

ORDINANCE NO. 30 - 19

By: Richard Sharp

AN ORDINANCE TO AMEND SECTION 1230 OF THE CODIFIED ORDINANCES, ADDING A DEFINITION FOR "COMMON COMMERCIAL FACILITY", AND TO ADD SECTION 1254.18, PROVIDING FOR THE REGULATION OF DEVELOPMENT WITHIN A COMMON COMMERCIAL FACILITY.

WHEREAS, There are several shared sites within the City of Bexley commercial districts in which alterations to a property which is part of a common commercial facility can have detrimental impacts to surrounding uses; and

WHEREAS, It is the intent of the Council of the City of Bexley to promote responsible development which benefits the applying property owner without undue negative impact to surrounding property owners;

NOW THEREFORE BE IT ORDAINED by the Council of the City of Bexley, County of Franklin, and State of Ohio:

Section 1.

That the following definition be added to Chapter 1230, Definitions, and that the definitions within 1230 be renumbered according to alphabetical order:

COMMON COMMERCIAL FACILITY.

"Common Commercial Facility" means a mixture of two or more adjoining buildings within a commercial district set upon multiple parcels with more than one ownership entity and that share one or more of the following: a common building setback; common pedestrian walkways; shared access to a contiguous parking facility within the setback.

Section 2.

That Section 1254.18 be added as follows:

1254.18 DEVELOPMENT WITHIN A COMMON COMMERCIAL FACILITY

In the instance of a proposed development within a Common Commercial Facility, the following shall be subject to the review and approval of the BZAP: alterations to the building envelope; alterations to the parking configuration; alterations to the pedestrian walkway. In its review, BZAP shall determine whether such expansion will negatively impact: pedestrian or traffic safety; parking and accessibility; visibility to

and/or from an adjacent use. The BZAP shall determine whether sufficient mitigation of such issues can be achieved for approval of the proposed changes.

Section 3.

That this Ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed this 12th day of Nov, 2019.

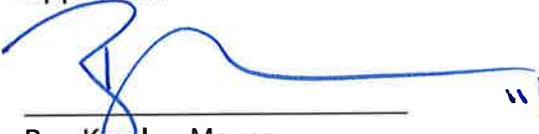


Wm. Harvey Clerk of Council



Lori Ann Feibel, President of Council

Approved:



Ben Kessler, Mayor

11/21/19

First Reading: 10-15-19

Second Reading: 10-29-19

Third Reading: 11-12-19