

ORDINANCE NO. 88-03

By: Jeffrey L. McClelland

An Ordinance to amend Chapter 1244 of the Planning and Zoning Code by adding Section 1244.17 declaring the intent of a new zoning district designated the Campus Planning District, to amend Section 1252.03 of the Planning and Zoning Code by adding subsection (p) adopting district regulations for the Campus Planning District, to amend the Official Zoning Map established by Chapter 1248 of the Planning and Zoning Code to designate the district boundaries of the Campus Planning District, to amend Sections 1224.02 and 1224.03 of the Planning and Zoning Code to include the Campus Planning District in the Main Street Review District, and to amend Chapter 1268 of the Planning and Zoning Code to add definitions of the terms "campus use" and "institutional use," to revise the definition of "quasipublic use" and to renumber sections within the chapter, and to amend Section 1230.04 of the Planning and Zoning Code by adding subsection (h) to regulate signs in the Campus Planning District, and to amend Section 1480.04(d) of the Building and Housing Code by adding paragraph (5) to regulate demolitions in the Campus Planning District.

WHEREAS, by Ordinance No. 6-02 passed on February 26, 2002, this Council authorized the preparation of a master plan to guide redevelopment of the southwest area of the City; and

WHEREAS, the Bexley Development Office in conjunction with the Southwest Bexley Master Plan Steering Committee has studied, planned and prepared with Myers-Schmalenberger and Associates the Southwest Bexley Master Plan dated August 29, 2002 (the "Plan"); and

WHEREAS, the Plan has been reviewed and endorsed by the Southwest Bexley Master Plan Steering Committee, the Main Street Redevelopment Commission, the Planning Commission, and the Board of Zoning Appeals, with the recommendation this Ordinance be submitted by the Development Office to Council for passage; and

WHEREAS, Capital University and Trinity Lutheran Seminary have endorsed the Plan conditioned upon, among other things, enactment of this Ordinance creating the Campus Planning District; and

WHEREAS, by Resolution No. 16- 03 passed on November 25, 2003, this Council has adopted the Plan, and certain changes to the Planning and Zoning Code are required to begin implementing the Plan;

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

Section 1. That Chapter 1244 of the Planning and Zoning Code is hereby amended by adding Section 1244.17 as follows:

1244.17 CAMPUS PLANNING DISTRICT (CP).

Capital University and Trinity Lutheran Seminary are primary influences on the southwest portion of the City. The facilities and programming needs of these institutions in the past have impacted, and in the future will continue to impact, this area. The area also includes the western end of East Main Street, an area appropriate for mixed use redevelopment, which would enhance the City's business corridor and tax base. Capital University and Trinity Lutheran Seminary are major property owners that must be participants in any such redevelopment.

The Southwest Bexley Master Plan adopted by Council concluded that it was in the best interests of the neighborhood and major stakeholders in the area to establish an agreed area for future campus growth west to Alum Creek and to maintain the area to the east of the campuses as a single family, primarily owner-occupied, area. The purpose of this District is to encourage the orderly, planned growth of the Capital University and Trinity Lutheran Seminary campuses pursuant to long range planning strategies developed by the institutions in cooperation with each other and the City and to encourage mixed use redevelopment of East Main Street.

Principles to be followed by the City, Capital University and Trinity Lutheran Seminary when considering campus expansion and development include:

- (i) An existing structure may not be demolished until and unless a replacement use or structure has been approved by the Main Street Redevelopment Commission as set forth in Chapter 1480 in accordance with a campus plan which has also been approved by the Main Street Redevelopment Commission as set forth in Chapter 12.
- (ii) New development that requires additional public services must not adversely affect public services to other property owners in the area.
- (iii) At the edges of the campus, the massing, scale and height of new buildings should be appropriate to the location in terms of distance to, scale and height of surrounding structures.
- (iv) New development, infilling and redevelopment should be designed to a high standard, appropriate to the setting of the university, seminary and community. Priority consideration should be given to the following:
 - a. Buffers provided between the institution and adjacent residential areas.
 - b. Adequate parking provided off the street, including, when appropriate, the use of parking structures, to maximize green space.
 - c. Nuisances screened from public and neighborhood view.
 - d. Accesses oriented to major streets.
 - e. Open and/or public spaces.
- (v) Homes, such as those to the east of the university along Francis Avenue, separated from the campus only by the length of their rear yards, require special consideration when any new development, infilling and redevelopment is considered close to the boundary.
- (vi) Mixed used development, rather than solely academic uses, should be considered for properties on East Main Street.

