poles from 28 to 38 feet in interior portions of the parking lot, and allowed shopping cart corrals in parking lots; and,

WHEREAS, it is necessary to amend Ordinance #1302-91 to modify certain standards included in Subarea 17 including, roof pitch and building materials; and,

WHEREAS, the Northland Community Council has recommended approval, now therefore,

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

Section 1. That Section 19 of Ordinance #1302-91, passed June 17, 1991, (Z90-166), be amended to read as follows:

SECTION 19. 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, L-C-2, Limited Commercial, L-M-2, Limited Manufacturing and CPD, Commercial Planned Development Districts and application among the records of the Department as required by Section 3370.03 of the Columbus City Codes; said plans titled "**PRELIMINARY DEVELOPMENT PLAN/FIGURE A**," "**PROPOSED ROADWAY NETWORK/EXHIBIT P8**," and "**HAMILTON MARKET LIGHTING EXHIBIT**," signed by Jeffrey L. Brown, Attorney, dated July 7, 2005 and said text titled "**OUTLINE DEVELOPMENT TEXT ROCKY FORK PLANNING AREA - WEST**," signed by Lawrence Swick, Agent for this amendment application, dated October 20, 2008, and the text reading as follows:

**OUTLINE DEVELOPMENT TEXT
ROCKY FORK PLANNING AREA - WEST**

A. BACKGROUND AND INTRODUCTION

The advent of the 1-670/1-270 linkage to northeast Franklin County is the single major event which determined that the northeast area would become the next major growth area in Central Ohio. The region experienced a similar event to the northwest where, even though sewer and water service were already in place, real growth began only with the completion of S.R. 315. What we know is that, while basic services are essential to growth, the market place signal for residential development is the single fact of access to the central city and that access is measured in time, not miles. S.R. 315 meant that Hard Road was twenty minutes from downtown, not forty. And the completion of 1-670 means that the Hamilton Road/S.R. 161 intersection is fifteen minutes from downtown, not forty.

The ownership pattern and the development status in the northeast area provides a unique planning opportunity. The area is sparsely developed at best and the concentration of ownership enables planning determinations to be more consistently implemented. The entry points are clearly Morse Road and S.R. 161 which are linked directly into the total outerbelt system and with the completion of I-670 to the central core. Equally important is the fact that the total growth area involved in the northeast expansion will be, at least for the foreseeable future, smaller and more finite than the experience of the northwest. The southern boundary is the virtually developed City of Gahanna, and the presumably permanent estate lot pattern of eastern Jefferson Township. The eastern boundary of Kitzmiller Road is not readily expandable since it depends on the Blacklick Trunk Sewer for sanitary sewer service. To the north there is no immediate likelihood of expansion into northern Plain Township and no likelihood at all that the Delaware County growth east of Hoover Reservoir will remotely resemble growth in that county to the north and northwest. Finally, New Albany itself, if compared to Dublin, is a geographically small place with special rural ambitions.

B. PLANNING AND ZONING OBJECTIVES

The major planning objective is a text book exercise based upon a simple and fundamental planning principle: from the point of entry, intensity shall decrease with the distance from the point of entry. Practically what this means is that, since the area orients from a highway standpoint strongly east-west, the major intensity should be from one entry point to the other (from S.R. 161 to Morse Road) along Hamilton Road (the first development area east of I-270) and, as we proceed east, that intensity should be reduced. The principle is totally sound and graphically means that all indices of intensity, traffic, density, population, building mass, etc. should be reduced as we move east across the area.

The effect of consistently and emphatically employing this simplistic planning principle in producing the developmental goal for the northeast is to produce virtually all of the nonresidential activity along the Hamilton Road - relocated Hamilton Road - S.R. 161 corridor. This principle will produce predictable densities which will be greatest just east of Hamilton Road and consistently decrease as we move to the east.

The overall zoning effort, parts of which occur in Gahanna, New Albany, Plain Township and Columbus, is to effect the planning principle while producing land uses which meet the needs of the total northeast area and its predictable population. At the same time, the zoning and developmental effort must insure a level of quality from both functional and design standpoints, consistent throughout the area, regardless of political jurisdiction, and which is produced as a part of the aesthetic and functional fabric no matter what the land use, size, type or price of the residential accommodation. Finally, and of equal importance, the total zoning effect must assure coordinated and adequate traffic and infrastructure systems regardless of political jurisdiction.

This application contains 3 owners and over 1,700 acres so located that the imposition of a street pattern and sufficient standards on the subject land should provide the maximum precedent to insure that those patterns and standards will be the rule for the entire planning area.

The plan and text address most of the above but some additional comments are in order.

C. THE TRAFFIC NETWORK

Major freeway access to the study area is provided by State Route 161 and Morse Road. Major points of access into the study area also include Hamilton Road as a north-south arterial and Route 62 as a southwest-northeast diagonal arterial across the frame of the planning area. Hamilton Road will be realigned north of 161 from its present terminus to continue expansion of the regional arterial network into northern Plain Township.

D. PROPOSED TRAFFIC PLAN

Proposed traffic plan, Exhibit P8, indicates present average daily traffic (ADT) within the planning area and also indicates the points where improvements will be required. In overview, the following traffic movements need to be accommodated:

- a. Regional and through movements: At present considerable regional movements occur utilizing Route 161 through the

small Village of New Albany, creating significant congestion. In addition, the present lane capacity of 161 is wholly insufficient for the existing traffic volume.

As a result of this proposal, Route 161 freeway bypass is presently being jointly planned between the applicants, the City of Columbus, Village of New Albany, MORPC and the Ohio Department of Transportation in order to initiate this improvement at the earliest possible stage.

Right-of-way acquisition along the proposed alignment is nearly complete and various shared funding proposals are presently being discussed and reviewed. This facility (Exhibit P8) is to provide controlled, defined points of access from 1-270 on the west along its realignment north of the Village of New Albany to its realignment with present Route 161 at the Franklin/Licking County line.

b. Commuting movements: Given the present relative undeveloped nature of the area, no present significant commuter movements are noted.

It is anticipated that Route 161, Morse Road, and Route 62 will be major routes for commuter traffic in and out of the study area. A Morse Road boulevard improvement is anticipated with controlled median breaks between 1-270 at the west to the Hamilton Road intersection on the east. It is anticipated that selective widening and intersection improvement will be undertaken as part of any substantial retail development adjacent to Morse Road and/or Hamilton Road. In the longer term, public funding from the City and/or the State will be required for both Hamilton Road, Morse Road and Morse Road boulevard sections. In addition, for Morse Road, cooperation will be required with the City of Gahanna. Beyond Hamilton Road to the east, Morse Road is anticipated to retain a more rural collector.

c. Movements to and from the planning area to utilize retail facilities:

Hamilton Road will require upgrading to a five lane boulevard status with controlled points of access and a divided median (see Exhibit P8). Hamilton Road is also to be realigned to the west and north of 161 and can be further extended as development warrants in servicing northern portions of Plain Township.

The Hamilton Road boulevard improvement will occur in stages over time with selective widening and intersection improvements, again, as part of any substantial retail development within the Hamilton Road corridor. Longer term improvements will require funding from the City and/or the State.

Morse Road, State Route 161, and freeway S.R. 161 along with the loop systems east of Hamilton Road provide more than adequate access to what is, in fact, the single major intensity and retail area. The ideal density curve, reducing as it does, as one moves to the east, means that most of the people travel the least distance and the fewest the longest distance. This singular fact enables alternative systems to be reduced in the easterly part of the total area.

d. Local and internal movements servicing neighborhoods, schools, and recreation facilities: At present, with the exception of Thompson Road, no internal streets have evolved in anticipation of future development.

As part of the phased development of neighborhoods, an internal east--west / north-south street network has been planned and will be built allowing internal movement between 161. to the north, Morse Road to the south, Hamilton Road to the west and Route 62 to the east, Exhibit P8.

e. Non-vehicular circulation: At present, given the agricultural nature of the area, no pedestrian system or trails of any kind are in place.

As part of the development of neighborhoods and for any development in association with Rocky Fork Creek, a series of pedestrian paths, trails and bikeways will be built, interconnecting points of service, neighborhood recreation centers, and concentrations of housing to provide an alternative to vehicular movement.

f. Arterial "intercept" system: At present, existing arterials meet with other arterials and form traditional intersections that will be required to be improved in the future. To move within the system, there are no present alternatives to using this existing network of "spokes" and "intersections".

As part of the development of retail concentrations, a series of minor arterial loop or service roads are planned to encapsulate such retail nodes that will also provide:

1. Interior vehicular service to the major developments.
2. Traffic intercepts to utilizing the spoke and intersection system to move around retail concentrations.
3. Providing points of access for neighborhood collectors into the interior of the major developments, providing residential movements with two vs. one point of entry/exit out of the planning area. (See Exhibit P8).

E. ENVIRONMENTAL CHARACTERISTICS

The area is generally denoted by a mix of open agricultural fields framed by major wood lots and is gently sloping to Rocky Fork Creek. There is also a mix of roadway frontage characteristics. For example, Hamilton Road has been a corridor for electric transmission lines and single family strip development while Route 161 east of Hamilton Road remains totally undeveloped and has open road frontage. A major characteristic of the area is the north-south floodplain/creek corridor along Rocky Fork Creek; the alignment of the creek provides a natural open space and environmental spine to the area.

Environmental focus of the plan will include:

- a. Focus on pedestrian/bikeway circulation network planned along the north-south alignment of Rocky Fork Creek.
- b. Utilizing east-west links from the creek spine to interconnect neighborhood level recreation facilities.
- c. Consistent imagery through strategic placement of open space as perceived from major and minor roadways.
- d. Maintaining a perception of spaciousness by preserving longer views into the floodplain, the golf course and providing gracious setbacks along major gateways.
- e. Placement of neighborhoods within the frame of the area as defined by major woodlots, e.g. treating wooded areas as an edge to be maintained.

F. ADDITIONAL AREA PLANNING NEEDS

The area proposed for zoning and development is within both the Plain Local and the City of Columbus school districts. No additional school sites are being requested as part of this development; the Plain Township Local school system is a consolidated campus setting having elementary/junior/senior high facilities on one campus and with the desire to remain as such. Within the City of Columbus school district, sufficient facilities are available to the west within the City of Columbus to provide school services to this area.

The planning area is immediately east of a major regional park, Blendon Woods, to which it has immediate access via State Route 161. The total planning area has both the appearance and fact of large open spaces, three golf courses, and the pasture sense created by the fencing along major roads and to be created along new ones, and an overall low density. From a usership standpoint, any additional park lands would seem to be unwarranted.

G. TIMING AND PHASING OF DEVELOPMENT

The Jack Nicklaus golf course presently under construction is anticipated to be completed in 1991. The utility extensions, both the interceptor and initial service trunks, are scheduled to be completed in 1991. Neighborhood developments in association with the golf course are presently being planned and will be tied into the extension of utilities to the area. Initial retail development along the Hamilton Road corridor is anticipated as the number of residents in the area increases. Additional neighborhood developments will also occur on the west side of Rocky Fork as demand occurs.

H. FUTURE ZONING APPLICATION

The subject area is being divided into subareas to reflect zoning classifications and standards which are thought to be appropriate for each subarea. The development will occur over an extended period of time and it will 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 in each subarea. Each subarea may be the subject of a zoning application filed with the City of Columbus and nothing contained herein shall prevent the current or future owners of the property the subject of these standards from filing and processing a zoning application on any subarea.

* All Subarea acreages are preliminary and are subject to change with final Engineering Drawings.

I. TRAFFIC NOTES WHICH APPLY TO ALL SUBAREAS

All curb cut measurements are from centerline to centerline. Where the word restricted is used, the types of movements shall be approved by the Division of Traffic Engineering. The traffic limitations contained within this text may be modified with the approval of the Division of Traffic Engineering. See additional notes on Preliminary Development Plan.

Subareas 1A & 1B: L-M2

1.01 Description and Acreage:

Subareas 1A & 1B are located on the north side of State Route 161 and contain 36.5 & 24.8 gross acreage.
Subareas 1A & 1B will contain office and flex type office/distribution type uses.

1.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for these Subareas are contained in Chapter 3367 (M2) of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1.03 Permitted Density:

A. Within Subareas 1A and 1B, permitted maximum density shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

1.04 Traffic and Circulation:

A. Along the eastern edge of Subarea 1A, an arterial Road A shall be extended to north property line and shall have a minimum right-of-way of 120 feet.

B. All other publicly dedicated local access streets, including Road E, shall have a minimum 60 foot right-of-way.

C. One full service curb cut shall be provided along Road A between Road E and the north property line.

D. All curbcuts shall be located a minimum 200 feet apart taken centerline to centerline and either aligned with curbcuts across the street or offset a minimum 100 feet.

1.05 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 dock areas 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.

1.06 Height and Setback Requirements:

- A. The setback along State Route 161 By-Pass shall be 50 feet for all parking and maneuvering areas and 75 feet for all buildings.
- B. The setback along Road A shall be 50 feet for all parking and maneuvering areas and 50 feet for all buildings.
- C. The setback from other publicly dedicated streets including Road E shall be 50 feet for parking and maneuvering areas and 50 feet for buildings.
- D. Side yards shall be 25 feet for parking and maneuvering areas and buildings.
- E. Rear yard shall be 25 feet for parking and maneuvering areas and buildings.
- F. Height districts within Subareas 1A & 1B shall be 35 feet as measured per Columbus Zoning Code.

1.07 Landscaping/Environmental Treatment:

- A. Along relocated Hamilton Road (Road A), a 50 foot green space corridor shall be established from edge of right-of-way. Within the required 50 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 50 foot green space corridor, at a minimum distance of 40 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 feet 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and 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, three evergreen trees, three ornamental trees, and two shade trees and at least five 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 Road A 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 fencing and landscape material noted in 1.07A.
- 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 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 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 of pavement.

H. The landscaping required in items E, F and A 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 foot to 6 foot in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen dumpster 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 above finished grade.

Break1

1.10 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way of Road A and SR 161 By-Pass. 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 structure with a minimum pitch of 6:12 and maximum pitch of 12:12. The height of the roof element shall not 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. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. 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 material common to other such outparcel structures. This will achieve overall architectural uniformity.

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

D. 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 landscaped material utilizing the same material or character of the building.

E. 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. 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 feet-0 inches.

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

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern 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 will appear to be reduced and will reflect a residential character.

Subareas 2A and 2B: L-C4

2.01 Description and Acreage:

Subareas 2A and 2B are located on the north side of State Route 161 and adjacent to SR 161 By-Pass. The proposed acreage for Subareas 2A and 2B is 26.3 and 6.4 gross acres, respectively, totaling 32.7 acres. Proposed land use will be for regional scale retail.

2.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for these Subareas are contained in Section 3355.02 (C-4) and Chapter 3355 (C-4), 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

2.03 Permitted Density:

A. The permitted maximum site density within Subareas 2A and 2B shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

2.04 Traffic and Circulation:

A. State Route 161 shall contain a right-of-way of a minimum 80 feet.

B. Full service cuts shall have a minimum of 900 foot spacing, and restricted curbcuts shall have a minimum 300 foot spacing.

C. Road A shall be an arterial and contain a minimum right-of-way of 120 feet.

D. No full service curbcuts shall be permitted on Road A except for intersection of Roads C and B.

E. One right-in, right-out curbcut shall be allowed in Subareas 2A and 2B between Road E and S.R. 161 ramp. It shall be spaced no closer than 300 feet from S.R. 161 ramps.

F. Road C shall have a minimum right-of-way of 60 feet.

G. All other curbcuts on Road C and B shall be located a minimum of 200 feet apart taken from centerline to centerline and either aligned with curbcuts across the Street or offset a minimum of 100 feet.

H. Any development having full access to SR 161 shall construct an additional lane on SR 161 if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic off of

and on to SR 161. Construction shall be done at the time of development and to specifications of the City of Columbus.

2.05 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 lots achieving 90% opacity to a minimum height of seven feet (7) from finished grade.

2.06 Height and Setback Requirements:

- A. The setback along State Route 161 By-Pass shall be 40 feet for parking and maneuvering areas and 75 feet for building.
- B. The setback along Road A shall be 40 feet for all parking and maneuvering areas and 50 feet for all buildings.
- C. Height districts within Subareas 2A and 2B shall be 35 feet as measured per the Columbus Zoning Code.
- D. The setback along old S.R. 161 shall be 25 feet for parking and maneuvering areas and 50 feet building.
- E. The setback along other roadways including Road C shall be 25 feet for parking and maneuvering areas and 50 feet for building.

2.07 Landscaping/Environmental Treatment:

A. Along Road A frontage, a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage 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 feet 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 foot to 6 foot upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, three evergreen trees, three ornamental trees, and two shade trees and at least five 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 both Road A and Route 161 By-Pass 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 fencing and landscape material noted in 2.07A.

E. Tree plantings shall be required within site parking or service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inches 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 inches 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 inches 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 inches 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 or service areas. Existing trees of 3 inches 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 of pavement.

H. The landscaping required in items B, 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 inches 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, 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 feet in height.

2.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

B. 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.

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

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

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

2.09 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning districts. 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 two 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 shall be placed within the setback area at a minimum of fifteen (15) feet from the 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 which shall be ground type only and limited to 4 square feet in area per face and shall be 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 or 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.

2.10 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way lines of Road A or State Route 161 By-Pass. 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. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. 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. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same material 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. 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. 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 feet -0 inches.

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

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements, the overall building mass will appear to be reduced and will reflect a residential character.

Subarea 2C

1. INTRODUCTION: Subarea 2C is located on the north side of State Route 161 and adjacent to SR 161 By-Pass. The proposed acreage for Subarea 2C is 45.2 gross acres. Proposed land use will be for regional scale retail.

2. PERMITTED USES: Permitted uses and applicable development standards for Subarea 2C are contained in Section 3356.03 (C-4) and Chapter 3356 (C-4), respectively, of the Columbus City Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from the subarea;

a) book bindery

- b) bus or truck terminal
- c) ice house

3. DEVELOPMENT STANDARDS:

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

1. The permitted maximum site density within Subarea 2C shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.
2. The setback along State Route 161 By-Pass shall be 40 feet for parking and maneuvering areas and 75 feet for building.
3. Height districts within Subarea 2C shall be 35 feet as measured per the Columbus City Code.
4. The setback along old S.R. 161 shall be 25 feet for parking and maneuvering areas and 50 feet building.
5. The setback along other roadways including Road C shall be 25 feet for parking and maneuvering areas and 50 feet for building. The setbacks outlined in this section shall not apply to signage.

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

1. State Route 161 shall contain a right-of-way of a minimum 80 feet.
2. Full service cuts shall have a minimum of 900 foot spacing, and restricted curbcuts shall have a minimum 300 foot spacing.
3. Any development having full access to SR 161 shall construct an additional lane on SR 161 if required by City of Columbus Division of Transportation. The additional lane shall run for the length of the frontage to facilitate turning traffic off of and on to SR 161. Construction shall be done at the time of development and to specifications of the City of Columbus.
4. Size, ratio and type of parking and loading facilities shall be regulated by Columbus City Code under Chapter 3342.
5. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lots achieving 90% opacity to a minimum height of six feet (6) from finished grade.

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

1. Along Hamilton Road frontage, a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage 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 feet 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 foot to 6 foot upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, three evergreen trees, three ornamental trees, and two shade trees and at least five shrubs shall be used for every 100 feet of frontage.
2. 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.
3. All parking areas adjacent to old SR 161 or Route 161 By-Pass 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.

