



CITY OF OBETZ
RECORD OF ORDINANCES

ORDINANCE: 22 – 25

PASSED: May 27, 2025

AN ORDINANCE TO REZONE PARCEL NUMBER 152-001466 FROM SUBURBAN OFFICE AND INSTITUTION TO PLANNED COMMERCIAL DISTRICT AND TO APPROVE A PRELIMINARY DEVELOPMENT PLAN AND TEXT

WHEREAS, Franklin County Auditor Parcel Number 152-001466 is zoned Suburban Office and Institution; and,

WHEREAS, the City of Obetz owns the parcel and desires to develop it; and,

WHEREAS, has initiated the rezoning of the parcel and has also submitted a Preliminary Development Plan and Development Text; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on April 9, 2025 at 6:00 PM in Council Chambers; and,

WHEREAS, after reviewing the requested rezoning, the Planning and Zoning Commission recommended approval of the request at that meeting; and,

WHEREAS, the Council of the City of Obetz held a public hearing on May 27, 2025 as part of the regularly scheduled Council meeting as required by the Codified Ordinances of the City; and,

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

Section 1. The property known as Franklin County Auditor Parcel 152-001466, attached hereto as Exhibit A, is hereby rezoned from Suburban Office and Institution to Planned Commercial District.

Section 2. The Preliminary Development Plan and Text for Parcel 152-001466, attached hereto as Exhibit B, is hereby approved.

Section 3. The official zoning map of the City of Obetz shall be amended to reflect the aforementioned zoning change.

Section 4. This Ordinance shall become effective at the earliest time permitted by law.

Passed this 27 day of May, 2025

ORDINANCE: 22-25

PASSED: May 27, 2025

ATTESTS:

Stacey Boumis
Stacey Boumis, Clerk of Council

Angela M. Kirk
Angela M. Kirk, Mayor

Michael R. Flaherty
Michael Flaherty, Council Pres. Pro-Tem

APPROVED AS TO FORM

Eugene Hollins
Eugene Hollins, Esq., Law Director

CERTIFICATION OF PUBLICATION

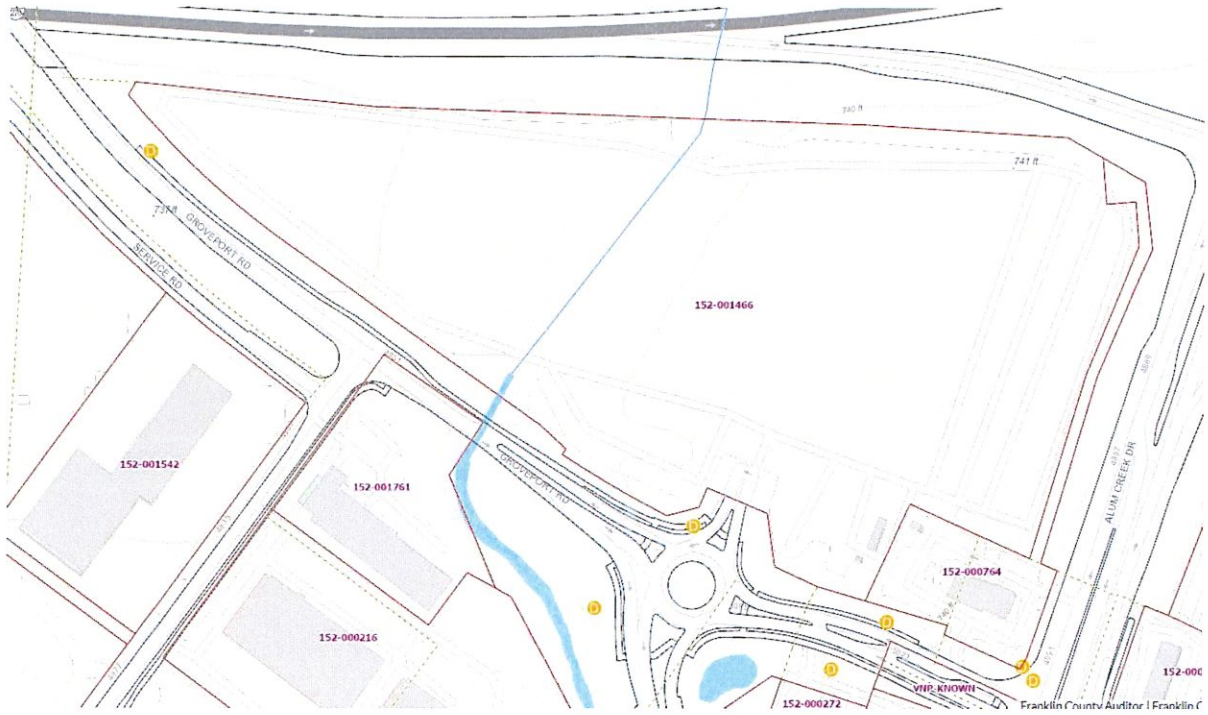
Pursuant to the City Charter, I, Stacey E. Boumis, Clerk of Council of the City of Obetz, Ohio, do hereby certify that Ordinance 22-25 was duly posted at 4:00 PM (time) on the 28 day of May, 2025, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.