The District is divided into two zones. The bulk of the District is located in Zone 1 where permitted uses are limited to campus uses, related institutional uses and existing residential uses.

Zone 2 consists of an area adjacent to Main Street. Zone 2 is appropriate for mixed use development compatible with the redevelopment of Main Street under the Main Street Guidelines, and, therefore, certain retail and commercial uses are permitted and encouraged in this zone.

Section 2. That Section 1252.03 of the Planning and Zoning Code is hereby amended by adding subsection (p) as follows:

(p) Campus Planning District

Zoning Map Symbol	CP
Permitted Uses	
Zone 1	Campus uses Essential services R-6 permitted uses existing on January 1, 2003 R-12 permitted uses existing on January 1, 2003 Accessory uses and structures
Zone 2	Campus uses Essential services Retail sales and services which are permitted uses in MUC Administrative, office and commercial uses which are permitted uses in MUC Residential uses which are permitted uses in MUC Accessory uses and structures
Conditional Uses	
Zone 1	Institutional uses associated with campus uses Public service facility
Zone 2	Residential uses which are conditional uses in MUC Public service facility
Minimum Lot Requirements	None, except R-6 and R-12 permitted uses continue to be subject to requirements of R-6 and R-12, respectively, and all others must be approved by the Main Street Redevelopment Commission as set forth in

Chapter 1224

Minimum Yard Requirements

None, except R-6 and R-12
permitted uses continue to be subject to
requirements of R-6 and R-12, respectively,
and all others must be approved by the Main
Street Redevelopment Commission as set
forth in Chapter 1224

Maximum and Minimum Height
of Principal Building

None, except R-6 and R-12
permitted uses continue to be subject to
requirements of R-6 and R-12, respectively,
and all others must be approved by the Main
Street Redevelopment Commission as set
forth in Chapter 1224

Section 4. That the Official Zoning Map established by Chapter 1248 of the Planning and Zoning Code is hereby amended by designating the area more particularly described and indicated on the copy of such Map attached hereto as Exhibit A and incorporated herein by this reference as the Campus Planning District, which district is divided into Zone 1 and Zone 2 as set forth in the Exhibit A.

Section 5. That Chapter 1268 of the Planning and Zoning Code is hereby amended by the addition of a new Section 1268.07 as follows:

1268.07 CAMPUS USE.

“Campus use” means classrooms, laboratories and research facilities, libraries, administrative and faculty offices, performance and meeting facilities, worship facilities, athletic and recreation facilities, student housing and dormitories, student services and activity facilities, and supporting services and facilities of an institution of higher learning offering one or more curricula leading to a degree, certificate or diploma recognized or accepted by the State of Ohio or by a nationally recognized accrediting organization.

Section 6. That Chapter 1268 of the Planning and Zoning Code is hereby amended by the addition of a new Section 1268.18 as follows:

1268.18 INSTITUTIONAL USE.

“Institutional use” means facilities of a charitable or philanthropic nature such as hospitals, health clinics, child care, and educational, religious, social service and arts agencies and organizations.

Section 7. That Chapter 1268 of the Planning and Zoning Code is hereby amended by the revision of Section 1268.29 and the renumbering of such section as Section 1268.31 as follows:

1268.31 QUASIPUBLIC USE.

“Quasipublic use” means places of worship, public, private and parochial schools (pre-school through 12), and related facilities.

