

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Public Hearing Agenda

April 13, 2020

6:00 PM

City Council

*Mike Walker - President
Mike Coolman - Vice President
Jill Amos
Will Bennett
Bob Clark
Patrick Lynch
Chuck Milliken*

- A. Call To Order
- B. Roll Call
- C. Purpose of Public Hearing

ORD 20-021
Development

An Ordinance to Amend Part II of the Codified Ordinances and the Zoning Map of the City of Canal Winchester, Rezoning an Approximately 1.279 Acre Portion of the Existing Tract of Land from General Commercial (GC) to Planned Commercial District (PCD), Owned by Winchester Office Park, L.L.C., Located at 6355 Winchester Blvd. (PID 184-003366) ([Ordinance, Exhibit A Site Plan, Exhibit B Development Plan, Exhibit C Rezoning Application](#))

- D. Staff Report
- E. Public Comments - Five Minute Limit Per Person
- F. Council Discussion and Recommendation
- G. Adjournment

ORDINANCE NO. 20-021

AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCEHSTER, REZONING AN APPROXIMATELY 1.279 ACRE PORTION OF THE EXISTING TRACT OF LAND FROM GENERAL COMMERCIAL (GC) TO PLANNED COMMERCIAL DISTRICT (PCD), OWNED BY WINCHESTER OFFICE PARK, LLC., LOCATED AT 6355 WINCHESTER BLVD (PID 184-003366)

WHEREAS, the rezoning of the area hereinafter described has been proposed to the Council of the City of Canal Winchester; and

WHEREAS, notice of a public hearing has been duly advertised and the public hearing has been held before the Council of the City of Canal Winchester; and

WHEREAS, a public hearing has been held by the Planning and Zoning Commission of the City of Canal Winchester with a recommendation for approval of the rezoning;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That Part 11 of the Codified Ordinances and the Zoning Map of the City of Canal Winchester, Ohio, which is part thereof, be and hereby is amended as follows:

That approximately 1.279 acres, located at 6355 Winchester Blvd, PID 184-003366, owned by Winchester Office Park, LLC., as fully set forth in the description attached hereto as Exhibit "A" and incorporated herein by reference, is rezoned from General Commercial (GC) to Planned Commercial District (PCD).

SECTION 2. That the City Council hereby approves the Development Standards text for such 1.279 acres, which are attached hereto as Exhibits "B" and incorporated herein by reference.

SECTION 3. That all other provisions of Part 11 of the Codified Ordinances and accompanying zoning map shall remain in full force and effect.

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

DATE PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

CLERK OF COUNCIL

MAYOR

DATE APPROVED

APPROVED AS TO FORM:

LEGAL COUNSEL

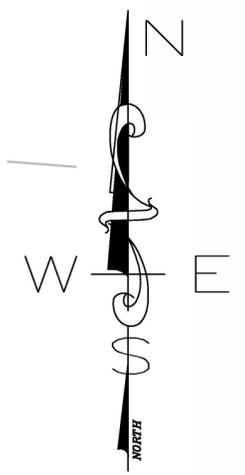
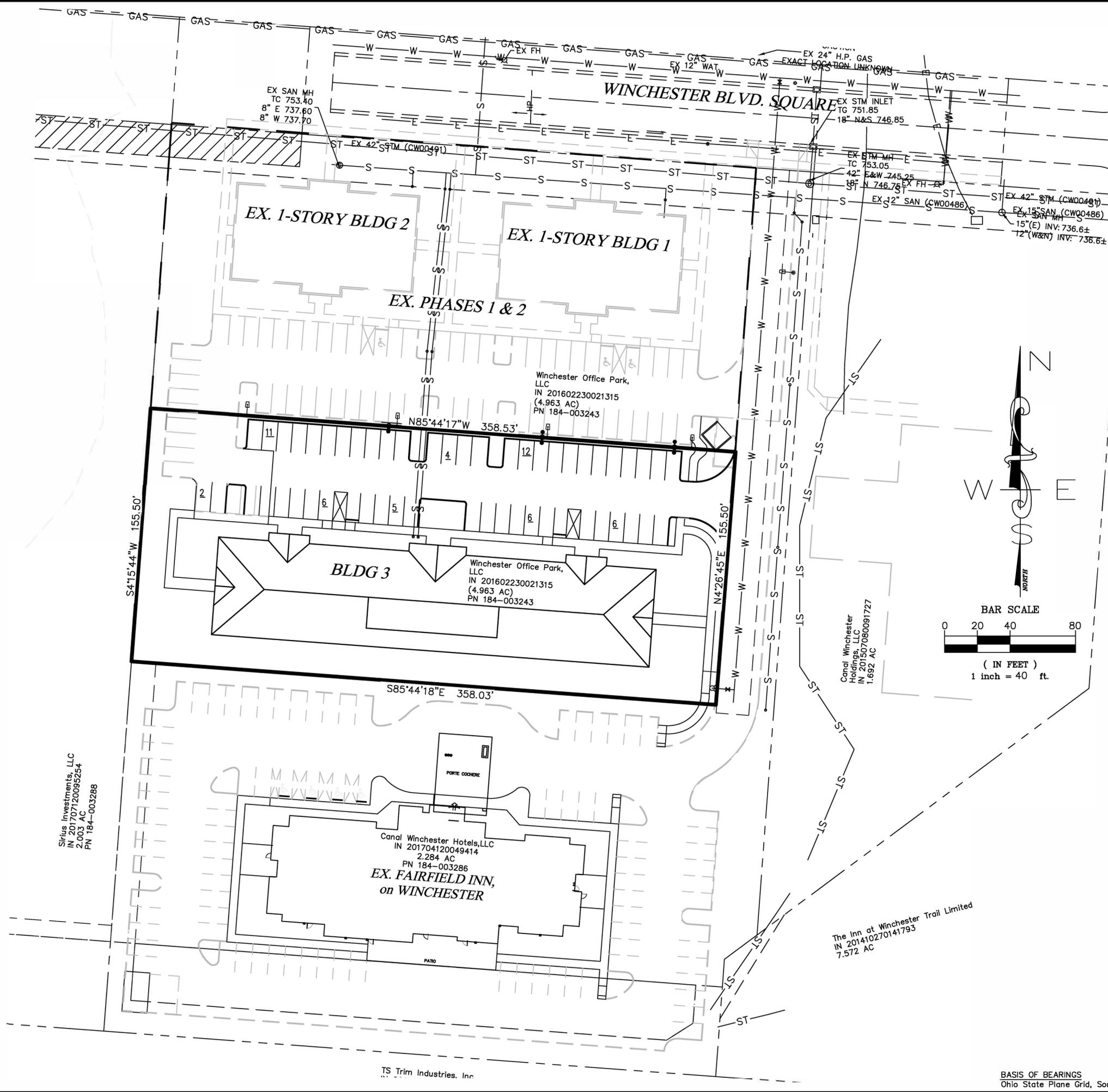
I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

EXHIBIT 'A' SITE PLAN

CANAL WINCHESTER BUILDING 3

REZONE NEW BUILDING TO PLANNED COMMERCIAL DISTRICT (PCD)



LEGEND

 Area to be Rezoned

WILLIS ENGINEERING & SURVEYING
12512 West Bank Dr.
Millersport, OH 43046
740-739-4030

BASIS OF BEARINGS
Ohio State Plane Grid, South Zone, NAD83(2011)

EXHIBIT 'B'

DEVELOPMENT PLAN TEXT

FOR

20 ACRE PARCEL OF PROPERTY

OWNED BY

WINCHESTER INVESTMENT COMPANY

CANAL WINCHESTER, OHIO

OWNER:

**WINCHESTER INVESTMENT COMPANY
c/o ROBERT S. WOOD
299 NORTH TRINE STREET
CANAL WINCHESTER, OH 43110
PHONE: (614) 837-2797**

ENGINEER:

**EMH&T, INC.
c/o DAVE TYNDALL
170 MILL STREET
GAHANNA, OH 43230
PHONE: (614) 471-5150**

MAY 8, 1995

DEVELOPMENT PLAN TEXT

Introduction:

The property owners, Winchester Investment Company, have requested the rezoning of approximately twenty (20) acres to PCD (Planned Commercial District). The twenty acre parcel is part of a larger parcel that is presently zoned LM (Limited Manufacturing).

Location:

The parcel is located on the West side of Gender Road North of the Ohio and Indiana Railroad and South of Winchester Boulevard, now under construction.