Stacey Boumis
Stacey Boumis, Clerk

5/28/25
Date

EXHIBIT A



APRIL 7, 2025

EXHIBIT B

PARCEL 152-001466 PRELIMINARY DEVELOPMENT PLAN



Not to scale

DEVELOPMENT TEXT

INTRODUCTION

Intent. This Development Text supports the creation of a vibrant mixed-use site that integrates office, commercial, institutional, and hospitality uses to meet the evolving needs of the community and region. The proposed development will feature a thoughtfully designed mix of office space, commercial space, sit-down and quick-service restaurants, and two hotels.

Location. Strategically located near Interstate 270, the site is intended to serve the traveling public, support the area's robust business community, and meet the lodging and dining needs associated with Fortress Obetz. This project is a high-quality, well-integrated destination that encourages economic growth, enhances the visitor experience, and complements surrounding land uses.

Zoning.

1. Current Zoning District. Suburban Office and Institution (SO)
2. Proposed District. Planned Commercial District (PCD)
3. Parcel Number: 152-001466

Definitions. Unless otherwise defined within this Development Text, definitions shall have the same meaning as set forth in the Codified Ordinances of Obetz.

Development Text and Development Plan Applicability. The Development Text contained herein applies to the entire site. The accompanying Preliminary Development Plan is intended to illustrate a general development concept and demonstrate how the mixed-use elements can be organized to function cohesively. However, the Preliminary Development Plan is conceptual in nature and may be adjusted as market conditions, tenant needs, or user demand evolve.

