

AMENDED ORDINANCE NO. 24-06

By: Richard F. Weber

An Ordinance (i) to approve an amendment to the existing detailed development plan (the "Preliminary Development Plan") previously approved by Substitute Ordinance No. 14-91 and amended by Ordinance No. 39-99 and Amended Ordinance No. 38-00 for Columbus School for Girls property known as 56 South Columbia Avenue, (ii) to grant a variance from the requirement of Section 1264.21(d) of the Planning and Zoning Code that construction must be begun within two years of this approval, if and to the extent such subsection is applicable, (iii) to grant preliminary approval of the Preliminary Development Plan under Section 1264.21 of the Planning and Zoning Code as the detailed development plan for the parcel known as 80 South Columbia Avenue, and (iv) to transfer, from the R-3 Medium Density Residential Zoning District to the PUR Planned Unit Residential Zoning District, the parcel known as 80 South Columbia Avenue and as further described as situated in the State of Ohio, County of Franklin and in the City of Bexley, as follows: Being Lot No. 9 in Block 18, Bullitt Park Addition, Village of Bexley, Ohio, as the said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 416, and as amended in Plat Book 5, page 382, Franklin County Recorder's Office.

Whereas, Columbus School for Girls is a valued institution and citizen of the City of Bexley, and

Whereas, Whereas, Columbus School for Girls has reaffirmed its commitment to remaining in the City of Bexley, and

Whereas, Columbus School for Girls owns the tract of land bounded on the north by East Broad Street, the east by South Drexel Avenue, the south by Powell Avenue and the west by South Columbia Avenue, comprising approximately 9.4 acres (the "Property") and being described as follows:

Parcel I: Being a part of Half Section 17, Township 5, Range 22, Refugee Lands, bounded as follows: Commencing at the southeast intersection of Broad Street and Columbia Avenue, 422.75 feet to an iron pin in said east line; thence easterly along the north line of Lots 7 and 4, Block 18, Bullitt Park Addition, 360 feet to an iron pin; thence in a northerly direction along the west line of Lot Nos. 3, 2 and 1, of Block 18, Bullitt Park Addition, 454 feet to an iron pin in the south line of Broad Street; thence in a westerly direction along the south line of Broad Street, 354.70 feet to the place of beginning.

Parcel II: Being Lot Nos. 1, 2, and 3, of Block 18, of Bullitt Park Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin

County, Ohio, as amended by an amended plat thereof, of record in Plat Book No. 5, pages 382, etc. in said Recorder's Office.

Parcel III: Being part of Lot No. 7 in Block 18 of Logan M. Bullitt's Amended Subdivision of a part of Bullitt Park, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 416, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio. Beginning at an iron pin at the northwest corner of said Lot No. 7; thence easterly along the north line of Lot No. 7 to the northeast corner thereof; thence southerly along the east line of said Lot No. 7, ten (10) feet to a point; thence westerly on a line parallel with the north line of said Lot No. 7 and ten (10) feet southerly therefrom to a point in the west line of said Lot No. 7; thence northerly along the west line of Lot No. 7; ten (10) feet to the place of beginning.

Parcel IV: Being Lot No. 7, except ten (10) feet off the north side thereof, Lot Nos. 8 and 9 all in Block 18, Bullitt Park Addition, Village of Bexley, Ohio, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 416, and as amended in Plat Book 5, page 382, Franklin County Recorder's Office, bounded and described as follows:

BEGINNING at an iron pin located at the northeast corner of Columbia and Walnut Avenues; thence in a northerly direction along the east line of Columbia Avenue (passing an iron pin at 104.70 feet), 254.80 feet to an iron pin in the west line of said No. 7, located 10 feet south of the northwest corner thereof, thence in an easterly direction and parallel to the north line of said Lot No. 7, 266.35 feet to an iron pin in the east line of said Lot No. 7, thence in a southerly direction along the east line of said Lots Nos. 7, 8, and 9, 286 feet to a stake located at the southeast corner of said Lot No. 9, thence in a westerly direction along the south line of said Lot No. 8, 250 feet to the place of beginning.

