

DEVELOPMENT TEXT
CPD---COMMERCIAL PLANNED DEVELOPMENT
4053 W. BROAD STREET, COLUMBUS
6.42 ACRES

CURRENT OWNER: Harding Hospitality, LLC
APPLICANT: BSTP Midwest, LLC
ATTORNEY: Connie J. Klema
EXISTING ZONING: L-C-4
PROPOSED ZONING: CPD, Commercial Planned Development
DATE OF TEXT: 1/2/19
APPLICATION NUMBER: Z18-063

1. **INTRODUCTION:** This 6.42 acre site is located on the southeast corner of Georgesville Road and West Broad Street (the "Site"). The Site is adjacent to the north side of the "Casino" which is also zoned CPD with C-4 and C-5 uses. The Site was zoned L-C-4 in 2003. The Applicant wants to rezone the Site to CPD and to divide the site into three parcels. Parcel 1 is proposed to be developed for the sale of fuel and zoned to permit other C-4 and C-5 uses and is approximately 2.91 acres. Parcel 2 is proposed to be developed for a hotel and zoned to permit C-4 and C-5 uses and is approximately 1.95 acres. Parcel 3 is proposed to be developed for a restaurant and zoned to permit other C-4 and C-5 uses and is approximately 1.46 acres.
2. **PERMITTED USES:**
 - a. **3356.03 C-4 permitted uses with the following exclusions:**
 - i. Billboards
 - ii. Dance Hall
 - iii. Electric substation
 - iv. Funeral parlor
 - v. Motor bus terminal
 - vi. Night club/cabaret
 - vii. Pool room
 - viii. Trade School
 - ix. Building materials and supplies dealer
 - x. Halfway house
 - xi. Warehouse clubs and super centers
 - xii. Vending machine operators
 - b. **3357.01 C-5 permitted uses**
3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this Text or on the submitted development plan ("CPD Site Plan"), the applicable development standards are contained in Chapter 3356 C-4 Commercial District and Chapter 3372 Regional Commercial Overlay (RCO) of the Columbus City Code.
 - A. **Density, Height, Lot and/or Setback Requirements:**

1. Density shall be as permitted in Chapter 3356 C-4 Commercial District.
2. Height shall be a maximum of 65' for hotel/motel uses and 45' for all other uses.
3. Setbacks for parking along Georgesville Road and West Broad Street shall be 10'.
Setbacks for buildings shall be 20' along Georgesville Road and West Broad Street.

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

1. Access to the site will be provided via the existing curb cuts on Georgesville Road and West Broad Street and interior to the site by means of an access easement to an unnamed road in accordance with the CPD Site Plan unless otherwise approved by the appropriate jurisdiction.
2. Access to Georgesville Road is under the jurisdiction of Franklin County Engineers Office and access to West Broad Street is under the jurisdiction of the Ohio Department of Transportation.
3. The improvements required by the Franklin County Engineer's Office delineated below are based on the Traffic Impact Study dated September 27, 2018 prepared by Carpenter Marty Transportation and subject to change based on Franklin County and City of Columbus reviews/coordination. The Franklin County Engineer's Office Georgesville Road Requirements are as follows:
 - a. The existing access point on Georgesville Road shall be modified as shown in the approved Traffic Study to accommodate WB-67 truck turning into the Site with a WB-67 truck stopped to exit
 - b. The existing northbound right turn lane on Georgesville Road shall be extended such that it provides length of 175' including a 50' diverging taper for the Georgesville Road access point.
 - c. The above delineated improvements shall be bonded or constructed prior to City of Columbus approving final site compliance plan.
4. A 10' wide shared use path shall be constructed along the west property line of Parcel 2 and 3 in an eleven foot wide portion of the Site that is being dedicated for the Georgesville Road right-of-way with the initial development of the Site.

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

Buffering, landscaping, screening and open space shall be in accordance with 3372.807 of the RCO.

D. Building Design and/or Interior -Exterior treatment commitments: Primary and accessory structures on each Parcel will be developed with uniform design and finishes, and shall primarily be comprised of brick, stone, or other aesthetically comparable building

materials. On Parcel 1, canopy columns and dumpster materials shall match those used on the primary building situated on Parcel 1.

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

1. Lighting shall be in accordance with 3321.03(A) of the General Site Development Standards of the Columbus City Code.

2. Dumpsters shall be in accordance with Chapter 3321 of the Columbus City Code. The location of the dumpsters on Parcel 2 and 3 will be determined when each Parcel is designed for development in accordance with 3372.807 (E).

F. Graphics and Signage commitments: Graphics on the Site will comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District for C-4 uses and C-5 for C-5 uses. Variances to the sign requirements shall be submitted to the Columbus Graphics Commission or master graphic plan for the Site may be submitted to the Columbus Graphics Commission for consideration.

G. Additional CPD Requirements:

1. Natural Environment: The natural environment of the Site is flat as is surrounding property in the West Broad Street corridor, which is developed for commercial use. The Site was formerly a portion of an automotive manufacturing plant.
2. Existing Land Use: The Site is not developed.
3. Circulation: Circulation on the Site shall be in accordance with the CPD Site Plan.
4. Visual Form of the Environment: The surrounding properties are developed with commercial and industrial uses.
5. Visibility: The Site can be viewed from Georgesville Road and West Broad Street and from the adjacent Casino development at its southern border.
6. Proposed Development: Retail fuel sales and other C-4 and C-5 uses on Parcel 1; hotel and other C-4 and C-5 uses on Parcel 2; restaurant and other C-4 and C-5 uses on Parcel 3.
7. Behavior Patterns: Commercial uses as developed on the surrounding properties.
8. Emissions: Development of the Site will comply with the City of Columbus' regulations as they relate to levels of light, sound, and dust.

H. Modification of Code Standards—Variance: The dumpster on Parcel 1 will be located on the east or west side of the principal building and not behind the principal building as

required by Chapter 3372.807(E). The dumpster on Parcel 1 will abide by the requirements of Chapter 3321.01.

I. Miscellaneous:

1. A Site Plan showing lot lines, setbacks, and access is submitted for the development of the Site. The Site Plan may be adjusted to reflect engineering, topographical or other site data and minor changes developed at the time of development and engineering plans for all or a portion of the Site affected by said development. Any such adjustment may be reviewed and approved by the Director of the Department of Building and Zoning Services or his/her designee upon submission of the appropriate information regarding the adjustment.
2. The developer of the Site will comply with the Park Land Dedication ordinance by donating \$400 per acre to the Recreation and Parks Department.
3. Abandoned service stations, filling stations or fuel sales establishments will be addressed in accordance with 3357.18 of the Columbus City Code.

The undersigned, being the applicant/developer of the subject property does hereby agree singularly and collectively for itself, its successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose states that it fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code, except as permitted by this development text and drawings referenced herein.

BSTP Midwest, LLC

By: _____

Its: _____