4. All major entries shall be demarked by utilizing the fencing and landscape material noted in 3(C)(1).
5. Tree plantings shall be required within site parking or service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inches 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 inches 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 inches additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.
 - C. Over 100,000 square feet: 20 inches of trunk size plus 1 inches additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.
6. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inches caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.
7. 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 of pavement.
8. The landscaping required in items 5,6 and 7 may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus City Code.
9. Minimum tree size shall be no less than 2 1/2 inches caliper for street and/or shade trees, 5 feet in height for evergreen trees and 1 1/2 inch caliper for ornamental trees.
10. If landscaping is used to screen 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 seven feet in height.

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

1. The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way lines of Hamilton Road or State Route 161 By-Pass. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.
 - A. Pitched, flat, or mansard roofs shall be permitted. All flat roofs shall be required to have a parapet.
 - B. A maximum of three building material types shall be utilized for the exterior of any building. 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 architecture uniformity.
2. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure except for shopping cart corrals.
3. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same material 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.

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

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5. 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 feet-0 inches.

6. All buildings shall be finished utilizing the same materials on all sides of the exterior.

7. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements, the overall building mass will appear to be reduced and will reflect a residential character.

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

1. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

2. 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.

3. Parking lot lighting shall be no higher than 28 feet in zone 2 and 38 in zone 1 as shown on the submitted Lighting Plan drawing.

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

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

F. Graphics and/or Signage Commitments.

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

2. The height of ground supported signage shall not exceed 20 feet for all retail centers unless higher signage is approved as part of a graphics plan or variance request. A retail center shall be defined as a building that contains two or more stores dedicated to retail sales.

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

4. All other signage shall be behind the required 40 foot setback, with the exception the retail center signage outlined in items 3F2 above and of one directional entry and exit sign which shall be ground type only and limited to 4 square feet in area per face and shall be 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 or exits. Identification logo or name shall not be displayed on directional signage.

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

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

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

G. Miscellaneous Commitments.

N/A

Subarea 3: L-C4

3.01 Description and Acreage:

Subarea 3 contains 43.5 gross acres and is located on the west side of Hamilton Road.

3.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for this Subarea are contained in Section 3355.02 (C4) and Chapter 3355, 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

3.03 Permitted Density:

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

3.04 Traffic and Circulation:

- A. Old Hamilton, north of Road A shall have a minimum 80 foot right-of-way.
- B. Relocated Hamilton Road (Road A) shall contain a right-of-way of 120 feet.
- C. Full service curbcuts shall be permitted on Hamilton Road at a minimum spacing of 900 feet centerline to centerline. Right-in, right-out curbcuts shall be permitted and spaced at a minimum 300 feet on center from centerline to centerline. Road B shall intersect Road A at a full service curbcut.
- D. Curbcuts shall be permitted on old Hamilton Road, north of Road A spaced at a minimum 300 feet from centerline to centerline and either aligned with curbcuts across street or offset a minimum 150 feet.
- E. 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.

3.05 Parking and Loading:

- A. Size, ratio and type of parking and loading facility shall be regulated by the Columbus Zoning Code Chapter 3342.

B. The view of all loading areas 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.

3.06 Height and Setback Requirements:

A. Setback off relocated Hamilton Road (Road A) shall be 40 feet for all parking and maneuvering areas and 60 feet for all buildings.

B. All other publicly dedicated local streets including old Hamilton Road north of Road A shall have a 25 feet parking and maneuvering area setback and a minimum 50 foot building setback.

C. The setback from the rear property line shall be 25 feet for all structures except for the fencing or wall required in 3.07K or 3.07L, respectively, and 50 feet for all parking and maneuvering areas. Said 25 foot setback area shall be used as a buffer area and at no time shall it be used for storage, dumping, or other activity.

D. Height district within Subarea 3 shall be 35 feet as measured per the Columbus Zoning Code.

3.07 Landscaping/Environmental Treatment:

A. Along relocated Hamilton Road (Road A) a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 feet 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 feet 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and 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, three evergreen trees, three ornamental trees, and two shade trees and at least five 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 both relocated Hamilton Road (Road A) and old Hamilton Road (Road F) 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 fencing and landscape material noted in 3.07A.

E. Tree plantings shall be required within site parking or 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 or service areas. Existing trees of 3 inches 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 of 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 areas 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 feet above finish grade.
- K. The owners shall construct and maintain, within the 25 foot rear setback buffer, a solid fence, or a wall sufficient in design and strength to deter pedestrian trespass of a minimum height of 8 feet.
- L. Prior to the construction of any improvements, except grading, the owners shall provide a visibility screen of at least 15 feet in height, within the 25 foot rear setback buffer, which may consist in whole or in part of earth material, conifer vegetation, or the wall or fence referred to in Item K. Where said visibility screen consists in whole or in part of vegetation, the owners' obligations under this section shall be met if:
 - A. A height of 15 feet will be attained upon maturity of said vegetation.
 - B. A height of 10 feet is attained at the time of planting.
 - C. Said materials are so placed as to provide a visibility screen upon maturity.

3.08 Lighting:

- A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.
- B. 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.
- C. Parking lot lighting shall be no higher than 28 feet.
- D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.
- E. All lighting within 200 feet of rear property line shall be at a height of not more than 8 feet, except which lights as may be shielded or screened by structure from rear property line.
- F. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

3.09 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 two 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 setback area at a minimum of fifteen (15) feet from street right-of-way.

D. Along Road A, all 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) from 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.

3.10 Architectural Requirements:

Within 300 feet of Hamilton Road, south of Road A, the following architectural requirements shall apply.

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. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. 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. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same material 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. 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. Blank facades on rear 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 feet-0 inches.

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

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

I. There shall be no exterior sound system either portable or permanent used on owner's property, which can be heard from adjacent property to the west.

Subarea 4: CPD

4.01 Description and Acreage:

Subarea 4 is located on the west side of Hamilton Road and contains approximately 35.9 acres. Subarea 4 will be characterized as a retail/service area and will contain uses such as health club and theater.

4.02 Permitted Uses/Development Standards:

A. Zoning classification will be CPD as set forth in Chapter 3361.

B. Permitted uses and applicable development standard for this Subarea are contained in Sections 3353.01 (C-2), 3355.01 (C-3) plus restaurants that serve alcohol and health club uses and Chapter 3355 (C-3), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from this subarea:

- a. assembly hall
- b. auto park
- c. electric substation
- d. greenhouse and nursery
- e. motel
- f. motor bus terminal
- g. newspaper printing
- h. off-premise graphics

4.03 Permitted Density:

A. The permitted maximum site density within Subarea 4 shall not exceed the ratio of 10,000 gross square feet of building per net acre of site.

B. On the southern half of Subarea 4, no building shall have a footprint greater than 15,000 S.F.

4.04 Traffic and Circulation:

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

B. Major points of entry shall generally be spaced 900 feet apart.

C. Right-in and right-out curbcuts shall be permitted, however, such right-in and right-out curbcuts shall have a minimum spacing and separation of 300 feet taken from centerline to centerline.

D. Full service curbcuts shall be permitted along the local collector provided that they are spaced a minimum of 200 feet apart and 400 feet back from the intersection of Hamilton Road.

E. 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.

4.05 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 areas 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.

4.06 Height and Setback Requirements:

- A. The setback from Hamilton Road shall be 40 feet for parking and maneuvering areas and 75 feet for building.
- B. The setback for all other publicly dedicated local access streets shall be 25 feet for all parking and maneuvering areas and 50 feet for buildings.
- C. The setback from the rear property line shall be 25 feet for all structures except for the fencing or wall required in 4.07K and 4.07L, respectively, and 50 feet for all parking areas and maneuvering areas. Said 25 foot setback area shall be used as a buffer area and at no time shall it be used for storage, dumping or other activity.
- D. If existing residential structures convert to commercial uses, all parking areas shall be behind said structure to be converted. This shall also apply if any substantial additions are made to an existing residential structure in its conversion to a commercial use. New construction shall meet the setback requirements set forth in 4.06, paragraph A.
- E. Height district within Subarea 4 shall be 35 feet as measured per the Columbus Zoning Code.

4.07 Landscaping/Environmental Treatment:

- A. Along Hamilton Road, a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage 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 feet 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and 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, three evergreen trees, three ornamental trees, and two shade trees and at least five 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 fencing and landscape material noted in 4.07A.
- 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 or service areas. Existing trees of 3 inches 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 of pavement.

H. The landscaping required in items B, 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 areas 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 feet above finish grade.

break3

K. The owners shall construct and maintain, within the 25 foot rear setback buffer, a solid fence, or a wall, sufficient in design and strength to deter pedestrian trespass, of a minimum height of 8 feet.

L. Prior to the construction of any improvements, except grading, the owners shall provide a visibility screen of at least 15 feet in height within the 25 foot rear setback buffer, which may consist in whole or in part of earth material, conifer vegetation, or the wall or fence referred to in Item K. Where said visibility screen consists in whole or in part of vegetation, the owners' obligations under this section shall be met if:

A. A height of 15 feet will be attained upon maturity of said vegetation.

B. A height of 10 feet is attained at the time of planting.

C. Said materials are so placed as to provide a visibility screen upon maturity.

M. All parking lot frontage parallel to Hamilton Road shall be interrupted by landscape peninsulas. These shall be located a maximum of 100 feet apart and shall be a minimum of 10 feet wide.

4.08 Lighting:

A. All external outdoor lighting, shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting by a concealed source.

B. 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.

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

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

E. All lighting within 200 feet of rear property line shall be at a height of not more than 8 feet, except lights that will be shielded or screened by structure from rear property line.

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

4.09 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 10 feet except for theaters. Theaters shall have a maximum signage height of 20 feet.

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 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 5 feet from street right-of-way. In no case, shall 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.

4.10 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within Subarea 4.

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. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of two building material types shall be utilized for the exterior of any building. Minor accenting of structures through the use of a third 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. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. 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. 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. 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. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern 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 will appear to be reduced and will reflect a residential character.

I. There shall be no exterior sound system either portable or permanent used on owner's property, which can be heard from adjacent property to the west.

4.11 Additional Architectural Requirements:

Within the first 300 feet from the right-of-way line of Hamilton Road, the following additional architectural requirements shall apply.

A. For all uses constructed within the prescribed zone, all roofs shall be sloped and have a minimum pitch of 4:12. No flat roofs shall be permitted.

B. All buildings within this described zone shall be constructed of brick as the primary exterior material covering at least 60% of building elevation excluding doors and windows. Brick size and color shall be the same for all buildings although brick does not need to come from the same manufacturer.

CPD RESPONSES

Natural Environment

The property is flat to gently rolling and is currently used for agricultural purposes.

Existing Land Uses

To the north and west, are agricultural uses; to the south and east is residential.

Transportation & Circulation

See enclosed text for traffic standards.

Visual Form of the Environment

See enclosed text for architectural standards.

View & Visibility

The development standards require landscaping along Hamilton Road as well as interior landscaping and the clear vision will be maintained at access points.

Proposed Development

At the time of development, utility lines will be extended to the site.

Behavior Patterns

This site is part of the Rocky Fork Planning area which will provide new housing and shopping opportunities for the existing and future population along with a road network which will facilitate traffic movement within the area.

Emission

The development of the site will not have an adverse effect on the level of lights, sounds, smells and dust.

Subarea 5: L-C4

5.01 Description and Acreage:

Subarea 5 is located on the east side of Hamilton Road between the arterial indicated Road A and the local collector Road F. Subarea 5 contains approximately 29.8 gross acres.

5.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for this Subarea are contained in Section 3355.02 (C-4) 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) book bindery
- b) bus or truck terminal

5.03 Permitted Density:

A. The permitted maximum density within Subarea 5 shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

5.04 Traffic and Circulation:

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

B. Road F shall be a local collector and contain a right-of-way no smaller than 60 feet.

C. Right-in, right-out curbcuts along Hamilton Road and Road A shall be permitted as long as they are a minimum of 300 feet apart, centerline to centerline.

D. No full service curbcuts shall be allowed along Road A or Hamilton Road. Temporary curbcut for Road F will be allowed along north property line if needed. Temporary curbcut shall be abandoned with Hamilton Road relocation.

E. Full service curbcuts shall be allowed along the Road F as long as they are spaced a minimum of 200 feet apart, centerline to centerline and are offset no less than 100 feet taking centerline to centerline from curbcuts located on the opposite side of the roads.

F. 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.

G. Any development in Subarea 5 must participate in the construction of 4 or 5 lane arterial Road A from SR 161 to Hamilton Road to provide reasonable access to this land and to the SR 161 By-Pass. Construction shall be done at the time

of development and to specifications of City of Columbus. In the event that city or state funding is not available for this section of Road A when adjacent land is developed, the cost of constructing this street to the extent required to serve the developing land shall be born by the developers.

5.05 Parking and Loading:

- A. Parking and loading requirements shall be as those specified within the 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.

5.06 Height and Setback Requirements:

- A. The setback off Hamilton Road and Road A shall be 40 feet for all parking and maneuvering areas and 60 feet for all buildings.
- B. For all other publicly dedicated local streets including Road F, a parking and maneuvering area setback of 25 feet and a building setback of 50 feet shall be used.
- C. Height district within Subarea 5 shall be a maximum of 35 feet as measured per the Columbus Zoning Code.

5.07 Landscaping/Environmental Treatment:

A. Along Hamilton Road and Road A, a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping to 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and 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, three evergreen trees, three ornamental trees, and two shade trees and at least five 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 both Hamilton Road and Road A shall have headlight screening 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 fencing and landscape material noted in 5.07A.

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 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 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 of 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 feet (7) above finish grade.

5.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

B. 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.

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

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

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

5.09 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 two 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.

5.10 Architectural Requirements:

Within 300 feet of Hamilton Road, the following architectural requirements shall apply. 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. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.
- B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. 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 a 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. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.
- D. 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 or other utility 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. 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. 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 feet-0 inches.
- G. All buildings shall be finished utilizing the same materials on all sides of the exterior.
- H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expression equally on all sides of each structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

Subareas 6A, 6B, 6C & 6D: PUD-4

6.01 Description and Acreage:

Subareas 6A, 6B, 6C & 6D shall be approximately 17.6, 48.0, 48.2, 42.2 gross acres, respectively, totaling 156 acres. They are located east of Subarea 5.

6.02 Permitted Uses/Development Standards:

- A. Permitted uses and applicable development standards for Subareas 6A, 6B and 6C are contained in Section 3332.033 (R2) and Section 3333.02 (AR12) and Chapters 3332 (R2) and 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

B. Permitted uses and applicable development standards for Subarea 6D are contained in Section 3332.029 (SR) and Section 3333.02 (AR12) and Chapters 3332 (SR) and 3333 (AR12) respectively of the Columbus Zoning Code unless otherwise indicated within this limitation text.

6.03 Permitted Density:

Within these Subareas the permitted maximum site density shall be limited to 6.0 units per net acre of site.

6.04 Traffic and Circulation:

- A. Road F, Road G, Road I and Thompson Road, shall have a minimum right-of-way of 60 feet.
- B. Curbcuts along Road F, Road G & Road I, and Thompson Road shall be spaced at a minimum of 200 feet apart taken centerline to centerline. (If developed as single family, curbcut restriction will not include driveway cuts.)
- C. Driveway cuts, where possible, shall occur off side streets minimizing curbcuts off collector streets.
- D. Development of 6C shall include construction of Road G and cutting off Thompson Road at Road G.

6.05 Parking and Loading:

- A. Size, ratio and type of parking and loading shall be regulated by Columbus Zoning Code under Chapter 3342.

6.06 Height and Setback Requirements:

- A. Setbacks on Road F, Road G, Road I, and Thompson Road shall be 25 feet for parking and maneuvering areas and 50 feet for building of attached residential and 25 feet for parking and maneuvering areas and 35 feet for building of detached residential.
- B. Height district within Subarea 6 shall be 35 feet as measured per Columbus Zoning Code.

6.07 Landscaping/Environmental Treatment:

- A. If developed in attached residential form, a 3 foot to 5 foot landscaped mound shall be located along the perimeter of Road F, Road G, Road I, and existing Thompson Road. This mound shall be landscaped with a combination of evergreen and deciduous plant material.

6.08 Open Space Requirements:

- A. Open space requirement shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subareas 7A & 7B: PUD-4

7.01 Description and Acreage:

Subareas 7A & 7B shall contain approximately 151.0 and 43.6 gross acres, respectively and are south of State Route 161 and generally parallel to Rocky Fork Creek. Subarea 7 shall be restricted to single family housing.

break4

7.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for these Subareas are contained in Section 3332.029 (SR) and Chapter 3332 (SR) respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

7.03 Permitted Density:

A. The permitted maximum site density within Subarea 7 shall be restricted to 3.5 dwelling units per net acre of site.

7.04 Traffic and Circulation:

A. There will be a collector developed through Subarea 7 noted as Street H. Street H shall contain a 60 foot right-of-way.

B. A second collector shall be developed labeled Street G and this street shall contain a 60 foot right-of-way.

C. Driveway cuts where possible shall occur off side streets minimizing driveway cuts off Roads H and G.

D. Road H shall be disconnected between Road B and Morse Road and not continue as straight through connection.

7.05 Parking and Loading:

A. All parking and loading shall be regulated by Columbus Zoning Code under Chapter 3342.

7.06 Height and Setback Requirements:

A. All setback requirements shall be as specified in Section 3332.21 of the Columbus Zoning Code.

B. Height district within Subarea 7 shall be 35 feet as measured per Columbus Zoning Code.

7.07 Open Space Requirements:

A. Open space requirement shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subarea 8: PUD-4

8.01 Description and Acreage:

Subarea 8 is located along the east side of Rocky Fork Creek, south of State Route 161 and shall be approximately 344.0 gross acres. It shall consist of predominantly single-family attached or detached housing.

8.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Sections 3332.029 (SR) and 3333.02 (AR12) and Chapters 3332 (SR) and 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

B. A maximum of 73 attached units shall be permitted within Subarea 8.

8.03 Permitted Density:

- A. The permitted maximum site density within Subarea 8 shall be one (1) dwelling unit per net acre of site.

8.04 Traffic and Circulation:

- A. State Route 161 shall have a minimum 60 foot right-of-way.
- B. Maximum of one entry off SR 161 shall be permitted.
- C. All other publicly dedicated streets including Road L shall have a minimum right-of-way of 60 feet.
- D. No single family lots shall have direct access to SR 161 except from publicly dedicated streets.

8.05 Parking and Loading:

- A. Parking and loading shall be regulated by Columbus Zoning Code under Chapter 3342.

8.06 Height and Setback Requirements:

- A. The setback off State Route 161 shall be 40 feet for pavement and 50 feet for buildings. All other publicly dedicated streets shall have setbacks as required in Sections 3332.21 and 3333.18 of the Columbus Zoning Code.
- B. Height district within Subarea 8 shall be 35 feet as measured per Columbus Zoning Code.

8.07 Landscaping/Environmental Treatment:

- A. Along SR 161, a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage 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 the 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and 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. Along the 161 frontage, lot orientation shall be such to discourage rear facing houses on to 161 vs. front or side facing.

8.08 Signage:

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

- B. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.

- C. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off site.

- D. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

8.09 Open Space Requirements:

A. Open space requirement with Subarea 8 shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subarea 9: L-C2

9.01 Description and Acreage:

Subarea 9 will be on the south side of State Route 161, west of Rocky Fork Creek and will contain 14.2 gross acres. Subarea 9 will be utilized for a residential sales and reception center.

9.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Section 3353.01 (C2 and Chapter 3353 (C2), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

9.03 Permitted Density:

A. Within Subarea 9, the permitted maximum site density shall be restricted to 8,000 gross square feet of building per net acre of site.

