



Legislation Details (With Text)

File #: 1997-2013 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 8/13/2013 **In control:** Zoning Committee

On agenda: 9/9/2013 **Final action:** 9/13/2013

Title: To rezone 3355 SOUTH HIGH STREET (43207), being 2.1± acres located on the west side of South High Street, 834± feet north of West Williams Road, From: C-4, Commercial District, To: L-M, Limited Manufacturing District (Rezoning # Z13-022).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD1997-2013Attachments, 2. Notice Of Public Hearing - Council Mtg20130909

Date	Ver.	Action By	Action	Result
9/13/2013	1	CITY CLERK	Attest	
9/13/2013	1	MAYOR	Signed	
9/9/2013	1	COUNCIL PRESIDENT	Signed	
9/9/2013	1	Zoning Committee	Waive the 2nd Reading	Pass
9/9/2013	1	Zoning Committee	Approved	Pass

Rezoning Application Z13-022

APPLICANT: JC Roofing Supply; c/o Jeffrey L. Brown and David Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

PROPOSED USE: Wholesale supply.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on August 8, 2013.

FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-M, Limited Manufacturing District, will secure proper zoning for a wholesale roofing supply company. The site is located within the planning area of the *Scioto Southland Plan* (2007), which recommends light manufacturing uses for this location. The request is consistent with the land use recommendations of the *Scioto Southland Plan*, and the established zoning and development pattern of the area.

To rezone **3355 SOUTH HIGH STREET (43207)**, being 2.1± acres located on the west side of South High Street, 834± feet north of West Williams Road, From: C-4, Commercial District, To: L-M, Limited Manufacturing District (Rezoning # Z13-022).

WHEREAS, application #Z13-022 is on file with the Building and Zoning Services Department requesting rezoning of

2.1± 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 Far South Columbus 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 secure proper zoning for a wholesale roofing company. The request is consistent with the land use recommendations of the *Scioto Southland Plan*, and the established zoning and development pattern of the area.

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:

3355 SOUTH HIGH STREET (43207), being 2.1± acres located on the west side of South High Street, 834± feet north of West Williams Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 9, Township 4, Range 22, Congress Lands and being part of the 3.809 acre tract conveyed to Robert N. Shamansky, Trustee by deed of record in Deed Book 3550, Page 191, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as:

Beginning at a point in the northerly line of said Robert N. Shamansky, Trustee, 3.809 acre tract, the southerly line of the 1.50 acre tract conveyed to Paul L. and Darlene P. McKnight, by deed of record in Official Records Volume 12559, Page G15, said point also being located North 85 deg. 32' 00" West, a distance of 320.86 feet from the Intersection of said line with the centerline of South High Street (U.S. State Route 23);

Thence South 4 deg. 28' 00" West, a distance of 88.76 feet to a point;

Thence South 70 deg. 31' 00" East, a distance of 260.55 feet to a point in the Westerly Right-of-Way Line of South High Street;

Thence along said right-of-way line of South High Street, being the arc of a curve to the Right (Sub-Delta Equals 1 deg. 16' 21", Radius Equals 2251.83 feet), a chord bearing and distance of South 16 deg. 57' 12" West, 50.01 feet to a point;

Thence North 54 deg. 11' 08" West, a distance of 34.18 feet to a point;

Thence North 70 deg. 31' 00" West, a distance of 210.10 feet to a point; Thence South 19 deg. 29' 00" West, being in part along the Westerly Line of the Melvin G. and L.J. McClaskie 1.169 acre tract, of record in Official Records Volume 10919, Page F07 (passing an iron pin at the northwesterly corner of said 1.169 acre tract at 75.19 feet) a distance of 224.49 feet to an iron pin at the southwesterly corner of said tract and being in the Northerly Line of the Scioto Trail Swim Club, Inc., 1.869 acre tract, of record in Deed Book 2282 Page 557;

Thence North 58 deg. 34' 00" West, along the Northerly line of said Scioto Trail Swim Club, Inc. 1.869 acre tract, a distance of 95.03 feet to an iron pin at an angle point in said line;

Thence North 38 deg. 09' 00" East, continuing along said line of the 1.869 acre tract, a distance of 57.25 feet to an iron pin at an angle point in said line;

Thence North 51 deg. 51' 00" West, continuing along said line of the 1.869 acre tract, a distance of 421.90 feet to an angle point in said line;

Thence North 4 deg. 58' 00" East, being in part along an Easterly line of the Southway Post No. 144, Inc. American Legion Dept. 14.45 acre tract, a distance of 130.40 feet to an iron pin at an angle point in said line;

Thence South 85 deg. 32' 00" East, along a southerly line of said 14.45 acre tract, a distance of 118.20 feet to an iron pin at the northwesterly corner of the Paul L. and Darlene F. McKnight 1.50 acre tract;

Thence South 4 deg. 28' 00" West, along the Westerly line of said 1.50 acre tract, a distance of 105.38 feet to a point at the Southwesterly corner of said Tract;

Thence South 85 deg. 32' 00" East, along the southerly line of said 1.5 acre tract, a distance of 334.12 feet to a point of beginning containing 2.400 acre, more or less.