Section 8. That Chapter 1268 of the Planning and Zoning Code is hereby amended by renumbering Sections 1268.07 through 1268.16 as Sections 1268.08 through 1268.17, respectively, Sections 1268.17 through 1268.28 as Sections 1268.19 through 1268.30, respectively, and Sections 1268.30 through 1268.41 as Sections 1268.32 through 1268.43, respectively.

Section 9. That Section 1224.02 of the Planning and Zoning Code is hereby amended as follows:

1224.02 APPLICATION OF CHAPTER.

This chapter shall be applicable to land presently or hereafter zoned within the Main Street District and all subdistricts located within the Main Street District and within the Campus Planning District.

Section 10. That Section 1224.03 of the Planning and Zoning Code is hereby amended as follows:

1224.03 MAIN STREET DISTRICT PLANS REVIEW.

(a) Main Street Redevelopment Commission. The Main Street Redevelopment Commission shall sit as the Main Street and Campus Planning District review authority.

(b) Review. No building, structure or space within the Main Street District or the Campus Planning District shall be constructed, reconstructed, altered, moved, extended, razed, enlarged or changed in external appearance unless and until the plans and specifications for such building, structure or space, including the landscape plan for the premises on which it is or will be located, have been approved by the Commission. The Commission in reviewing such plans and specifications, shall examine the site plan, architectural style and building composition (including design elements such as entrances, storefronts, upper stories and mechanical screening), the exterior building materials and color, the location of uses within and the arrangement and massing of the buildings and structures on the premises, building height, lighting, signage, parking, the landscape plan and materials, and the impact of the site and design elements of the project upon the appearance and environment of the Main Street District or the Campus Planning District and neighboring properties. The Commission, in deciding whether to approve an application under this chapter, shall determine that the site and design plans for such buildings, structures and spaces as proposed by the applicant are in keeping with the purpose and intent of the Main Street District, the applicable sub-district and the design guidelines contemplated by subsection (c) hereof, or with the purpose and intent of the Campus Planning District, the applicable zone and the campus plans contemplated by subsection (d) hereof, and that such plans would not have a substantial detrimental impact on neighboring properties. The design and site plan review contemplated by this Chapter does not include the right to approve or disapprove proposed or existing uses or changes to the interior of an existing building or structure which do not change the external appearance of a building or site. Permitted or conditional uses within the Districts and applicable sub-district or zone are governed by Chapter 1252 and Section 1264.15, variances for non-permitted uses are governed by Section 1264.14, and nonconforming uses are governed by Sections 1264.01 to 1264.05, inclusive. Projects involving only interior changes to existing buildings and structures are subject to standard City plan review and building permit procedures.

(c) Main Street Design Guidelines. The Commission shall from time to time adopt and publish design guidelines for the District covering matters such as site planning, landscaping and screening, building design and materials, signage, parking, lighting and use of the public right-of way; provided, however, that such guidelines shall be subject to review and approval by Council. The Commission may grant variances from the design guidelines which shall be deemed to be in the nature of area or bulk variances.

(d) Campus Planning District Plans. Capital University and Trinity Lutheran Seminary shall develop and submit to the Commission for its review and approval campus plans to guide redevelopment by each institution within the District. Such plans may be amended or replaced, from time to time, upon review and approval of the Commission.

(e) Delegation of Authority. The Commission may delegate to a qualified employee or agent the authority to review and approve, without further review and approval by the Commission, plans with respect to changes to existing buildings, structures or spaces, involving compliance with provisions of the design guidelines expressly designated therein as being subject to delegated review as provided in this subsection. The staff may decline to review an application and submit it to the Board for its review, and an applicant whose plans have been reviewed by the staff may, upon request, have the plans reviewed by the Commission.

(f) Biennial Review. The Main Street Design Guidelines contemplated by subsection (c) shall, beginning in the year 2004, be reviewed biennially by the Commission which shall submit a written report to City Council on or before December 31 of the calendar year in which such review is to occur. The report shall include a review of the Guidelines, administrative policies and procedures and recommendations, if any, for changes to the Guidelines or the Planning and Zoning Code which affect such Guidelines. City Council may, upon consideration of the report, elect to continue, modify or terminate the Guidelines.