9.04 Traffic and Circulation:

A. State Route 161 shall have a minimum 60 foot right-of-way.

9.05 Parking and Loading:

A. All parking and loading 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 of seven (7) feet from finished grade.

9.06 Height and Setback Requirements:

A. The setback off State Route 161 shall be 40 feet for parking and maneuvering areas and 50 feet for buildings.

B. Height district within Subarea 9 shall be 60 feet as measured per Columbus Zoning Code.

9.07 Landscaping/Environmental Treatment:

A. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage along State Route 161 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 feet treated wood boards attached to 6 to 7 inches treated posts, with face boards, located 8 feet 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 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 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 Route 161 shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of the adjacent parking area. Headlight screening may be in the form of an evergreen hedge, earth mounding, or walls.

D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 9.07A.

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 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 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 of 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 feet (7) above finish grade.

9.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

B. 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.

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

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

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

9.09 Signage:

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

B. All ground supported signage utilized for primary identification shall be limited to a maximum height no greater than 6 feet and a maximum of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.

C. All other signage shall be behind the required 40 foot green space corridor with the exception of one directional entry and exit sign located at each entrance, which shall be ground type and be limited to 4 square feet of 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.

D. At the discretion of the applicant, signage may be located on stone, brick or stucco bases provided that the material used for the sign base is also the same material utilized on the building to which the sign references.

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.

9.10 Architectural Requirements:

The following additional architectural requirements shall apply to those uses located within Subarea 9.

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. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material may 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. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. 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 or other utility 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. 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. 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 feet-0 inches.

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

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

Subareas 10A & 10B: PUD-4

10.01 Description and Acreage:

Subareas 10A & 10B are located east of Hamilton Road on the north and south sides of Thompson Road and shall contain multi-family housing and will consist of approximately 30.8 and 15.2 gross acres, respectively.

10.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for these Subareas are contained in Section 3333.02 (AR12) and Chapter 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

10.03 Permitted Density:

The permitted maximum site density within these Subareas shall be limited to eight dwelling units per net acre of site.

10.04 Traffic and Circulation:

A. Along the south and east border of Subareas 10A and B, a collector shall be developed labeled Road G and Thompson Road. This collector shall have a 60 foot right-of-way.

B. Road J shall have a minimum right-of-way of 60 feet.

C. Curbcuts shall be spaced at a minimum of 200 feet apart measured centerline to centerline.

D. Construction of Road 3 shall include cutting off Thompson Road as per the design requirements of the Division of Traffic Engineers.

10.05 Parking and Loading:

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.

10.06 Height and Setback Requirements:

A. Setback off Road G, Road J and Thompson Road shall be 25 feet for parking and maneuvering areas and 50 feet for building.

B. Height district within Subarea 10 shall be 35 feet as measured per the Columbus Zoning Code.

10.07 Landscaping/Environmental Treatment:

A. A 3 foot to 5 foot landscaped mound shall be required along the perimeter of Road G, Road J, and Thompson Road and will be landscaped with a combination of evergreen and deciduous plant material.

10.08 Signage:

- A. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.
- B. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.
- C. Site signage shall have a maximum height of 6 square feet and a maximum area of 32 square feet per sign face.

10.09 Open Space Requirements:

- A. Open space requirement shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subareas 11A & 11B: PUD-4

11.01 Description and Acreage:

Subareas 11A and 11B are approximately 55.7 and 63.8 gross acres, respectively and are located along the north side of Morse Road, just west of Rocky Fork Creek. Land use within Subarea 11 will be predominantly multi-family or attached type housing.

11.02 Permitted Uses/Development Standards:

- A. Permitted uses and applicable development standards for these Subareas are contained in Section 3333.02 (AR12) and Chapter 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

11.03 Permitted Density:

- A. The permitted maximum site density within Subareas 11A and B shall be eight dwelling units per net acre of site.

11.04 Traffic and Circulation:

- A. Morse Road shall have a minimum right-of-way of 80 feet.
- B. The north/south collector, Road H, shall have a minimum right-of-way of 60 feet.
- C. No development units shall front on Morse Road.
- D. Minimize buildings fronting on Road H.
- E. Along the north/south collector (Road H), curbcuts shall be spaced a minimum of 200 feet measured centerline to centerline.
- F. Along Morse Road, curbcuts shall be spaced a minimum of 400 feet measured centerline to centerline.
- G. An east/west collector (Road I) shall have a 60 foot right-of-way.

11.05 Parking and Loading:

- A. Size, ratio and type of parking facility shall be regulated by Columbus Zoning Code under Chapter 3342.

11.06 Height and Setback Requirements:

- A. The setback off Morse Road shall be 40 feet for parking and maneuvering areas and 75 feet for buildings.

B. Setbacks from publicly dedicated local access streets including Road H shall be 25 feet for parking and maneuvering areas and 50 feet for buildings.

C. The height district for Subarea 11 shall be 35 feet as measured per Columbus Zoning Code.

11.07 Landscaping/Environmental Treatment:

A. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage along Morse 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 the 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and 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 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 Morse Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of adjacent parking area. Headlight screening shall be in the form of either evergreen hedge or earth mounding.

D. Major entries shall be demarked utilizing the fencing and landscape material noted in 11.07A.

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

11.08 Signage:

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

B. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.

C. All site signage will be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.

D. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

11.09 Open Space Requirements:

A. Open space requirement shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subarea 13: L-C4

13.01 Description and Acreage:

Subarea 13 is located along the east side of Hamilton Road, south of Thompson Road. Subarea 13 consists of 12.9 gross acres and will contain community scale/local retail.

13.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea 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

break5

13.03 Permitted Density:

A. The permitted maximum site density within Subarea 13 shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

13.04 Traffic and Circulation:

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

B. Along the northern edge of Subarea 13, Road 3 (Thompson Road) shall contain a 60 foot right-of-way.

C. Two full service curbcuts (containing a median break, if necessary) shall be provided for Subarea 13 on to Thompson Road.

D. Right-in, right-out curbcuts along Thompson Road shall be permitted as long as they are a minimum 200 feet apart, centerline to centerline.

E. Curbcuts along collector road J shall be spaced at a minimum 200 feet apart taken centerline to centerline.

F. One full service curbcut (containing a median break, if necessary) shall be provided for Subarea 13 on to collector road J.

G. One right-in, right-out curbcut along Hamilton Road shall be permitted as long as it is a minimum 200 feet, centerline to centerline from Thompson Road.

H. One full service curbcut shall be permitted along Hamilton Road, provided such curbcut shall be located 480 feet centerline to centerline from Thompson Road. The City of Columbus reserves to itself the right to construct a barrier median strip in Hamilton Road which would make this curbcut right-in, right-out only.

I. 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.

J. Road J shall be a collector and have a minimum right-of-way of 60 feet.

13.05 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.

13.06 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 all other streets shall be 25 feet for parking and maneuvering areas and 50 feet for building.

C. Height district within Subarea 13 shall be 35 feet as measured per Columbus Zoning Code.

13.07 Landscaping/Environmental Treatment;

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 the 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 foot to 6 foot 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 as 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 fencing and landscape material noted in 13.07A.

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 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 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 of 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 feet (7) above finish grade.

13.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from concealed source.

B. 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.

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

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

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

13.09 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.

13.10 Architectural Requirements:

The following architectural requirements shall apply 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. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. 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. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. 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 or other utility 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. 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. 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 feet-0 inches.

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

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

Subareas 14A, 14B, & 14C: L-C4 & L-C5

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 the 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and 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 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 fencing 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 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 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 of pavement.

H. The landscaping required in items B, F and C 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 feet (7) 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 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 shades trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Street tree planning 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 area. 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 inches 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 feet (7) 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. See Figure A. The sloped roof noted above shall 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.

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B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. 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. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. 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. 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. 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. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations must be articulated with fenestrations, pattern 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 will appear to be reduced and will reflect a residential character.

Subarea 15: PUD-4

15.01 Description and Acreage:

Subarea 15 is located east of Road J on the south side of Thompson Road and shall contain multi-family, cluster or detached single family housing. It consists of approximately 37.1 gross acres.

15.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Sections 3332.033 (R-2) and 3333.02 (AR12) and Chapters 3332 (R2) and 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

15.03 Permitted Density:

The permitted maximum site density within Subarea 15 shall be limited to eight dwelling units per net acre of site.

15.04 Traffic and Circulation:

A. Along the west border of Subarea 15, a road shall be developed labeled Road J. Road J shall have a 60 foot right-of-way.

B. Curbcuts shall be spaced at a minimum 200 feet apart measured centerline to centerline.

15.05 Parking and Loading:

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.

15.06 Height and Setback Requirements:

- A. Setback off Road 3 shall be 25 feet for parking and maneuvering areas and building setback of 50 feet for attached residential and 35 feet for detached residential.
- B. Height district within Subarea 15 shall be 35 feet as measured per the Columbus Zoning Code.

15.07 Landscaping/Environmental Treatment:

- A. A 3 foot to 5 foot landscaped mound shall be required along the perimeter of Road J and will be landscaped with a combination of evergreen and deciduous plant material except where the existing trees along Road J provide a buffer. In that instance the trees shall be maintained subject to sound forestry practices. At the time of development the property owner shall indicate what trees are to remain and what areas are to be mounded and landscaped subject to the review and approval of the Development Regulation Administrator.

15.08 Signage:

- A. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.
- B. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.
- C. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

15.09 Open Space Requirements:

- A. Open space requirement shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subarea 16: L-C5

16.01 Description and Acreage:

Subarea 16 contains approximately 1.4 gross acres and is located within the northeast corner of Morse and Hamilton Road. Subarea 16 will be characterized by community scale/local retail.

16.02 Permitted Uses/Development Standards:

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

16.03 Permitted Density:

- A. The permitted maximum site density within Subarea 16 shall not exceed 12,000 gross square feet of building per net acre of site.

16.04 Traffic and Circulation:

- A. Morse Road from Hamilton Road east shall contain a minimum right-of-way of 80 feet.
- B. Hamilton Road shall contain a right-of-way of 120 feet.
- C. One shared full service curbcut shall be located on Morse Road and one shared full service curbcut shall be located on

Hamilton Road.

D. 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.

16.05 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.

16.06 Height and Setback Requirements:

A. The setback from Morse and Hamilton Road shall be 40 feet for parking and maneuvering areas and 75 feet for building.

B. Height district within Subarea 16 shall be 35 feet as measured per Columbus Zoning Code.

16.07 Landscaping/Environmental Treatment:

A. Within the required 40 foot green space corridor along Hamilton and Morse Roads, fencing and landscaping shall be required for a minimum of 65% of the frontage 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 the right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 feet 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 board, located 8 feet 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 evergreen trees (height 4 feet-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 3 shrubs shall be used for every 100 feet of frontage.

B. Street tree planning 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 both Hamilton and Morse Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of adjacent parking area. Parking lot screening shall be in the form of an evergreen hedge, earth mounding, or walls.

D. Major entries shall be demarked by utilizing the fencing and landscape material noted in 16.07A.

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. Minimum tree size shall be 2 inch caliper for Street trees and shade trees, 4 feet to 6 feet in height for evergreen trees

and 1 inch caliper for ornamental trees.

G. If landscaping is used to screen service area containing dumpster, 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 feet (7) above finish grade.

16.08 Lighting:

- A. All external outdoor lighting shall be cutoff type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.
- B. 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.
- C. Parking lot lighting shall be no higher than 28 feet.
- D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.
- E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

16.09 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. Outparcel ground supported signage utilized for primary identification 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.
- C. 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.
- D. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
- E. No roof signs shall be permitted nor should a sign extend higher than the building.
- F. No flashing, traveling, animated or intermittently illuminated signs shall be used.

16.10 Architectural Requirements:

The following architectural requirements shall apply to those buildings located within Subarea 16.

- 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. See Figure A. The sloped roof noted above shall 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 maximum of three building material types shall be utilized for the exterior of any building including roof material.

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 material common to other such outparcel structures. This will achieve overall architectural uniformity.

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

D. 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 or other utility 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. Building illumination may be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

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

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

Subarea 17: L-C4

17.01 Description and Acreage:

Subarea 17 contains approximately 13.3 gross acres and is located within the northeast corner of Morse and Hamilton Road. Subarea 17 will be characterized by community scale/local retail.

17.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Section 3356.02 (C4) and Chapter 3356 (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

17.03 Permitted Density:

A. The permitted maximum site density within Subarea 17 shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

17.04 Traffic and Circulation:

- A. Morse Road from Hamilton Road east shall contain a minimum right-of-way of 80 feet.
- B. Hamilton Road shall contain a right-of-way of 120 feet.
- C. Two full service curbcuts shall be located on Morse Road and one shared (with Subarea 14B) full service curbcut shall be located on Hamilton Road.
- D. 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.

17.05 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.

17.06 Height and Setback Requirements:

- A. The setback from Morse and Hamilton Road shall be 40 feet for parking and maneuvering areas and 75 feet for building.
- B. Height district within Subarea 17 shall be 35 feet as measured per Columbus Zoning Code.

17.07 Landscaping/Environmental Treatment:

- A. Within the required 40 foot green space corridor along Hamilton and Morse Roads, fencing and landscaping shall be required for a minimum of 65% of the frontage 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 the 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and 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, three evergreen trees, three ornamental trees, and two shade trees and at least five 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 both Hamilton and Morse 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 adjacent parking area. Parking lot screening shall be in the form of an evergreen hedge, earth mounding or walls.
- D. Major entries shall be demarked by utilizing the fencing and landscape material noted in 17.07A.
- 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 the prior tree planting shall be integrated within parking service areas. Existing trees of 3 inches caliper or greater may offset two-thirds of this requirement. Maximum possible green space shall be provided to also 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 of pavement.
- H. The landscaping required in items B, 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 2 inch caliper for street trees and 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 feet (7) above finish grade.

17.08 Lighting:

- A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from concealed source.
- B. 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.
- C. Parking lot lighting shall be no higher than 28 feet.
- D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.
- E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

17.09 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. 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.
- C. 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 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.

17.10 Architectural Requirements:

The following architectural requirements shall apply to those uses located within 300 feet 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. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper. Pitched, flat, or mansard roofs shall be permitted. All flat roofs shall be required to have a parapet.~~

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. 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. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. 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 or other utility equipment on the ground shall be fully screened from view by wall, fence or landscaped material utilizing the same material or character of the building.

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

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F. 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 feet-0 inches.

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

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

Subarea 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H: L-C4

18.01 Description and Acreage:

Subarea 18 contains approximately 97.9, 1.0, 27.7, 9.5, 14.5, 8.8, 14.4, 5.7 gross acres, respectively, totaling 179.5 acres and is located adjacent to Road A and SR 161 or SR 161 By-Pass.

18.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for these Subareas are contained in Section 3356.02 (C4) and Chapter 3356 (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

18.03 Permitted Density:

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

18.04 Traffic and Circulation:

- A. Relocated Hamilton Road and Road A shall contain a right-of-way of 120 feet.
- B. Old Hamilton Road shall contain a minimum right-of-way of 80 feet.
- C. State Route 161 shall have a minimum right-of-way of 80 feet.
- D. The north/south connector to the east, labeled Road B shall have a 60 feet minimum right-of-way. (Right-of-way may widen at intersection.)
- E. Future signalized or full service intersections along Road A shall be spaced 900 feet apart from centerline to centerline.
- F. Additional restricted curbcuts shall be permitted on Road A at a minimum spacing of 300 feet apart from centerline to centerline.
- G. Full service entries located on Road A may have landscaped medians at the entry.
- H. Any other curbcut along Road A shall be right-turn in and out only and at least 300 feet from centerline to centerline from any other curbcut.
- I. Along SR 161, full service curbcuts shall be spaced a minimum of 900 feet centerline to centerline from other curbcuts and restricted curbcuts shall be spaced a minimum of 300 feet apart.
- J. Along old Hamilton Road, full service curbcuts shall be located a minimum of 650 feet measured from centerline to centerline. Northernmost cut shall be aligned with curb cut from Blendon Beecham properties. Parcel # 545-169673.
- K. One right-in, right-out curbcut shall be allowed between Road C and 161 and no curbcut shall be allowed on Road A between Road C and 161 ramp.
- L. 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.
- M. Any development in areas 18A, 18B, 18C, and 18D must participate in the construction of 4 or 5 lane arterial Road A

from SR 161 to Hamilton Road to provide reasonable access to this land and to the SR 161 By-Pass. Construction shall be done at the time of development and to specifications of City of Columbus. In the event that city or state funding is not available for this section of Road A when adjacent land is developed, the cost of constructing this street to the extent required to serve the developing land shall be born by the developers.

N. Any development having full access to SR 161 shall construct an additional lane on SR 161 if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic off of and on to SR 161. Construction shall be done at the time of development and to specifications of the City of Columbus.

18.05 Parking and Loading:

- A. Size, ratio and type of loading and parking facility shall be regulated by the Columbus Zoning Code 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.

18.06 Height and Setback Requirements:

- A. Setback from the proposed 120 foot Hamilton Road right-of-way shall be 40 feet for all parking and maneuvering areas and 60 feet for all buildings.
- B. Setback from the 80 foot SR 161 right-of-way for Subareas 18A and 18E shall be 25 feet for all parking and maneuvering areas and 50 feet for all buildings.
- C. The setback from SR 161 for Subarea 18D and 18F shall be 40 feet for parking and maneuvering, 50 feet for building.
- D. All other publicly dedicated local streets in Subarea 18 shall have a 35 foot parking and maneuvering setback and a 50 foot building setback.
- E. The setback from SR 161 By-Pass shall be 40 feet for parking and maneuvering, 75 feet for building.
- F. The height district for Subarea 18 shall be 60 feet as measured per Columbus Zoning Code.

18.07 Landscaping/Environmental Treatment:

- A. Within the required 40 foot green space corridor along SR 161 and Road A, fencing and landscaping shall be required for a minimum of 65% of the frontage along Road A 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation) and evergreen trees (height 4 feet-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 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 both Hamilton Road and Route 161 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 fencing and landscape material noted in 18.07A.

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 or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement.

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 of pavement.

H. The landscaping required in items B, 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 feet (7) above finish grade.

18.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from concealed source.

B. 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.

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

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

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

18.09 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. 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.

C. 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.

18.10 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way lines of Road A. However, the requirement does 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. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. 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 architecture uniformity.

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

D. 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. 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. 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. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations must be articulated with fenestrations, pattern 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 will appear to be reduced and will reflect a residential character.

Subareas 19A & 19B: L-M2

19.01 Description and Acreage:

Subareas 19A & 19B are located on the north side of State Route 161 and contain 41.4 and 79.8 gross acres, respectively. Subarea 19 will contain office and flex type office/distribution type uses.

19.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for these Subareas are contained in Section 3367.01 (M2) and Chapter 3367 (M2), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

19.03 Permitted Density:

A. Within Subareas 19A and 19B, permitted maximum site density shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

19.04 Traffic Circulation:

A. All publicly dedicated streets, including Road C, Road D and Road E, shall have a minimum of 60 foot right-of-way.

B. State Route 161 shall contain a right-of-way not less than 80 feet west of Road B and a minimum of 60 feet east of Road B.

C. One full service curbcut shall be permitted along State Route 161.

D. Two right-in, right-out curbcuts shall be permitted along Road C and Road D provided that such curbcuts are a minimum 200 feet apart measured centerline to centerline.

E. Full service curbcuts shall be allowed along Road C and D, as long as they are located no closer than 200 feet and either aligned with curbcut across the street or offset a minimum of 100 feet.

F. Any development having full access to SR 161 (excluding public streets) shall construct a left turn stacking lane on SR 161 at the full access point into the development. Construction to be done at time of development and to specifications of City of Columbus.

19.05 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 and service areas 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.

19.06 Height and Setback Requirements:

A. The setback along State Route 161 shall be 50 feet for all parking and maneuvering areas and 50 feet for all buildings.

B. All other publicly dedicated streets within Subarea 19 including Road C, Road D, and Road B shall have a pavement setback of 50 feet and a building setback of 50 feet.

