



City of Columbus

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

Legislation Text

File #: 2049-2023, **Version:** 1

Rezoning Application: Z22-099

APPLICANT: Grant Avenue Partners Ltd.; c/o Donald T. Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

PROPOSED USE: Vehicle storage and wholesaling.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (7-0) on April 14, 2023.

GREATER HILLTOP AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 1.20± acre site consists of part of two parcels developed with a commercial building, split zoned in the C-4, Commercial District along West Broad Street, and the M, Manufacturing District at the rear. The requested M, Manufacturing District will remove the split zoning of the site, and will permit vehicle storage and wholesaling at this location. The site is subject to the West Broad Street/Greater Hilltop Regional Commercial Overlay (RCO). The site is also located within the planning area of the *Hilltop Land Use Plan* (2019), which recommends “Mixed Use (>45 du/ac)” land uses at this location, and includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). A concurrent Council variance (Ordinance #2050-2023; CV22-159) has been filed and includes variances for driveway, landscaping and screening, and reduced building and parking setbacks. While the proposed M, Manufacturing District is inconsistent with the Plan’s “Mixed Use” recommendation, staff supports the request as it establishes a single zoning designation consistent with the predominant zoning north of the subject site.

To rezone **3440 W. BROAD ST. (43204)**, being 1.20± acres located on the north side of West Broad Street, 475± feet east of North Wilson Road, **From:** C-4, Commercial District, **To:** M, Manufacturing District (Rezoning #Z22-099).

WHEREAS, application #Z22-099 is on file with the Department of Building and Zoning Services requesting rezoning of 1.20± acres from C-4, Commercial District, To: M, Manufacturing District; and

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

WHEREAS, the Greater Hilltop Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested M, Manufacturing District establishes a single zoning designation consistent with the predominant zoning north of the subject site; 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:

3440 W. BROAD ST. (43204), being 1.20± acres located on the north side of West Broad Street, 475± feet east of North Wilson Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey 3315, and being all out of that 1.975 acre tract as conveyed as Parcel I and Parcel II to Grant Avenue Properties, LTD, of record in Instrument Number 201802050015806, all deed references refer to the records of the Recorder's Office, Franklin County, Ohio, and described as follows:

Beginning at the southwesterly corner of said 1.975 acre tract and being a point on the northerly right of way line of West Broad Street;

Thence North 2°50'23" West, with the westerly line of said 1.975 acre tract, a distance of 160.00 feet to a point;

Thence North 87°08'15" East, through said 1.975 acre tract, a distance of 320.00 feet to a point in the westerly line of said 1.975 acre tract;

Thence South 2°50'23" East, a distance of 160.00 feet to a point on said northerly right of way line and being the southeasterly corner of said 1.975 acre tract;

Thence South 87°08'15" West, with said northerly right of way line a distance of 320.00 feet to the **Point of Beginning** and containing 1.2± acres of land, more or less.

This description was prepared from existing records and is for zoning purposes only and is not for Deed Transfer purposes.

Address: 3440 West Broad Street, Columbus, OH

Parcel No.: Part of 010-006891 & 010-006683

To Rezone From: C-4, Commercial District,

To: M, Manufacturing District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the M, 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.