



LIVINGSTON MUC ZONING PUBLIC HEARING

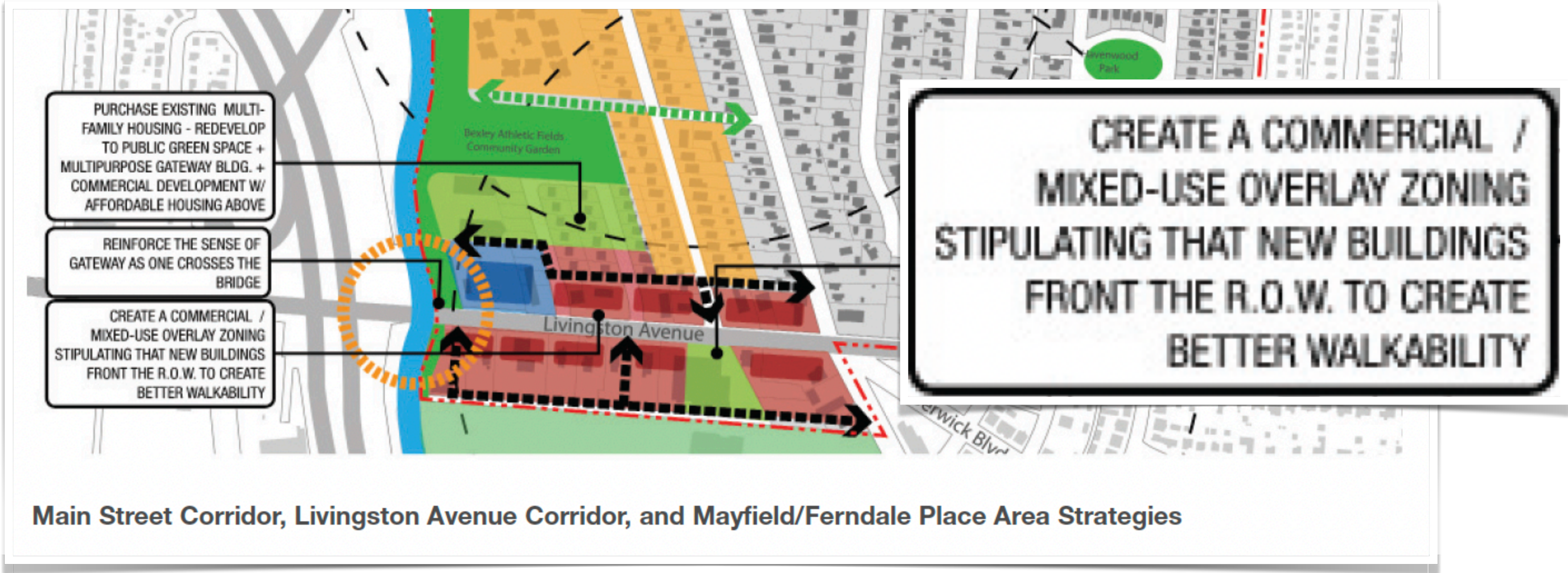
LIVINGSTON MUC ZONING ORDINANCE

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



**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

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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)

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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

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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

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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

Median with Left
Turn Lanes

Enhanced Crosswalks

Multi-use Pathway

Large Shade
Trees In Planters

Ground Level
Activating Uses

Street Lighting