



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed

File created: 3/5/2019 **In control:** Zoning Committee

On agenda: 3/25/2019 **Final action:** 3/27/2019

Title: To rezone 6850 SAWMILL ROAD (43235), being 0.95± acres located on the east side of Sawmill Road, 68± feet south of I-270, From: L-C-4, Limited Commercial District, To: L-M, Limited Manufacturing District (Rezoning #Z18-076) and to declare an emergency.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD0742-2019.Attachments.pdf, 2. ORD0742-2019.Labels.pdf

Date	Ver.	Action By	Action	Result
3/27/2019	2	CITY CLERK	Attest	
3/26/2019	2	ACTING MAYOR	Signed	
3/25/2019	2	COUNCIL PRESIDENT	Signed	
3/25/2019	1	Zoning Committee	Amended to Emergency	Pass
3/25/2019	1	Zoning Committee	Approved as Amended	Pass
3/18/2019	1	Columbus City Council	Read for the First Time	

Rezoning Application: Z18-076

APPLICANT: Pet Palace; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Pet daycare, grooming, and kennel.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on February 14, 2019.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a single parcel developed with an commercial building zoned in the L-C-4, Limited Commercial District. The applicant proposes the L-M, Limited Manufacturing District to allow C-4 district uses, including pet daycare and related uses. The limitation text establishes use restrictions, M, Manufacturing District development standards, and Regional Commercial Overlay (RCO) graphics standards. In conjunction with this rezoning, the applicant has filed a Board of Zoning Adjustment variance and special permit application (BZA18-155) to permit outdoor animal runs, and to reduce the required number of parking and loading spaces and the building setback. The site is subject to the Sawmill Road RCO and is within the planning area of *The Northwest Plan* (2016), which recommends “commercial” uses at this location. Staff supports limited uses in this area as the proposal is consistent with *The Northwest Plan*’s recommendation and compatible with the commercial developments along the Sawmill Road corridor.

To rezone **6850 SAWMILL ROAD (43235)**, being 0.95± acres located on the east side of Sawmill Road, 68± feet south of I-270, From: L-C-4, Limited Commercial District, To: L-M, Limited Manufacturing District (Rezoning #Z18-076) **and to declare an emergency.**

WHEREAS, application #Z18-076 is on file with the Department of Building and Zoning Services requesting rezoning of 0.95± acres from L-C-4, Limited Commercial District, to L-M, Limited Manufacturing District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited Manufacturing District includes limited uses that are consistent with *The Northwest Plan*'s recommendation and compatible with the commercial developments along the Sawmill Road corridor;

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

6850 SAWMILL ROAD (43235), being 0.95± acres located on the east side of Sawmill Road, 68± feet south of I-270, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Derry, being in Quarter Township 1, Township 2, Range 19, United States Military Lands, containing 0.946 acres, more or less being part of that 2.0 acre tract conveyed to PORTER A. SMITH and DONNA L. SMITH by deed of record in Deed Book 2058, Page 264 (all references to Deed Books and Official Records in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 0.946 acres being more particularly described as follows:

Beginning at the TRUE POINT OF BEGINNING, said point being the northwest corner of that 0.957 acre tract conveyed to Northern Cleaners, Inc. by deed of record in Official Record Volume 1341, Page I-11, said point being also in the easterly limited access right-of-way line of Sawmill Road (FRA-270-10.33 N), said point being in the southeasterly corner Parcel 4118-B-WD conveyed to the State of Ohio, shown on record in Deed Book 3135, Page 644;

Thence, northerly along the east line of said Parcel 4118-B-WD, N 5 deg. 10' 31" E, 98.39 feet to an iron pin in the northeast corner of said Parcel 4118-B-WD;

Thence, easterly, S 87 deg. 10' 34" E, 417.22 feet to an iron pin, said iron being 35.0 feet left of centerline Station 9+83.28 as shown on the right-of-way Sheet No. 10 for Caine Road (FRA-270-10.33 N);

Thence, southerly along the westerly right-of-way line of said Caine Road, S 2 deg. 44' 31" W, 98.30 feet to an iron pin in the northeast corner of said 0.957 acre parcel, said iron pin being 35.0 feet left of centerline Station 8+85.01 of said Caine Road;

Thence, westerly with the northerly line of said 0.957 acre tract, N 87 deg. 10' 34" W, 421.39 feet to the TRUE POINT OF BEGINNING, containing 0.946 acres, more or less.

To Rezone From: L-C-4, Limited Commercial District.

To: L-M, Limited Manufacturing District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-M, Limited Manufacturing District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the L-M, Limited Manufacturing District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; and text titled, "**TEXT**," signed by Jeffrey L. Brown, Attorney for the Applicant, dated March 7, 2019, and the text reading as follows:

TEXT

PROPOSED DISTRICTS: L-M, Limited Manufacturing

PROPERTY ADDRESS: 6850 Sawmill Road

OWNER: Ohio Automobile Club

APPLICANT: Pet Palace

DATE OF TEXT: 3/7/2019

APPLICATION: Z18-076

1. INTRODUCTION: The site is currently zoned L-C-4, Commercial. The proposed use is a animal daycare, including grooming and boarding with outdoor runs. The outdoor runs require the M, Manufacturing zoning and a special permit. A Board of Zoning Adjustment application and special permit (BZA18-155) has been filed to permit the outdoor runs and includes development standard variances.

2. PERMITTED USES: Those uses permitted in Chapter 3356 C-4, Commercial of the Columbus City Code along with outdoor runs for animals if approved by a special permit.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the submitted text or site plan. The applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

N/A

B. Access, Loading, Parking and/or Traffic Related Commitments

N/A

C. Buffering, Landscaping, Open Space and/or Screening Commitments

N/A

D. Building Design and/or Interior-Exterior Treatment Commitments

N/A

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and Signage Commitments

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the Regional Commercial Overlay and any variances to those requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

See BZA18-155 for special permit and variances.

SECTION 4. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~
That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.