Section 11. That Section 1230.04 of the Planning and Zoning Code is hereby amended by the addition of subsection (h) as follows:

1230.04 DISTRICT REQUIREMENTS.

(h) Campus Planning District. No permanent sign shall be erected in this District without first being approved by the Main Street Redevelopment Commission, unless it complies with a signage program approved by the Main Street Redevelopment Commission. Signage in any portion of the District erected on Main Street shall also be subject to the Main Street Guidelines.

Section 12. That Section 1480.02(d) of the Building and Housing Code is hereby amended by the addition of paragraph (5) as follows:

1480.02 GENERAL REQUIREMENTS.

(d) (5) A structure located in the Campus Planning District, approval under Section 1224.04(b) of the Planning Code.

Section 13. That Section 1252.03, Chapter 1268, Section 1224.02, Section 1224.03, Section 1230.04 and Section 1480.02 as presently in effect are hereby repealed.

Section 14. That this Ordinance shall be in full force and effect from and after the earliest period allowed by law.

Passed: _____, 2003

President of Council

Attest: _____
Clerk of Council

Approved: _____, 2003

David H. Madison, Mayor

12.09.03 First Reading
12.23.03 Second Reading
1.13.04 Third Reading
Tabled

Exhibit A

Proposed Campus Planning District (CP)

A. Verbal Boundary Description

1 **Zone 1:** Beginning for reference at the centerline intersection of Pleasant Ridge Avenue with
2 north property line of tax parcel 003744; then east along north property lines of tax parcel
3 003744, 003385, 000087, 003695 and 000569 to centerline of alley abutting 004488, 000569 and
4 004154; then south with centerline of alley to centerline of Mound Street; then west with
5 centerline of Mound Street to where roadway intersects with east property line of tax parcel
6 002670; then south along east property lines of tax parcel 002670, 004243, 001861, 002431,
7 001986, 002688, 002055, 000936, 001776, 001777, 000366 and 002081 crossing tax parcel
8 002716 south to east property line of tax parcel 000261; then south along east property lines of
9 tax parcel 000261 and 001819 to south property line of tax parcel 001819; then west along south
10 property line of tax parcel 001819 to centerline of Pleasant Ridge Avenue; the north with
11 centerline of Pleasant Ridge Avenue to centerline intersection with Astor Avenue; then west with
12 centerline of Astor Avenue to centerline intersection with College Avenue; then south with
13 centerline of College Avenue to where roadway intersects with south property line of tax parcel
14 003545; then west along south property lines of tax parcel 003545 and 003546 to centerline of
15 Sheridan Avenue; the northwest with centerline of Sheridan Avenue to where roadway intersects
16 with south property line of tax parcel 001322; then west along south property line of tax parcel
17 001322 also being north property line of tax parcel 000101 to centerline of Alum Creek also
18 being the Bexley corporation line; then north with the corporation line to south property line of
19 tax parcel 001482; then following south and east property lines of tax parcel 001482 to north
20 property line of tax parcel 001044; then following north property line of tax parcel 001044 east
21 then turning south along east property line of tax parcel 001044 to north property line of tax
22 parcel 003607; then east along north property line of tax parcel 003607 crossing Sheridan
23 Avenue to south property line of tax parcel 000169; then following south property line of tax
24 parcel 000169 east crossing College Avenue, tax parcel 004490, 001373, 000790, 000405 and
25 000575 to centerline of Pleasant Ridge Avenue; then north with centerline of Pleasant Ridge
26 Avenue to where roadway intersects with north property line of tax parcel 003744, also being the
27 point of beginning for Zone 1.