C. Side yards shall be 25 feet for parking and maneuvering areas and buildings.

D. Rear yards shall be 25 feet for parking and maneuvering areas and buildings.

E. Height district within Subarea 19 shall be 35 feet as measured per Columbus Zoning Code.

F. The setback from 161 By-Pass shall be 50 feet for parking and maneuvering areas, 75 feet for building.

19.07 Landscaping/Environmental Treatment:

A. Within the required 50 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of

the frontage along SR 161 within each parcel. Such fencing and landscaping to be uniformly placed within the last 10 feet of the required 50 foot green space corridor at a minimum distance of 40 foot 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 shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and 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 Tree Program guidelines from City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located at 1 foot from edge of right-of-way.

C. All parking areas adjacent to Route 161 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 fencing and landscape material noted in 19.07A.

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 or service areas. Existing trees of 3 inches caliper or greater may offset 2/3 of this requirement.

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 of pavement.

H. The landscaping required in items B, F and C 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 inches 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 feet (7) above finish grade.

19.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

B. 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.

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

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

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

19.09 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. All 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.

C. All other signage shall be behind the 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.

D. At the discretion of the applicant, signage may be located on stone, brick or stucco bases provided that the material used for the sign base is also the same material utilized on the building to which the sign references.

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 sign shall be used.

19.10 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way lines of State Route 161 and the 161 By-Pass.

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. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. 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 material common to other such outparcel structures. This will achieve overall architectural uniformity.

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

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D. 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 landscaped material utilizing the same material or character of the building.

E. 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. 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. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern 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 will appear to be reduced and will reflect a residential character.

Subarea 20: PUD-8

20.01 Description and Acreage:

Subarea 20 is located on the south side of State Route 161 and west of the proposed road labeled Road B. Subarea 20 is approximately 75.9 gross acres and will contain lower density multi-family housing and/or single-family housing.

20.02 Permitted Uses/Development Standards:

A. Permitted Uses and applicable development standards for this Subarea are contained in Section 3333.02 (AR12) and Section 3332.09 (SR) and Chapter 3333 (AR12) and Chapter 3332 (SR), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

20.03 Permitted Density:

A. The permitted maximum site density within Subarea 20 shall not exceed 8.0 units per net acre of site.

20.04 Traffic and Circulation:

A. State Route 161 shall have a minimum right-of-way of 80 feet west of Road B and a minimum right-of-way of 80 feet east of Road B.

B. Maximum of two access points to SR 161 shall be provided in addition to Road B.

C. Road B shall have a minimum right-of-way of 60 feet.

D. No curbcuts shall be permitted on Road B within 200 feet of the intersection of State Route 161.

E. All other full service curbcuts on Road B shall be spaced a minimum 200 feet apart measured centerline to centerline and shall either align with curbcuts across the road or be offset a minimum of 100 feet taken centerline to centerline.

F. Any multi-family development having full access to SR 161 (excluding public streets) shall construct a left turn stacking lane on SR 161 at the full access point into the development. Construction to be done at time of development and to specifications of City of Columbus.

20.05 Parking and Loading:

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.

20.06 Height and Setback Requirements:

A. Along State Route 161, there shall be a 40 foot parking and maneuvering area setback and a 50 foot building setback. Along all other publicly dedicated streets, including Road B, there shall be a 25 foot parking and maneuvering area setback and a 50 foot building setback.

B. Height district within Subarea 20 shall be 35 feet as measured per Columbus Zoning Code.

20.07 Landscaping/Environmental Treatment:

A. Within the required 40 foot green space corridor from SR 161, fencing and landscaping shall be required for a minimum of 65 percent of the frontage 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 board, located 8 feet 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 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 plantings shall be required in the remaining 30 feet within the green space corridor, and 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 foot on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to Route 161 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 done with either an evergreen hedge or earth mounding.

D. Along Road B, a 3 feet to 5 feet landscaped mound shall be installed along the road perimeter. This mound shall be landscaped with a mixture of evergreen and deciduous plant material.

20.08 Signage:

A. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.

B. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.

C. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

20.09 Open Space Requirements:

A. Open space requirement shall be 750 square feet per unit. This open space shall be in addition to any required yard space.

Subareas 21A & 21B: PUD-8

21.01 Description and Acreage:

Subareas 21A & 21B contain approximately 25.1 and 9.8 gross acres, respectively, and are south of State Route 161 and generally parallel to Rocky Fork Creek. Subarea 21 shall be restricted to single-family housing.

21.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for these Subareas are contained in Section 3332.029 (SR) and Chapter 3332 (SR), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

21.03 Permitted Density:

A. The permitted maximum site density within these Subareas shall be restricted to 3.5 dwelling units per net acre of site.

21.04 Traffic and Circulation:

A. There will be a road developed through Subareas 21A and 21B noted as Road H. Road H shall contain a 60 foot right-of-way.

B. Driveway cuts, where possible, shall occur off side streets minimizing curbcuts off Road H.

C. A second road shall be developed labeled Road B and this street shall contain a 60 foot right-of-way.

21.05 Height and Setback Requirements:

A. All setback requirements shall be specified in Chapter 3332.21 of the Columbus Zoning Code.

B. Height district within Subarea 21 shall be 35 feet as measured per Columbus Zoning Code.

21.06 Signage:

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

B. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.

C. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.

D. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

21.07 Open Space Requirements:

A. Open space requirement shall be 750 square feet per unit. This open space shall be in addition to any required yard space.

Subarea 22: PUD-8

22.01 Description and Acreage:

Subarea 22 is approximately 28.6 gross acres and is located south of Subarea 20. Subarea 22 will be made up of low density, attached cluster type housing or detached single family.

22.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Section 3332.033 (R2) and 3333.02 (AR12) and Chapters 3332 (R2) and 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise

indicated within this limitation text.

22.03 Permitted Density:

Within Subarea 22, the permitted maximum site density shall be limited to 6.0 units per net acre of site.

22.04 Traffic and Circulation:

- A. Road B shall have a minimum right-of-way of 60 feet.
- B. Curbcuts along Road B shall be spaced at a minimum 200 feet apart taken centerline to centerline.

22.05 Height and Setback Requirements:

- A. Setbacks on Road B shall be 25 feet for parking and maneuvering areas and 50 feet for building of attached residential and 25 feet for parking and maneuvering areas and 35 feet for building of detached residential.
- B. Height district within Subarea 22 shall be 35 feet as measured per the Columbus Zoning Code.

22.06 Landscaping/Environmental Treatment:

- A. If developed in attached residential, a 3 foot to 5 foot landscaped mound shall be located along the perimeter of Road B.
- B. This mound should be landscaped with a combination of evergreen and deciduous plant material.

22.07 Open Space Requirements:

- A. Open space requirement shall be 750 square feet per unit. This open space shall be in addition to any required yard space.

22.08 Parking and Loading:

- A. Size, ratio and type of parking and loading shall be regulated by Columbus Zoning Code under Chapter 3342.

22.09 Signage:

- A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning districts. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.
- B. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.
- C. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.
- D. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

Section 2. That the existing Section 19 of Ordinance #1302.91, passed June 17, 1991, (Z90-166) is hereby repealed.

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

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1.08 Lighting:

- A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from concealed source.
- B. 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.
- C. Parking lot lighting shall be no higher than 28 feet.
- D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.
- E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

1.09 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. Ground supported signage shall have a square footage no greater than 50 square feet and a height no greater than 6 feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of- way.
- C. All other signage shall be behind the required 50 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.
- D. At the discretion of the applicant, signage may be located on stone, brick or stucco bases provided that the material used for the sign base is also the same material utilized on the building to which the sign references.
- 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.

Legislation Number: 1901-2008

Drafting Date: 11/18/2008

Version: 1

Current Status: Passed

Matter Type: Ordinance

Explanation

Rezoning Application Z08-023

APPLICANT: Dhruv Real Estate Venture, LLC; c/o Michael T. Shannon, Attorney; 500 South Front Street, Suite 1200; Columbus, OH 43215.

PROPOSED USE: Hotel and restaurant.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on September 11, 2008.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 3.6± acre site is undeveloped and zoned in the R, Rural District. The applicant is requesting the CPD, Commercial Planned Development District with a hotel and a

restaurant as the only permitted uses. The proposed CPD specifies development standards including building, parking and pavement setbacks, height restrictions, street trees, design and lighting standards. The applicant is requesting a variance to the minimum number of required parking spaces, a reduction of 20 spaces for a restaurant use. Any hotel use shall satisfy the minimum parking requirement. The site is located within the boundaries of the *Port Columbus Area Development Partnership, Joint Economic Development Strategy* (2008), which recommends light industrial for the subject site. The proposal is not consistent with the recommended land use but is supportable due to the visibility of this site relative to I-670, the accessibility to the interchange of Cassady/I-670 and proximity to the airport. The proposed CPD District, with the proposed development standards in the text and site plan, is compatible with development in the area.

Title

To rezone **2693 JOHNSTOWN ROAD (43210)**, being 3.6± acres located at the southeast corner of Johnstown Road and East 19th Avenue, From: R, Rural District, To: CPD, Commercial Planned Development District. (Rezoning # Z08-023)

Body

WHEREAS, application #Z08-023 is on file with the Building Services Division of the Department of Development requesting rezoning of 3.6± acres from the 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 proposed development, with the development standards in the text and site plan, is compatible with development in the area, 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:

2693 JOHNSTOWN ROAD (43210), being 3.6± acres located at the southeast corner of Johnstown Road and East 19th Avenue, and being more particularly described as follows:

3.577 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 17, United States Military Lands, and being part of that 1.977 acre tract conveyed to Dhruv Real Estate Venture LLC by deed of record in Instrument Number 200807310117098 and part of that 1.933 acre tract conveyed to Dhruv Real Estate Venture LLC by deed of record in Instrument Number 200807310117101 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at the centerline intersection of Rarig Avenue (50 feet wide) and Seventeenth Avenue (80 feet wide);

Thence North 86° 46' 55" West, with the centerline of said Seventeenth Avenue, a distance of 336.98 feet to a point;

Thence North 03° 13' 05" East, across said Seventeenth Avenue, a distance of 40.00 feet, to a point on the northerly right-of-way line of said Seventeenth Avenue, at the southeasterly corner of said 1.933 acre tract, the TRUE POINT OF BEGINNING;

Thence North 86° 46' 55" West, with the northerly right-of-way line of said Seventeenth Avenue, a distance of 114.90 feet to the southwesterly corner of said 1.933 acre tract;

Thence North 25° 35' 22" West, with the westerly line of said 1.933 acre tract, a distance of 386.48 feet to a point on the southerly right-of-way line of Johnstown Road (60 feet wide);

Thence North 49° 38' 58" East, with the southerly right-of-way line of said Johnstown Road and across said 1.933 and 1.977 acre tracts, a distance of 521.39 feet to a point on the northerly line of said 1.977 acre tract;

Thence with the perimeter of said 1.977 acre tract, the following courses and distances:

South 86° 43' 55" East, a distance of 83.51 feet to a point;

South 04° 03' 05" West, a distance of 360.30 feet to a point;

North 89° 51' 44" West, a distance of 230.50 feet to the southwesterly corner of said 1.977 acre tract;

Thence South 09° 48' 30" East, with the easterly line of said 1.933 acre tract, a distance of 333.87 feet to the TRUE POINT OF BEGINNING and containing 3.577 acres of land, more or less.

To Rezone From: R, Rural District,

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of 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 plan being titled, "**ZONING PLAN**" a and text titled, "**DEVELOPMENT TEXT**," both dated October 22, 2008, and signed by Michael T. Shannon, attorney for the Applicant, and the text reading as follows:

Development Text

CPD, Commercial Planned Development District

3.6± Acres

Existing Zoning District: R, Rural (upon annexation AN08-003)

Proposed District: CPD, Commercial Planned Development District

Property Address: 2693 Johnstown Road (43219)

Owners: Patricia A. Pitcher and Albert F. Geib, c/o CRABBE, BROWN & JAMES, LLP, Michael T. Shannon, Esq.; George R. McCue, Esq., 500 S. Front Street, Suite 1200, Columbus, Ohio 43215, Mshannon@cbjlawyers.com, Gmccue@cbjlawyers.com.

Applicant: Dhruv Real Estate Venture, LLC, c/o CRABBE, BROWN & JAMES, LLP, Michael T. Shannon, Esq.; George R. McCue, Esq., 500 S. Front Street, Suite 1200, Columbus, Ohio 43215, Mshannon@cbjlawyers.com, Gmccue@cbjlawyers.com.

Date of Text: October 22, 2008

INTRODUCTION: The subject property ("Site") consists of 3.6± acres situated along Johnstown Road, between 17th and 19th Avenues, on the City's East side. This 3.6-acre Site was recently annexed from Mifflin Township to the City of Columbus via the Expedited Type II annexation process (Council Ord. 0927-2008, passed June 16, 2008). A total of 4.2 acres were included in the Owners' petition for annexation, the balance of which represents the Johnstown Road right-of-way annexed into the City but excluded from this rezoning request.

The Site is located along Johnstown Road, immediately south of I-270 and I-670, in an area with such mixed uses as Airport-related development, industrial/manufacturing, and single-family homes.

Applicant proposes development of the Site with a 3 to 4-story hotel as shown on the submitted site plan, with additional commercial development on the southern portion of the site.

1. PERMITTED USES:

The following uses shall be permitted, pursuant to C.C.C. §3356.03 (C-4, Commercial District): Hotel and Motel, including any customary ancillary operations (i.e., office, catering services, bar/restaurant, and the like); Restaurants, excluding fast-food businesses having drive-thru windows.

2. DEVELOPMENT STANDARDS

Unless otherwise indicated herein, the applicable development standards shall be those standards contained in Chapter 3356 (C-4) of the Columbus City Code.

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

1. Building Setbacks: The minimum building setbacks from Johnstown Road and Seventeenth Avenue shall be twenty-five (25) feet from the property line.
2. Parking and Paving Setback: The minimum parking and paving setback from Johnstown Road shall be twenty-five (25) feet. The minimum parking and paving setback from Seventeenth Avenue shall be ten (10) feet.
3. The Site shall be designated in the H-60 height district, per C.C.C. §3309.14, with an understanding that the avigation easements currently in effect for the property include a further limitation that the building(s) shall not exceed fifty (50) feet in height. This development text shall not prohibit future revisions or amendments to the height restrictions contained in those easements, as future development of the property occurs.

B. Access, Loading, parking and/or Other Traffic Related Commitments.

1. Any and all traffic-related commitments shall be designated and located to the specifications of the City of Columbus Transportation Division.
2. Johnstown Road shall contain a minimum right-of-way of sixty (60) feet.
3. Curb cuts shall be subject to approval by the City of Columbus Transportation Division. Access to and from the Site is proposed as shown on the submitted site plan, contemplating one unrestricted curb cut along Johnstown Road, and one from Seventeenth Avenue.
4. Any parking area to be located within eighty (80) feet of adjacent residentially-developed property shall be screened from view by those residential properties pursuant to C.C.C. §3342.17 (Parking Lot Screening).
5. Upon development of a restaurant use on this Site, the developer shall build a site access point on Seventeenth Avenue.
6. Upon development of a restaurant use on this Site, the developer shall install a southbound left turn lane at the site access point on Johnstown Road. The southbound left turn lane shall have a length of 235 feet, which includes a taper of 60 feet. The developer may submit an updated warrant analysis to the Transportation Division for review. If the updated warrant analysis is approved by the Transportation Division and the updated warrant analysis documents that a southbound left turn lane is not warranted at the Johnstown Road access point, the Transportation Division may waive the requirement of a southbound left turn lane at the Johnstown Road access point.

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

1. Interior landscaping shall be provided at a ratio of one (1) shade tree for every ten (10) parking spaces or fraction thereof. The minimum soil area per tree shall be sixteen (16) square feet. Space devoted to interior landscaping shall be in addition to any required front, side or rear yard or any required screening area.

2. Street trees shall be provided along the Site's Johnstown Road frontage, and shall be spaced 35 feet on center. The species of street trees shall be as approved by the City of Columbus Forester.
3. Minimum tree size shall be no less than 2 1/2 inches caliper for street and/or shade trees, 5 feet in height for evergreen trees and 1 1/2 inch caliper for ornamental trees. Tree Caliper is measured six (6) inches from the ground.
4. All trees and landscaping shall be well maintained. Dead items shall be replaced within six (6) months or the next planting season, whichever occurs first.
5. Headlight screening shall be provided for all parking areas fronting Johnstown Road, at a minimum height of 30 inches above the grade of the subject parking area. Such screening shall be achieved by an evergreen hedge, earthen mounding, walls, or a combination thereof.

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

1. Building exteriors may be constructed of any of the following materials: brick, real or synthetic stone, real or synthetic stucco, glass, textured concrete, or any combination of these materials. The front facade of the hotel building, exclusive of windows, doors, roofs, soffit and similar or comparable areas, shall be finished with natural brick or stone. A hotel with a minimum of three (3) stories may be designed with two-thirds of the front facade being brick or stone, with the remaining one-third being dryvit / EIFS of the same neutral color as the remaining elevations of the building.
2. Rooftop mechanical equipment shall be screened from view by the same material used on the building roof or exterior, and shall be of the same or similar color. Ground-level mechanicals and equipment shall be fully screened from view by a wall, fence or landscape materials, or a combination thereof. Such screening shall match or complement the character of the building.
3. Building illumination shall be permitted, provided such light source is concealed. No colored light shall be used to illuminate the exterior of the building.
4. Building-mounted lighting shall be designed so that no off-site light spillage occurs.
5. All construction shall comply with all applicable requirements of Columbus Building Code Chapter 4191 (Airport Environs), with regard to exterior and interior soundproofing measures for this property located within the 65 DNL Noise Exposure Area (Sub-District A) of the Airport Environs Overlay.

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

1. Dumpsters shall be screened from view by structures and/or landscaping to a minimum height of 6 feet. Deposited refuse should not be visible from outside the refuse enclosure, which shall be screened on all four (4) sides.
2. All parking lot or ground-mounted lighting shall use fully shielded cutoff fixtures (down lighting), except there may be accent lighting (up lighting) on landscaping in the front of structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.
3. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to insure aesthetic compatibility.
4. Light poles in the parking lot areas shall not exceed twenty-eight (28) feet in height. All light poles and standards shall be dark brown, bronze, or black.
5. Landscaping at entries to parking lots and buildings may be uplighted by ground-mounted concealed fixtures.

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 district shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1. A monetary contribution shall be made to the City of Columbus, pursuant to the Parkland Dedication requirements of C.C.C. §3318.13, calculated at \$400.00 per acre or fraction thereof. Payment shall be made prior to zoning clearance approval.

2. The Site shall be developed in accordance with the submitted CPD Site Plan. The CPD Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be subject to review and approval by the director of the Department of Development, or his designee, upon submission of the appropriate data regarding the proposed adjustment.

H. CPD Requirements.

1. Natural Environment. The site currently contains two single-family dwellings, and is surrounded by a mix of residential and manufacturing uses in the immediate area.

2. Existing Land Use.
Single-family residential.

3. Transportation and Circulation.
The Site will be accessed from Johnstown Road, and from 17th Avenue.

4. Visual Form of the Environment.
The existing uses/zoning of the surrounding properties are as follows:

North: Interstates I-670 and I-270.
East: Warehouse/manufacturing operation zoned M, Manufacturing.
South: Warehouse operation located in Mifflin Township.
West: Commercial and residential uses located in Mifflin Township.

5. View and Visibility.
Significant consideration has been given to visibility and safety issues.

6. Proposed Development.
The proposed development will provide new commercial development for the area (hotel and restaurant), in the immediate vicinity of the Columbus International Airport.

7. Behavior Patterns.
Johnstown Road is significantly limited to and used by travelers using the freeway system in the area. The Site is in very close proximity to Columbus International Airport and some of its customer parking lot(s), making this an ideal location for airport-related commercial development. The proposed restaurant use will also benefit the surrounding warehouse and manufacturing property employees.