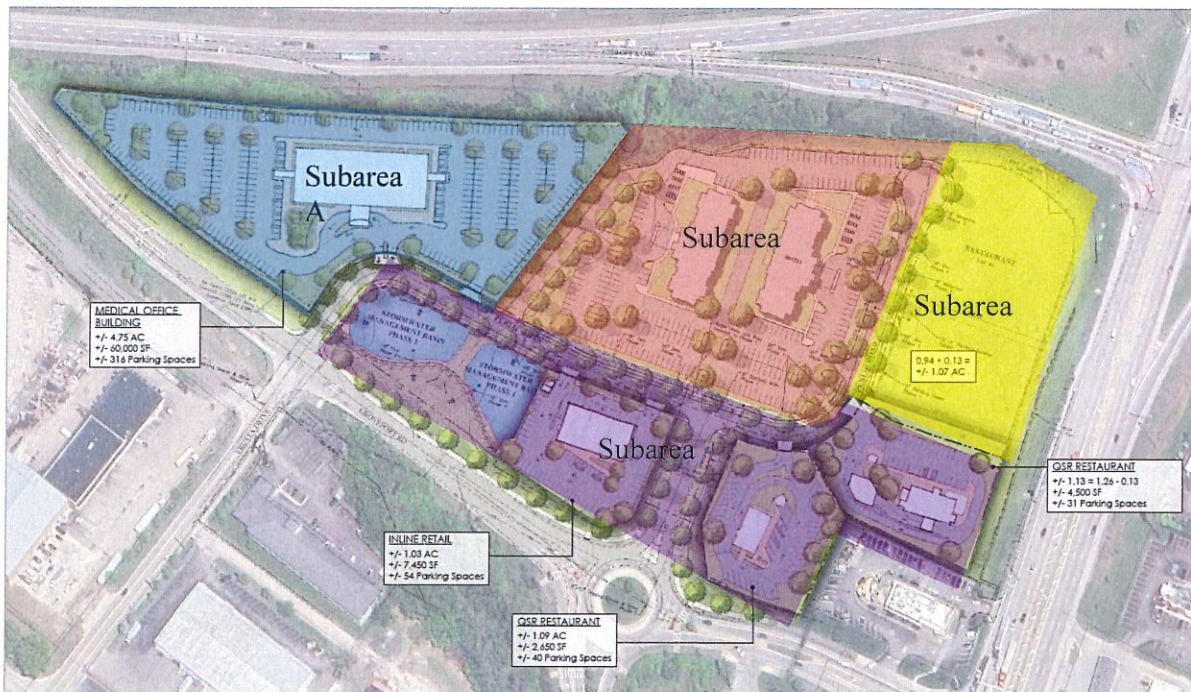
Flexibility in site configuration, building placement, and the mix of uses is essential to ensure the long-term viability of the project and to allow it to respond effectively to real-world opportunities. Any modifications will remain consistent with the intent and overall vision of this Development Text, while adhering to all applicable design and development standards. Modifications to the Preliminary Development Plan will not require additional approval of Council.

Because the development site consists of multiple parcels that may be developed in phases or by different end users, each individual site or phase will be subject to review and approval by the Planning and Zoning Commission prior to development. This ensures that each component of the project aligns with the overall intent of the Development Text and Preliminary Development Plan and maintains consistency in design, access, circulation, and site functionality. The Commission's review will allow for site-specific considerations while supporting a cohesive and high-quality development across the entire mixed-use district. Council approval of each phase or parcel is not required.

SUBAREAS

To guide the orderly development of the site and ensure compatibility between uses, the Development Text establishes four distinct subareas, each with its own set of permitted and conditional uses tailored to its intended character and function. The subareas are designed to accommodate a complementary mix of office, commercial, institutional, hospitality, and restaurant uses, while allowing flexibility to respond to market conditions. The following section outlines the specific uses permitted within each subarea, providing a framework for development that balances economic opportunity, community needs, and design quality.

To encourage flexibility and support unique economic development opportunities, the Planning and Zoning Commission may approve a permitted use from one subarea to be located in another subarea if the Commission determines that the proposed use is compatible with surrounding development and aligns with the overall intent of this Development Text. If the Commission approves a specific use in a subarea outside of its typical designation, that approval applies only to that specific use. If that use ceases operation, the property shall revert to the permitted uses otherwise listed for that subarea.



PERMITTED USES ALL SUBAREAS

1. All Permitted Uses listed in Section 1153.02(a), (b) & (c) of the Codified Ordinances.
2. Educational and research uses as listed in Section 1153.03(c)
3. Eating and drinking establishments with no drive-through service
4. Child care facilities
5. Entertainment, recreational, and sports centers
6. Offices of veterinarians, vet and animal hospitals, and offices associated with such including kennels, pet grooming services, pet care, pet training services provided those uses are secondary.

ADDITIONAL PERMITTED USES SUBAREA A

1. Hotels as defined by Subsection 1133.02 of the Codified Ordinances. Transient hotels, extended stay hotels, and residential hotels are prohibited.

