



LIVINGSTON MUC ZONING
PUBLIC HEARING

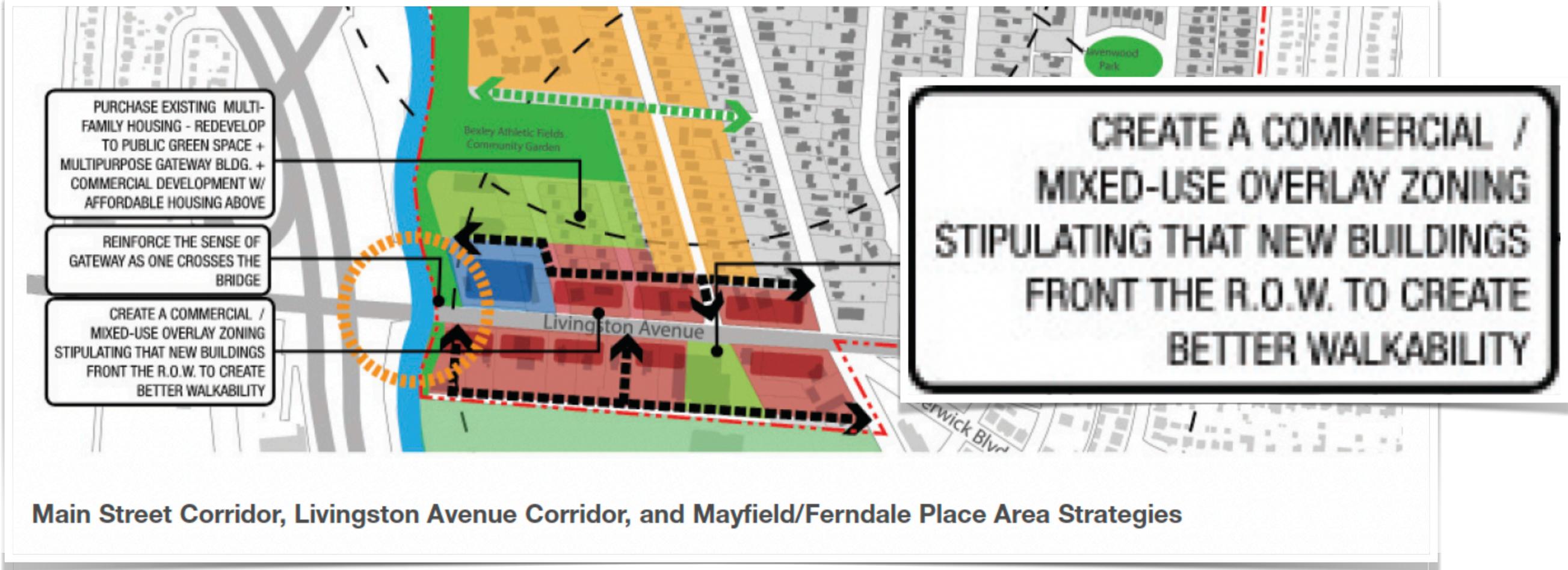


LIVINGSTON MUC ZONING ORDINANCE
PROJECT LEGACY

| | |
|------------------|--|
| 2017 | Southwest Bexley Strategic Framework Adopted |
| 2022 | Joint Livingston Avenue Plan Adopted |
| 2023 | Livingston Avenue Street Improvement Project Awarded \$18,741,000 by Attributable Fund Committee Land Use Strategy 2.0 Update Process Begins |
| 2024 | Zoning Code Amendment Proposed for Livingston Avenue |
| 2028/2029 | Planned Construction on Livingston Avenue |

TIMELINE

LIVINGSTON MUC ZONING ORDINANCE
PROJECT LEGACY



Main Street Corridor, Livingston Avenue Corridor, and Mayfield/Ferndale Place Area Strategies

**2017 SOUTHWEST BEXLEY
STRATEGIC FRAMEWORK**

LIVINGSTON MUC ZONING ORDINANCE
PROJECT LEGACY



2023 JOINT LIVINGSTON PLAN

LIVINGSTON MUC ZONING ORDINANCE PROJECT LEGACY

7.0 The Joint Livingston Ave Commercial Area Urban Development Principles



7.1 Guiding Principles Overview

The Joint Livingston Ave Commercial Area Urban Development Principles will inform future zoning code updates and development for the areas of the cities of Columbus and Bexley included within the study boundaries.

These principles have been created to work in tandem with the existing Columbus Citywide Planning Policies (C2P2 - current Land Use

Guidelines), the Livingston East Area Community Commercial Overlay (CCO - current Zoning Code) as well as applicable City of Bexley plans, studies, and zoning code. These principles will provide best practices to further the goals of the existing planning documents and code (C2P2/CCO) and will inform any future zoning code updates and future developments for the cities of Columbus and Bexley.

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The purpose of these guiding principles is to advance and support community oriented urban (re)development through:

- Improved pedestrian access and safety
- Streamlined vehicular circulation and parking
- A cohesive and visually enhanced built environment

PURPOSE OF ORDINANCE

- **Proposal:** Change Zoning Code from Commercial Service (CS) to Mixed Use Commercial (MUC) with a newly-formed Livingston Overlay
- **Goals:**
 - Align Zoning Code with the S.W. Bexley Strategic Framework and Joint Livingston Avenue Plan
 - Unify Zoning Code across our three commercial corridors
 - Expand Livingston Avenue MUC to include adjacent northern multi-family neighborhood (Ferndale/Mayfield) to accommodate future redevelopment
 - Clarify conditional uses in commercial districts
 - Minor clean-up of code (i.e. material of planter curbs on Main Street)

LIVINGSTON MUC ZONING ORDINANCE
DISTRICTS COMPARED

| | Current Code: Commercial Service (CS) | Proposed Code: Mixed-Use Commercial with Livingston Overlay |
|--|---|---|
| Uses | General commercial with conditional uses; Skewed towards highway oriented services | General commercial with conditional uses; Encourages 2+ story development with mixed uses; Similar rights for highway oriented service uses |
| Design Guidelines & Streetscape | Not specified | Main Street Design Guidelines & Joint Livingston Avenue Plan |
| Parking | Less detailed parking requirements | More detailed parking requirements |

LIVINGSTON MUC ZONING ORDINANCE

CLARIFYING CONDITIONAL USES

| Use: | Current Code: Commercial Service (CS) | Proposed Code: MUC with Livingston Overlay |
|---|--|---|
| Restaurant | Permitted | Permitted |
| Retail Sales | Permitted | Permitted |
| Auto Service | Conditional | Conditional |
| Hotel | Conditional | Conditional |
| Funeral Home | Conditional | Conditional |
| Drive-through food service | Conditional | Conditional |
| Residential units above 1st Floor | Conditional | Permitted |
| Apartment buildings with no retail | Conditional* | Conditional |

** Listed as a conditional use in CS code, but overturned on appeal*

LIVINGSTON MUC ZONING ORDINANCE

CONDITIONAL USES IN CS DISTRICT TODAY



BOARD OF ZONING AND PLANNING ACTION

- Recommended approval of the proposed amended ordinance, with the following conditions:
 - Asked council to “investigate” parking based on bedroom counts
 - Recommended correcting references to “Main Street Guidelines” - should read “Main Street Design Guidelines”

LIVINGSTON MUC ZONING ORDINANCE SUMMARY



Large Shade
Trees In Planters

Multi-use Pathway

Enhanced Crosswalks

Median with Left
Turn Lanes

Multi-use Pathway

Large Shade
Trees In Planters

Ground Level
Activating Uses

Street Lightin