Permitted Uses:

All of the uses permitted in the Neighborhood Commercial District (NC), General Commercial District (GC) and Suburban Office and Institution District (SO) of zoning ordinance 48 - 90 adopted 6/18/90 as amended through 1/6/93, except the following: Commercial Kennels, Secondhand Stores, Churches, Re-upholstery and Furniture Repair, Automobile Parking and Dance Halls, Residential.

Survey Maps:

A survey map was included with the original application filed with the Village on 1/6/95.

Storm Water Drainage:

Refer to Exhibit "A" attached. The preliminary engineering plan shows the general intent and feasibility of the proposed project. The property owners and Village Administration including the Village Engineer, have agreed to a phased development, so far as storm drainage is concerned as follows: Two and one half lots on the North side of the project will drain into the storm sewer on the South side of Winchester Boulevard. Two of the remaining five remaining lots fronting Gender Road and North of the proposed new street can be developed with temporary drainage directly into Tussing Bachman ditch, via storm drainage lines that would terminate at the last manhole in the Southwest corner of the development. The owners agree to commence the construction of a permanent storm retention basin and have it ready for use, before completion of any other building projects in the development; other than the ones listed above, but in any case, complete the permanent storm retention basin no later than 9/1/96.

Soil Types:

Refer to Exhibit "B" attached.

Easements:

There presently exists a thirty (30) foot easement for roadway purposes, West of the Center line of Gender Road and running the entire width of the frontage. The property owners agree to the granting of an additional thirty (30) foot easement for the future widening of Gender Road. The property owners are agreeable to and would prefer to handle the transaction by transfer of ownership by deed rather than easements.

Sub - Areas (cont.):

intent of the property owners to develop the property by sub-areas as shown on Exhibit "C".

The division of the property into sub-areas also addresses the concern expressed by Village Administration, that the uses permitted on the Northern portion of the property be compatible with Winchester Square Shopping Center.

Landscaping:

The proposed final development plan will comply with the Village of Canal Winchester Zoning Ordinance 48 - 90 as amended on 1/6/93 for the individual lot and parking lot landscaping and screening requirements. The landscaping along the Gender Road frontage will be similar in character (number, size and location) to the landscaping at Winchester Square Shopping Center that fronts on Gender Road.

Utilities:

Final design of the utilities (sanitary, storm, water and street lighting) will be completed with the submission of the engineering plans for the development and approval from the Village Engineer. Individual lots will be designed in phases based on the current market demands and will be approved on a lot by lot basis. All dumpsters will be enclosed as required by the Village of Canal Winchester Zoning ordinance 48 - 90 amended 1/6/93. The street lighting for the dedicated streets will be the same as those approved for the South side of Winchester Boulevard.

Exterior Building Standards:

- (A) Walls - All exterior walls of buildings are to be hard surface masonry, such as face brick, split faced block, fluted block and scored block, except stucco, drivit and like materials may be used as accents, providing total square footage of accent material does not exceed twenty percent (20%) of gross exterior building wall square footage.
- (B) Roof - All roofs are to be of dimensional shingles, standing seam metal, slate or simulated slate except flat roofs will be approved - if roof top equipment is properly screened on the front and both sides.
- (C) Miscellaneous - All trim, materials such as fascias, coping and soffits will be of prefinished material.

Signage:

See Exhibit "D" attached.

Development Schedule:

The project development will be constructed in three (3) phases covering eighteen (18) months each. The first and second phases will consist of approximately three (3) lots each. Phase Three will consist of the remaining eight (8) lots. The property owners however, reserves the right to develop the entire project or any number of phases at one time.

Preparation of Development Plan:

The development plan and engineering have been prepared by Dave Tyndall of EMH&T, Inc., of 170 Mill Street, Gahanna, Ohio 43230. Phone: (614) 471-5150.

Development Standards:

It is the intent of the property owners that the development on the tract will be of high quality and conform to all the standards established for the uses permitted within a Planned Commercial District (PCD) of zoning ordinance 48 - 90, adopted 6/18/90 and amended through 1/6/93.

Building:

The uses set forth in the final development plan have no maximum lot coverage or size, however, they must provide for adequate yard space as follows.

