



Legislation Details (With Text)

File #: 1033-2005 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 5/27/2005 **In control:** Zoning Committee

On agenda: 11/28/2005 **Final action:** 12/2/2005

Title: To rezone 115 EAST MOLER STREET (43231), being 0.40± acres located at the southwest corner of East Moler Street and South Fourth Street, From: C-4, Commercial District, To: L-P-1, Limited Parking District. (Rezoning # Z05-004)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD1033-2005.site.pdf, 2. ORD1033-2005.stfrpt.pdf, 3. ORD1033-2005.zon.pdf, 4. ORD1033-2005.gis.pdf, 5. ORD1033-2005.COSSO.pdf, 6. ORD1033-2005.prjdscl.pdf, 7. ORD1033-2005.lbls.pdf, 8. City Council Data FormZ05-004.pdf

Date	Ver.	Action By	Action	Result
12/2/2005	1	CITY CLERK	Attest	
11/30/2005	1	MAYOR	Signed	
11/28/2005	1	COUNCIL PRESIDENT	Signed	
11/28/2005	1	Zoning Committee	Approved	Pass
11/21/2005	1	Columbus City Council	Read for the First Time	
11/9/2005	1	Dev Zoning Drafter	Sent to Clerk's Office for Council	
11/8/2005	1	Dev Zoning Reviewer	Reviewed and Approved	
11/8/2005	1	Dev Zoning Drafter	Sent for Approval	
11/8/2005	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
11/7/2005	1	Dev Zoning Drafter	Sent for Approval	

Rezoning Application Z05-004

APPLICANT: John P. and Mary E. Schneider; 5516 Classics Court; Dublin Ohio, 43017

PROPOSED USE: Private parking lot.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on March 10, 2005.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-P-1, Limited Parking District would permit the existing parking lot to satisfy off-street parking requirements for the manufacturing use across the street as conditioned by a previously approved Council variance

To rezone **115 EAST MOLER STREET (43231)**, being 0.40± acres located at the southwest corner of East Moler Street and South Fourth Street, **From:** C-4, Commercial District, **To:** L-P-1, Limited Parking District. (Rezoning # Z05-004)

WHEREAS, application #Z05-004 is on file with the Building Services Division of the Department of Development requesting rezoning of 0.40± acres From: C-4, Commercial District, To: L-P-1, Limited Parking 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-P-1, Limited Parking District would permit the existing parking lot to satisfy off-street parking requirements for the manufacturing use across the street as conditioned by a previously approved Council variance, 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:

115 MOLER STREET (43231), being 0.40± acres located at the southwest corner of East Moler Street and South Fourth Street, and being more particularly described as follows:

Being the east one-half of Lot Nos. 39 and 40 and the east one-half of 21 feet off of the north side of Lot No. 41, and all of 9 feet off of the north side of Lot No. 41, and all of Lots Nos. 42 and 43 of Jenkin's Merion Addition as the same are numbered and delineated on the recorded plat thereof, of record in Plat Book 2, page 318, Recorder's Office, Franklin County, Ohio.

Being the same real estate conveyed to Myrta B. Adamson from Faun S. Forse and Jay C. Forse, her husband, by deed of general warranty recorded in Deed Book 785, page 246, Recorder's Office, Franklin County, Ohio.

To Rezone From: C-4, Commercial District,

To: L-P-1, Limited Parking District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-P-1, Limited Parking District on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved L-P-1, Limited Parking District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said plan being titled "**PARKING LOT AT 115 E. MOLER STREET ZONING PLAN**" and said text being titled "**LIMITATION TEXT**", both signed by John P. Schneider, Applicant, dated October 19, 2005, and reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-P1, Parking
PROPERTY ADDRESS: 115 E. Moler Street, Columbus, Ohio 43207
OWNER: RaceQuip, Inc., c/o John P. and Mary E. Schneider
APPLICANT: John P. Schneider, 115 E. Moler St., Columbus, Ohio 43207
DATE OF TEXT: October 19, 2004
APPLICATION NUMBER: Z05-004

1. **INTRODUCTION:** This is a parking lot for employees of RaceQuip, Inc.

2. **PERMITTED USES:** We are requesting the use of this site for private parking facilities per Section 3371.01 of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** This site is developed per the plan entitled "Parking Lot at 115 E. Moler Street Zoning Plan".
A. Density, Lot, and/or Setback Commitments.
The parking lot measures 17,440.64 square feet.

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

All circulation, curb cuts and access points shall be subject to the approval of the Division of Transportation.

There are 23 parking spaces; 21 are regular parking spaces and 2 are handicap spaces.

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

1. We have nine Maple/Autumn Flame trees with six in the back of the lot and three in the front along 4th Street.

2. There are 25 Miniature Spirea around three sides of the parking lot and four Evergreen Shrubs near the entrance of the parking lot with perennials on each side of the entrance as well. There are thirteen Burning Bushes on the south side of the parking lot as to screen from the public right-of-way.

3. The owner of the property will do the maintaining of the property and he understands all the rules and regulations as to the upkeep of the landscaping.

4. All dead plant life will be replaced within six months of its demise. All plant life is of specified sizes as follows: Standard sizes, deciduous trees, 2" caliper, ornamentals, 1 1/2" caliper.

5. Buffering between the site and all adjacent residential uses as shown on the site plan.

a. We have a decorative four-foot aluminum fence on one side of the parking lot to the north. We have a six-foot privacy fence at the rear of the parking lot on the west side.

b. Any future parking shall be screened a continuous 30" hedge or six foot privacy fence.

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

Lighting

1. There are two lights in the lot. They are cutoff fixtures and 28 foot mounting height (typical).

The subject site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed when engineering plans are completed. Any slight adjustment is subject to review and approval by the Director, Department of Development or his designee upon submittal of the appropriate data regarding the proposed adjustments.

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