ADDITIONAL PERMITTED USES SUBAREA B

1. Hotels as defined by Subsection 1133.02 of the Codified Ordinances. Transient hotels, extended stay hotels, and residential hotels are prohibited.

ADDITIONAL PERMITTED USES SUBAREA C

1. Retail stores unless otherwise listed as prohibited.
2. Personal and consumer services including financial institutions unless otherwise listed as prohibited.

ADDITIONAL PERMITTED USES SUBAREA D

1. Retail stores unless otherwise listed as prohibited.
2. Personal and consumer services including financial institutions unless otherwise listed as prohibited.
3. Drive up window service/drive through windows associated with an eating and drinking establishment

PROHIBITED USES – ALL SUBAREAS

All uses not listed as permitted are otherwise prohibited. The list below is not an exhaustive list of all prohibited uses. Rather, the list refines uses otherwise permitted in the Obetz Codified Ordinances.

1. All uses listed in Section 1161.04(a) of the Codified Ordinances as prohibited uses within the Groveport Road Overlay
2. All uses listed in Section 1161.04(b) of the Codified Ordinances as prohibited uses within the Alum Creek Drive Overlay
3. Convenience stores
4. Liquor stores
5. Commercial dog kennels
6. Gasoline stations
7. Standalone bars and night clubs
8. Outdoor storage
9. Overnight parking of vehicles

DEVELOPMNT STANDARDS

The applicable development standards shall be the standards contained within the Codified Ordinances of Obetz unless otherwise indicated.

DENSITY, HEIGHT, LOT COVERAGE AND SETBACKS

1. Maximum Lot Coverage. 90%
2. Maximum Density. No maximum site density standards. The site must not exceed the maximum lot coverage requirements above.

3. Setbacks.

- a. Front Yard Setback. 10' feet.
- b. Side Yard Setback. Zero (0) between buildings on the same parcel or part of a unified development; 10' when in separate ownership or adjacent to an unrelated use
- c. Rear Yard Setback. 10' except for parcels that are directly adjacent to Interstate 270. For those parcels, the rear setback may be reduced to zero (0) feet, provided adequate circulation is maintained around the building to ensure safe and unobstructed access for emergency and service vehicles.
- d. Parking Setbacks. Parking and maneuvering areas may be located in the front, side, and rear yard setbacks and shall be setback a minimum of 5 feet from the right of way.
- e. Landscape Features in Setbacks. Landscape features such as, but not limited to, planters or walls six (6) feet high or less or ornamental fencing may be located in the setbacks.

4. Building Height. Buildings shall not exceed seventy-five feet (75') in height with the exception of office and medical buildings which do not have a height limitation.

ACCESS, LOADING, AND PARKING

Parking and loading areas shall meet the requirements of Chapter 1169 unless otherwise stated below:

1. Required Parking and Loading Areas. No minimum number of parking and loading spaces required. Parking shall be approved on a case-by-case basis and proposed parking and loading areas shall be shown on the Final Development Plan for each building/site.
2. Location of Parking Areas. Primary parking areas shall not be located along Alum Creek Drive or Interstate 270.
3. Overnight Parking. No overnight parking of semi-tractor trucks or trailers, box trucks, commercial vehicles or recreational vehicles permitted unless patronizing a hotel. Signs shall be posted stating the above rules and they shall be strictly enforced.
4. Access Drive Side Lot Line. There shall be no minimum side lot line requirement for access drives. The location of all access drives shall be approved by the City Engineer.
5. Interconnectivity. Lots shall be designed to accommodate pedestrian and vehicular interconnectivity across the development.

BUFFERING, LANDSCAPING, AND SCREENING

1. A Landscaping Plan shall be submitted for each site as a part of the Final Development Plan.
2. Landscaping shall comply with the standards of the Obetz Zoning Code.

3. Street trees shall be provided along all private roads and shall follow the same guidelines as those set for public roads.