Parcel V: Being Lot No. 4 of Block 18 of BULLITT PARK ADDITION to said City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book No. 5, page 382, Recorder's Office, Franklin County, Ohio.

Parcel VI: Being Lot No. 5 of Block 18, BULLITT PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 382, Recorder's Office, Franklin County, Ohio.

Parcel VII: Being Lot No. 6 of Block 18 of Bullitt Park Addition in the City of Bexley, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio, from the R-3 Medium Density Residential Zoning District to the PUR Planned Unit Residential Zoning District and to give preliminary and final approval of the development for said tract of land; and

Whereas, the portion of the Property known as 56 South Columbia Avenue is presently zoned PUR, occupies approximately 8.8 acres and constitutes 94 % of the Property, and the parcel known as 80 South Columbia Avenue, is presently zoned R-3, occupies approximately 0.6 acres and constitutes 6 % of the Property; and

Whereas, Columbus School for Girls is a "quasipublic use" under Section 1268.31 of the Codified Ordinances of the City of Bexley and, as such, is a permitted use in the PUR District and a conditional use in the R-3 District under Section 1252.03(g) and Section 1253.03(c), respectively, of the Planning and Zoning Code; and

Whereas, all other public and parochial school sites in the City are currently zoned Open Space Districts, and the PUR District gives the City greater control over the future redevelopment of the Property than it may exercise over the other school properties under the Open Space District; and

Whereas, Columbus School for Girls has engaged in an extensive master planning process resulting in a Campus Master Plan; and

Whereas, the Preliminary Development Plan for the Property, including the tract known as 80 South Columbia Avenue to be transferred from the R-3 to PUR District, submitted as a part of the application of the PUR District Amendment is in accordance with Section 1264.21(b) of the Planning and Zoning Code; and

Whereas, the Preliminary Development Plan consists of a textual description captioned "Columbus School for Girls Planned Unit Residential District Development Text 56 South Columbia Avenue, Revised July 20, 2006" and a site plan dated July 18, 2006 reflecting building footprint, setbacks and height limitation, copies of which are attached to this Ordinance and incorporated herein by reference; and

Whereas, under the Preliminary Development Plan, all facilities for interscholastic athletics will be located on another site outside of the City, thereby reducing the impact on the surrounding area; and

Whereas, substantially all of the new or expanded facilities contemplated by the Preliminary Development Plan will be located on the portion of the Property which is currently zoned PUR in which the Columbus School for Girls is a permitted use; and

Whereas, the rezoning of the parcel known as 80 South Columbia Avenue involves the expansion of an existing PUR to an adjacent tract and does not represent a change in the use of the Property as a whole, and such rezoning does not involve the approval of an entirely new development in which residential property is being converted to another use; and

Whereas, it is not clear whether Section 1264.21(d) is applicable to the expansion of an existing development in the PUR District which development has already satisfied

the requirement of the subsection; but if such subsection is applicable, it is appropriate to grant a variance from the subsection with respect to the Property, including the parcel being transferred from R-3 to PUR; and

Whereas, Council has received written recommendations for approval of the Preliminary Development Plan from the Planning Commission and the Board of Zoning Appeals;

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

Section 1. That the existing detailed development plan approved under Substitute Ordinance No. 14-91 and as further amended by Ordinance No. 39-99 and Amended Ordinance No. 38-00 for Columbus School for Girls' property known as 56 South Columbia Avenue is amended in accordance with the documents comprising the Preliminary Development Plan attached to and made a part of this Ordinance.


Section 2. That the Official Zoning Map adopted as a part of Ordinance No. 8-72 (now Chapters 1240 to 1268 inclusive, of the Planning and Zoning Code) is amended by transferring from the R-3 Medium Density Residential Zoning District to the PUR Planned Unit Residential Zoning District the property known as 80 South Columbia Avenue and as further described as situated in the State of Ohio, County of Franklin and in the City of Bexley, as follows: Being Lot No. 9 in Block 18, Bullitt Park Addition, Village of Bexley, Ohio, as the said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 416, and as amended in Plat Book 5, page 382, Franklin County Recorder's Office.

