

VILLAGE OF OBETZ
RECORD OF ORDINANCES



ORDINANCE: 65 – 16

PASSED: October 11, 2016

AN ORDINANCE TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT TEXT FOR SUBAREA A OF PARCELS 153-000034, 153-000035, AND 153-000036, AND DECLARING AN EMERGENCY

WHEREAS, Franklin County Auditor Parcel Numbers 153-000034, 153-000035, and 153-000036 are part of the area known as the Walnut Creek Center; and

WHEREAS, these parcels are zoned Planned Commercial District (PCD); and

WHEREAS, these parcels are presently undeveloped; and

WHEREAS, a Preliminary Development Plan and Development Text have been prepared for Subarea A in anticipation of the construction of a medical facility; and

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary Development Plan and Development Text at its September 14, 2016 meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OBETZ, OHIO, THAT:

Section 1. The Preliminary Development Plan and Development Text for Subarea A of Franklin County Auditor Parcel Numbers 153-000034, 153-000035, and 153-000036, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

Section 2. This Ordinance is shall take effect at the earliest time permitted by law.

Passed this 11 day of October, 2016.

ATTESTS:

Stacey Boumij
Stacey Boumij, Clerk of Council

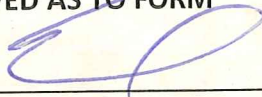
D. Greg Scott
D. Greg Scott, Mayor

Louise Crabtree
Louise Crabtree, Council President Pro Tem

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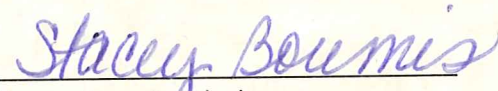
APPROVED AS TO FORM



Stephen J. Smith, Esq., Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the Village Charter, I, Stacey E. Boumis, Clerk of Council of the Village of Obetz, Ohio, do hereby certify that Ordinance 65-16 was duly posted at 4:30 PM (time) on the 12 day of October, 2016, at the Obetz Government Center, as well as on the Obetz website.



Stacey Boumis, Clerk

10/12/16

Date



EXHIBIT A

Walnut Creek Center - Development Text

Introduction

Intent: The Walnut Creek Center ("WCC") is a mixed use commercial, office, and medical district along Alum Creek Drive. The diversity of uses permitted at the WCC shall create jobs and provide much needed amenities to the residents and businesses of Obetz as well as the surrounding communities. The WCC shall be a destination. It will contain public open space that can be used by the community for events. It will also contain pathways that connect the sites within it and that connect to the surrounding neighborhood.

Location: The Walnut Creek Center ("WCC") is located within the boundaries of the Village of Obetz, along western side of Alum Creek Drive, north of Interstate 270. It contains multiple parcels owned by multiple land owners.

Zoning: Planned Commercial District ("PCD")

Definitions: Unless otherwise defined within this Development Text, definitions shall have the same meaning as set forth in the Codified Ordinances of Obetz (in its existing form as of September 1, 2016).

Development Text and Development Plan Applicability: The Development Text contained herein applies to Subarea A only. Amendments to the Development Text and Development Plan will be required prior to the development of the remaining subareas. The Amendments will require approval of both the Planning & Zoning Commission and Council.

Land Uses: Subarea A

Permitted Uses. The following are the permitted uses (unless otherwise listed as prohibited) in Subarea A of the Walnut Creek Center.

- All permitted uses listed in Section 1145.02 of the Codified Ordinances
- The following uses listed in Section 1147.02 of the Codified Ordinances
 - Retail Stores unless otherwise listed as Prohibited
 - Business and Professional Offices
 - Personal and Consumer Services
- The following uses listed in Section 1153.02 of the Codified Ordinances
 - Administrative and Business Offices
 - Professional Offices
 - Institutions
 - Educational and Research Establishments

Conditional Uses. The following are the conditional uses in Subarea A of the Walnut Creek Center.

- Drive Up Window Service

Prohibited Uses. All uses not listed as permitted are otherwise prohibited. The list below is not an exhaustive list of all prohibited uses. Rather, the list prohibits those uses otherwise permitted in the Neighborhood Commercial, General Commercial, and Suburban Office and Institution Zoning District.

- Limited price variety stores, i.e. dollar stores
- Second hand stores
- Pawn shops
- Check cashing facilities not associated with a bank or credit union
- Automotive service stations or convenience markets
- Automotive garages or repair services
- Vehicle sales
- Funeral homes and crematoriums
- Businesses offering skill based amusement games
- Tattoo parlors or body piercing shops
- Building material suppliers
- Commercial kennels
- Parking of vehicles as a principle use
- Outdoor storage

Development Standards – Subarea A: All improvements shall meet the provisions set forth in Section 1159.03 of the Codified Ordinances of Obetz unless otherwise indicated in this Development Text.

1) Building Setbacks

- Alum Creek Drive:** Buildings that front Alum Creek Drive shall have a 30' minimum setback from the right-of-way.
- Front Setbacks (except for those located along Alum Creek Drive):** All front setbacks shall be a minimum of 10' for parking and maneuvering areas, canopies, and buildings.
- Side and Rear Building Setbacks:** The minimum setbacks shall be 5' for parking and maneuvering areas, canopies, and buildings, provided however, that there shall be a zero setback requirement so long as the shared boundary line of the parcels in question are being developed as a unified development.