8. Emissions.
There will be no emissions from the proposed uses.

I. Variances Requested.

1. Applicant requests a variance from C.C.C. §3342.28 (Minimum Parking Spaces Required), to allow a reduction in parking by twenty (20) spaces, for development of the proposed restaurant. The proposed hotel shall provide the total

number of parking spaces it is required to have, based on number of rooms. The proposed restaurant may be developed with 20 parking spaces less than it would otherwise be required to provide, which will facilitate a partial "shared parking" arrangement between the two uses.

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

Legislation Number: 1913-2008

Drafting Date: 11/20/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

Background: The AC Humko Community Reinvestment Area (see [Exhibit A](#)) was created by Ordinance No. 1841-2005 passed by City Council on November 14, 2005, in order to incentivize the new construction of approximately 300 single-family residential units. The CRA authorizes a real property tax incentive of 75% for 10 years on those residential units.

The attached Ordinance amends Ordinance No. 1841-2005 to extend, from December 31, 2009, to December 31, 2015, (i) the date by which new construction work must be completed on certain parcels within the AC Humko CRA in order to qualify for the CRA exemption and (ii) the date after which Council reserves the right to reevaluate the designation of the CRA for that real property. The attached Ordinance also makes certain technical amendments to Ordinance No. 1841-2005 to assure each new single-family residential unit receives upon its completion the intended exemption of 75% for 10 years.

Fiscal Impact: No funding is required for this legislation.

Title

To amend Ordinance No. 1841-2005 creating the AC Humko Community Reinvestment Area to extend the date by which new construction work on certain real property within that area must be completed in order to qualify for the CRA exemption and to make technical amendments to the terms of the exemption for certain real property within that area.

Body

WHEREAS, pursuant to Sections 3735.65 through 3735.70 of the Ohio Revised Code, this Council passed Ordinance No. 1841-2005 on November 14, 2005 (the "CRA Ordinance"), to authorize real property tax exemptions of 75% for a term of ten (10) years for newly constructed single-family residences (the "CRA Exemption") on certain parcels of real property known as the former AC Humko site within the Harrison West neighborhood (the "AC Humko CRA") to encourage residential growth within that AC Humko CRA; and

WHEREAS, pursuant to the CRA Ordinance, this Council granted the CRA Exemption only for new construction work completed by December 31, 2009, and reserved to itself the right to reevaluate the designation of the AC Humko CRA after December 31, 2009; and

WHEREAS, due to changes in the housing market since the passage in 2005 of the CRA Ordinance, the developer of the AC Humko CRA site has advised the City that 58 new single family residences have been completed but that the build-out of three remaining parcels of real property within the AC Humko CRA identified on [Exhibit B](#) attached hereto (the "Future Development Parcels") will not be complete prior to December 31, 2009; and

WHEREAS, in order to accommodate the build-out period of those three Future Development Parcels, this Council desires to amend the CRA Ordinance to extend to December 31, 2015 both the date by which new construction work on the Future Development Parcels must be completed in order to qualify for the CRA Exemption and the date after which Council reserves the right to reevaluate the designation of the AC Humko CRA for the Future Development Parcels; and

WHEREAS, this Council further desires to make certain technical amendments to the CRA Ordinance to ensure that the twenty new homes already built on the parcels of real property identified on Exhibit C attached hereto (the "Existing Development Parcels") receive the full benefit of the 75% ten year CRA Exemption; **NOW, THEREFORE**,

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

Section 1. Section 3 of the CRA Ordinance is hereby amended to read in its entirety as follows:

Section 3. That within AC Humko Community Reinvestment Area tax exemptions for new construction as described in Section 3735.67 of the Ohio Revised Code will be granted for the following periods:

a. A 75% abatement, for 10 years, for new construction of single-family residences as described in Division D of Section 3735.67.

b. For purposes of clarification, the tax abatement will be only granted for new construction work completed by December 31, 2015, and for each tax parcel or residence will be for ten years from the completion of the construction to be abated; provided, however, that in order to achieve a ten year abatement as provided in the CRA Ordinance the abatement shall extend through the eleventh year from the year of completion of the construction for any new single family residence completed prior to December 31, 2009 and for which an abatement application was filed and the abatement commenced in the year following the completion of construction resulting in the new residential structure being subject to taxation in its year of completion when the first year of abatement should otherwise have applied.

Section 2. Section 8 of the CRA Ordinance is hereby amended, with respect to the Future Development Parcels only, to read in its entirety as follows:

Section 8. Tax abatements may be granted with respect to new construction completed after the effective date of this resolution and before December 31, 2015.

Section 3. Section 9 of the CRA Ordinance is hereby amended, with respect to the Future Development Parcels only, to read in its entirety as follows:

Section 9. This Council reserves the right to reevaluate the designation of the AC Humko Community Reinvestment Area after December 31, 2015, at which time Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the Ohio Revised Code.

Section 4. The Director of the City's Department of Development, the City Clerk, or other appropriate officers of the City are hereby authorized and directed to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance.

Section 5. A copy of this Ordinance shall be forwarded to the Franklin County Auditor by the City Clerk for information and reference and the City Clerk is directed to cause notice of the passage of this Ordinance to be published in a newspaper of general circulation in the City once a week for two consecutive weeks immediately following its passage, as required by Section 3735.66 of the Ohio Revised Code.

Section 6. Except as provided on this Ordinance, all other provisions of the CRA Ordinance shall remain in full force and effect.

Section 7. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings

open to the public, all in compliance with the law including Ohio Revised Code Section 121.22.

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

Legislation Number: 1919-2008

Drafting Date: 11/20/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

BACKGROUND: This legislation authorizes the Finance and Management Director to enter into contract on behalf of the Office of Construction Management with The Albert M. Higley Company, for miscellaneous renovations and selective demolition at the Municipal Court Building, 375 South High Street. The work is to include, but is not limited to: 18th floor office and restroom renovations; plumbing renovations; backup power electric transfer switch replacement; HVAC renovation; and demolition of the offices on the 18th floor.

There is a mechanical room located on the 19th floor. The drain line in the mechanical room is in a state of disrepair. The drain line is leaking downward causing damage to the 18th floor. The automatic transfer switch has failed and is being operated manually, which is a safety hazard. The 18th floor demolition is necessary to create workspace for the consolidation of the Judges' security staff, the Columbus Police Department, and the bailiffs.

Formal bids were solicited and five companies submitted bids on August 29, 2008 as follows (0 MBE, 0 FBE, 0 MBR):

The Albert M. Higley Company	\$1,574,000.00
Fox Mechanical	\$1,585,141.00
The Quandel Group, Inc.	\$1,592,600.00
2K General Company	\$1,601,556.00
R.W. Setterlin	\$1,677,437.00

The Office of Construction Management recommends the bid be awarded to the most responsive and responsible bidder, The Albert M. Higley Company.

This ordinance also authorizes the transfer of \$599,348.02 from the Special Income Tax Fund to the Construction Management Capital Improvement Fund - Municipal Court Building Renovations. This ordinance also authorizes the appropriation of \$111,406.50 in the Construction Management Capital Improvement Fund and the transfer of \$804,692.71 between projects within the Construction Management Capital Improvement Fund and amends the Capital Improvements Budget, Ordinance No. 0690-2008.

The Albert M. Higley Company Contract Compliance #34-1405260 expiration date January 25, 2010.

Fiscal Impact: This project is funded in the 2008 Capital Improvement Budget. However, bonds have yet to be sold for the whole project, necessitating a certification of \$599,348.02 against the Special Income Tax Fund. The total cost of the contract authorized by this ordinance is \$1,574,000.00.

Title To authorize the Finance and Management Director to enter into contract on behalf of the Office of Construction Management with The Albert M. Higley Company for miscellaneous renovations and selective demolition at the Municipal Court Building, 375 South High; to authorize and direct the City Auditor to transfer \$599,348.02 from the Special Income Tax Fund to the Construction Management Capital Improvement Fund; to authorize the City Auditor to appropriate \$111,406.50 within the Construction Management Improvement Fund; to transfer \$804,692.71 between projects within the Construction Management Capital Improvement Fund; to amend the 2008 Capital Improvements Budget; and to authorize the expenditure of \$1,574,000.00 from the Construction Management Capital Improvement Fund. (\$1,574,000.00)

Body

WHEREAS, it is necessary for miscellaneous renovations and selective demolition to occur at the Municipal Court Building, 375 South High; and

WHEREAS, formal bids were solicited for the miscellaneous renovations and selective demolition; and

WHEREAS, the Office of Construction Management recommends The Albert M. Higley Company, as the most responsive and responsible bidder; and

WHEREAS, it is necessary to transfer funds from the Special Income Tax Fund to fund this project; and

WHEREAS, the City will sell 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 renovation is presently expected not to exceed \$599,348.02; and

WHEREAS, it is necessary to amend the 2008 Capital Improvements Budget and transfer funds between projects within the Capital Improvements Budget; and

WHEREAS, the City anticipates incurring certain Original Expenditures (as defined in Section 1.150-2(c) of the Treasury Regulations (the "Treasury Regulations") promulgated pursuant to the Internal Revenue Code of 1986, as amended) with respect to the project described in this ordinance (the "Project").

WHEREAS, the Office of Construction Management recommends acceptance of the bid submitted by The Albert M. Higley Company, as the most responsive and responsible bid, now, therefore:

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

SECTION 1. That the Finance and Management Director is hereby authorized to enter into contract on behalf of the Office of Construction Management with The Albert M. Higley Company for the miscellaneous renovations and selective demolition at the Municipal Court Building, 375 South High Street.

SECTION 2. The sum of \$599,348.02 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, 2008 to the City Auditor, Department 22-01, Object Level One 10, OCA Code 902023, Object Level Three 5502.

SECTION 3. That the City Auditor is hereby authorized to transfer said funds to the Construction Management Capital Improvement Fund 733, 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 4. That the amount of \$599,348.02 is hereby transferred and appropriated to the Office of Construction Management, 45-07, Construction Management Capital Improvement Fund, Fund 733, Municipal Court Building Renovations -570043, Object Level One 06, Object Level Three Code 6620, OCA Code 570043.

SECTION 5. That upon obtaining other funds for the miscellaneous renovations and selective demolition at the Municipal Court Building, 375 South High, 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 6. 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.

SECTION 7. That the City intends that this ordinance constitute an "official intent" for purposes of Section 1.150-2(e) of the Treasury Regulations, and that the City reasonably expects to reimburse itself for certain Original Expenditures incurred with respect to the Project from the proceeds of obligations to be issued by the City in a principal amount currently estimated to be \$599,348.02 (the "Obligations").

The City intends to make a reimbursement allocation on its books for the Original Expenditures not later than eighteen months following the later to occur of the date of the Original Expenditure to be reimbursed or the date the Project for which such Original Expenditures were made is "placed in service" within the meaning of the Treasury Regulations

Section 1.150-2(c). Upon the issuance of the Obligations, the proceeds of such Obligations shall be used to reimburse the fund from which the advance for costs of the Project will be made.

SECTION 8. That the amount of \$111,406.50 is hereby appropriated to the Office of Construction Management, 45-07, Construction Management Capital Improvement Fund, Fund 733, Facility Renovation-570030, Object Level One 06, Object Level Three Code 6620, OCA Code 733000.

SECTION 9. That the City Auditor is hereby authorized and directed to transfer funds within the Construction Management Capital Improvement Fund as follows:

FROM:

Dept/Div: 45-50|Fund: 733|Project Number 570030|Project Name - Facility Renovation|OCA Code 733000 |Amount \$573,165.41

Dept/Div: 45-50|Fund: 733|Project Number 570032|Project Name - 1393 E. Broad Street Renovations|OCA Code 733000 |Amount \$67,097.48

Dept/Div: 45-50|Fund: 733|Project Number 570045|Project Name - North Market Improvements|OCA Code 733000 |Amount \$14,429.82

Dept/Div: 45-50|Fund: 733|Project Number 570046|Project Name - Neighborhood Health Center Renovation|OCA Code 733000 |Amount \$150,000.00

TO:

Dept/Div: 45-50|Fund: 733|Project Number 570043|Project Name - Municipal Court Building Renovation|OCA Code 733000|Amount \$804,692.71

SECTION 10. That the 2008 Capital Improvements Budget is hereby amended as follows:

Office of Construction Management 45-50

Project No. | Project Name | Current Authority | Revised Authority | Difference

570043-100000	Municipal Court Building Renovation (Unvoted Carryover)	\$217,352 \$1,022,044	\$804,692
570043-100000	Municipal Court Building Renovation (New Funding)	\$5,864,133 \$4,842,089	- \$804,692
570030-100000	Facility Renovations (Unvoted Carryover)	\$931,688	\$358,523 -\$573,165
570030-100000	Facility Renovations (New Funding)	\$3,714,387	\$4,072,910 \$573,165
570032-100000	1393 E. Broad St. Renovations (Unvoted Carryover)	\$114,158	\$47,061 -\$67,097
570032-100000	1393 E. Broad St. Renovations (New Funding)	\$0	\$67,097 \$67,097
570045-100000	North Market Improvements (Unvoted Carryover)	\$249,930	\$235,500 -\$14,430
570045-100000	North Market Improvements (New Funding)	\$0	\$14,430 \$14,430
570046-100000	Neighborhood Health Center Renovation (Unvoted Carryover)	\$150,000	\$0 -\$150,000
570046-100000	Neighborhood Health Center Renovation (New Funding)	\$0	\$150,000 \$150,000

SECTION 11. All funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated.

SECTION 12. That the expenditure of \$1,574,000.00, or so much thereof as may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved as follows:

Division: 45-07

Fund: 733

OCA Code: 570043

Object Level: 06

Object Level 3: 6620

Amount \$1,574,000.00

SECTION 13. That the City Auditor is authorized to make any accounting changes to revise the funding source for all

contract or contract modifications associated with this ordinance.

SECTION 14. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Legislation Number: 1955-2008

Drafting Date: 11/26/2008

Current Status: Passed

Version: 1

Matter Type: Ordinance

Explanation

This ordinance will authorize the Director of Recreation and Parks to modify the contract with Gaddis & Sons, Inc. for sidewalk repair work at the King Arts Complex.

During the course of their work on the project, the contractor was informed by their structural engineer and the City to lower the steel decking. In order to do this they would need to remove a portion of the structural wall supporting the concrete deck. According to the contractor, these conditions were only made known to them after they had removed the deteriorating sidewalk. Consequently, this work was not included in the scope of the project. Due to the unforeseen condition under the existing sidewalk, the contractor incurred additional expenses which would have been higher if they had needed to remove the marble facing on the exterior of the building. However, this work was necessary in order to repair the sidewalk. The project has exceeded the original contract amount of \$43,050.00. The amount of this modification is \$7,079.10 bringing the total modified contract cost to \$50,129.10.

The Contract Compliance Number for Gaddis & Sons, Inc. is #31-0818065 and the contract compliance is effective through 08/31/09.

Fiscal Impact:

Voted 1999/2004 Bond Fund; Fund No. 702; OCA Code 644526; Object Level 3, 6620; Project No. 510035.

Title

To authorize and direct the Director of Recreation and Parks to modify the contract with Gaddis & Sons, Inc. for the sidewalk repair work at the King Arts Complex, and to authorize the expenditure of \$7,079.10 from the Voted 1999/2004 Recreation and Parks Bond Fund. (\$7,079.10)

Body

WHEREAS, the structural sidewalk in front of the King Arts Complex was deteriorating and required immediate attention; and

WHEREAS, it is necessary to modify the contract with Gaddis & Sons, Inc. for additional construction services related to the sidewalk repair work at the King Arts Complex; now, therefore

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

SECTION 1. That the Director of Recreation and Parks be and he is hereby authorized and directed to modify the contract with Gaddis & Sons, Inc. for additional construction services related to the sidewalk repair work at the King Arts Complex.

SECTION 2. That the expenditure of \$7,079.10 or so much thereof as may be necessary, be and is hereby authorized

from the Voted 1999/2004 Recreation and Parks Bond Fund No. 702; Dept. No. 51-01; Project No. 510035; OCA Code 644526; Object Level 3 No. 6620, to pay the cost thereof.

SECTION 3. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this legislation.

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 account funded by monies from more than one source.

SECTION 5. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

City RFPs, RFQs, and Bids

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

CITY OF COLUMBUS FORMAL BID OPPORTUNITIES ARE UPDATED INSTANTLY AT:

<http://finance.columbus.gov/AboutUs/Purchasing/VSFB.asp>

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 \$10,000.00, 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

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

BID OPENING DATE - December 16, 2008 3:00 pm

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

SA003127 - r&p-goodale bikeway design

Professional Services
REQUEST FOR PROPOSAL
Columbus Recreation & Parks Department

Proposals will be received at the Columbus Recreation and Parks Department, 1111 East Broad Street, Columbus, Ohio, until 3:00 P.M., Tuesday, December 16, 2008, for professional design services for:

Goodale Street Bike Improvements
PID #83346

Six (6) copies of each proposal are required for submittal.

The scope of work shall be to provide complete design services to prepare construction plans and specifications for the construction of bikeway improvements to Goodale Street, from Olentangy River Road to the State Route 315 ramps. This will include modification of the Goodale Street bridge over SR 315 and the Olentangy River. Preparation of plans will be in accordance with ODOT and City of Columbus bikeway standards.

The format for procurement of these services will be per Section 329.12 of the Columbus City Code. Evaluation criteria shall include, but need not be limited to, the following: (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; (2) the quality and feasibility of the offeror's technical proposal; (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; (4) past performance of the offeror as reflected by the evaluations of the City agency, other City agencies and other previous clients of the offeror with respect to such factors as quality of work, success in controlling costs, and success in meeting deadlines.

Request For Proposal Information Packet for this project is available from 8 A.M. to 5 P.M., Monday through Friday, beginning Monday, November 24, 2008, at Columbus Recreation and Parks Department, Jerry Hammond Government Center, 1111 East Broad Street, Columbus, OH 43205.

All design questions regarding the submittal should be directed to Brad Westall, 614-645-2441, E-Mail: brwestall@columbus.gov.

All consultants will be subject to the provisions of the City of Columbus, Contract Compliance Program regarding equal employment opportunity.

ORIGINAL PUBLISHING DATE: November 25, 2008

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

SA003129 - R&P Goodal Street Bike Improvements

Professional Services

REQUEST FOR PROPOSAL

Columbus Recreation & Parks Department

Proposals will be received at the Columbus Recreation and Parks Department, 1111 East Broad Street, Columbus, Ohio, until 3:00 P.M., Tuesday, December 16, 2008, for professional design services for:

Goodale Street Bike Improvements

PID #83346

Six (6) copies of each proposal are required for submittal.

The scope of work shall be to provide complete design services to prepare construction plans and specifications for the construction of bikeway improvements to Goodale Street, from Olentangy River Road to the State Route 315 ramps. This will include modification of the Goodale Street bridge over SR 315 and the Olentangy River. Preparation of plans will be in accordance with ODOT and City of Columbus bikeway standards.

The format for procurement of these services will be per Section 329.12 of the Columbus City Code. Evaluation criteria shall include, but need not be limited to, the following: (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; (2) the quality and feasibility of the offeror's technical proposal; (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; (4) past performance of the offeror as reflected by the evaluations of the City agency, other City agencies and other previous clients of the offeror with respect to such factors as quality of work, success in controlling costs, and success in meeting deadlines.

Request For Proposal Information Packet for this project is available from 8 A.M. to 5 P.M., Monday through Friday, beginning Monday, November 24, 2008, at Columbus Recreation and Parks Department, Jerry Hammond Government Center, 1111 East Broad Street, Columbus, OH 43205.

All design questions regarding the submittal should be directed to Brad Westall, 614-645-2441, E-Mail: brwestall@columbus.gov.