- (A) Front Yard set back shall be the average of the existing adjacent commercial structures on the same side of the street facing thereon unless said distance is greater than fifty (50) feet. If the distance is greater than fifty (50) feet, the maximum set back shall be fifty (50) feet.
- (B) Side Yard set back shall be a minimum of twenty (20) feet including those areas needed for open services and/or loading areas.
- (C) Rear Yard set back shall be a minimum of twenty five (25) feet.

Buildings shall not exceed the height of forty (40) feet and/or three (3) stories. Refer to Exhibit "A" for examples of proposed location of said uses and lot sizes.

Parking:

The proposed final development plan will comply with the Village of Canal Winchester Zoning Ordinance 48 - 90 as amended on 1/6/93, Section 80.55 Off-Street Parking And Loading for the required number of spaces and parking lot layout standards. However, two vehicular access points will be allowable per lot even if those access points may or may not comply with the access point spacing requirements as stated in 80.55.05 Access Drive (b) spacing (1). A detailed parking lot layout will be submitted to the Village for each individual lot at the time of their individual site plan approval.

Traffic Study:

A fairly complete traffic study was made by the Village Traffic Engineer prior to the concept plan hearing. Rather than duplicate what has already been completed, the property owners agree, subject to the approval of estimates in advance, to reimburse the Village for expenditures they might incur in developing any additional traffic information that is needed relating to this rezoning and development.

Sub - Areas:

Refer to Exhibit "C" attached. This sub-area map was developed in response to the concern expressed about the excess traffic that might be encountered during peak hours if too many high intensity traffic generating businesses were allowed to develop near the new proposed intersection with Gender Road. It will be the

Economic Impact:

The property has been zoned either Limited Manufacturing (LM) or a similar zoning for over thirty one (31) years. The property has been available for purchase during that entire time period without a single sale being completed. The development of the Winchester Square Shopping Center to the immediate North has brought about numerous inquiries in regards to the availability of the frontage on Gender Road for Commercial use, because of the limited number of outlots available on the shopping center property.

In view of the facts stated above, it is the belief of the property owners that the rezoning of the twenty (20) acre parcel to a Planned Commercial District (PCD), would allow for a much more rapid development of the land. This would be of benefit to both the Village of Canal Winchester and the Canal Winchester Local School District in the way of increased real estate and personal property taxes, as well as income tax revenues.

In addition to a more rapid development, the investment per acre for commercial businesses is greater than for industrial development, although the income tax revenues from wages would not be as positive, however, that revenue stream would come on line quicker with commercial development.

To: Audra DiOrio, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: February 11, 2020
RE: Application ZM-20-001

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held **February 10, 2020**

Motion by Brad Richey, seconded by Kevin Serna, to recommend to council approval of ZM-20-001; to consider the rezoning of 1.27 acres of real property at PID 184-003366 from General Commercial (GC) to Planned Commercial District (PCD); for property located at 6355 Winchester Blvd (Parcel ID 184-003366). Deno Duros applicant and Owner.

Voting yes: Brad Richey, Joe Donahue, Kevin Serna, Bill Christensen & Mark Caulk.

Motion Carried 5-0

Andrew Moore
Planning and Zoning Administrator

**Zoning Amendment #ZM-20-001
Winchester Office Park**

Owner: Winchester Office Park, LLC
Applicant: Deno Duros
Property Location: PID 184-003366
Existing Zoning: GC (General Commercial)
Proposed Zoning: PCD (Planned Commercial District)
Proposed Use: 16,500 square feet office building

Location

The subject property consists of 2.68 acres zoned GC (General Commercial) and PDC (Planned Commercial District) located south of Winchester Blvd. To the north consists of Winchester Office Park phases 1 and 2. Property to the east is a 1.69-acre parcel with Primrose Daycare zoned PCD (Planned Commercial District). Property to the south consists of the development site for Fairfield Inn on 2.28 acres zoned GC. Property to the west is 13 acres of undeveloped land zoned GC.

Request

The applicant is requesting to rezone a 1.279 acre portion of the existing parcel from GC (General Commercial) to PCD (Planned Commercial District). The area to be rezoned is the rear portion of the parcel with dimensions of 155.5 feet by 358.53 feet. The parcel would be incorporated into the adjacent 9.225-acre PCD district which is subject to Ordinance 112-96 and the associated Winchester Investment Company development text.