SAVE AND EXCEPT THEREFROM THE FOLLOWING:

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 9, Township 9, Range 22, Congress Lands and being a part of an Original 2.400 acre tract conveyed to Robert N. Shamansky, Trustee as recorded in Deed Book 3550 Page 191 in the Office of the Recorder of Franklin County, Ohio and being bounded and more fully described as follows:

Beginning for reference at a point in the centerline of South High Street (U.S. Route 23) in the South Line of said Section 9;

Thence North 19 deg. 29' 00" East, along the centerline of South High Street, a distance of 537.70 feet to a point;

Thence North 70 deg. 57' 00" West, along the Southerly line of a 1.168 acre tract conveyed to Melvin G. And L.J. McClaskie as recorded in Official Records Volume 10919, Page F07, a distance of 30.00 feet to a point;

Thence North 58 deg. 34' 00" West, along said McClaskie Tract, a distance of 259.82 feet to a found iron pin at the True Place of Beginning for this Description;

Thence North 58 deg. 34' 00" West along the Southerly line of said Shamansky Tract and the Northerly Line of Scioto Trail Swimming Club a distance of 95.03 feet to a found iron pin;

Thence North 38 deg. 09' 00" East along the Westerly line of said Shamansky Tract and the Easterly line of said Scioto Swimming Club Tract, a distance of 57.25 feet to a found Iron Pin;

Thence crossing said Shamansky Tract North 64 deg. 12' 06" East, a distance of 106.09 feet to a found iron pin at the Northwest Corner of said McClaskie Tract and a corner of said Shamansky Tract;

Thence South 19 deg. 29' 00" West along said McClaskie Tract and said Shamansky Tract, a distance of 149.30 feet to the place of beginning and containing 0.190 acre, more or less.

FURTHER SAVE AND EXCEPT THEREFROM THE FOLLOWING:

Situated in the State of Ohio, County of Franklin, City of Columbus, within Section 9, Township 4 North, Matthew's Survey of Range 22 West, Congress Lands East of the Scioto River, and being 0.114 acre out of that 2.400 acre tract described in a deed to Robert W. Blakeman of record in Instrument #200603020039190 and being further described as follows:

Beginning at a rail spike set at the southeasterly corner of said 2.400 acre tract, in the westerly line of South High Street (U.S. Route 23), at the northeasterly corner of a 0.417 acre tract described in a deed to 3771 South High Partners, LLC of record in Instrument #200512220269292;

Thence North 54 deg. 11' 08" West along the southerly line of said 2.400 acre tract, the northerly line of said 0.417 acre tract, a distance of 34.17 feet to a rail spike set;

Thence North 70 deg. 31' 00" West along the southerly line of said 2.400 acre tract, the northerly line of said 0.417 acre tract, a distance of 210.10 feet to an iron pin set;

Thence South 19 deg. 29' 00" West, along an easterly line of said 2.40 acre tract, the westerly line of said 0.417 acre tract, a distance of 75.19 feet to a 5/8" rebar found with cap (JAM 5963);

Thence into said 2.40 acre tract along the following three (3) courses and distances:

- 1) North 04 deg. 39' 25" West, a distance of 23.70 feet to an iron pin set;
- 2) North 08 deg. 03' 36" East, a distance of 48.00 feet to an iron pin set;
- 3) North 47 deg. 28' 09" East, a distance of 24.76 feet to a rail spike set in the southerly line of a driveway easement described in a DECLARATION OF EASMENTS of record in Official Records Volume 25028 Page J06;

Thence South 70 deg. 31' 00" East along the southerly line of said driveway easement a distance of 249.48 feet to a spike set in the westerly line of South High Street, in the arc of a non-tangent curve;

Thence along the arc of a curve to the right having a radius of 2251.83 feet, an arc length of 24.98 feet (through a central angle of 00 deg. 38' 09") to the Point of Beginning, containing an area of 4,950 square feet (0.114 acre), more or less.

Said property is shown on the Franklin County Auditor's Records as Parcel Number 010-112334.

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 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 text titled, "**LIMITATION TEXT**," signed by David Hodge, Attorney for the Applicant, dated August 16, 2013, and reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 3355 S. High Street

OWNER: Claudia M. Jayne

APPLICANT: JC Roofing Supply

DATE OF TEXT: 8/16/2013

APPLICATION NUMBER: Z13-022

1. INTRODUCTION: The site is located on the west side of South High Street and is currently zoned C-4, Commercial District. The requested L-M, Limited Manufacturing District will expand the permitted uses thereby allowing limited wholesale uses and outdoor storage.

2. PERMITTED USES: Those uses permitted in Sections 3363.01 and 3363.02 M, Manufacturing District of the Columbus City Code except for Section 3363.01(D) and Section 3363.02(c).

3. **DEVELOPMENT STANDARDS:** Unless otherwise noted, the applicable development of Chapter 3363 M, Manufacturing District of the Columbus City Code shall apply to the subject property.

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

1. All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the M, Manufacturing District classification. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous: N/A

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