All consultants will be subject to the provisions of the City of Columbus, Contract Compliance Program regarding equal employment opportunity.

ORIGINAL PUBLISHING DATE: November 27, 2008

BID OPENING DATE - December 17, 2008 3:00 pm

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

SA003105 - Catch Basin & Inlet Cleaning Services

SCOPE: Sealed proposals 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 4002, Columbus, Ohio 43215 until 3:00 p.m., Local Time on Wednesday December 17, 2008, and publicly read at that hour in Department of Public Utilities Complex 910 Dublin Road, 1st Floor Auditorium, Columbus, OH 43215 for the following project: CATCH BASIN AND INLET CLEANING SERVICES.

The City of Columbus, Division of Sewerage and Drainage, Sewer Maintenance Operations Center is seeking bids for Catch Basin and Inlet Cleaning services by a qualified contractor. The work will consist of removing and disposing of debris from storm drainage catch basins, storm drainage inlets, manholes, mainline sewers and the entire length of lead lines at locations designated by the City's representative and according to the described requirements in this specification

CLASSIFICATION: The contractor shall provide all equipment and materials necessary to perform work under this contract. A list of catch basins, inlets and sewer lines to be cleaned will be furnished to the Contractor by the City's representative. The contract is for a period of one (1) year with the option to renew for two (2) additional years on a year to year basis.

For additional information concerning this bid, including procedures for obtaining a copy of the bid document(s) and how to submit a proposal, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.

ORIGINAL PUBLISHING DATE: November 04, 2008

SA003123 - SMOKY ROW BOOSTER STATION MOTOR CONTROL

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

SCOPE: The City of Columbus Department of Public Utilities, Division of Power & Water is receiving proposals for the Smoky Row Booster Station Motor Control Center & Pump replacements, Contract #1136. The work for which proposals are invited consists of replacing the existing motor control center and replacing two of the four existing pump & motor assemblies with smaller pumps. All work shall be completed within 250 days of the Notice to Proceed.

CLASSIFICATIONS: There is no Pre-Bid Conference for this bid. Prevailing wage rates apply. A 10% (ten percent) proposal guaranty (proposal bond or certified check) and a 100% (One hundred percent) performance and payment bond are required for this bid. Plans are available to prospective bidders after November 29, 2008. The Bid Date for the project is December 17, 2008.

For additional information concerning the bid, including procedures for obtaining a copy of the bid document and how to submit a proposal, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.

ORIGINAL PUBLISHING DATE: November 20, 2008

BID OPENING DATE - December 18, 2008 11:00 am

SA003130 - FLEET/UPHOLSTERY REPAIR SERVICES

1.1 Scope: It is the intent of the City of Columbus, Fleet Management, to obtain proposals to establish a Universal Term Contract(s) (UTC) to supply Upholstery Repair Services up to and including May 31, 2011.

1.2 Classification: The contract(s) resulting from this bid proposal will provide for the option of purchasing Upholstery Repair Services for various City vehicles per bid document.

For additional information concerning this bid, including procedures for obtaining a copy of the bid document(s) and how to submit a proposal, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.

ORIGINAL PUBLISHING DATE: December 03, 2008

BID OPENING DATE - December 19, 2008 3:00 pm

SA003133 - Health TB Medical Director

<p>THE CITY BULLETIN BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS</p>
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NOTICE OF REQUEST FOR PROPOSALS

Services of a Medical Director for TB Control Program of the Columbus Public Health Department

Scope & Classification:

The Columbus Public Health Department has a need to contract for the services of a Medical Director for patients of the Ben Franklin Tuberculosis Control Program; for a three-year period, January 1, 2009 through December 31, 2011. Interested vendors are invited to complete and submit the "Services of a Medical Director for the TB Control Program of the Columbus Public Health Department" Request For Proposal (RFP).

A provider is needed to serve as the Medical Director for patients of the Ben Franklin TB Control Program. To receive a Request For Proposals for "Services of a Medical Director for the TB Control Program of the Columbus Public Health Department", please contact Pete Denkowski MS, RN, Columbus Health Department, 240 Parsons Avenue, Columbus Ohio, 43215-5331, (614) 645-6582. Send an e-mail to: peted@columbus.gov to request an electronic copy.

Vendors can access the complete Request for Proposals via Vendor Services for the City of Columbus Public Health Department. Vendors must have a City of Columbus Contract Compliance Number, obtained by registering with Vendor Services: <http://vendorservices.columbus.gov>

Completed proposals cannot be submitted online via Vendor Services. Deliver sealed hard copy proposals no later than 3:00 p.m. Friday, December 26, 2008

Attention: Pete Denkowski
Columbus Public Health Information Desk, 1st Floor Information Desk
240 Parsons Avenue
Columbus Ohio 43215

For additional information concerning this bid, including procedures for obtaining a copy of the bid document(s) and how to submit a proposal, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.

ORIGINAL PUBLISHING DATE: December 09, 2008

SA003134 - Health STD Physician Services

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

NOTICE OF REQUEST FOR PROPOSALS

Request Services for a Board Certified Infectious Disease Physician for the Sexual Health Clinic at the Columbus Public Health

Scope and Classification:

The Columbus Public Health Department has a need to contract for physician coverage for the Sexual Health Clinic; for 20 hours per week from, February 1, 2009 through January 31, 2012. Interested vendors are invited to complete and submit the "Request Services for a Board Certified Infectious Disease Physician for the Sexual Health Clinic at the Columbus Public Health Department" Request for Proposal (RFP).

A physician is needed to provide physician coverage for the Sexual Health Clinic. To receive a Request For Proposals for "Services of an Infectious Disease Physician for the Columbus Public Health Department", please contact Merry Krempasky, Director of Sexual Health at Columbus Public Health Department, 240 Parsons Avenue, Columbus Ohio, 43215-5331, (614) 645-6790. Send an e-mail to: merryk@columbus.gov to request an electronic copy.

Vendors can access the complete Request for Proposals via Vendor Services for the City of Columbus Public Health Department. Vendors must have a City of Columbus Contract Compliance Number, obtained by registering with Vendor Services: <http://vendorservices.columbus.gov>

Completed proposals can not be submitted online via Vendor Services. Deliver sealed hard copy proposals no later than 3:00 p.m. Friday, December 26, 2008

Attention: Merry Krempasky
Columbus Public Health Information Desk, 1st floor information desk;
240 Parsons Avenue
Columbus Ohio 43215
ORIGINAL PUBLISHING DATE: December 09, 2008

SA003132 - Health TB Radiology Services

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

NOTICE OF REQUEST FOR PROPOSALS

Radiology Services for the Columbus Public Health Department

Scope and Classification:

The Columbus Public Health Department has a need to contract for x-ray services for patients of the Ben Franklin Tuberculosis Control Program for a three-year period, January 1, 2009 through December 31, 2011. Interested vendors are invited to complete and submit the "Radiology Services for the Columbus Public Health Department" Request For Proposal (RFP) # SA003132.

A provider is needed to take and develop x-rays, and perform preliminary screenings of the x-rays of patients of the Ben Franklin TB Control Program. Services are required Monday through Friday between the hours of 8:00 AM and 4:30 PM at the provider's office location(s).

To receive a Request For Proposals for "Radiology Services for the Columbus Public Health Department", please download the RFP # SA003132 in its entirety at: <http://vendorservices.columbus.gov> or contact Pete Denkowski MS, RN, Columbus Health Department, 240 Parsons Avenue, Columbus Ohio, 43215-5331, (614) 645-6582 or email at: peted@columbus.gov.

Proposals must be received by 3:00 p.m., Friday December 26, 2008.

For additional information concerning this bid, including procedures for obtaining a copy of the bid document(s) and how to submit a proposal, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.

ORIGINAL PUBLISHING DATE: December 09, 2008

SA003124 - Fifth Avenue Dam Removal Project

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

SCOPE: The City of Columbus, Ohio is soliciting proposals for CIP 650743 - Fifth Avenue Dam Removal Project pursuant to Columbus City Code 329.14. Proposals will be received at the Division of Sewerage and Drainage, 1250 Fairwood Avenue, Room 1021, Columbus, Ohio 43206 until close of business on Friday, December 19, 2008.

The Division of Sewerage and Drainage is seeking experienced professional consulting/engineering firms to provide design services for the removal of the Fifth Avenue Dam and design of in-stream and riparian restoration measures along 2 miles of the Olentangy River between the Fifth Avenue Dam and the Dodridge Street Dam.

Lead firm must have experience and training in Rosgen geomorphic channel design; training through EPA in establishing qualitative habitat evaluation indexes; and a minimum of 2 stream restoration projects along a 3rd order stream or larger. Project team must have experience with preparing demolition plans for partial structure removal, open channel hydraulics, bridge scour analysis, and structural stability analyses.

CLASSIFICATIONS: ALL OFFERORS ARE REQUIRED TO OBTAIN A COPY OF THE INFORMATION PACKAGE, which is available for pick-up at the Division of Sewerage and Drainage, Sewer System Engineering Section, Room No. 1021, 1250 Fairwood Avenue, Columbus, Ohio 43206-3372.

For additional information concerning this request, including procedures for obtaining a copy of the of the RFP, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.

ORIGINAL PUBLISHING DATE: November 21, 2008

BID OPENING DATE - December 22, 2008 12:00 am

SA003131 - VIDEO SURVEILLANCE CONSULTANT RFP

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

Scope: The intent of this Request for Proposal (RFP) is to search for a qualified consultant to provide video surveillance system solution(s) to the City of Columbus, Ohio through March 31, 2012. The requirements of a video surveillance consultant defined herein provide the City with analysis, design, and project management to meet customer defined requirements and manage to completion. This multi-year agreement will be available to all city agencies to purchase video surveillance system solutions for neighborhood safety initiatives and City of Columbus facilities.

Classification: The video surveillance system consultant shall provide proper analysis, design, and project management to meet a variety of capabilities that will serve all departments within the City of Columbus. The successful offeror will be required to co-ordinate and manage the procurement and installation of video surveillance system solutions with contractors selected by and under contract to, the City of Columbus.

Bidder experience: The Video Surveillance System Consultant must submit an outline of its experience and work history in video surveillance system solution services for the past five years.

Bidder References: Video Surveillance System Consultant shall have proven successful installations in at least three public safety agencies representing Metropolitan areas comparable in size to the Columbus metropolitan area that have been "LIVE" for more than one (1) year and shall be utilizing the capabilities as outlined within this document.

Specification Questions: Questions regarding this bid must be sent by in writing via email to vendorservices@columbus.gov no later than 8:00 a.m. (local time) on December 15, 2008. Responses will be posted as an addendum to this bid on the City's website (vendorservices.columbus.gov) no later than 5:00 p.m. (local time) on December 15, 2008.

For additional information concerning this bid, including procedures for obtaining a copy of the bid document(s) and how to submit a proposal, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.

ORIGINAL PUBLISHING DATE: December 04, 2008

BID OPENING DATE - January 7, 2009 3:00 pm

SA003125 - POWER LINE CLEARANCE

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

SCOPE: 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, located at 910 Dublin Road, 4th Floor, Columbus, Ohio, until 3:00 pm local time, on January 7, 2009 and publicly opened in the First Floor Auditorium at 910 Dublin Road and read at the hour and place for POWER LINE CLEARANCE. The work for which proposals are invited consists of furnishing all labor, material and equipment for TREE TRIMMING AROUND DISTRIBUTION AND STREET LIGHTING CIRCUITS 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 DIVISION OF POWER AND WATER (POWER), 3500 INDIANOLA AVE, COLUMBUS, OH 43214, and will be available to prospective bidders UPON PAYMENT OF \$25.00 BY CHECK OR MONEY ORDER ONLY PER SET (NON-REFUNDABLE) after December 8, 2008.

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: POWER LINE CLEARANCE

CLASSIFICATIONS: Prevailing wage rates do not apply. A 10% (ten percent) proposal bond and a 100% (One hundred percent) performance bond are required for this bid.

For additional information concerning this bid, including procedures for obtaining a copy of the bid document(s) and how to submit a proposal, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.
ORIGINAL PUBLISHING DATE: November 21, 2008

BID OPENING DATE - January 8, 2009 11:00 am

SA003136 - FLEET/GENERAL VEHICLE REPAIR SERVICES

1.1 Scope: It is the intent of the City of Columbus, Fleet Management, to obtain proposals to establish Universal Term Contract(s) (UTC) to supply General Vehicle Repair Services up to and including June 30, 2011.

1.2 Classification: The contract(s) resulting from this bid proposal will provide for the option of purchasing General Vehicle Repair Services for various City vehicles per bid document.

For additional information concerning this bid, including procedures for obtaining a copy of the bid document(s) and how to submit a proposal, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.
ORIGINAL PUBLISHING DATE: December 10, 2008

BID OPENING DATE - January 14, 2009 9:00 am

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

SA003126 - HELICOPTER INSURANCE

1.1 Scope

The City of Columbus, Department of Public Safety, Division of Police is seeking Request for Proposals (RFP) to identify a qualified insurance company to provide helicopter insurance. The Division of Police has a current fleet of six MD 500E in service.

This RFP will ask for pricing in three formats, liability only, hull only and hull/liability and an award will be based on available funding and approval of Columbus City Council.

The term of the contract shall be one year commencing February 2009 with option to renew for two additional one year periods beyond the initial term contingent upon mutual agreement of both parties.

Bidder's proposal must respond to each and every requirement outlined in the RFP in order to be considered responsive. Proposals must be clear and concise. Bidder's submitting proposals may be afforded an opportunity for discussion and revision of proposals. Revisions may be permitted after submissions of proposals found to be reasonably likely to be selected for award. The contents of any proposal shall not be disclosed so as to be available to competing suppliers during the negotiation process.

1.2 Classification

The suitable broker/partner in the placing and servicing of our helicopter insurance will at a minimum consider the following items and have the capabilities listed in the requirements section.

The Columbus Division of Police currently operates six in flight helicopters used for police patrol, aerial surveillance and a variety of emergency service missions. There are two additional helicopters in "storage" details are listed below.

The helicopter unit flies approximately six thousand hours per year. They patrol the City of Columbus by helicopter sixteen hours per day 365 days per year.

All six of the in flight aircraft are MD 500E model helicopters and all have been purchased within the last six years and are solely owned by the City of Columbus.

The City will take delivery of a new MD 500E in March 2009. At that time one of the current MD 500E helicopters will be sold and the fleet of (6) six MD 500E helicopters will be maintained.

The twenty (20) pilots are required to pass an internal pilot training program that far surpasses industry and F.A.A. standards

The Instructor Pilots all receive recurrent flight training annually from the aircraft manufacturers.

All pilots have completed the initial training course from the aircraft manufacturer.

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

1.3 Questions

Questions may be sent via e-mail to Lt. Michael Elkins at melkins@columbuspolice.org until Friday, December 12, 2008 at 4:00 PM (EST). All questions must be in writing. No questions will be answered after this date.

1.3.1

No later than Wednesday, December 17, 2008 at 4:00 P.M. on all questions and answers will be displayed as an addendum on the City's vendor services website.

For additional information concerning this bid, including procedures for obtaining a copy of the bid document(s) and how to submit a proposal, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.

ORIGINAL PUBLISHING DATE: November 25, 2008

BID OPENING DATE - January 15, 2009 11:00 am

SA003138 - PVC Pipe, Fittings, Couplings, Etc UTC

1.1 Scope: It is the intent of the City of Columbus, Division of Sewerage and Drainage, Sewer Maintenance Operations Center, 1250 Fairwood Avenue, to enter into a Universal Term Contract for PVC Pipe, Fittings, Flexible Couplings and Storm Drainage Pipe to be used for various sewer repair and replacement projects. Bidders are asked to bid firm or fixed prices on the items listed on the Proposal Pages as a quantity of one (1) each. It is estimated that the Division of Sewerage and Drainage will spend approximately \$50,000.00 annually from this contract. The proposed contract will be in effect for a period of two (2) years from the date of execution by the City to and including March 31, 2011.

1.2 Classification: Product standards will be in accordance with the latest edition A.S.T.M. specifications and with the latest edition of the City of Columbus Construction and Material Specifications. Only bids utilizing manufacturers approved by the City of Columbus, Division of Transportation, Testing Section will be considered. Bidder's must be located in Franklin County or contiguous county to receive an award. Delivery of items may be required within 24 hours or less or the City may pick up items in an emergency.

For additional information concerning this bid, including procedures for obtaining a copy of the bid document(s) and how to submit a proposal, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.

ORIGINAL PUBLISHING DATE: December 09, 2008

BID OPENING DATE - January 29, 2009 11:00 am

THE CITY BULLETIN
BIDS WANTED - PURCHASING OFFICE AND OTHER DIVISIONS

SA003135 - CFD/EMERGENCY MEDICAL DISPATCHING

1.1 Scope: It is the intent of the City of Columbus, Fire Division to obtain formal bid proposals to establish a contract for the purchase of Emergency Medical Dispatching for emergency public safety dispatch use in the Fire Division.

1.2 Classification: The term of the agreement will be for the time period of three (3) years. A 100 percent performance bond is required.

For additional information concerning this bid, including procedures for obtaining a copy of the bid document(s) and how to submit a proposal, you must go to the City of Columbus Vendor Services web page (<http://vendorservices.columbus.gov>) and view this bid number in the open solicitations listing.

ORIGINAL PUBLISHING DATE: December 10, 2008

Public Notices

The link to the **Columbus City Health Code** pdf shall constitute publication in the City Bulletin of changes to the Columbus City Health Department's Health Code. To go to the Columbus City Health Code, click [here](#) (pdf).

The Columbus City Code's "**Title 7 -- Health Code**" is separate from the Columbus City Health Code. Changes to "Title 7 -- Health Code" are published in the City Bulletin. To go to the Columbus City Code's "Title 7 -- Health Code," click [here](#) (html).

**City of Columbus
City Bulletin Report**

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

Legislation Number: PN0012-2008

Drafting Date: 01/03/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: 2008 REGULAR MEETINGS OF COLUMBUS RECREATION AND PARKS COMMISSION

Contact Name: Chris Snyder

Contact Telephone Number: 645-7468

Contact Email Address: crsnyder@columbus.gov

Body

EXHIBIT A

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):

Wednesday, January 9, 2008 -1111 East Broad Street, 43205

Wednesday, February 13, 2008 -1111 East Broad Street, 43205

Wednesday, March 12, 2008 -- 1111 East Broad Street, 43205

Wednesday, April 9, 2008 -- 1111 East Broad Street, 43205

Wednesday, May 14, 2008 - 1111 East Broad Street, 43205

Wednesday, June 11, 2008 - Whetstone Shelterhouse (Park of Roses) 4015 Olentangy Blvd., 43214

Wednesday, July 9, 2008 - Brentnell Recreation Center, 1280 Brentnell Avenue, 43219

August Recess - No meeting

Wednesday, September 10, 2008 -Raymond Golf Course, 3860 Trabue Rd., 43228

Wednesday, October 8, 2008 - Whetstone Recreation Center, 3923 N. High Street, 43214

Wednesday, November 12, 2008 - 1111 East Broad Street, 43205

Wednesday, December 10, 2008 - 1111 East Broad Street, 43205

Legislation Number: PN0022-2008

Drafting Date: 01/23/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title**Notice/Advertisement Title:** Victorian Village Commission 2008 Meeting Schedule**Contact Name:** Brenda Moore**Contact Telephone Number:** 614-645-8620**Contact Email Address:** bgmoore@columbus.gov**Body**

The 2008 regular monthly meetings of the Victorian Village Commission will be held on the dates listed below at 6:15 p.m. at 109 N. Front Street, Columbus, Ohio 43215, in the ground floor Community Training Center. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov <<mailto: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 Deadline	Hearing Dates
December 27, 2008	January 10, 2008
January 31, 2008	February 14, 2008
February 28, 2008	March 13, 2008
March 27, 2008	April 10, 2008
April 24, 2008	May 8, 2008
May 29, 2008	June 12, 2008
June 26, 2008	July 10, 2008
July 31, 2008	August 14, 2008
August 28, 2008	September 11, 2008
September 25, 2008	October 9, 2008
October 30, 2008	November 13, 2008
November 27, 2008	December 11, 2008
December 24, 2008*	January 8, 2009

The 2008 regular monthly business meetings of the Victorian Village Commission will be held on the dates listed below at 12:00 noon. at 109 N. Front Street, Columbus, Ohio 43215, in the 1st Floor Conference Room. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov <<mailto: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.