Criteria for (Zoning Amendment) Review

All rezoning activities must be consistent with the adopted comprehensive plan. The following factors shall also be considered:

- (a) Compatibility of the proposed amendment to adjacent land use, adjacent zoning and to appropriate plans for the area, including but not limited to the comprehensive plan.

The proposed zoning district of Planned Commercial District is appropriate for the professional nature of the Winchester Office Park. Permitted uses with the existing Winchester Investment Company development text permit all uses permitted in the NC, GC, and SO zoning districts, which are appropriate for the professional nature of the surrounding commercial, office, and hotel uses.

- (b) Relationship of the proposed amendment to access and traffic flow and utility services including sanitary sewer, water, and storm drainage, as outlined in the transportation thoroughfare plan, comprehensive plan and/or other adopted plans for the area.

Amending the site from GC to PCD will have no impact on site utilities or traffic. The site can be developed at the same intensity within either zoning district. There are adequate public utilities available to the site and the property owner designed Winchester Office Park to accommodate an office building of this size. The office building proposed for the site will share a private access drive from Winchester Blvd.

and will share parking with the existing office buildings within the Winchester Office Park.

- (c) Relationship of the proposed amendment to the public health, safety, convenience, comfort, prosperity and general welfare, including impact on infrastructure and municipal services.

The amendment from GC to PCD of this 1.279 acres will have no negative impacts for public health, safety, convenience, comfort, prosperity and general welfare.

- (d) Relationship of the proposed use to the adequacy of available services and to general expansion plans and planned capital improvements.

The proposed rezoning of this 1.279 acres will have no additional impacts on the adequacy of available services. The site as GC site would be entitled to the same size and intensity of use. The only change is in permitted uses within the office building.

Analysis

The existing Winchester Investment Company development text is attached. The proposed rezoning of the 1.279 acres would be subject to the zoning standards set forth in the Winchester Investment Company development text as set by Ordinance 112-96 adopted on October 7, 1997.

Rezoning the site to PCD will allow uses that are currently permitted in the SO (Suburban Office District). The proposed 16,500 square foot office building has a potential tenant The Learning Spectrum, a school for children with autism and related special needs. Schools are a permitted use in the SO district, but not within the existing GC district. Rezoning to the PCD district with the associated and adjacent Winchester Investment Company text will allow for the proposed tenant to operate within the proposed 16,500 square foot building while allowing for maximum flexibility long term for future tenancy of the space for office and professional uses to match the adjacent Winchester Office Park.