Section 3. That preliminary approval is granted to the Preliminary Development Plan as the detailed development plan for the parcel known as 80 South Columbia Avenue under Section 1264.21 of the Planning and Zoning Code.

Section 4. That a variance is granted from the requirement of Section 1264.21(d) of the Planning and Zoning Code that construction must be begun within two years of this approval, if and to the extent such subsection is applicable.

Section 5. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 9.26, 2006


President of Council

Attest: *J. A. [unclear]*
Clerk of Council

Approved: 9/06, 2006

David H. Madison
David H. Madison, Mayor

9.26.06 Removed
from table.
Amended Ordinance
Substituted. Passed

Columbus School for Girls
Planned Unit Residential District
Development Text
56 South Columbia Avenue
July 20, 2006

The following is the textual portion of the requirements for an application under Bexley Zoning Code Section 1264.21. The following text supplements the site plan and elevations submitted by the applicant to rezone 80 South Columbia Avenue and to amend the existing PUR development plan for the abutting 8.8 acres to provide for additional school buildings, onsite parking and landscaping.

The applicant is seeking to amend the PUR site plan approved by City Council in 1991 to encompass all the property included in the block bounded by South Columbia Avenue, Powell Avenue, South Drexel Avenue and East Broad Street. A master plan to meet the educational needs of the students for the next twenty (20) years has been developed. The revised development plan is a reflection of that plan and CSG's vision for the future of the school. A major decision was made to relocate the athletic campus facilities to the Kirk campus which is sited well north of the current campus along Cassady Avenue near Agler Road. The relocation of the athletic facilities allows the proposed reconstruction of the campus for primarily academic related activities.

The submitted development plan, elevations and landscaping plan represent the application required by the Bexley Zoning Code for approving the requested rezoning and amendment to the PUR previously approved site plan. The plan will be implemented in four (4) phases as defined in Section 11. Each phase of the Bexley Campus Plan requires all building elevations, landscape plans and any changes to be presented to the Planning Commission for review and approval with comments from the Architectural Review Board prior to granting building permit approval.

The following describes and details the PUR development plan, the requirements for rezoning 80 S. Columbia Avenue to the PUR district and approval of the preliminary development plan for the entire school site in conjunction with the submitted site plan, setback plan, landscape plan, model and elevations.

The campus will consist of one large main building which will incorporate all educational activities, and two existing out buildings that will function primarily in an office capacity. The main building will consist of the existing wing located along South Drexel Avenue which will be used for upper and middle school educational purposes; a central core where two gyms, a pool, dining area and administrative offices will be located; a new arts wing that will include an approximate 670 seat theater and related music and arts classrooms and the other new wing will front on Powell Avenue and house the Program for Young Children (PYC) and Lower School operations. The existing administration building and the existing PYC buildings will remain on the site.

The reconfigured site will require the removal of the home at 80 South Columbia Avenue, the Kibler house (66 South Columbia Avenue), the existing arts, physical education and dining areas and the south and west wings of the school building. A thorough architectural and engineering study of both homes has been made and submitted to support the demolition of the two existing homes. The study concluded that the houses are not feasible for school activities and therefore their removal is vital to the construction of safe and secure school space catering to elementary school children. Section 1223.03(b)(1) of the Bexley Zoning Code provides for the demolition of homes under the existence of unusual and compelling circumstances. It is the applicant's assertion that the construction of the new school building, as already permitted under the PUR district in place over the majority of the site, would support the fact that there are unusual and compelling circumstances for the removal of the homes and that the demolition is warranted by the facts. An elevation has been submitted as a part of the application which reflects the character, height, materials and preservation of green space proposed by the school at the corner of Powell and Columbia Avenues. The final design and materials will be submitted to the Planning Commission for review and approval with comment from the Architectural Review Board prior to demolition. The reconfigured site plan will provide a minimum of 132 parking spaces, an increase of 18 spaces, two (2) drop off points, a redefined front door to the school and other amenities to support a school population of 750 students.