BUILDING DESIGN AND EXTERIOR TREATMENT

1. Architectural Review. Architectural review for each building shall be done concurrently with the Final Development Plan. The standards in the Groveport Road Overlay apply.
2. Consistent Themes and Materials. Consistent architectural themes and materials shall be used throughout the development.
3. Building Orientation. Secondary facades along Alum Creek Drive or Interstate 270 must include architectural detailing and windows to avoid blank walls.
4. Mechanical Equipment. Mechanical equipment or other utility hardware on the roof of a building shall be screened. Ground mounted mechanical equipment shall be located out of view of the public right of way and shall be located to the rear or side of the building.
5. Utilities. All new or relocated utility lines shall be installed underground.
6. Dumpsters.
 - a. Dumpsters will be located in the rear or side yard.
 - b. Dumpsters will be enclosed on three sides with a permanent structure and have an opaque gate on the fourth side.
 - c. Enclosures will be constructed of materials compatible with the principal building (e.g., masonry, brick, decorative block, or finished wood). Chain link fencing is not permitted.
 - d. The enclosure will be at least one foot taller than the dumpster and fully obscure the dumpster from public view.
 - e. A landscaped buffer will be provided around the dumpster enclosure where it is visible from the public right of way.
 - f. Dumpsters shall be screened from off-site view to the height of the equipment.
 - g. Gates will remain closed when not in use.
 - h. Recycling bins will also be located in an enclosure.
 - i. Collection bins used to collect used clothing and other items are not permitted.

STORMWATER MANAGEMENT

1. Shared Facilities. The site will utilize common stormwater detention/retention ponds management under a shared maintenance agreement approved by the City of Obetz. Easements shall be recorded for access and maintenance rights for all shared facilities.
2. Maintenance. A long-term maintenance plan shall be submitted and approved prior construction. The property owners or an established property owners' association shall be responsible for the maintenance and inspection of all stormwater facilities.

LIGHTING**1. General Requirements**

- a. All lighting shall be full cutoff fixtures to direct light downward and shall be shielded to prevent glare.
- b. Lighting shall not interfere with the safe operation of nearby roads or traffic signals.

2. Height and Placement

- a. The maximum pole height for parking lot lighting is 30'.
- b. Light poles must be set back at least 5' from any property line or right of way.
- c. Wall mounted fixtures shall not be placed higher than the roofline.

3. Illumination Levels

- a. A Photometric Plan shall be submitted as a part of the Final Development Plan.
- b. Parking lots and drive aisles: Average maintained illuminance of 1.0 – 2.0 foot-candles
- c. Pedestrian walkways and entrances: Average maintained illuminance of 0.5 – 1.5 foot-candles
- d. Service/loading areas: Illuminance not to exceed 2.5 foot-candles
- e. Building façades (accent lighting): Limited to 0.5 foot-candles at the property line
- f. The Planning and Zoning Commission may approve a Final Development Plan with different lighting levels than the foot candles listed above if the Commission determines that additional lighting is needed for safety purposes or is not needed due to existing lighting levels.

4. Lighting Design and Aesthetics

- a. All lighting fixtures shall be approved as a part of the Final Development Plan.
- b. Fixture style shall be cohesive throughout the development (e.g., color, material, and style).
- c. All light poles shall be black.

GRAPHICS AND SIGNAGE

Graphics and signage shall comply with the requirements of the Oletz Codified Ordinances unless otherwise stated below:

1. General Requirements for All Signs in All Subareas.

- a. All signs shall be professionally designed and constructed using durable, weather-resistant materials.
- b. Signage will be scaled appropriately to the building and site and integrated with the architecture and landscaping.
- c. Up to five colors may be used per sign exclusive of black and white. Neon and fluorescent colors are prohibited.
- d. No more than two letter styles permitted per sign.
- e. Letters may not occupy more than 75% of any sign panel unless otherwise stated.
- f. Changeable copy signs (manual or digital) must be approved by the Planning and Zoning Commission.

