



City of Columbus

Legislation Report

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

File Number: 0251-2011

30-Day

File ID: 0251-2011

Type: Ordinance

Status: Passed

Version: 1

***Committee:** Development Committee

File Name: Hilltop Area Overlays

File Created: 02/07/2011

Final Action: 03/08/2011

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Christine Palmer 645-8791

Floor Action (Clerk's Office Only)

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title: To adopt the Urban, Community, and Regional Commercial Overlays as provided for in Chapter 3372 of the Columbus Zoning Code for portions of the West Broad Street corridor area from Hague Avenue west to Phillipi Road/Georgesville Road.

Notes: Initial City Attorney review by Josh Cox, 2/4/11

Submitted by Paul Haytcher

Sponsors:

Attachments: ORD0251-2011 HilltopArea Overlay - Exhibit
B.docx, DO251-2011HilltopArea
Overlay-ExhibitA.docx.doc

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	02/07/2011	Sent for Approval	DEVELOPMENT DIRECTOR			
	Notes: <i>Planning Division</i>						
1	DEVELOPMENT DIRECTOR	02/07/2011	Reviewed and Approved	Dev Drafter			
	Notes: <i>nmb</i>						
1	Dev Drafter	02/08/2011	Sent for Approval	Atty Inbox			
1	CITY ATTORNEY	02/08/2011	Reviewed and Approved	Dev Drafter			
	Notes: <i>jsg</i>						
1	Dev Drafter	02/08/2011	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Columbus City Council	02/28/2011	Read for the First Time				
1	COUNCIL PRESIDENT	03/07/2011	Signed				
1	Columbus City Council	03/07/2011	Approved				Pass
1	MAYOR	03/08/2011	Signed				
1	CITY CLERK	03/08/2011	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

BACKGROUND: On October 4, 2010 Columbus City Council adopted the *Greater Hilltop Plan Amendment*, which addresses streetscape improvements, walkability, and revitalization for the West Broad Street Corridor. Commercial overlays are recommended as a tool for achieving these objectives with specific overlay types called out by area (see descriptions below and attached exhibits for further detail). While varying in detail, the Urban Commercial Overlay (UCO), Community Commercial Overlay (CCO), and Regional Commercial Overlay (RCO) all work in conjunction with existing zoning to improve the character of commercial corridors, facilitate streetscape continuity, and encourage pedestrian-friendly development.

Planning staff worked cooperatively with community leaders and stakeholders to develop the plan amendment and subsequent overlay designations. A public open house regarding the overlays was held on November 4, 2010. Impacted property owners were notified of the proposal by mail and invited to public meetings. Information was also made available on the City's website. The Greater Hilltop Area Commission voted to endorse the overlays at their December 7, 2010 meeting. The Columbus Development Commission endorsed the proposal at their January 27, 2011 meeting. It should be noted that Franklin County is pursuing a complementary overlay for township portions of the corridor.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval

CITY DEPARTMENTS RECOMMENDATION: Approval.

FISCAL IMPACT: None.

Title

To adopt the Urban, Community, and Regional Commercial Overlays as provided for in Chapter 3372 of the Columbus Zoning Code for portions of the West Broad Street corridor area from Hague Avenue west to Phillipi Road/Georgesville Road.

Body

WHEREAS, Columbus City Council adopted the *Greater Hilltop Plan Amendment* on October 4, 2010 (Ord. 1211-2010); and

WHEREAS, the plan amendment recommends the application of commercial overlays to the West Broad Street corridor, west of Hague Avenue; and

WHEREAS, the creation of zoning overlays with additional and specific standards and requirements will serve to enhance the corridor's character, facilitate streetscape continuity, and encourage pedestrian-friendly development; and

WHEREAS, the provisions contained in the overlays will apply to all properties described below and as identified on the attached maps (Exhibits A and B); and

WHEREAS, the proposed designations included substantial community involvement through an open house meeting, website information and mailings to affected property owners; and