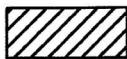
28 **Zone 2:** Beginning for reference at the centerline intersection of E. Main Street with Pleasant
29 Ridge Avenue, said point being the true point of beginning for this description; then west with
30 centerline of E. Main Street to where roadway intersects with east property line of tax parcel
31 001482; then south along east property line of tax parcel 001482 to north property line of tax
32 parcel 001044; then following north property line of tax parcel 001044 east then turning south
33 along east property line of tax parcel 001044 to north property line of tax parcel 003607; then
34 east along north property line of tax parcel 003607 crossing Sheridan Avenue to south property
35 line of tax parcel 000169; then following south property line of tax parcel 000169 east crossing
36 College Avenue, tax parcel 004490, 001373, 000790, 000405 and 000575 to centerline of
37 Pleasant Ridge Avenue; then north with centerline of Pleasant Ridge Avenue to centerline
38 intersection of E. Main Street, also being the point of beginning for Zone 2.

All references to tax parcels are those in the City of Bexley/Bexley City School District (tax district no. 020) and those recorded on the real estate tax maps of the Franklin County Auditor's office.

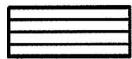
The Campus Planning District (CP) shall include all splits and combinations of tax parcels within the above described area.

CAMPUS PLANNING DISTRICT

0 250 500 1,000 1,500 2,000 2,500 3,000
Feet



ZONE 1



ZONE 2



FUTURE PHASE



NORTH

B. Property Inventory

The area included within the verbal description is comprised of the following land parcels:

ZONE 1 – Campus Planning District (CP)

Street Number	Parcel ID
572-578 Park Dr	020-001044
592-598 Park Dr	020-001506
591 Sheridan Ave	020-003478
597 Sheridan Ave	020-003477
603 Sheridan Ave	020-003476
611 Sheridan Ave	020-003475
617 Sheridan Ave	020-003473
0 Sheridan Ave	020-000722
0 Sheridan Ave	020-004170
637 Sheridan Ave	020-003471
645-647 Sheridan Ave	020-001322
0 Park Dr	020-000108
583 Sheridan Avenue	020-003607
584 Sheridan Ave	020-000102
0 College Ave	020-000103
600 Sheridan Ave	020-000381
608 Sheridan Ave	020-003465
614 Sheridan Ave	020-003466
620 Sheridan Ave	020-003467
626 Sheridan Ave	020-003468
0 Sheridan Ave	020-003469
640 Sheridan Ave	020-003470
2180 E Mound St	020-002288
0 Mound St	020-000143
0 College Ave	020-004299
595 E College Ave W	020-000168
605 College Ave	020-000068

Street Number	Parcel ID
611 College Ave	020-000141
615 College Ave	020-000078
625 College Ave	020-000166
0 College Ave	020-000140
641 College Ave	020-001916
649 College Ave	020-000001
650 Sheridan Ave	020-003065
662 Sheridan Ave	020-001512
672 Sheridan Ave	020-004414
676 Sheridan Ave	020-004422
694 Sheridan Ave	020-004423
700 Sheridan Ave	020-001627
714 Sheridan Ave	020-000029
722 Sheridan Ave	020-000028
732 Sheridan Ave	020-004354
736 Sheridan Ave	020-000021
746 Sheridan Ave	020-000015
754 Sheridan Ave	020-000014
760 Sheridan Ave	020-000006
766 Sheridan Ave	020-000005
774 Sheridan Ave	020-003546
783 College Ave	020-003545
773 College Ave	020-000003
767 College Ave	020-000004
761 College Ave	020-000016
751 College Ave	020-000017
741 College Ave	020-000018
737 College Ave	020-000019
733 College Ave	020-000030
729 College Ave	020-004278
709 College Ave	020-000167