The following will help to define and clarify the elevations, site plans and landscaping layouts for the final PUR development plan submittals:

- (1) The materials used will be stone, stucco and brick with a slate style architectural dimensional roofing shingle as shown on the submitted elevations and renderings. Hipped roofs, divided light windows, bays and gables are integrated residential attributes that will allow the proposed building to complement the neighborhood. All roof mechanicals will be architecturally screened with materials that are consistent with the primary materials of the building. The final material selection will be made subject to Planning Commission review and approval and comment by the Architectural Review Board.
- (2) The topography of the site is currently elevated above the surrounding sidewalk by berms and/or retaining walls ranging in height from 2 feet on Powell to 4 feet on Broad and the remainder of the site is flat with an average elevation at 795 feet above sea level. The site will be served with a subsurface stormwater drainage system.
- (3) The existing school facility will be expanded from 172,900 sq.ft. to 205,600 sq.ft. as shown on the site plan. The increase includes demolition of some of the existing classroom building and construction of new two and one-half (2.5) story (maximum of 45' in height at the center of the site) school structures. A setback plan is included in the application which indicates setbacks off the four right-of-ways and the heights of those buildings at the setbacks. Per the approved setback

plan the height of any proposed structures is limited to 35' within the first 100' setback off all abutting public roads and then may increase to a maximum of 45' in height within the inner core of the school site. The submitted site plan indicates the location of proposed new buildings, curbcuts, landscaping, and other elements for final development of the site. A massing plan has been submitted to insure that the new school buildings are sensitive to the abutting residential homes, especially at the Drexel and Powell corner and the Columbia and Powell corner. The applicant shall submit construction plans to the Planning Commission for review and approval and comment from the Architectural Review Board prior to beginning of each phase.

- (4) There will be two (2) new access drives to serve the school operation. One will be located mid-block along South Drexel Avenue to provide access to the new front entry way to the school and the second is mid-block along Powell Avenue to provide access to the lower school and the auditorium. A thorough traffic study and plan has been prepared and submitted as a part of this application. The study supports the traffic movements on both South Drexel Avenue and Powell Avenue. The plan is designed to be sensitive to both stacking and traffic flow issues in the neighborhood. The drives and traffic flows shall be reviewed and approved by the City of Bexley Traffic Engineer prior to installation.
- (5) The proposed redevelopment will connect with onsite water, storm, sanitary, telephone and electrical utilities. The utility plan shall be designed and certified by a registered professional engineer and is subject to review and approval by the City of Bexley. All utility service shall be installed underground to aid in the aesthetics of the overall site.
- (6) A site lighting plan will be prepared and submitted to the Planning Commission for review and approval to insure conformity with the character of the surrounding neighborhood. The height of light poles for parking areas shall be kept at a neighborhood scale and all lighting fixtures shall use cut-off features to insure minimum of light pollution at the periphery of the property boundaries.
- (7) Off-street parking will be expanded on site with the addition of 18 spaces to bring to total number of parking spaces to 132. This parking will occur off South Drexel Avenue and South Columbia Avenue and will be screened from view with landscaping. The screening will consist of a variety of evergreen and shrubbery like that already existing on the site as the buffering has provided a visual screen for surrounding properties. The new screening will provide an opacity of 70% or better within three years of planting to provide maximum buffering to the neighbors.
- (8) Open spaces will continue to be located along East Broad Street as no changes are

proposed along this corridor. Better than 50% of the campus will be green space which includes the central courtyard and the athletic green space as shown on the site plan. These open spaces may be active or passive as the open space along Columbia Avenue will serve as an outdoor activity area for limited athletic events and the lower school. An inventory of the existing significant trees has been submitted with this application to show the minimum number of trees to be lost due to construction of the new structures on the site.