- g. When a tenant vacates, signage will be removed and wall surfaces will be restored within 90 days.
 - h. A Comprehensive Sign Program is not required for each site. All signage can be approved by the Zoning Administrator.
2. Permitted Sign Types.
- a. Wall Signs
 - b. Awning, Canopy, and Blade Signs
 - c. Window Signs
 - d. Freestanding Signs
 - e. Sandwich Boards
 - f. Temporary Signs
3. Wall Signage. For purposes of these regulations, blade, canopy, and awning signs shall be considered wall signs.
- a. Freestanding Buildings. Freestanding buildings may have up to 3 wall signs but no more than 1 sign per wall.
 - b. Multi-Tenant Buildings.
 - i) Each business in a multi-tenant building can have one wall sign on the side of the building with the customer entrance.
 - ii) Multi-tenant buildings with frontage on two or more public roads can have wall signs on each side facing the public road.
 - iii) Signage will be placed within a defined sign band or architectural area designated for signage.
 - iv) Signage will respect horizontal and vertical alignment with neighboring signage for consistency in multi-tenant buildings.
 - c. Maximum Sign Height.
 - i) One story building – 12'
 - ii) Two story building – 20'
 - iii) Three story building – 32'
 - d. Location. All wall signs shall be mounted on the building which houses the establishment advertised by such signs, except as otherwise specifically authorized by this Zoning Code. Such signs shall be located on or along a wall of such a building which faces a street, parking lot, or service drive, and shall not project above the roof line or the cap of parapets of such building, whichever is higher.
 - e. Projection from wall. All wall signs shall be parallel to the wall on which they are installed. The sign shall not project above the edge of the roof of the structure and from the surface upon which it is attached more than twelve (12) inches.
4. Awning, Canopy and Blade Signs.
- a. General Standards – All Signs.
 - i) Signs cannot obstruct building entrances, windows, sidewalks, or public rights of way.
 - ii) Signs can only be placed on the side of building with the primary customer entrance.
 - iii) Additional wall signage cannot be installed on the side of the building with awning, canopy, or blade signs without approval of the Planning and Zoning Commission.
 - iv) Signs must be compatible with the design, scale, and materials of the building façade.

- v) Signs will be able to extend into the required building setback.
- vi) Such signs shall not extend more than three (3) feet from the face of the building to which they are attached.
- a. Awning and Canopy Signs.
 - i) Minimum Clearance. The lowest point of the awning or canopy must be at least 8 feet above the sidewalk or pedestrian path.
 - ii) Maximum Coverage. Signage may not exceed 60% of the awning/canopy face area. .
 - iii) Illumination. Internal illumination is prohibited.
 - iv) Material. Awnings must be made of high-quality canvas, acrylic, or other durable fabric. Plastic and vinyl are prohibited. Canopies must be constructed of metal, glass, or other durable architectural material.
 - v) Box Signs Prohibited. Internally illuminated box signs mounted to or above awnings and canopies is prohibited.
- b. Blade Signs.
 - i) Location. Blade signs shall be placed only on a ground floor façade, except for businesses located above the ground level with direct exterior pedestrian access.
 - ii) Height above finished grade. The lowest point of a blade sign shall be at least eight (8) feet, but no more than fifteen (15) feet above finished grade. Blade signs shall not extend beyond the roof line.
 - iii) Sign structure. Sign supports and brackets shall be compatible with the design and scale of the sign. Brackets and/ or hardware for the sign may not extend more than four inches from the outside face of the sign.
 - iv) Square footage. A maximum of ten (10) square feet permitted.
 - v) Illumination. Internal illumination is prohibited.
- 5. Window Signs
 - i) Surface coverage. Window signs may not occupy more than 25% of the total window area. This includes all permanent, painted, vinyl applied, and temporary signs.
 - ii) Location. Window signs are only permitted on ground floor windows.
 - iii) Illumination. Window signs shall not be illuminated.
 - iv) Design Standards. Reflective, neon, or flashing materials are prohibited, except for one small neon “open” sign not exceeding 2 square feet.
 - v) Paper Signs. Paper signs taped to windows is prohibited.
 - vi) Third Party Advertising. Third party advertising on windows is prohibited.
- 6. Freestanding Signage
 - a. Style. All freestanding signs shall be monument signs unless otherwise permitted below. The base shall be a natural material. The Zoning Administrator can approve the use of alternative materials on the base if the material contributes to the overall aesthetic value of the development and is cohesive with the architectural style of the building.
 - b. Number permitted. Each building may have 1 sign unless otherwise permitted below. If a building faces and adjoins more than one public street, the building may have two freestanding signs – one sign along each street.
 - c. Height. Freestanding signs shall not exceed 6’ in height, including the base.

