

CITY OF COLUMBUS

ORIGINAL

ORDINANCE RESOLUTION NO. 2757-79

INTRODUCED

first reading

DEC 10 1979

INTRODUCED BY:

CHARLES R. PETREE II

FLOOR ACTION

7-0

12-17-79 Am. To Emergency

AUDITOR'S CERTIFICATE

I hereby certify that there is in the treasury, or anticipated to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within ordinance.

DATE: _____ NO: _____

FUND No. _____ DEPT. No. _____ APPROP. CODE _____

ENTERED BY: _____ AMOUNT: _____

City Auditor or Deputy Auditor

COMMITTEE:

ZONING

COMMITTEE ACTION

P. 21. 12-17-79
Ad. 12-8 & 12-15
Mail notices: 12-5

LETTER OF TRANSMITTAL (REASON FOR LEGISLATION)

CITY COUNCIL
CITY HALL
COLUMBUS, OHIO

Rezoning Application: 279-096
November 27, 1979

HONORABLE MEMBERS OF COUNCIL:

The attached legislation is submitted for Council action.

APPLICANT: Olentangy Development Co., by Alan S. Wernick,
6079 Northgate Road

ATTORNEY: Ben W. Hale, Jr., 37 West Broad Street

PROPOSED USE: Commercial Development

DEVELOPMENT COMMISSION RECOMMENDATION: Approval

VOTE: 7-0

DIVISION OF PLANNING RECOMMENDATION: Approval

ORIGINATED BY: DIVISION OF PLANNING APPROVED (DIV. HEAD):

FORM APPROVED (ATTY.): APPROVED (DEPT. HEAD):

EMERGENCY

ORDINANCE RESOLUTION NO. 2757-79

30-DAY

BY DEPARTMENTAL REQUEST:

TITLE (BRIEF DESCRIPTION)

To rezone a 21+ acre tract located on the southeast corner of Bethel Road and relocated Jasonway Avenue, From: C-2, Commercial, and C-4, Commercial, To: CPD, Commercial Planned Development, as recommended by the Development Commission, and to declare an emergency.

(Additional space, use reverse side)

PASSED as amended

ADOPTED 12-17-79 (DATE)

APPROVED as amended (DATE)

[Signature]
PRESIDENT OF COUNCIL

MAYOR

12-17-77
WHEREAS, an emergency exists in the government of the City in that the granting of a rezoning of the property described below will alleviate the difficulty encountered by Olentangy Development Co., thereby preserving the public peace, health & safety; now, therefore, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Zoning Map attached to Ordinance No. 1620-77, passed September 19, 1977, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

Being a 21+ acre tract located on the southeast corner of Bethel Road and relocated Jasonway Avenue and being more particularly described as follows:

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 1, Range 18, United States Military Lands and being all of Lots G, H, and I and part of Lot J and part of Jasonway Avenue as shown on the plat of "OLENTANGY COMMERCIAL CENTER," as the plat of same is shown of record in Plat Book 49, Page 5, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the southerly right-of-way line of Bethel Road, at the northeasterly corner of said Lot H, the northwesterly corner of Lot D;

Thence along the westerly line of said Lot D, the easterly line of Lot H, South 2° 28' 02" West, 55.00 feet to the southeasterly corner of said Lot H;

Thence continuing along said westerly line of Lot D, the easterly line of Lot G, South 5° 56' 25" East, 539.99 feet to an angle point in said line;

Thence continuing along said westerly line, South 35° 18' 19" East, 50.00 feet to an angle point in said line;

Thence continuing along said line, South 10° 18' 19" East, 270.00 feet to the southwesterly corner of Lot D;

Thence along the southerly line of said Lot D, North 79° 41' 41" East, 22.35 feet to the northwesterly corner of Lot F;

Thence along the westerly line of said Lot F, the easterly line of Lot G, South 7° 27' 45" East, 250.00 feet to the southeasterly corner of said Lot G;

Thence along the southerly line of said Lot G, the northerly line of Lot F, South 64° 18' 00" West, 499.99 feet to a point in the easterly right-of-way line of Jasonway Avenue (being 60.0 feet in width);