2.) **Access, Loading, and Parking:** All access, streets, loading, and parking areas shall be designed to the Village's design standards and shall be approved by the Village Engineer prior to construction. The guidelines below are in addition to the Village's design standards.

a. **Pedestrian Access:** A sidewalk or other pedestrian trail shall be installed along all roadways, whether or not a roadway is considered public right-of-way. The selected sidewalk or other pedestrian trail shall be consistent with or complimentary to existing walks or trails.

b. **Private Streets:** For private streets each directional lane shall be a minimum of twelve (12) feet if there is two way traffic and eighteen (18) feet if it is a one way street. All private streets shall include a curb. Individual lots may abut to private streets and are not required to abut to a public right of way.

c. **Loading Zones:** Delivery areas, material pick-up areas, and trash pick-up locations shall be located at the rear or side of the building or parcel where possible. Patient or passenger drop-off areas shall not be considered a Loading Zone.

d. **Parking Location:** Unless otherwise stated herein or otherwise depicted on the preliminary development plan, all parking and loading shall be regulated by Village of Obetz Code, Chapter 1169. Parking areas visible from Alum Creek Drive shall be kept to a minimum. All parking areas visible from Alum Creek Drive shall be screened to minimize the view of the parking area from Alum Creek Drive.

e. **Shared Parking:** There shall be shared parking between the main anchor building, the restaurant/retail attached thereto and the multi-tenant retail buildings.

f. **Parking Requirements:** There are no minimum parking spaces required. Parking areas shall be sufficient to accommodate all parking needs for employees, company vehicles, visitors, and customers without the use of on-street parking.

3.) **Landscaping, Lighting, Utilities, and Enclosures**

a. **Landscaping and Site Screening:** All developments shall follow the guidelines set for in Chapter 1167 of the Codified Ordinances of Obetz, unless otherwise stated in this Development Text.

i. **Street Trees on Private Streets:** Street trees shall be provided along all private roads and shall follow the same guidelines as those set for public roads.

ii. **Mechanical Equipment:** All ground-mounted mechanical equipment shall be fully screened from off-site view by a solid wall or fence consisting of materials

that are consistent with one or more of the primary or secondary materials that are used on the nearest structure that is served by the relevant mechanical equipment.

b. Utilities: The following utilities shall be provided, constructed, and installed underground: gas lines, sanitary and storm sewer lines, water lines, electrical lines, telephone lines, fiber optic cables, and cable television lines.

i. A stormwater management plan (the "SW Plan") shall be in place prior to commencement of construction on a given parcel. The SW Plan shall demonstrate the parcel does not adversely impact any public or private regional stormwater management facilities, including, but not limited to shared stormwater basins.

c. Lighting: External light fixtures may be pole or wall mounted. All parking lot lighting shall be limited to 40' in height, except lighting that is adjacent to any residential property, which shall be limited to 30'. All light poles shall be black. All lighting fixtures shall be approved by the Zoning Administrator prior to installation and shall be consistent throughout the development.

4.) Signage: All signage shall comply with the requirements of Codified Ordinances Chapter 1175. All street signs installed on public streets shall be uniform in design to the Village's new street signs. All street signs installed on private streets shall be approved by the Zoning Administrator prior to installation and shall compliment the public street signs.

5.) Architectural Requirements: The WCC is located in the Alum Creek Drive overlay and subject to Architectural Review. All buildings shall undergo Architectural Review and are subject to the Alum Creek Drive Architectural Guidelines unless otherwise stated below. All buildings will be subject to review using the Architectural Points System created by the Village of Obetz.

a. **Exterior Design:** The design treatment of each site, parcel or sub-parcel and all proposed or renovated structures thereon shall ensure compatibility and sensitivity to adjacent properties and structures. The industrial nature of Obetz' development shall be taken in account, and a more modern mix of metal façade treatments is acceptable.

b. **Building Materials:** Building materials shall consist of primarily brick, stone, stucco, glass, pre-cast masonry, pre-cast concrete, metal, split-faced block, wood-lap siding, or fiber cement board.



c. **Height Requirements:** Building height shall be measured from the ground level to the top of the building, excluding mechanical equipment (total with the associated screening). The maximum height of buildings in Subarea A (as shown in the Site Plan) shall be 32', except architectural features such as parapets, appendices, hips, gables, spires, etc., which may extend up to 35'.

PRELIMINARY DEVELOPMENT PLAN
FOR
VILLAGE OF OBETZ ESSED
SITE PLAN

INFORMATION

Site Data Table		13.49
Good	Building Size	20,000 sq
Site Factors: Roadside		
Good	Lot Area	12.7 Acres
Good	Building Price / Per Sq Ft	3.250/ft ²
Market Data		
131-000010-40		
132-000010-40		
131-000010-50		
132-000010-50		
131-000010-60		
Site Summary		
Address	Subarea	13.5
General Price	General Price	48,255 \$
Building		10,000 sq
Cost Contingency		30,935 \$
General Contingency		10,000 \$
		158,190 \$
		158,190 \$

PAYEMENT LEGEND

	Prep Concrete Sidewalk
	Prep Asphalt Pavement