Business Meeting Dates

January 3, 2008
 February 7, 2008
 March 6, 2008
 April 3, 2008
 May 1, 2008
 June 5, 2008
 July 3, 2008
 August 7, 2008
 September 4, 2008
 October 2, 2008
 November 6, 2008
 December 4, 2008

Legislation Number: PN0024-2008

Drafting Date: 01/23/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: German Village Commission 2008 Meeting Schedule

Contact Name: Brenda Moore

Contact Telephone Number: 614-645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The 2008 regular monthly 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, Columbus, Ohio 43215. Copies of the agenda may be obtained by calling 645-8620 or by e-mail. 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	Hearing Dates
December 18, 2008	January 8, 2008*
January 22, 2008	February 5, 2008
February 19, 2008	March 4, 2008
March 18, 2008	April 1, 2008
April 22, 2008	May 6, 2008
May 20, 2008	June 3, 2008
June 17, 2008	July 1, 2008
July 22, 2008	August 3, 2008
August 19, 2008	September 9, 2008
September 23, 2008	October 7, 2008
October 21, 2008	November 4, 2008
November 18, 2008	December 2, 2008
December 23, 2008	January 6, 2009

The 2008 regular monthly business meetings of the German Village Commission will be held on the dates listed below at 12:00 noon. at 109 N. Front Street, Columbus, Ohio 43215, in the 1st Floor Conference Room. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov <<mailto: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.

Business Meeting Dates

- January 29, 2008
- February 26, 2008
- March 25, 2008
- April 29, 2008
- May 27, 2008
- June 24, 2008
- July 29, 2008
- August 26, 2008
- September 30, 2008
- October 28 2008
- November 25, 2008
- December 30, 2008

Legislation Number: PN0025-2008

Drafting Date: 01/23/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Historic Resources Commission 2008 Meeting Schedule

Contact Name: Brenda Moore

Contact Telephone Number: 614-645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The 2008 regular monthly meetings of the Historic Resources Commission will be held on the dates listed below at 6:15 p.m. at 109 N. Front Street, Columbus, Ohio 43215, in the ground floor Community Training Center. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov <<mailto: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 Hearing Dates

January 3, 2008	January 17, 2008
February 7, 2008	February 21, 2008
March 6, 2008	March 20, 2008
April 3, 2008	April 17, 2008
May 1, 2008	May 15, 2008
June 5, 2008	June 19, 2008
July 3, 2008	July 17, 2008
August 7, 2008	August 21, 2008
September 4, 2008	September 18, 2008
October 2, 2008	October 16, 2008
November 6, 2008	November 20, 2008
December 4, 2008	December 18, 2008
December 31, 2008*	January 15, 2009

The 2008 regular monthly business meetings of the Historic Resources Commission will be held on the dates listed below at 12:00 noon. at 109 N. Front Street, Columbus, Ohio 43215, in the 1st Floor Conference Room. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov <<mailto: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.

Business Meeting Dates

January 10, 2008
February 14, 2008
March 13, 2008
April 10, 2008
May 8, 2008
June 12, 2008
July 10, 2008
August 14, 2008
September 11, 2008

October 9, 2008
November 13, 2008
December 11, 2008

Legislation Number: PN0026-2008

Drafting Date: 01/23/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Italian Village Commission 2008 Meeting Schedule

Contact Name: Brenda Moore

Contact Telephone Number: 614-645-8620

Contact Email Address: bgmoore@columbus.gov

Body

The 2008 regular monthly meetings of the Italian Village Commission will be held on the dates listed below at 6:15 p.m. at 109 N. Front Street, Columbus, Ohio 43215, in the ground floor Community Training Center. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov <<mailto: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 Hearing Dates

December 31, 2008*	January 15, 2008
February 5, 2008	February 19, 2008
March 4, 2008	March 18, 2008
April 1, 2008	April 15, 2008
May 6, 2008	May 20, 2008
June 3, 2008	June 17, 2008
July 1, 2008	July 15, 2008
August 5, 2008	August 19, 2008
September 2, 2008	September 16, 2008
October 7, 2008	October 21, 2008
November 4, 2008	November 18, 2008
December 2, 2008	December 16, 2008

The 2008 regular monthly business meetings of the Italian Village Commission will be held on the dates listed below at 12:00 noon. at 109 N. Front Street, Columbus, Ohio 43215, in the 1st Floor Conference Room. Copies of the agenda may be obtained by calling 645-8620 or by e-mail bgmoore@columbus.gov <<mailto: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.

Business Meeting Dates

January 8, 2008
February 12, 2008
March 11, 2008
April 8, 2008
May 13, 2008

June 10, 2008
July 8, 2008
August 12, 2008
September 9, 2008
October 14, 2008
November 11, 2008
December 9, 2008

Legislation Number: PN0060-2005

Drafting Date: 02/23/2005

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Published Columbus City Health Code

Contact Name: Richard Hicks

Contact Telephone Number: 654-6189

Contact Email Address: rickh@columbus.gov

Body"The Columbus City Health Code is updated and maintained by the Columbus Health Department.

To view the most current City Health Code, please visit:

<http://www.publichealth.columbus.gov/>

Legislation Number: PN0092-2008

Drafting Date: 04/16/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Health, Housing and Human Services Committee & Workforce Development Committee Meeting

Contact Name: James Ragland

Contact Telephone Number: (614) 645-8580

Contact Email Address: jcragland@columbus.gov

Body

Councilmember Tavares' Health, Housing and Human Services Committee / Workforce Development Committee meeting schedule is listed below. Meeting time and location is 5:30 p.m. in the Columbus City Council Chambers. A picture ID is needed to enter City Hall.

Meeting Chair: Councilmember Charleta B. Tavares

Agendas will be posted on the Columbus City Council Website (www.columbuscitycouncil.org) as soon as they are available.

2008

January 23, 2008
February 6, 2008
February 20, 2008
March 5, 2008
March 19, 2008

April 2, 2008
April 16, 2008
April 30, 2008
May 21, 2008
June 4, 2008
June 18, 2008
July 2, 2008
July 16, 2008
September 3, 2008
September 17, 2008
October 1, 2008
October 15, 2008
November 5, 2008
November 19, 2008
December 3, 2008

Meeting dates and times subject to change

Legislation Number: PN0144-2008

Drafting Date: 06/24/2008

Version: 1

Current Status: Clerk's Office for Bulletin

Matter Type: Public Notice

Title

OFFICIAL NOTICE
CIVIL SERVICE COMMISSION
COMPETITIVE EXAMINATION ANNOUNCEMENTS

Notice/Advertisement Title: Civil Service Commission Notice

Contact Name: Annette Bigham

Contact Telephone Number: 614-645-7531

Contact Email Address: eabigham@columbus.gov

Body

OFFICIAL NOTICE
CIVIL SERVICE COMMISSION
COMPETITIVE EXAMINATION ANNOUNCEMENTS

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 <<http://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 offices.

Legislation Number: PN0161-2008

Drafting Date: 07/01/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: REVISED 2008 REGULAR MEETINGS OF COLUMBUS RECREATION AND PARKS COMMISSION - CHANGE OF VENUE

Contact Name: Chris Snyder

Contact Telephone Number: 645-7468

Contact Email Address: crsnyder@columbus.gov

Body

EXHIBIT A

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):

Wednesday, January 9, 2008 -1111 East Broad Street, 43205

Wednesday, February 13, 2008 -1111 East Broad Street, 43205

Wednesday, March 12, 2008 -- 1111 East Broad Street, 43205

Wednesday, April 9, 2008 -- 1111 East Broad Street, 43205

Wednesday, May 14, 2008 - 1111 East Broad Street, 43205

Wednesday, June 11, 2008 - Whetstone Shelterhouse (Park of Roses) 4015 Olentangy Blvd., 43214

Wednesday, July 9, 2008 - Brentnell Recreation Center, 1280 Brentnell Avenue, 43219

August Recess - No meeting

Wednesday, September 10, 2008 -~~Raymond Golf Course, 3860 Trabue Rd., 43228~~ 1533 Alum Industrial Drive, 43209

Wednesday, October 8, 2008 - Whetstone Recreation Center, 3923 N. High Street, 43214

Wednesday, November 12, 2008 - 1111 East Broad Street, 43205

Wednesday, December 10, 2008 - 1111 East Broad Street, 43205

Legislation Number: PN0262-2008

Drafting Date: 11/07/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Schedule for Mayor's proposed 2009 budget.

Contact Name: Kym Nelson

Contact Telephone Number:645-0851

Contact Email Address: kjnelson@columbus.gov

Body

BUDGET 2009 SCHEDULE

November 14, 2008

Mayor 2008 Proposed Budget Roll Out

November 14, 2008

Ordinances filed in City Clerk's office

November 17, 2008

Mayor's Proposed Budget Ordinances appear on Council Agenda
(and tabled indefinitely pending public hearings)

November 18, 2008

Budget Briefing - Presentation by Mayors Administration
5:30 pm, Council Chambers

November 20, 2008

Recs and Park Budget Hearing
5:30 pm- Council Chambers

November 22, 2008

Mayor's proposed Budget Ordinances appear in City Bulletin for the First Time
(Public Notice Section)

November 29, 2008

Mayor's proposed Budget Ordinances
Appear in City Bulletin for 2nd Time

December 2, 2008

Safety Budget Hearing
5:30pm, Council Chambers

December 8, 2008

Department of Development Budget Hearing
3:30, Council Chambers

December 9, 2008

Judiciary and Court Administration Budget Hearing
3:30 pm, Council Chambers

December 9, 2008

Budget Hearing (Public Comment)
5:30 pm, Council Chambers

December 10, 2008

HHHS Budget Briefing
5:30 pm, Council Chambers

December 11, 2008
Public Service and Transportation
2:00 pm, Council Chambers

December 11, 2008
Planning Division and Historic Preservation Office
5:30pm, Council Chambers

December 16, 2008
Budget Briefing (Public Comment)
5:30 pm, Council Chambers

December 18, 2008
HHHS Budget Hearing
5:30 pm, Council Chambers

January 6, 2009
Budget Briefing (Public Comment)
5:30 pm, Council Chambers

January 9, 2009
City Council Budget Retreat
8:30 a.m. - 4:30 p.m., 96 S. Grant Ave.,
Main Library, Carnegie Room

January 19, 2009
No Council Meeting - MLK Day

January 22, 2009
(Date may change)
Budget Roll-Out, All Council Members
10:00 am, Council Chambers

January 26, 2009
Council Meeting - Budget Ordinances on the agenda for 2nd reading, to be Amended
and Tabled to 02/09/09

January 31, 2009
First publication of ordinances as amended in Public Notice section of City Bulletin

February 7, 2009
2nd publication of ordinances as amended in Public Notice Section of City Bulletin

February 9, 2009
Council Meeting -Anticipated passage date of the budget ordinances as amended

February 14, 2009
Ordinances published in the City Bulletin (Ordinance section) as amended (must be published within 20 days of passage
per City Charter)

**All dates subject to change*

Legislation Number: PN0283-2008

Drafting Date: 12/04/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: City Council Zoning Agenda for 12/15/2008

Contact Name: Shezronne Zaccardi

Contact Telephone Number: 614-645-1695

Contact Email Address: sezaccardi@columbus.gov

Body

REGULAR MEETING NO.69

CITY COUNCIL (ZONING)

DECEMBER 15, 2008

6:30 P.M.

COUNCIL CHAMBERS

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: BOYCE, CHR. CRAIG GINTHER O'SHAUGHNESSY TAVARES TYSON MENTEL

1927-2008

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1, apartment residential district use; 3333.22, Maximum side yard required; and 3333.23, Minimum side yard permitted, of the Columbus City Codes, for the property located at 1176 STEELWOOD ROAD (43212), to conform an existing driveway and parking lot serving M, manufacturing uses with reduced development standards in the AR-1, Apartment Residential District. (Council Variance #CV08-030)

1410-2008

To rezone 1132 EAST WINDSOR AVENUE (43211), being 2.37± acres located at the northwest corner of East Windsor Avenue and Isabel Avenue and at the southwest corner of East Windsor Avenue and Gerald Avenue, From: C-3, Commercial, P-1, Parking, R-3 and R-4, Residential Districts, To: CPD, Commercial Planned Development District. (Rezoning # Z08-017)

1828-2008

To rezone 700 CHILDRENS DRIVE (43205), being 52.7± acres generally located from the southeast corner of Parsons Avenue and Mooberry Street, east to the southwest corner of Mooberry Street and the first alley east of and parallel with Eighteenth Street, south to the northwest corner of the first alley east of and parallel with Eighteenth Street and Livingston Avenue, south to the southeast corner of Livingston Avenue and Heyl Avenue, west to the southeast corner of Jackson Street and Putnam Street, west to the southwest corner of Jackson Street and Parsons Avenue, and north to the northwest corner of Parsons Avenue and Denton Alley, north and west to the southwest corner of Livingston and Parsons Avenues, west 732 feet along the north side of Livingston Avenue, north to Interstate 70, then east to the northwest corner of Parsons Avenue and Mooberry Street (excluding all of Livingston Park). From: AR-1, Apartment Residential, R-2F, Residential, C-4, Commercial, and CPD, Commercial Planned Development Districts, To: CPD, Commercial Planned Development District. (Rezoning # Z08-037)
(TABLED 12/08/2008)

Legislation Number: PN0284-2008

Drafting Date: 12/08/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title Economic Advisory Committee Meeting

Notice/Advertisement Title: Economic Advisory Committee Meeting

Contact Name: Kim Carson

Contact Telephone Number: 614-645-6277

Contact Email Address: akcarson@columbus.gov

Body

Economic Advisory Committee Meeting will be held on December 19, 2008, at the Jerry Hammond Center, 1111 E. Broad Street, Columbus, OH 43205, 1st Floor Conference Room.

2:00 - 5:00 p.m.

Legislation Number: PN0290-2008

Drafting Date: 12/09/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Columbus South Side Area Commission

Contact Name: Darren Jordan

Contact Telephone Number: 614-445-2177

Contact Email Address: dj1911@live.com

Body

Regular meetings of the Columbus South Side Area Commission are held at 7:00 pm on the fourth(4th) Tuesday of each month. The meeting location is the Barack Recreation Center at 580 E. Woodrow Ave. All members of the public are welcome and strongly encouraged to attend.

Legislation Number: PN0292-2008

Drafting Date: 12/10/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: Public Service Director's Order - Placement of Traffic Control Devices as Recommended by the Transportation Division - Effective Date: December 5, 2008

Contact Name: Patricia Rae Grove

Contact Telephone Number: (614) 645-7881

Contact Email Address: prgrove@columbus.gov

Body

Please see Public Service Director's Order - Placement of Traffic Control Devices as Recommended by the Transportation Division - Effective Date: December 5, 2008

Legislation Number: PN0293-2008

Drafting Date: 12/10/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: 5th By Northwest Area Commission By-Laws Addendum, Election Rules and Districts

Contact Name: Steve Soble

Contact Telephone Number: (614) 645-8621

Contact Email Address: slsoble@columbus.gov

Body

Please see attached 5th By Northwest Area Commission By-Laws Addendum, Election Rules and Districts

Legislation Number: PN0294-2008

Drafting Date: 12/10/2008

Current Status: Clerk's Office for Bulletin

Version: 1

Matter Type: Public Notice

Title

Notice/Advertisement Title: 5th By Northwest Area Commission By-Laws Amendment, Article IV Meetings

Contact Name: Steve Soble

Contact Telephone Number: (614) 645-8621

Contact Email Address: slsoble@columbus.gov

Body

Article IV. MEETINGS

Section 1. The Commission shall hold a regular monthly meeting on the ~~second~~ **first** Tuesday of each month in a public place and shall be open to the public.

a. A regular meeting may be cancelled or rescheduled by two-thirds vote of the Commission at the regularly scheduled prior meeting of the Commission.

Section 2. The regular meeting in November shall be the meeting at which new Commissioners are elected, and annual reports from the committees are received.

a. The Chairperson shall appoint an officer nomination, representing a cross section of the Commission, to develop and gather a slate of officers for the coming year.

b. Any current Commissioner may be a voting member of the officer nomination committee. Membership on this committee shall not exclude a Commissioner from consideration for an office.

c. The proposed slate of officers must be included with the meeting following the November meeting notice.

d. First item of business for the meeting in December will be election of Commission Officers with additional nominations accepted from any member of the Commission.

e. The election of officers shall be conducted by written ballot, which shall be tallied immediately by the Recording Secretary who will announce the results to the Commission. A voice vote may be held if there are no contested offices.

Section 3. At least a five-day notice of all meetings shall be given, such notice to include the agenda. All meetings of the Commission shall be open to the public. All Commission meetings shall comply with the Ohio open meeting law and the open meeting requirements pursuant to C.C. 121.01.

Section 4. The Commission shall consider no business unless introduced by a Commissioner or a committee of the Commission. No person shall speak during a Commission meeting except when recognized by the presiding officer. This can be subject to approval of the Commission by a majority vote.

a. Allowance shall be made for public comment on any issue to be voted on by the Commission or a committee of the Commission. Each speaker shall be limited to three (3) minutes. This limit may be extended by vote of the members present upon a motion of any Commissioner to do so. Time shall be allowed following each presentation for Commissioners to discuss and ask questions of the speaker. At their discretion, the presiding officer may limit the number of speakers to three (3) on each side of an issue. Such limitation shall be announced at the beginning of public comments on that issue.

b. The Commission will vote on issues by roll call and verbal vote. In the situation of a tie, the issue does not pass.

Section 5. The Chairperson may call special meetings; or the Vice Chairperson upon receiving a petition signed by one-third of the Commissioners in office.

a. Any such petition shall specify the date, time and place of the special meeting and shall include all business to be conducted at the meeting.

b. No business shall be conducted at a special meeting, unless explicitly included in the notice of such meeting.

Section 6. A Public Hearing may be directed to be held by either: a majority vote of the Commission, or a committee (with the approval of the Chairperson).

a. With the permission of a majority vote of the Commission, a public hearing may be held in conjunction with a Commission meeting.

b. A record shall be made and filed of each public hearing by the Secretary, or other provided recording officer from the directing committee.

c. If a committee has called a public hearing, it shall provide the presiding a recording officer.

d. At least a fifteen (15) day public notice shall be given for all public hearings.

Section 7. The Commission shall not consider zoning cases received by the Zoning Committee Chair less than 14 calendar days before a regular monthly Commission meeting. Cases received less than 14 calendar days before a regular monthly meeting will be considered at the following month's meeting.

a. Commissioners shall be notified of upcoming Zoning cases and of the scheduled committee meeting no less than 12 calendar days before a regular monthly Commission meeting.

b. The Commission shall notify all property owners within 125 feet of each zoning case. All such owners shall be listed on the attachment provided by the applicant.

c. The Committee bringing the zoning recommendation forward must state that all appropriate procedures have been followed before a vote of the Commission is allowed. These procedures include proper notification of Commissioners, adherence to deadlines for case evaluation, and all other such procedures contained within these By-Laws and defined by the City of Columbus.