Thence along said right-of-way line of Jasonway Avenue, being the arc of a curve to the left (Sub-delta = 11° 02' 02", Radius = 576.90 feet), a chord bearing and distance of North 29° 58' 57" West, 110.93 feet to a point of tangency;

Thence continuing along said right-of-way line, North 35° 29' 58" West, 632.24 feet to a point of curvature of a curve to the left;

Thence along the proposed easterly right-of-way line of Jasonway Avenue, being the arc of said curve (Delta = 22° 11' 11", Radius = 380.0 feet), a chord bearing and distance of North 46° 35' 34" West, 146.23 feet to a point of reverse curvature;

PROPOSED DEVELOPMENT STANDARDS
 CPD REZONING
OLENTANGY PLAZA SHOPPING CENTER

Applicant: Olentangy Development Corporation
 Developer: Linclay Corporation of Cincinnati
 Location: Bethel Road west of Olentangy River Road, adjacent
 to existing K-Mart store.
 Present Zoning: C-4 14+ acres
 C-2 7+ acres
 Proposed Rezoning: C.P.D. 21+ acres

OVERALL CONCEPT

The proposed development, Olentangy Plaza Shopping Center, has been designed to combine the desired commercial use of the land and yet provide those aesthetically pleasing features which will enhance the center and the area.

The project will be planned in an "L" shape to physically contain the commercial land use to the area east of the proposed Jasonway Ave. extension to Bethel Road.

ALLOWABLE USES

All commercial uses presently defined in the existing C-4 and C-2 zoning districts shall be allowed. Lot coverage for this project shall not be restricted except as provided in the existing C-4 zoning district, subject to the general site configuration shown on the CPD map.

TRAFFIC

Curb cuts to the center shall be restricted to three cuts along Bethel

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 rev. 12/13/79

(1)

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Road and four along Jasonway. The major entry will combine access to the site with the westerly entrance of the K-Mart property. This entrance will be controlled with an approved traffic signal allowing left turn into and from the tract (s). A left turn lane will be provided on Bethel Road. An additional entrance allowing left turns in and out will also be made approximately 350 feet west of the signalized intersection. This cut and the signalized entrance will also provide the access to the proposed out-parcels along Bethel Road.

The third entrance along Bethel Road shall be approximately 250 feet east of the Jasonway Avenue intersection. This cut will be restricted to right turns in and right turns out only.

Four cuts will be made along Jasonway to allow free customer traffic flow into the center and to provide the required access to the service and delivery areas. Jasonway Avenue shall be designed to provide four lanes within 250' of the intersection of Bethel Road and shall be divided by a four foot median strip.

ENVIRONMENTAL TREATMENT

Environmental features have been planned along Jasonway Avenue to effectively screen the center from the roadway. More specifically, the developer will provide moundings where topography allows and a line of 5' evergreen trees spaced at 5'-8' intervals within the approved set backs.

Along the Bethel Road frontage a 40 foot green strip will be provided utilizing low mounding and landscaping clusters designed to provide the desired landscaped treatment but not to restrict the center's visibility.

A landscaping and screening plan will be developed in conjunction with the planning Division of the Department of Development.

SIGNAGE

All signage will conform to the City of Columbus Graphics Code for C-4 zoning districts, but project identification signs shall be limited to two ground signs; one each at the main entrances to the center on Bethel Road.

BUILDINGS

As presently designed the proposed center will contain a maximum of 235,000 square feet of gross building area. In addition, two out-parcels presently planned will contain individual commercial buildings with uses conforming to those specified in the Columbus C-4 zoning district subject to the general site configuration shown on the CPD map. These buildings may be designed to accommodate one or more commercial users. Final building sizes and configurations to be determined.

PARKING

Based upon the preliminary plan, the site will provide parking ratio's which exceed those standards required (1 per 400 s.f.) under the commercial zoning district code for the City of Columbus. Space will be provided for more than 850 cars.