- (9) Plans will be submitted to the Columbus Fire Department for review and approval upon the receipt of approval for construction of the new building.
- (10) The palette of all landscaping materials will be shown on the landscaping plan that will provide guidance for future presentation of a landscape plan. The landscaping plan will be submitted to the Planning Commission for review and approval prior to construction. Care shall be taken to protect the existing trees where possible and consultation will be made with the Bexley Tree Commission to review all existing and proposed trees within the site. Any trees removed during construction that are located in the right-of-way shall be replaced on an equal basis on a caliper inch basis measurement or a fee in lieu of tree replacement as determined by the Bexley Tree Commission. The trees to be saved shall be protected with rigid construction fencing and installed at the dropline of the branches to prohibit damage to root systems. An arborist has been employed to insure preservation of those trees to be saved and proper installation of new trees and landscaping during the construction process. All healthy trees scheduled to be removed that are less than five (5) caliper inches in diameter are to be transplanted on site and incorporated into the overall landscape plan. All healthy trees programmed to be removed that are more than five (5) inches in diameter are to be replaced with trees that are at a minimum of four (4) inches in diameter if available and if not will be substituted with two (2) trees with a minimum 2 1/2 inch caliper diameter. A hedge row, wall or evergreen shrubs will buffer the school on all four (4) sides as shown on the landscaping plan and this level of screening will be duplicated with the reconstruction of the building. In some instances a low brick/stone wall, mounding or decorative fencing maybe substituted for the evergreen hedge and such changes will be reflected on the landscape plans submitted for review and approval. Deciduous street trees, (2 1/2' caliper in size at the time of planting) combined with evergreen trees (five foot minimum height at planting) and shrubs (minimum 2 bucket size at planting) provide for a park like setting on the campus that will be fostered by the redevelopment of the site. It should be noted that the overall lot coverage under the proposed layout is less than what is currently located on the property.
- (11) The proposed construction will be done in phases to lessen the impact on the school and surrounding neighborhood. No demolition permit shall be granted

until building permits are secured for the replacement structures. A phasing plan of four steps is provided below:

Phase 1: Construction of a Fitness Center at CSG's Kirk Campus on Cassady Avenue. The earliest that this construction would begin would be summer of 2007. The school's goal is to complete construction by the beginning of the 2008-2009 school year.

Phase 2: Construction of the new PYC and Lower School, Auditorium and Arts Center and most of the new Main Lobby. This will require removal of the existing pool, maintenance facility, Crane Gym, 80 South Columbia and Kibler House. The removal of the two (2) homes will only occur after review and comment by the Architecture Review Board for appropriateness of the replacement building elevations and materials. The replacement architecture will reflect and be compatible with the neighborhood to the extent practical and may include saved elements from the existing homes such as balustrades, stain glass windows, doorways, etc. and such materials will be made a part of the presentation to the Boards. The construction will not likely occur before the summer of 2009.

Phase 3: Renovation of the early 1990s classroom building at Drexel and Broad and the work required to make Columbia House into a temporary dining facility, which will be used as such until the completion of Phase 4. This work cannot begin until Phase 2 is complete.

