LIMITATION TEXT

Application: Z21-024
Address: 1646 Fairwood Avenue
Parcel(s): 010-115121 and 010-08956
Property Size: +/- 0.64 Acres
Current District: R-2 and C-3
Proposed District: L-C-4
Area Commission: Southside Area Commission
Applicant(s): 2920 South High, LLC
Attorney: Michael Shannon, Underhill & Hodge LLC
Date: May 10, 2021

I. Introduction.

The Site is approximately .064+/- acres and located on the east side of Fairwood avenue and south of Frebis Avenue. The Site is composed of two parcels currently zoned R-2 and C-3, respectively. The C-3 parcel on the north is vacant. On the R-2 parcel on the south stands an approximately 8,780 square foot building which was most recently used for machine manufacturing. The Site is bordered on the north, west, and east by property zoned C-3 and on the south by property zoned R-2. The applicant proposes rezoning the site to L-C-4 to permit automotive maintenance and repair use.

The Site is situated within the boundary of the Deshler Civic Association and the Southside Area Commission. The Site is not within a commercial overlay, planning overlay, nor is it a historic site. The Site is within the boundary of the Southside Plan which recommends neighborhood commercial uses. The function of this classification is to provide neighborhood commercial services. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards.

The Applicant does not propose any demolition or new construction on the Site. Rather, the Applicant proposes rezoning the site to permit automotive maintenance and repair use within the existing building. The existing building will undergo some amount of rehabilitation and renovation to make the building suitable for the proposed use. Additionally, parking lot areas will be installed and/or improved as shown on the submitted site plan.

Since the site is already developed, the primary purpose of this limitation text is to explicitly prohibit certain uses which may be considered objectionable to the residential neighborhood to the south. Most of the development standards which are modified by the text below are existing conditions.

II. Permitted Uses:

The permitted uses shall be those uses contained in Section 3356.03, C-4, Permitted Uses of the Columbus City Code excluding the following: Parking or Storage of inoperable automobiles;

Automobile and Light Truck Dealers; Automobile Driving Training Facility; Automotive Sales, Leasing and Rental; Motorcycle, Boat, and Other Motor Vehicle Dealers; Recreational Vehicle Dealers; Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing; Blood and Organ Banks; Check Cashing and Loans; Community Food Pantry; Missions/Temporary Shelters; Ohio Medical Marijuana Control Program Retail Dispensary; Outdoor Power Equipment Stores; Pawn Brokers; Warehouse Clubs and Super Centers; Bowling Centers; Drive-In Motion Picture Theaters; Exterminating and Pest Control Services; Farm Equipment and Supply Store; Hotels and Motels; Hotels, Extended Stay; Hospitals; Limousine and Taxi Service; Animal Shelter; Amusement Arcade; Halfway House; and Veterinarians (unlimited practice).

III. Development Standards:

Except as otherwise listed herein or depicted on the CPD Plan, the development standards shall be those contained in Chapter 3356 of the Columbus City Code.

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

1. The lot and setback lines shall be as shown on the Site Plan.

2. The parcels shall be combined.

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

Access points shall be as shown on the submitted Site Plan, subject to review and approval by the Department of Public Service.

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

1. Interior parking lot landscaping shall not be required.

2. Screening shall not be required for abutting residential districts.

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

N/A

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

Dumpster screening shall be as depicted on the submitted Site Plan.

F. Graphic 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. 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.

IV. Miscellaneous:

1. This rezoning application is filed with companion council variance CV21-____.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions.

Respectfully Submitted,

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Michael Shannon
Attorney for Applicant