WHEREAS, Franklin County is working to establish a commercial overlay for township portions of the West Broad Street Corridor; and

WHEREAS, the Greater Hilltop Area Commission voted to endorse the proposed overlays at their December 7, 2010 meeting; and

WHEREAS, on January 27, 2011 the Columbus Development Commission recommended City Council adoption of the proposed overlays; **now, therefore**,

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

Section 1. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Section 3372.693 to read as follows:

West Broad Street/Greater Hilltop Urban Commercial Overlay

There is hereby created in the city an urban commercial overlay to be known as the West Broad Street/Greater Hilltop Urban commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit A, "Boundaries of the West Broad Street/Greater Hilltop Urban and Community Commercial Overlays," further defined as the following areas and parcels (*editors note: this designation expands and replaces a prior designation in this vicinity*):

1. All parcels fronting the north side of West Broad Street extending from North Roys Avenue on the west to a point ± 245 feet east of the centerline of North Wheatland Avenue on the east.
2. All parcels fronting the south side of West Broad Street extending from South Roys Avenue on the west to Highland Avenue on the east.

3. All parcels fronting the south side of West Broad Street extending from Southampton Avenue on the west to South Westmoor Avenue on the east.

Section 2. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Section 3372.779 to read as follows:

3372.779 West Broad Street/Greater Hilltop Community Commercial Overlay

There is hereby created in the city a community commercial overlay to be known as the West Broad Street/Greater Hilltop Community Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit A, "Boundaries of the West Broad Street/Greater Hilltop Urban and Community Commercial Overlays," further defined as the following areas and parcels:

1. All parcels fronting the north side of West Broad Street extending from Camp Chase Railroad on the west to North Roys Avenue on the east.
2. All parcels fronting the south side of West Broad Street extending from Camp Chase Railroad on the west extending to Southampton Avenue on the east.
3. All parcels fronting the south side of West Broad Street extending from South Westmoor Avenue on the west to South Roys Avenue on the east.

Section 3. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Section 3372.889 to read as follows:

3372.889 West Broad Street/Greater Hilltop Regional Commercial Overlay

There is hereby created in the city a regional commercial overlay to be known as the West Broad Street/Greater Hilltop Regional Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit B, "Boundaries of the West Broad Street/Greater Hilltop Regional Commercial Overlay," further defined as the following areas and parcels:

1. All parcels fronting West Broad Street extending from Georgesville/Phillipi Road on the west to the Camp Chase Railroad on the east. (editor's note: Georgesville and Phillipi are the same road with a name change at Broad Street).
2. All parcels fronting the west side of North Wilson Road extending along the Wilson Road centerline to a point $\pm 1,292$ feet north of the West Broad Street centerline.
3. All parcels fronting the east side of North Wilson Road extending along the Wilson Road centerline to a point $\pm 1,642$ feet north of the West Broad Street centerline.
4. All parcels fronting Grace Street west of North Wilson Road.
5. All parcels fronting Alberta Street west of North Wilson Road
6. All parcels fronting Dwight Avenue,
7. All parcels fronting the east side of Georgesville Road feet extending south from West Broad Street to the Camp Chase Railroad.

Section 4. That Section 3372.802 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3372.802 Overlay areas.

The boundaries of the Regional Commercial Overlay areas are part of the Official Zoning Map and shall be described in separate sections beginning with C.C. 3372.850 and ending with C.C. 3372.899. For the purposes and requirements of a Regional Commercial Overlay area, the term "primary street" means: Bethel Road, Broad Street, High Street, Georgesville Road, Morse Road, Olentangy River Road, SR 161 (Dublin-Granville Road), ~~and~~ Sawmill Road, and Wilson Road.

Section 5. That prior existing section 3372.693 of the Columbus City Codes, 1959, is hereby repealed.

Section 6. That prior existing section 3372.802 of the Columbus City Codes, 1959, is hereby repealed.

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