Legislation Number: PN0295-2008

Drafting Date: 12/11/2008

Version: 1

Current Status: Clerk's Office for Bulletin

Matter Type: Public Notice

Title

Notice/Advertisement Title: Public Utilities Notice: Department of Public Utilities - Industrial Wastewater Discharge Permits

Contact Name: Jeffrey L. Bertacchi

Contact Telephone Number: (614) 645-5876

Contact Email Address: jlb@columbus.gov

Body

The Administrator of the Division of Sewerage and Drainage announces intent to issue an Industrial Wastewater Discharge Permit to the following company on or about Monday, December 29, 2008: Clean Water Limited, 2480 Jackson Pike, Columbus, Ohio 43223

The Draft Permit will be available for review, Monday through Friday, between the hours of 7:30 A.M. and 4:30 P.M., December 15, 2008 through December 26, 2008 at the City of Columbus Industrial Wastewater Pretreatment Office, 1250 Fairwood Avenue, Suite 186, Columbus, Ohio 43206. Written comments will be accepted during this period at the above address or by FAX at (614) 645-0227. This Notice is made according to Columbus City Code Chapter 1145.44(B).

By-Laws Addendum

Election Rules and Districts

I. Election Committee

A) The Election Committee shall have all necessary authority to conduct Fifth by Northwest Area Commission (5xNW) elections, including the determination of candidate and voter qualifications, establishment of and staffing of polling places, counting of ballots, and adjudication of disputes and challenges.

B) The Committee is responsible for:

(1) Making all other necessary and appropriate arrangements and determinations with respect to the nomination and election process.

(2) Convening meetings to plan and execute election procedures and to inform candidates of election rules.

(3) Arranging for and supervising the reproduction of ballots.

(4) Verifying that no person has voted more than once in any election.

(5) Tallying the votes and certifying the results to the Commission.

II. Designation of 5xNW Liaison to Committee

The 5xNW shall designate one 5XNW member to serve as liaison between the Committee and the Commission. Such designee may be the 5XNW Chairman, but shall not be a candidate for election to the 5XNW during that year.

III. Elections

A) Date/Hours

(1) Annual elections shall be during the regular November meeting of the Fifth by Northwest Area Commission; special elections shall be held on a date selected in accordance with the bylaws.

B) Polling Place

(1) The polling place is the location of the regular November meeting of the Fifth by Northwest Area Commission.

C) Publicity

The Committee shall:

(1) Submit a call for candidates for publication to at least one newspaper of general circulation in the community 14 days before the election. The Committee may also use any other means to publicize the elections as may be available and appropriate. Materials are to include:

a) the location of the poll;

b) the date and hours of the election;

c) that a voter must present a photo identification and evidence of place of residence and age, or sign a statement that he or she is eighteen years of age or older and currently resides at a stated address within the area commission boundaries; and

D) Staff

(1) The Election Committee shall designate one person plus the 5XNW Liaison as the polling staff on the day of the election.

(2) The duties of the polling staff shall include the orderly operation of the polls and balloting, verifying voter eligibility, maintaining a register of persons voting, and ensuring the security of the ballots.

IV. Candidates

A) Qualifications

(1) Potential candidates shall be eighteen years of age or older on Election Day.

(2) Potential candidates shall be residents of the area commission boundaries when they submit nominating petitions to the Committee.

(3) Potential candidates shall be legally eligible to serve as Commissioners.

(4) Potential candidates in this non-partisan election are urged not to declare any political party affiliations.

(5) Potential candidates need not be registered voters on the rolls of the County Board of Elections.

(6) Before the Committee certifies the election results, the Committee shall disqualify a potential candidate or candidate who is ineligible to serve due to withdrawal, lack of residency, felony conviction, or other reason in violation of these rules or rulings by the mayor or city attorney.

B) 5XNW Residency Verification

(1) The Committee is authorized to verify in whatever way it considers appropriate the place of residence for any candidate whose residency is challenged, for example:

- a) The potential candidate's County Board of Elections voting address, if any.
- b) The potential candidate's residence address as listed in a public telephone directory.
- c) The potential candidate's residence address as listed in a public address directory.
- d) Written statements from neighbors abutting the potential candidate's residence.

V. Ballots, Regular and Absentee

- A) The Committee shall record the total number of ballots reproduced.
- B) Each ballot shall carry a list, headed Vote for One of the names of Petition Candidates certified by the Committee as meeting Candidate Qualifications () preceding each name.
- C) The order of listing candidate's names on the ballot shall be determined randomly.
- D) Each ballot in which there is a certified Write-In Candidate shall conclude with a blank line, preceded by a () for use in the event voters wish to write in the name of a Write-In Candidate.
- E) No Write-In Candidates are to be listed on the ballots.
- F) The absentee ballot shall be identical to the in-person ballot.
- G) No political party or other organization shall be named on the ballot in association with a candidate's name.

VI. Voter Qualifications

- A) Each voter must be at least eighteen years of age on Election Day.
- B) Each voter must reside or work in the Fifth by Northwest Area Commission for which an election is being held.
- C) The voter need not be a registered voter on the rolls of the County Board of Elections.
- D) No voter shall cast more than one ballot.

VII. Polling Procedures

A) The Committee shall provide for both Absentee voters who will be absent or otherwise not voting in person at the polls on Election Day and for in-person voters at the polls on Election Day.

B) Absentee Voting:

(1) A voter may request an absentee ballot by applying in writing to the 5XNW Elections Liaison. The request shall include the applicant's signature, printed name, residence address, residence telephone number, and date of birth. The request shall include a self-addressed stamped envelope. The request may be mailed or may be delivered by hand.

(2) The deadline for request of an absentee ballot shall be the fifth day before Election Day.

(3) Upon timely receipt of an absentee request, the Liaison shall verify that the voter is qualified, and if so, the Liaison shall immediately mail one absentee ballot to the applicant by first class mail.

(4) For the vote to be counted as valid, the marked absentee ballot must be received at the delivery place designated by the Liaison by 6:00 p.m. on the day before Election Day.

(5) The returned ballot shall be sealed in an envelope bearing the voter's name and residence address clearly printed on the outside. Failure to provide the voter's name and address on the envelope for possible later crosschecking to the polling place voter register will invalidate the vote.

(6) It is advised that the voter's signature appear across the seal of the envelope, to assist maintenance of ballot anonymity.

C) Direct in-person voting at the polls:

(1) Each voter shall provide identification in accordance with identifying rules valid in the State of Ohio. If a voter does not have such identification materials at the polling place, the voter must sign a statement that he or she is eighteen years of age or older and currently resides at a stated address within the area commission boundaries. A poll worker shall staple the statement to the ballot so that any person may challenge the residency of the voter. Any candidate, candidate's witness, Election Committee member, 5XNW member, or poll worker may review the residency statement. Any disputes related to the veracity of a residency statement shall be resolved under the Complaints/Challenges section of these Rules. The 5XNW acknowledges that a ballot with a statement attached is no longer anonymous. Any person may cast an anonymous ballot by presenting identification that complies with this rule.

(3) Upon such verification, the voter shall register in the poll book, entering signature, and residence address.

(3) The voter shall be provided with a single ballot, and shall cast a vote by marking the ballot and depositing it in a sealed ballot box provided for that purpose.

(4) No person shall engage in any campaigning within 100 feet of the premises of the polling place during the time the poll is open on Election Day. Candidates may, however, make one (1) two (2) minute speech before voting begins. No rebuttals will be permitted.

(5) The polling staff shall deliver the sealed ballot boxes to the Committee immediately upon the closing of the polls.

VIII. Counting of Ballots

A) The ballot boxes shall remain sealed until the counting begins.

B) The list of absentee voters shall be checked against poll book to insure no duplicate voting took place.

C) Immediately following the conclusion of all voting and the transportation of all ballots to the headquarters, the Committee shall count the ballots.

D) No ballots for a non-certified write-in candidate shall be counted.

E) Blank ballots shall be counted to insure integrity of election results.

F) Any person may witness the counting.

IX. Security of Ballots

A) All voted ballots shall be placed in a sealed container after counting has been completed.

B) The sealed containers shall be kept in a secure place until two weeks after the election or until any formal election complaint is resolved, whichever is later, at which time they may be destroyed under the supervision of the Committee.

C) Ballots not used in the election shall be handled in the same manner as voted ballots.

X. Results

A) The candidate receiving a plurality of valid votes cast shall be the winner of his or her seat.

B) In the event of a tie vote, the relevant ballots shall be recounted, and if the tie vote is verified, the winner shall be decided by a coin toss.

C) The committee shall certify the election results, including the votes, in writing to the 5XNW Chairman after six days but within ten days following Election Day. The 5XNW Chairman shall, on behalf of the 5XNW, certify the elected candidates to the Office of the Mayor of the City of Columbus, in writing, within thirty days of receipt of certification from the Committee.

D) Only a person who has, before the election, been certified as a qualified candidate by the Committee may be certified as the winner of an election.

XI. Complaints/Challenges

A) A person who seeks reconsideration of a decision by the Committee may file a written complaint, specifying the decision to be reconsidered, with the Liaison no later than five days after the election. The Committee shall rule on the request within five days.

B) Any candidate, any Commissioner, or the person who requested reconsideration may file a written appeal of the Committee's decision with the Chairperson of the 5XNW within three days of notification of the Committee's decision. The 5XNW, excluding any member whose election is the subject to the appeal, and the Committee shall hold a joint special meeting to hear the appeal within five days of receiving the appeal. Each member of the Committee and the 5XNW in attendance shall have one vote. The complaint is sustained only if a majority of those present votes to sustain the complaint. The joint meeting of the 5XNW and the Election Committee shall issue a written decision on the appeal within five days after hearing the appeal, but may issue an oral decision sooner.

C) Persons seeking reconsideration and appealing any such reconsideration should do so as soon as reasonably possible. The Committee or a joint meeting of the 5XNW and the Committee may choose to deny a complaint because of any unreasonable delay.

D) The resolution of any election-related dispute by the joint meeting of the 5XNW and the Committee is final.

XII. Applying These Rules

These rules should be interpreted using common sense in an attempt to conduct as fair an election as possible, especially if there is an inconsistency or omission in these rules.

PLACEMENT OF TRAFFIC CONTROL DEVICES AS RECOMMENDED BY THE
TRANSPORTATION DIVISION
EFFECTIVE DATE: DECEMBER 5, 2008

Whereas, an emergency exists in the usual daily operation of the Department of Public Service, Transportation Division, in that certain traffic control devices must be authorized immediately in order to preserve the public health, peace, property, and safety; now, therefore,

Under the power vested in me by Chapters 2105 and 2155 of the Traffic Code of Columbus, Ohio, I hereby determine that based on studies conducted by and recommendations made by the Transportation Division, that the following traffic regulations are necessary and I hereby authorize on the effective date of this order, or as soon thereafter as practical, the installation and/or removal of appropriate traffic control devices as follows:

SECTION 2105.08 STOP AND YIELD INTERSECTIONS

Stop signs shall be installed at intersections as follows:

OLIVE ST shall stop for HAGUE AVE

PARKING REGULATIONS

The parking regulations on the 912 foot long block face along the N side of BECK ST from BEECH ST extending to PARSONS AVE shall be

Range in feet	Code Section	Regulation
0 - 32	2105.17	NO STOPPING ANYTIME
32 - 800	2151.01	(STATUTORY RESTRICTIONS APPLY)
800 - 912	2105.17	NO STOPPING ANYTIME

The parking regulations on the 641 foot long block face along the N side of BECKET AVE from WILLOUGHBY ST extending to HOLLISTER ST shall be

Range in feet	Code Section	Regulation
0 - 89	2105.17	NO STOPPING ANYTIME
89 - 401	2105.14	NO STOPPING 8AM - 4PM SCHOOL DAYS EXCEPT BUSES
401 - 468	2105.17	NO STOPPING ANYTIME
468 - 641	2105.17	NO PARKING 8AM - 4PM SCHOOL DAYS

The parking regulations on the 170 foot long block face along the N side of BRYDEN RD from TWENTY- FIRST ST extending to TWENTY - SECOND ST shall be

Range in feet	Code Section	Regulation
0 - 170	2151.01	(STATUTORY RESTRICTIONS APPLY)

The parking regulations on the 217 foot long block face along the E side of FRONT ST from CAPITAL ST extending to BROAD ST shall be

Range in feet	Code Section	Regulation
0 - 30	2105.17	NO STOPPING ANYTIME
30 - 50	2155.03	2 HR PARKING METERS 9AM - 4PM EXCEPT SUNDAYS AND HOLIDAYS
30 - 50	2105.17	NO STOPPING 3AM - 9AM 4PM - 6PM WEEKDAYS
50 - 217	2105.17	NO STOPPING ANYTIME

The parking regulations on the 436 foot long block face along the S side of FULTON ST from FRONT ST extending to HIGH ST shall be

Range in feet	Code Section	Regulation
0 - 11	2105.17	NO STOPPING ANYTIME
11 - 42	2105.17	TWO - WHEELED MOTORIZED VEHICLE PARKING ONLY
11 - 396	2105.17	NO STOPPING 3AM - 7AM WEEKDAYS
42 - 330	2155.03	2 HR PARKING METERS 8AM - 6PM EXCEPT SUNDAYS AND HOLIDAYS
42 - 396	2105.16	HEAD IN PARKING
330 - 396	2155.04	2 HR PARKING METER HCP ONLY 8AM - 6PM EXCEPT SUN AND HOLIDAYS
396 - 436	2105.17	NO STOPPING ANYTIME

The parking regulations on the 670 foot long block face along the W side of KOHR BLVD from INNIS RD extending to TERMINUS shall be

Range in feet	Code Section	Regulation
0 - 150	2105.17	NO STOPPING ANYTIME
150 - 302	2105.17	NO STOPPING 8AM - 4PM SCHOOL DAYS
302 - 538	2105.17	NO STOPPING 8AM - 4PM SCHOOL DAYS EXCEPT BUSES
538 - 670	2105.17	NO STOPPING ANYTIME

The parking regulations on the 183 foot long block face along the S side of LINCOLN ST from HIGH ST extending to PEARL ST shall be

	Range in feet	Code Section	Regulation
	0 - 49	2105.17	NO STOPPING ANYTIME
	49 - 160	2155.03	2 HR PARKING METERS 8AM - 6PM EXCEPT SUNDAYS AND
HOLIDAYS			
	49 - 160	2105.17	NO PARKING 8AM - 4PM THIRD WEDNESDAY OF MAY,
AUGUST, &			NOVEMEBER FOR STREET SWEEPING
	160 - 183	2105.17	NO STOPPING ANYTIME

The parking regulations on the 139 foot long block face along the N side of LYNN ST from WALL ST extending to TERMINUS shall be

	Range in feet	Code Section	Regulation
	0 - 42	2105.17	NO STOPPING ANYTIME
	42 - 129	2105.03	HANDICAP BUS STOP ONLY
	81 - 170	2105.17	TWO - WHEELED MOTORIZED VEHICLE PARKING ONLY

The parking regulations on the 139 foot long block face along the S side of LYNN ST from WALL ST extending to TERMINUS shall be

	Range in feet	Code Section	Regulation
	0 - 129	2105.17	NO STOPPING ANYTIME
	129 - 139	2105.17	TWO - WHEELED MOTORIZED VEHICLE PARKING ONLY

The parking regulations on the 300 foot long block face along the N side of MADISON AVE from LINWOOD AVE extending to LATTA AVE shall be

	Range in feet	Code Section	Regulation
	0 - 46	2105.17	NO STOPPING ANYTIME
	46 - 123	2151.01	(STATUTORY RESTRICTIONS APPLY)
	123 - 143	2105.17	NO STOPPING ANYTIME
	143 - 154		NAMELESS ALLEY
	154 - 186	2105.17	NO STOPPING ANYTIME
	186 - 270	2151.01	(STATUTORY RESTRICTIONS APPLY)
	270 - 300	2105.17	NO STOPPING ANYTIME

The parking regulations on the 300 foot long block face along the S side of MADISON AVE from LINWOOD AVE extending to LATTA AVE shall be

Range in feet	Code Section	Regulation
0 - 30	2105.17	NO STOPPING ANYTIME
30 - 123	2151.01	(STATUTORY RESTRICTIONS APPLY)
123 - 143	2105.17	NO STOPPING ANYTIME
143 - 154		NAMELESS ALLEY
154 - 174	2105.17	NO STOPPING ANYTIME
174 - 247	2151.01	(STATUTORY RESTRICTIONS APPLY)
247 - 300	2105.17	NO STOPPING ANYTIME

The parking regulations on the 168 foot long block face along the N side of OAK ST from RHOADS AVE extending to EAST TERMINUS shall be

Range in feet	Code Section	Regulation
0 - 168	2105.17	NO PARKING ANY TIME

The parking regulations on the 168 foot long block face along the S side of OAK ST from RHOADS AVE extending to EAST TERMINUS shall be

Range in feet	Code Section	Regulation
0 - 122	2151.01	(STATUTORY RESTRICTIONS APPLY)
122 - 168	2105.17	NO PARKING ANY TIME

The parking regulations on the 483 foot long block face along the N side of RUHL AVE from STANWOOD RD extending to ROSSEVELT AVE shall be

Range in feet	Code Section	Regulation
0 - 135		(NOT IN CITY)
135 - 157	2105.17	NO STOPPING ANYTIME
157 - 190		(STATUTORY RESTRICTIONS APPLY)
190 - 215	2105.03	HANDICAPPED PARKING ONLY
215 - 376		(STATUTORY RESTRICTIONS APPLY)
376 - 483	2105.17	NO STOPPING ANYTIME

The parking regulations on the 483 foot long block face along the S side of RUHL AVE from STANWOOD RD extending to ROSSEVELT AVE shall be

Range in feet	Code Section	Regulation
0 - 135		(NOT IN CITY)
135 - 155		(STATUTORY RESTRICTIONS APPLY)
155 - 370	2105.16	HEAD IN PARKING
370 - 433		(STATUTORY RESTRICTIONS APPLY)
433 - 483	2105.17	NO STOPPING ANYTIME

The parking regulations on the 322 foot long block face along the N side of THIRTEENTH AVE from JEFFERSON AVE extending to LEXINGTON AVE shall be

Range in feet	Code Section	Regulation
0 - 322	2151.01	(STATUTORY RESTRICTIONS APPLY)

The parking regulations on the 275 foot long block face along the S side of TWELFTH AVE from KINGRY ST extending to JEFFERSON AVE shall be

Range in feet	Code Section	Regulation
0 - 133	2151.01	(STATUTORY RESTRICTIONS APPLY)
133 - 146		NAMELESS ALLEY
146 - 245	2151.01	(STATUTORY RESTRICTIONS APPLY)
245 - 275	2105.17	NO STOPPING ANYTIME

The parking regulations on the 759 foot long block face along the E side of WISCONSIN AVE from BROAD ST extending to CABLE AVE shall be

Range in feet	Code Section	Regulation
0 - 30	2105.17	NO STOPPING ANYTIME
30 - 128	2151.01	(STATUTORY RESTRICTIONS APPLY)
128 - 149	2105.17	NO STOPPING ANYTIME
149 - 162		NAMELESS ALLEY
162 - 362	2151.01	(STATUTORY RESTRICTIONS APPLY)
362 - 382	2105.03	HANDICAPPED PARKING ONLY
382 - 402	2151.01	(STATUTORY RESTRICTIONS APPLY)
402 - 421	2105.03	HANDICAPPED PARKING ONLY
421 - 479	2151.01	(STATUTORY RESTRICTIONS APPLY)
479 - 502	2105.03	HANDICAPPED PARKING ONLY
502 - 759	2151.01	(STATUTORY RESTRICTIONS APPLY)

Any existing traffic restrictions, prohibitions or traffic control devices which conflict with these orders shall be declared null and void and shall be removed.

BY ORDER OF: MARK KELSEY, PUBLIC SERVICE DIRECTOR