Street Number	Parcel ID
699 College Ave	020-004421
693 College Ave	020-000106
681 College Ave	020-000120
677 College Ave	020-000121
675 College Ave	020-000647
669 College Ave	020-000088
661 College Ave	020-004420
2177 E Mound St	020-004419
2199 E Main St	020-004490 (part)
2199 E Main St	020-001373 (part)
0 Main St	020-000790 (part)
0 Main St	020-000405 (part)
2199 E Main St	020-000575 (part)
0 College Ave	020-001826
672 College Ave	020-002389
0 College Ave	020-003759
680 College Ave	020-002440
0 College Ave	020-001249
0 College Ave	020-002753
0 College Ave	020-002000
0 College Ave	020-002434
0 College Ave	020-001831
0 College Ave	020-002743
0 College Ave	020-002394
0 College Ave	020-003033
0 College Ave	020-004264
760 College Ave	020-003728
766 College Ave	020-004363
0 College Ave	020-003371
0 E Mound St	020-002913
2255 E Mound St	020-000554

Street Number	Parcel ID
0 E Mound St	020-002638
0 E Mound St	020-001758
0 E Mound St	020-002026
2285 E Mound St	020-000345
2295 E Mound St	020-002378
720 College Ave	020-003819
0 E Mound St	020-000253
0 E Mound St	020-002002
0 Pleasant Ridge Ave	020-001774
0 Pleasant Ridge Ave	020-003758
0 Roosevelt	020-000857
0 Pleasant Ridge Ave	020-002421
0 Pleasant Ridge Ave	020-000243
0 Pleasant Ridge Ave	020-002052
0 Pleasant Ridge Ave	020-002056
743 Pleasant Ridge Ave	020-004186
0 Pleasant Ridge Ave	020-004631
749 Pleasant Ridge Ave	020-000576
761 Pleasant Ridge Ave	020-003022
0 Pleasant Ridge Ave	020-002699
0 Pleasant Ridge Ave	020-000499
779 Pleasant Ridge Ave	020-003460
785 Pleasant Ridge Ave	020-001183
0 Pleasant Ridge Ave	020-003614
2280 Astor Ave	020-000109
2274 Astor Ave	020-003727
2268 Astor Ave	020-004184
2262 Astor Ave	020-000154
2256 Astor Ave	020-002381
2250 Astor Ave	020-003729
2244 Astor Ave	020-002646
2228 Astor Ave	020-002647

Street Number	Parcel ID
0 Pleasant Ridge Ave	020-001819
0 Pleasant Ridge Ave	020-000261
805 Francis Ave	020-002716 (part)
0 Pleasant Ridge Ave	020-002081
1 Pleasant Ridge Ave	020-000366
746 Pleasant Ridge Ave	020-001777
742 Pleasant Ridge Ave	020-001776
736 Pleasant Ridge Ave	020-000936
732 Pleasant Ridge Ave	020-002055
0 Pleasant Ridge Ave	020-002688
714 Pleasant Ridge Ave	020-001986
706 Pleasant Ridge Ave	020-002431
696 Pleasant Ridge Ave	020-001861
692 Pleasant Ridge Ave	020-004243
0 Pleasant Ridge Ave	020-002670
670 Pleasant Ridge Ave	020-001992
0 Pleasant Ridge Ave	020-003013
0 Pleasant Ridge Ave	020-001842
0 Pleasant Ridge Ave	020-003744
0 E Main St	020-003385
0 E Main St	020-000087
0 E Main St	020-003695
0 E Main St	020-000569
0 E Mound St	020-004154

ZONE 2 – Campus Planning District (CP)

Street Number	Parcel ID
0 Main St	020-000932
2111 E Main St	020-000933
2153 E Main St	020-003769
2143 E Main St	020-002856

Street Number	Parcel ID
565-571 Sheridan Ave	020-003482
577 Sheridan Ave	020-003480
0 Sheridan Ave	020-000488
2199 E Main St	020-000169
2199 E Main St	020-004490 (part)
2199 E Main St	020-001373 (part)
0 Main St	020-000790 (part)
0 Main St	020-000405 (part)
2199 E Main St	020-000575 (part)

All references to tax parcels are those in the City of Bexley/Bexley City School District (tax district no. 020) and those recorded on the real estate tax maps of the Franklin County Auditor's office.

The Campus Planning District (CP) shall include all splits and combinations of tax parcels as referenced above. The City of Bexley makes no representations or warranties as to the accuracy or completeness of the information compiled.