While the applicant for this rezoning agrees to the planned development concept and environmental treatments, the applicant reserves the right under the Columbus Commercial Planned Development district code to revise, realign, and otherwise modify the plan, so long as the general concept does not materially vary.

(3)

279-096(8)

Respectfully submitted,
Olentangy Development Corporation

Wm. A. DeLeon
Authorized Agent

11/7/79
rev. 12/13/79

(4)

279-096 (8)



The City of Columbus
Mayor Tom Moody

Department of Development
140 Marconi Boulevard
Columbus, Ohio 43215

Director N. Jack Huddle
614-222-7763

SUMMARY OF PUBLIC HEARING
CITY OF COLUMBUS DEVELOPMENT COMMISSION
DATE: NOVEMBER 8, 1979 TIME: 6:00PM
PLACE: CITY COUNCIL CHAMBERS, 90 WEST BROAD STREET

Development Commission Members present: Chairman Paul Young, Mr. Tom Anders, Mr. Tom Berry, Mr. Tom DeVoe, Mr. James Feibel, Mr. William Saxton and Ms. Jane Young.

Department of Development, Division of Planning Staff present: Messrs. Tom Kipp and Roy Briegel.

Division of Traffic Engineering & Parking Staff present: Mr. Gary Palatas.

Secretary to the Commission: Ms. Lin Newburgh.

Rezoning Application: Z79-096

Location: A 21+ acre tract located on the southeast corner of Bethel Road and relocated Jasonway Avenue

Existing Zoning: C-2 & C-4, Commercial Districts

Request: CPD, Commercial Planned Development District

Proposed Use: Commercial Development

Applicant: Olentangy Development Co., by Alan S. Wernick, 6079 Northgate Road

Property Owner: The Applicant

Mr. Tom Kipp gave this presentation locating the subject tract on aerial slides. He stated that the revised plan seems to satisfy staff's initial concerns. If a closer review showed conditions had been met, staff's would recommend for approval.

Mr. Robert Cochran, representing the Linclay Corp., showed boards and explained the proposed development. He pointed out the two planned curb cuts on Bethel Road and noted that they would be right turn in and out. He said that the main entry would be at a signalized intersection, that parking for 945 cars would be provided (550+ are required by Code), and showed traffic circulation patterns.

Mr. Palatas said that he had not reviewed the revised text and would have to reserve comment. He did, however, note that any signal would be an addition, not a replacement of an existing.

Mr. Young asked why the revised text had not been submitted in time for staff review. Mr. Kipp indicated that he felt staff and the applicant were close enough to agreement to consider the application at this time.

Mr. Bob Yarrington, a Bethel Road property owner, asked what uses would be permitted in the CPD development. Mr. Cochran replied that the uses would be those permitted in C-4.

- 1.) The signage section in the text should be amended to indicate that a maximum of 2 ground signs would be located on the subject site to identify the shopping center.
 - 2.) Landscaping along Jasonway Avenue shall consist of heavy evergreen planting on an earth berm (minimum height of the berm to be 2') with a minimum tree height of 5' at installation and a maximum distance between trees of 6 to 7' on center.
 - 3.) Landscaping along Bethel Road shall consist of treatment of at least 50% of the frontage and consist of a 40' setback which includes an earth berm a minimum of 3' in height landscaped and planted with trees.
 - 4.) The distance between the landscaped berm along Jasonway Avenue and the major commercial buildings proposed should be increased to permit minimum acceptable loading spaces for delivery trucks (normally 50').
 - 5.) The layout of the southeastern-most portion of the parking lot should be altered to close the north-south aisle at its southern end, thereby minimizing traffic conflicts and potential hazards.
 - 6.) The sections on "Allowable Uses" and "Buildings" in the CPD Text should be amended to read as stated plus "subject to the general site configuration shown on the CPD Map."
5. In addition, staff would suggest that the applicant consider the following changes or additions:
- 1.) Realign the main east-west driveway in front of the southern tier of stores to line up with the driveway in front of the existing discount department store to the east.
 - 2.) Move the southern row of stores northward to align with the building setback line of the existing store to the east.
 - 3.) Landscape parking islands, dividers, and end caps with raised curbs and low evergreen plantings, with small trees to be planted in the major islands.
6. The Division of Traffic Engineering was in the process of reviewing applicant's CPD plan at the time this report was being prepared, but will make comments at the Development Commission hearing.
7. The Division of Planning recommends disapproval of the existing application, but would support the proposed CPD zoning subject to receipt of an amended CPD map and text showing the six requirements listed in Comment #4 above.

