



Legislation Details (With Text)

File #: 3300-2022 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 11/17/2022 **In control:** Zoning Committee

On agenda: 12/5/2022 **Final action:** 12/7/2022

Title: To rezone 885 STELZER RD. (43219), being 13.49± acres located on the west side of Stelzer Road, 180± feet south of East 11th Avenue, From: C-4, Commercial District, To: M-2, Manufacturing District (Rezoning #Z22-044).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD#3300-2022_Attachments, 2. ORD#3300-2022_Labels

| Date | Ver. | Action By | Action | Result |
|-----------|------|-------------------|-----------------------|--------|
| 12/7/2022 | 1 | CITY CLERK | Attest | |
| 12/6/2022 | 1 | MAYOR | Signed | |
| 12/5/2022 | 1 | COUNCIL PRESIDENT | Signed | |
| 12/5/2022 | 1 | Zoning Committee | Waive the 2nd Reading | Pass |
| 12/5/2022 | 1 | Zoning Committee | Approved | Pass |

Rezoning Application: Z22-044

APPLICANT: CL Stelzer, LLC; c/o David Robinson, Atty.; 100 East Broad Street, Suite 2320; Columbus, OH 43215.

PROPOSED USE: Manufacturing development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on October 13, 2022.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one undeveloped parcel in the C-4, Commercial District. The proposed M-2, Manufacturing District will permit all less objectionable manufacturing uses, including logistics and distribution uses at this location. The site is located within the boundaries of the *East Columbus Neighborhood Plan* (2012), and the *Port Columbus Joint Economic Development Strategy* (2008), which both recommend "Light Industrial" land uses at this location. Additionally, the site is located within the boundaries of the I-670 Graphics Control Overlay. Staff is supportive of the request to rezone to the M-2, Manufacturing District as it will not introduce incompatible uses to the area, and is consistent with both area plans' recommendations for light industrial land uses at this location.

To rezone **885 STELZER RD. (43219)**, being 13.49± acres located on the west side of Stelzer Road, 180± feet south of East 11th Avenue, **From:** C-4, Commercial District, **To:** M-2, Manufacturing District (Rezoning #Z22-044).

WHEREAS, application #Z22-044 is on file with the Department of Building and Zoning Services requesting rezoning of 13.49± acres from C-4, Commercial District, to M-2, 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 M-2, Manufacturing District will permit all less objectionable manufacturing uses and is consistent with the *East Columbus Neighborhood Plan*, and the *Port Columbus Joint Economic Development Strategy's* land uses recommendations, and will not introduce incompatible uses to the area; 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:

885 STELZER RD. (43219), being 13.49± acres located on the west side of Stelzer Road, 180± feet south of East 11th Avenue, and being more particularly described as follows:

Situated in the County of Franklin in the State of Ohio, and in the City of Columbus and bounded and described as follows:

“Being located in Section 3 of Township 1, Range 17, United States Military Lands, and being 13.504 acres of the original tract conveyed to Irwin L. Saveson by deed of record in Deed Book 2840, page 378, Recorder’s Office, Franklin County, Ohio, and being the Northerly part of Lot No. 3 of the survey and Plat of partition made under the orders of the Court of Common Pleas of Franklin County, Ohio, in the case of Henry C. Krumm vs Augustus D. Krumm, et al., at the April Term, 1900 of said Court, Case No. 41279; as numbered and delineated on the recorded Plat thereof, of record in complete record No. 228, page 31, in said court, and likewise of record in Plat Book No. 7, pages 6 and 7, Recorder’s Office, of the said County, and bounded and described as follows:

Beginning at an iron pin found at the Northwestern corner of the said Lot No. 3, being also the Northeastly corner of Lot No. 6 of the said Partition and the Northeastly corner of the 9.507 acre tract conveyed to Harmon Trailer Park by deed of record in Deed Book 2386, page 605, Recorder’s Office, Franklin County, Ohio.

Thence along the Northerly line of said Lot No. 3, being the Southerly line of the 3.95 acre tract conveyed to Harry Greenblot, et al (5) by deed of record in Deed Book 2620, page 171, Recorder’s Office, Franklin County, Ohio, South 86 degrees 38’ East, (passing an iron pin at 1227.39 feet), 1252.92 feet to a railroad spike at the Northeastly corner of the said Lot No. 3;

Thence along the original center line of Stelzer Road and the Easterly line of the said Lot No. 3, South 5 degrees 59’ West, 38.28 feet to an iron pin found at an angle point in the said line;

Thence continuing along the original centerline of the said Stelzer Road and the Easterly line of the said Lot No. 3, South 2 degrees 01’ 30” West 431.4 feet to a railroad spike at the Northeastly corner of the 0.579 acre tract conveyed to Hannon Trailer Park by deed of record in Deed Book 2472, pages 507, 509 and 511, Recorder’s Office, Franklin County, Ohio;

Thence along the Northerly line of the said 0.579 acre tract, North 86 degrees 34’ 30” West, (being parallel to and 20.0 feet Northerly from the Southerly line of the said Lot No. 3 and passing an iron pin at 40.0 feet), 1258.60 feet to a nail in concrete at the Northwestern corner of the said 0.579 acre tract;

Thence along the Westerly line of the said Lot No. 3 and the Easterly line of the said Harmon Trailer Park 9.507 acre tract, North 3 degrees 02’ 24” East, 468.25 feet to the place of beginning, containing 13.504 acres, more or less.

Property Address: 885 Stelzer Road

Parcel Number: 010-146738-00

To Rezone From: C-4, Commercial District,

To: M-2, Manufacturing District.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the M-2, 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 changes on the said original zoning map in the office of the Department of Building and Zoning Services.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.