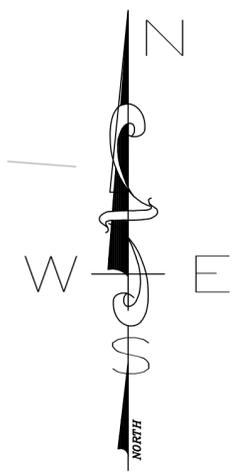
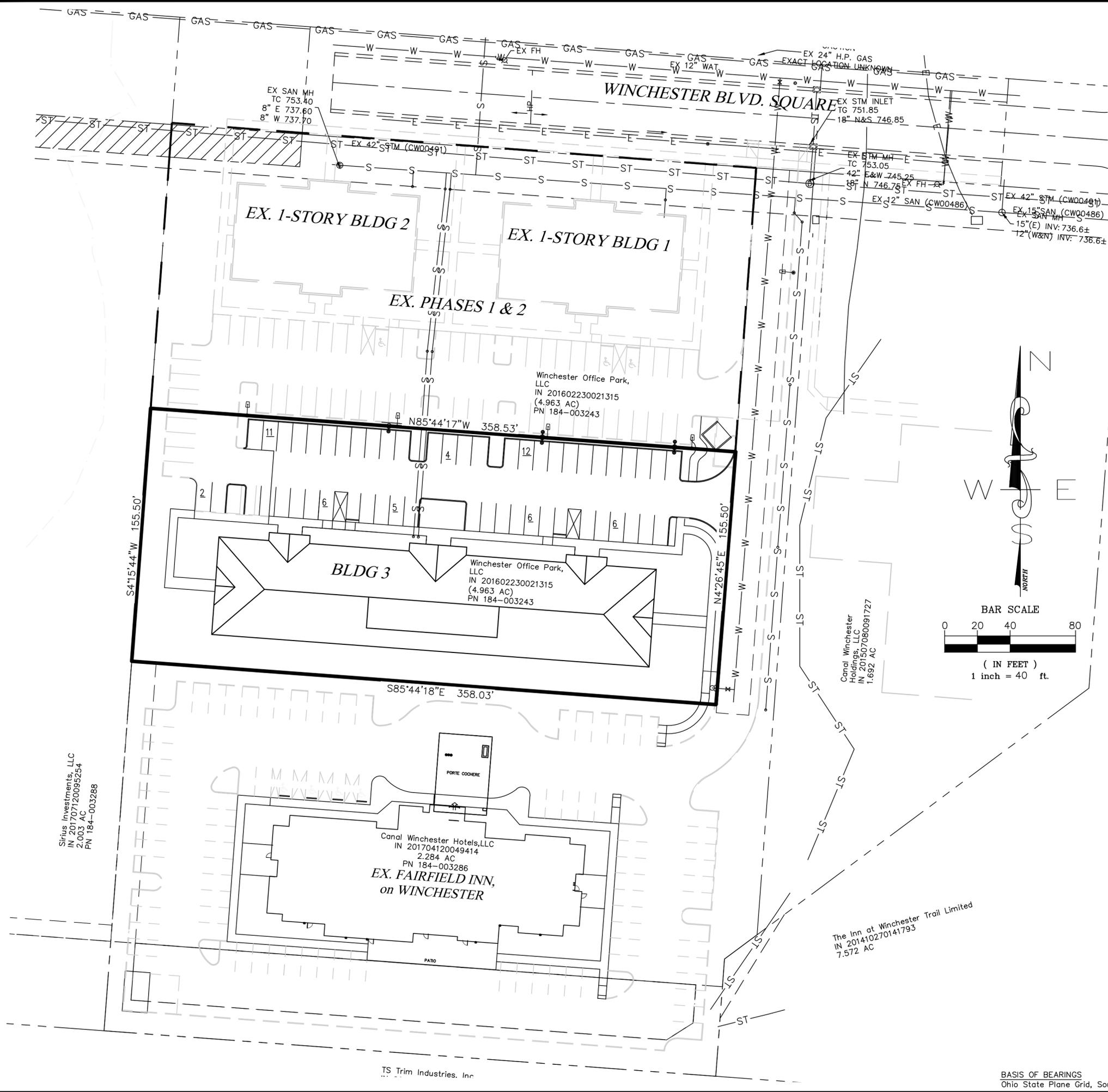
Staff Recommendation

Staff is recommending that Planning and Zoning Commission recommend approval of the proposed rezoning of 1.279-acre parcel from GC (General Commercial) to PCD (Planned Commercial District) with the development text adopted by Ordinance 112-96.

SITE PLAN

CANAL WINCHESTER BUILDING 3

REZONE NEW BUILDING TO _____



BAR SCALE
 0 20 40 80
 (IN FEET)
 1 inch = 40 ft.

LEGEND
 Area to be Rezoned

WILLIS ENGINEERING & SURVEYING
 12512 West Bank Dr.
 Millersport, OH 43046
 740-739-4030

BASIS OF BEARINGS
 Ohio State Plane Grid, South Zone, NAD83(2011)

TS Trim Industries, Inc

Sirius Investments, LLC
 IN 201707120095254
 2.003 AC
 PN 184-003288

Canal Winchester Hotels, LLC
 IN 201704120049414
 2.284 AC
 PN 184-003286
**EX. FAIRFIELD INN,
 on WINCHESTER**

Winchester Office Park, LLC
 IN 201602230021315
 (4.963 AC)
 PN 184-003243

Winchester Office Park, LLC
 IN 201602230021315
 (4.963 AC)
 PN 184-003243

Canal Winchester Holdings, LLC
 IN 2013070800091727
 1.692 AC

The Inn at Winchester Trail Limited
 IN 201410270141793
 7.572 AC

DEVELOPMENT PLAN TEXT
FOR
20 ACRE PARCEL OF PROPERTY
OWNED BY
WINCHESTER INVESTMENT COMPANY
CANAL WINCHESTER, OHIO

OWNER:

WINCHESTER INVESTMENT COMPANY
c/o ROBERT S. WOOD
299 NORTH TRINE STREET
CANAL WINCHESTER, OH 43110
PHONE: (614) 837-2797

ENGINEER:

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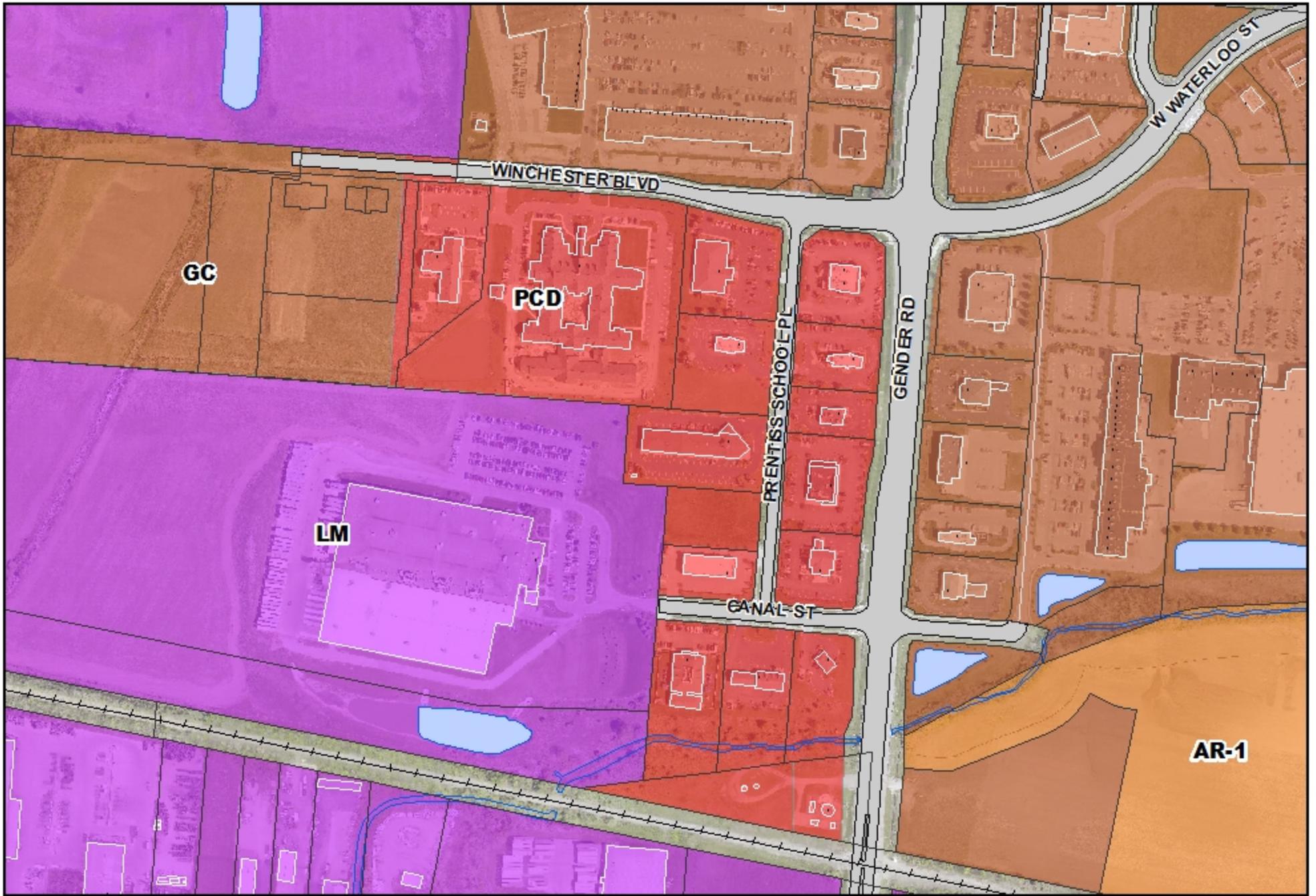
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GC

PCD

LM

AR-1

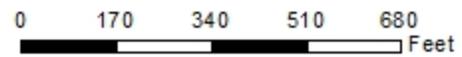
WINCHESTER BLVD

W WATERLOO ST

PRENTISS SCHOOL LPI

GENDER RD

CANAL ST



Winchester Investment Corp. PCD