- d. Setback. Freestanding signs shall be setback five feet (5') from the right of way. Freestanding signs on internal or private roads shall have a setback of five feet (5') from the edge of the road.
 - e. Directional Signs.
 - i) Location. Directional signs must be placed near drive aisles, entrances/exits, loading areas, or pedestrian crossings.
 - ii) Number. Two directional signs per driveway permitted.
 - iii) Height. Directional signs cannot exceed 4' in height, including the support structure.
 - iv) Support Structure. Directional signs must be mounted on a post, pedestal, or integrated base. No exposed metal poles or u-channel posts. Support structures must be painted, powder coated or clad in a material that matches or complements the sign face and surrounding site design.
 - v) Content Restrictions. Directional signs will include arrows or circulation instructions only. Small logos or brand marks limited to 25% of the sign face is permitted.
 - f. Menu Boards.
 - i) Applicability. Menu boards are allowed in conjunction with a permitted drive through use.
 - ii) Location. Menu boards must be located behind the front building setback.
 - iii) Number. A maximum of two menu boards are permitted per drive-through lane.
 - iv) Maximum height. 7' measured from grade to top of structure.
 - v) Maximum area per board. 36 square feet per face.
 - vi) Double sided boards. Double sided boards are permitted, provided both sides meet size limits.
 - vii) Reader boards or digital displays. Reader boards or digital displays are permitted if integrated into a cohesive design with static elements.
 - viii) Support Structure. Menu boards must be mounted on a post, pedestal, or integrated base. No exposed metal poles or u-channel posts. Support structures must be painted, powder coated or clad in a material that matches or complements the sign face and surrounding site design.
7. Joint Identification Signage
- a. Number. Up to three (3) Joint Identification Signs are permitted.
 - b. Type. All joint identification signs must be monument style with a solid base and no exposed poles.
 - c. Location Limitations. One sign shall be located at the designated primary entrance; one sign may be located along Alum Creek Drive; and one sign may be located along Interstate 270.
 - d. Maximum Height.
 - i. Groveport Road Sign. 20'
 - ii. Alum Creek Drive Sign. 25'
 - iii. Interstate 270 Sign. 35'

- e. Setback. Joint Identification Signage shall be setback a minimum of five feet (5') from the right of way. The City Engineer can require a larger setback if it is determined that the sign interferes with the safety of the public.
 - f. Number of Panels Permitted. A Joint Identification Sign may have up to 6 tenant panels
 - g. Base Material. Base material may be brick, stone or stucco. The Planning and Zoning Commission can approve additional materials complimentary to the overall design of the development.
 - h. Landscaping. Landscaping may be required depending on location. The Planning and Zoning Commission will make that determination based on the overall site design.
 - i. Double Sided Signs. Signs may be double sided.
 - j. Third Party Advertising. Third party advertising is prohibited.
8. Billboard.
- a. Number. One digital billboard may be constructed within either Subarea A or B oriented towards I-270.
 - b. Maximum Overall Height. 50'
 - c. Maximum Square Footage. 672 square feet
 - d. Obetz Advertisement Guarantee. The City of Obetz shall be guaranteed 8 weeks of free advertising on the billboard in order to promote community events.
 - e. Approval Required. Planning and Zoning Commission approval of the billboard is required.