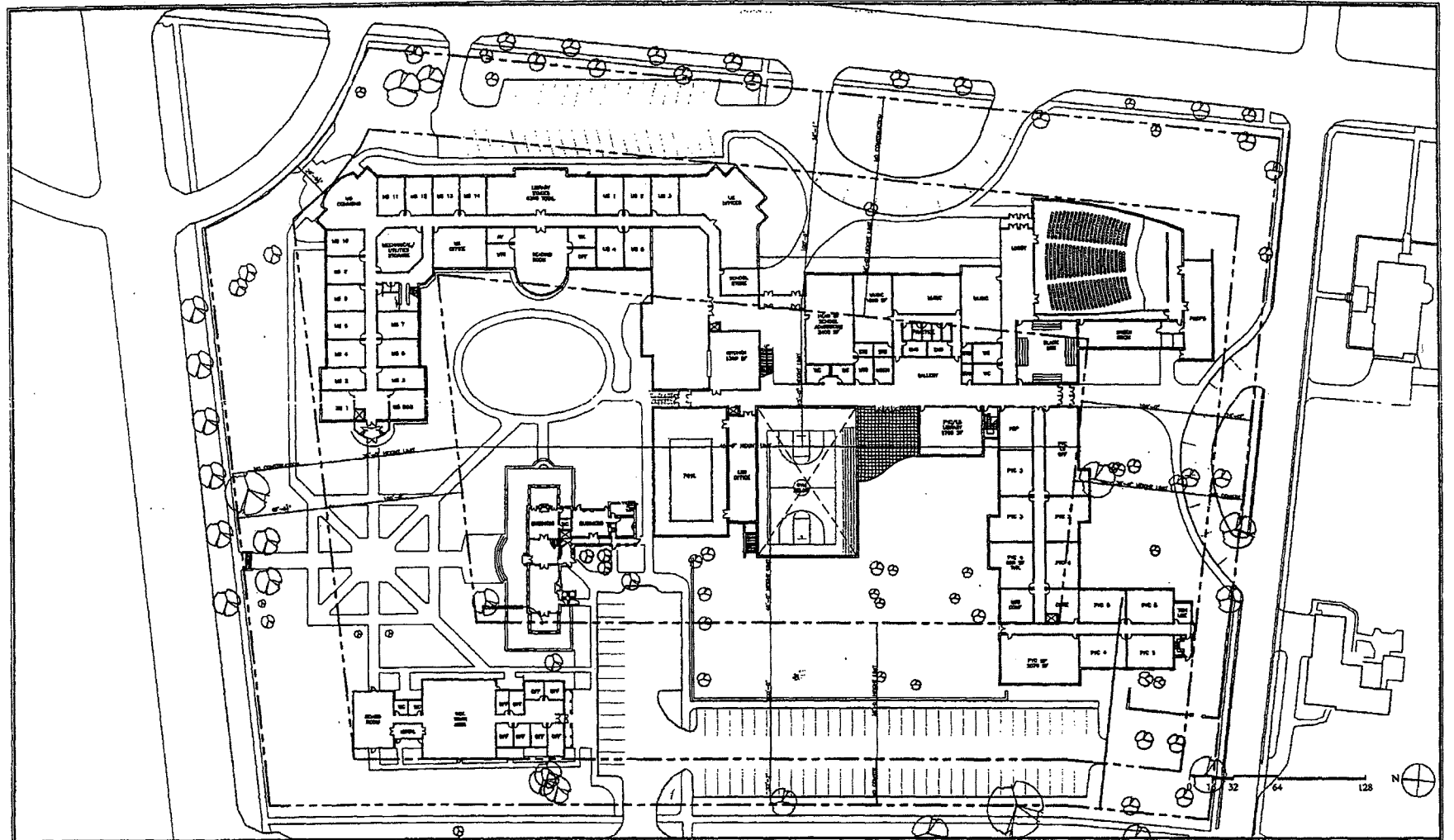
Phase 4: Construction of the Bexley gymnasium and pool, completion of the Lobby and Dining Room / Kitchen and renovation of the Mansion and Columbia house for CSG offices. This work cannot begin until the completion of Phase 3. The existing kitchen and dining rooms as well as the Gold gym also cannot be removed until the completion of Phase 3.

During each phase of development the City Traffic Engineer will review the results and traffic patterns to insure proper vehicular movement around the site. Construction parking, tool trailers and staging areas on site will be carefully located and screened wherever possible to lessen visual intrusions within the neighborhood. Surrounding owners will be given fifteen (15) days notice prior to the construction of the new buildings.

- (12) All mechanicals, service areas and trash dumpsters will be structurally screened (the dumpsters will be screened on all three sides up to 6' in height with materials complimentary to those used on the buildings and a gate on the fourth side) and no open storage will be permitted within the site. The site plan indicates that the service area and trash dumpsters will be centrally located within the site to

maximize screening and noise reduction. Access to the service area will come off Columbia Avenue to minimize the possibility of contacts with school traffic. The City of Bexley Traffic Engineer will review and approve the flow of traffic and access point to insure proper vehicular patterns along Columbia Avenue.

- (13) Minor changes may be made without resubmission of the Master Plan to City Council but must be approved by the Planning Commission with review and comment by the Architectural Review Board. For the purpose of this clause minor changes shall include alterations necessitated by final working engineering and architectural plans, which do not put structures closer to any setback line established as part of the development text and corresponding site plan, do not materially affect the views from abutting properties, do not alter the internal arrangement of the structures and do not adversely affect the aesthetics or function of the Master Plan.



Susan Mazman & **architects**

COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Proposed Siteplan for
CSG - Healey Campus
Date: July 18, 2006