



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1283-2022, **Version:** 1

Rezoning Application: Z21-073

APPLICANT: A-Temporary Fence, LLC; c/o Richard Signoracci, Agent; 2163 Sprucefield Drive; Columbus, OH 43229.

PROPOSED USE: Industrial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on January 13, 2022.

NORTH CENTRAL AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a commercial building in the C-4, Commercial District. The site is subject to a zoning code violation for establishing an outdoor storage use without obtaining zoning clearance. The requested L-M, Limited Manufacturing District will establish compliant zoning for the storage yard and facility for a fencing contractor with a dwelling for a resident security person. The limitation text establishes use restrictions and supplemental development standards that address setbacks, access, street trees, screening, and landscaping, and includes a commitment to develop the site in accordance with the attached site plan. The site is within the planning area of the *North Central Plan* (2002), which recommends "Neighborhood Commercial Services" uses for this location. While the proposed use does not meet this definition, it is compatible with the surrounding uses which consist of outdoor storage and manufacturing. The Plan's design guidelines state that street trees should be planted along street frontages, and the proposal includes commitments to maintain street trees along Joyce Avenue, and to install street trees along Windsor Avenue. This request will not introduce incompatible uses to the area. Ordinance #1284-2022; CV21-104 is included as a concurrent Council variance request to permit reduced setbacks and screening for the storage facility.

To rezone **1402 JOYCE AVE. (43219)**, being 0.62± acres located at the southeast corner of Joyce Avenue and Windsor Avenue, **From:** C-4, Commercial District, **To:** L-M, Limited Manufacturing District (Rezoning #Z21-073).

WHEREAS, application #Z21-073 is on file with the Department of Building and Zoning Services requesting rezoning of 0.62± acres From: C-4, Commercial District, To: L-M, Limited Manufacturing District; and

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

WHEREAS, the North Central Area 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 will legitimize a fencing contractor storage facility with enhanced landscaping. The request will not introduce incompatible uses to the area as surrounding properties are used for similar purposes; 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 # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1402 JOYCE AVE. (43219), being 0.62± acres located at the southeast corner of Joyce Avenue and Windsor Avenue, and being more particularly described as follows:

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

Being Lots Number One (1) and Two (2) and being Lots Number Three (3) and Four (4), of LEACREST ADDITION to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 18, page 38, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM 0.003 ACRES, more or less, as more fully described below:

PARCEL 99B-WD

JOYCE AVENUE AND 17TH AVENUE IMPROVEMENTS

IN THE NAME AND FOR THE USE OF THE CITY OF COLUMBUS

Situated in the State of Ohio, County of Franklin, City of Columbus and being in Quarter Township 4, Township 1, Range 18 of the United States Military Lands and being part of a tract of land conveyed to Carl J. Stephen by deed of record in Deed Book 3667, Page 195 all references to the Recorder's Office, Franklin County, Ohio, also being Lot 1 of Leacrest Subdivision in Plat Book 18, Page 38 and being a parcel of land located on the right side of the centerline of construction for Joyce Avenue and the south side of the centerline of Windsor Avenue, made for the City of Columbus by Dynotec Inc., and recorded in Plat Book 3667, Page 195, and being further bounded and described as follows:

Beginning at an iron pin set at the intersection of the easterly right of way line of Joyce Avenue (60' RW) and the southerly right of way line of Windsor Avenue (60' RW), said point being the Grantor's northwest corner and said Lot 1, and being 30.00 feet right of station 65+06.39 on Joyce Avenue;

Thence S 86°17'06" E along said southerly right of way line of Windsor Avenue and the north line of said lot 1 a distance of 35.83 feet to an iron pin set, being 65.82 feet right of station 65+06.67;

Thence S 88°00'16" W crossing onto said Grantor a distance of 25.68 feet to an iron pin set, being 40.30 feet right of station 65+03.92;

Thence S 36°29'05" W continuing through said Grantor a distance of 19.25 feet to an iron pin set on the easterly right of way line of Joyce Avenue and the west line of said lot 1, being 30.00 feet right of station 64+87.65;

Thence N 04°09'11" E along the west line of said Lot 1 and the said easterly right of way of Joyce Avenue a distance of 18.75 feet, to the point of beginning;

The above described area is contained within the Franklin County Auditor's Parcel Number 010-126394. Within said boundary is 0.003 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.003 acres, more or less.

This description and survey was prepared from field observations made in March 2009 and reviewed on July 10, 2012 by Robert A. Bosworth, Registered Surveyor #7750.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W DYNOTEC, INC" and are to be placed to the completion of construction by the City of Columbus Survey Department.

The basis of bearings in this description is based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in the NAD83 (96CORS adjustment) state plane coordinate system. The Columbus, Mount Vernon, and McConnelville CORS stations were used in determining the grid bearing, and establishing a bearing along the centerline of Joyce Avenue to be N 13°32'54E (north of 17th Avenue).

To Rezone From: C-4, 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 changes on the said original zoning map in the office of the Department of Building and Zoning Services and shall register a copy of the approved 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, said plan titled, "**1402 JOYCE AVENUE SITE PLAN**," and said text titled, "**LIMITATION TEXT**," both dated April 15, 2022, and signed by Richard Signoracci, Agent for the Applicant, and said text reading as follows:

LIMITATION TEXT

Property Location: 1402 Joyce Avenue, Columbus, Ohio 43219

Parcel No: 010-126394-00

Owner: A-Temporary Fence, LLC

Applicant: Richard Signoracci

Proposed District: L-M - Limited Manufacturing

Date of Text: 4/15/2022

Application No.: Z21-073

I. INTRODUCTION

The subject property consists of .62 acres located on the south east corner of Joyce Ave and Windsor Ave. The property is currently zoned C-4. To the south of the site is a commercial garage zoned residential. Across the street west of the site is an empty 37 acre lot zoned industrial, the property across the street north and to my east of the site operates as a trucking business. In terms of use, the proposed site is currently being used as a storage facility, fencing hardware, skid loader, trailers and a truck. An apartment for security personnel is also being provided. The site has little to no impact on traffic.

II. PERMITTED USES

Fencing contractor and storage facility with residence for security personnel; outdoor truck and trailer storage; and C-4 Commercial District uses.

III. DEVELOPMENT STANDARDS:

Unless otherwise indicated in this text or Zoning Exhibit, the applicable development standards are contained in Chapter 3363, M-Manufacturing District of the Columbus City Code.

1. Density, Height, Lot and/or Setback Commitments:

Setbacks shall be as shown on the Site Plan. The setback for the 8' tall fence is 20' south of the Windsor Avenue property line, and 39' west of the Joyce Avenue property line. CV21-104 has been filed for variances for screening, and to reduce the required parking, building, and storage setbacks.

2. Access, Loading, Parking, and/or Other Traffic Related Commitments

Access shall be as shown on the Site Plan. There are two access points, and the north gate is located 20' south of the property line and west gate is located greater than 35' east of the property line.

3. Buffering, Landscaping, Open Space and/or Screening Commitments:

- a. A landscape buffer will be maintained along the south property line as shown on the Site Plan.
- b. The 8' fence enclosing the storage yard shall include slat material to achieve 100% opacity.
- c. Four street trees shall be maintained along Joyce Avenue and three street trees shall be installed along Windsor Avenue in consultation with the City Forester. Said planting locations shall be identified during site compliance review.

4. Building Design and/or Interior-Exterior Treatment Commitments: N/A

5. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments: N/A

6. Graphics and/or Signage Commitments: The applicable graphics standards shall be those contained in the City Code Chapter 3377 as they apply to M, Manufacturing District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

7. Miscellaneous:

The site shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

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