Enclosures:

1. Zoning Map
2. Applicant's CPD Map and Text

RR/hle
10/31/79

SUMMARY OF PUBLIC HEARING
CITY OF COLUMBUS DEVELOPMENT COMMISSION
NOVEMBER 8, 1979
PAGE 2 of 2

Rezoning Application: Z79-096 (continued)

Mr. Lloyd Horrocks, President of the Northwest Civic Association, told the Commission that, although the subject tract was not located within the Association's boundaries, the group wished to review the plan and text. He said that the developer had made a presentation on Tuesday night and those present made the following suggestions: 1) that the number of curb cuts on Bethel Road be reduced to 1 and, 2) that the CPD text include references to the Bethel Road development standards. Another meeting, he said, had been scheduled for November 27th at 7:00PM, in the Winterset School.

Ms. Young expressed concern over the language in the last paragraph on page 8, saying that if this remained in the text, the applicant would have a straight C-4 zoning. Mr. Kipp said that, if this were the case, staff would have to state its opposition. Mr. Feibel recommended that this paragraph be deleted. Ms. Young so moved, Mr. Berry seconded, and the motion to delete the paragraph passed unanimously.

Mr. Cochran stated he felt the reference to development standards would be a good guideline. Mr. Berry noted that the Commission would rely on the integrity of the developer. Mr. Cochran agreed, saying that staff would have to approve the final plan and text before the rezoning application would be forwarded to City Council.

The application was placed on its passage and all members voted for approval (7-0).

/n



The City of Columbus
Mayor Tom Moody

Department of Development
140 Marconi Boulevard
Columbus, Ohio 43215

Director N. Jack Huddle
614-222-7763

Planning Division
614-222-8172

DIVISION OF PLANNING REPORT TO THE DEVELOPMENT COMMISSION
ON AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP

6. Rezoning Application: Z79-096
Location: A 21+ acre tract located on the southeast corner of Bethel Road and relocated Jasonway Avenue
Existing Zoning: C-2 & C-4, Commercial Districts
Request: CPD, Commercial Planned Development District
- Proposed Use: Commercial Development
Applicant: Olentangy Development Co., by Alan S. Wernick, 6079 Northgate Road
Property Owner: The Applicant

Comments:

1. This application was tabled at the October 11, 1979, meeting of the Development Commission to enable the applicant to change the rezoning request from C-4, Commercial to the CPD, Commercial Planned Development District and to prepare the required CPD plan and text.
2. The subject site is a 21+ acre tract located south of Bethel Road both east and west of Jasonway Avenue, an unconstructed street which is proposed to be relocated to the western boundary of the subject site. The site is bounded by large-lot single family homes and undeveloped land to the north and west, by an existing discount commercial center to the east, and by undeveloped land zoned for apartment uses to the south.

The site itself is currently undeveloped and is zoned in the C-2 and C-4, Commercial Districts. The applicant is proposing a rezoning to the CPD, Commercial Planned Development District for the development of a shopping center.

3. The Dan Scott Field Area Plan, published by the Department of Development in 1973, recommended multi-family uses for the subject site. It should be noted that at the time the current C-2 and C-4 Commercial Districts were established in 1974, the C-2 district was presented as a buffer between the C-4 district and the less intense uses to the west and south. The applicant in the subject case was the applicant in the 1974 rezoning and made several commitments at that time including establishment of a 40' green space along the Bethel Road frontage and a limited number of curb cuts along Bethel Road.
4. The applicant has prepared an initial CPD text and map which are included with this report. As the CPD presently stands, the Division of Planning would recommend disapproval. Staff would, however, support the proposed CPD if the following site amendments and environmental treatment changes are made:

Z79-096 (1)