



# City of Columbus

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

## Legislation Text

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**File #:** 1112-2024, **Version:** 2

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**Rezoning Application: Z23-037**

**APPLICANT:** C+O Shopping, LLC, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

**PROPOSED USE:** Limited commercial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on March 14, 2024.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 1.09± acre site consists of part of a parcel developed with a car-wash facility in the CPD, Commercial Planned Development District. The proposed L-C-4, Limited Commercial District will allow limited commercial uses, including automobile window tinting. The limitation text includes appropriate use restrictions and supplemental development standards addressing site access and screening. Additionally, the site will be developed in accordance with the submitted site plan. The *Northland I Area Plan* (2014) recommends “Community Commercial” land uses, consistent with those uses allowed with this requested L-C-4 district. A concurrent Council variance (Ordinance #1113-2024; CV23-063) has been filed to allow the interior storage of motor vehicles.

To rezone **2050 E. DUBLIN-GRANVILLE RD. (43229)**, being 1.09± acres located on the north side of East Dublin-Granville Road, **From:** CPD, Commercial Planned Development District, **To:** L-C-4, Limited Commercial District **and to declare an emergency** (Rezoning #Z23-037).

**WHEREAS**, application #Z23-037 is on file with the Department of Building and Zoning Services requesting rezoning of 1.09± acres from CPD, Commercial Planned Development District, to the L-C-4, Limited Commercial District; and

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

**WHEREAS**, the City Departments recommend approval of said zoning change because it is consistent with *Northland I Area Plan's* land use recommendation for “Community Commercial” at this location, and the site will be developed in accordance with the submitted site plan; now, ~~therefore~~; **and**

**WHEREAS**, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance due to the need for the applicant was in the process of constructing new buildings when there was a zoning issue. The emergency request will permit the applicant to resume 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:

**2050 E. DUBLIN-GRANVILLE RD. (43229)**, being 1.09± acres located on the north side of East Dublin-Granville Road, and being more particularly described as follows:

SITUATED in the State of Ohio, County of Franklin, City of Columbus, and being part of Lot 49 of Sharon Acres, Plat Book 20, pg. I, and being a part of a 2.632 acre tract conveyed to The Slane Co., Ltd. in Instrument Number 199711280154303, Franklin County Recorder's Office, and being more particularly described as follows:

All records referred to are those of record in the Franklin County Recorder's Office;

BEGINNING at a found 1" iron pin at the southwest corner of the said Lot 49, being the northwest corner of Lot One (I) of the said Sharon Acres, and being a point in the east line of a 3.648 acre tract conveyed to Montemarte Associates, L.P. in Official Record 19183 D03;

THENCE North 5 degrees 34 minutes 00 seconds East, a distance of 288.00 feet, along the East line of the said 3.648 acre tract and the west line of the said Lot 49, to a point, referenced by a found 5/8" iron pin (0.27' N, 0.07' E), being the northwest corner of the said Lot 49 and the southwest corner of Lot 48 of the said Sharon Acres;

THENCE South 84 degrees 30 minutes 00 seconds East, a distance of 165.00 feet, along the north line of the said Lot 49 and the south line of the said Lot 48, to a set iron pin;

THENCE South 5 degrees 34 minutes 00 seconds West, a distance of 288.00 feet, crossing the said Lot 49, to a set iron pin in the south line of the said Lot 49 and in the north line of Lot Three (3) of the said Sharon Acres;

THENCE North 84 degrees 30 minutes 00 seconds West, a distance of 165.00 feet, along the south line or the said Lot 49 and the north lines of the said Lot Three (3), of Lot Two (2) of the said Sharon Acres, and of the said Lot One (I), to the PLACE OF BEGINNING containing 47520 square feet or 1.091 acres, according to a field survey by J & J Surveying Services, Inc. dba Paul K. Moore and Associates on January 30th, 1998;

The Basis of Bearings is the south line of Lot Forty-nine as being North 84 degrees 30 minutes 00 seconds West, as shown on the plat of Sharon Acres, Plat Book 20, pg. I;

Parcel Numbers: part of 010-241738

Property Address: 2050 E. Dublin-Granville Rd., Columbus, OH 43229.

**To Rezone From:** CPD, Commercial Planned Development District.

**To:** L-C-4, Limited Commercial District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the L-C-4, Limited Commercial 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 approved L-C-4, Limited Commercial 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**," dated February 7, 2024, signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

**LIMITATION TEXT**

**PROPOSED DISTRICT: L-C-4**

**CURRENT DISTRICT: CPD**

**PARCEL ID: Part of 010-241738**

**PROPERTY ADDRESS: 2050 East Dublin-Granville Road**

**OWNER: C+O Shopping LLC**

**APPLICANT: C+O Shopping LLC**

**DATE OF TEXT: 2/7/24**

**APPLICATION: Z23-037**

**1. INTRODUCTION:** Applicant C+O Shopping LLC seeks to rezone the subject site located at 2050 East Dublin-Granville Road from CPD to L-C-4. The subject site is located west of Maple Canyon Road and north of East Dublin-Granville Road.

The subject site is not subject to a planning overlay. The subject site is within the boundary of the Northland Community Council area. The subject site is subject to the Northland Area Plan which recommends Community Mixed Use. This is a classification which recommends retail, office, hotel, or institutional uses with residential units located either above and/or next to the uses, which serve multiple neighborhoods (i.e. neighborhood shopping centers).

Applicant proposes development of the site as an expansion to its existing automobile window tinting service and to create storage units.

**2. PERMITTED USES:** Those uses permitted by Chapter 3356, C-4 Regional Scale Commercial Development Permitted Uses, of the Columbus City Code, excluding the following:

- Animal Shelter
- Bars, Cabarets and Nightclubs
- Billboards
- Blood and Organ Banks
- Check Cashing and Loans
- Community Food Pantry
- Drive-In Motion Picture Theaters
- Extended Stay Hotels
- Farm Equipment and Supply Stores
- Garden, Landscaping and Nursery Centers and Sales
- Halfway House
- Hospitals
- Lawn and Garden Equipment and Supplies Stores
- Mission / Temporary Shelters
- Monopole Telecommunication Antennas
- Motorcycle, Boat and Other Motor Vehicle Dealers
- Outdoor Power Equipment Sales
- Pawn Brokers
- Performing Arts, Spectator Sports, and Related Industries
- Truck, Utility Trailer and RV Sales, rental and leasing
- Used Automobile Sales
- Used Merchandise Stores
- Veterinarians (Unlimited practice)

**3. DEVELOPMENT STANDARDS:** The applicable development standards are those contained in Chapter 3356, C-4 Regional Scale Commercial Development.

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

N/A

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

The site has access to both the service road along East Dublin-Granville Road and from Maple Canyon Avenue.

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

The existing screening is shown on the submitted site plan.

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 C-4, Commercial zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments

1. 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 plan 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.

2. See CV23-063 regarding vehicle storage.

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

**SECTION 4. 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.**