



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 1567-2024, Version: 1

Rezoning Application: Z23-062

APPLICANT: 454 E 2nd Avenue LLC; c/o Joel Yakovac; and Elizabeth Seedorf, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Manufacturing access and driveway.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-1) on April 11, 2024.

MILO-GROGAN AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.26± acre site consists of three parcels, one undeveloped, and two developed with single-unit dwellings all zoned in the R-4, Residential District. The requested L-M, Limited Manufacturing District will allow the site to be developed with an access driveway for the adjacent manufacturing uses to the north of the site. The site is located within the planning area of the *Milo-Grogan Neighborhood Plan* (2007), which recommends "Single-Family Residential" land uses at this location, and includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). Although the Plan recommends residential land uses, staff support the proposal as it is accessory for the adjacent manufacturing use which is considered a mitigating factor. The additional screening along the east side of the site is consistent with both the Plan and C2P2 Design Guidelines, which recommend landscaping and screening between residential and non-residential uses. Additionally, the proposal is consistent with the manufacturing zoning in the surrounding area and is not considered to be the introduction of an incompatible use.

To rezone **454 E. 2ND AVE. (43201)**, being 0.26± acres located on the north side of East 2nd Avenue, 150± feet west of North Grant Avenue, **From:** R-4, Residential District, **To:** L-M, Limited Manufacturing District (Rezoning #Z23-062).

WHEREAS, application #Z23-062 is on file with the Department of Building and Zoning Services requesting rezoning of 0.26± acres from R-4, Residential District, To: L-M, Limited Manufacturing District; and

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

WHEREAS, the Milo-Grogan 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 is accessory for the adjacent manufacturing use. The additional screening along the east side of the site is consistent with both the Plan and C2P2 Design Guidelines, which recommend landscaping and screening between residential and non-residential uses. Additionally, the proposal is consistent with the manufacturing zoning in the surrounding area and is not considered to be the introduction of an incompatible use to the area; 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:

454 E. 2ND AVE. (43201), being 0.26± acres located on the north side of East 2nd Avenue, 150± feet west of North Grant Avenue, and being more particularly described as follows:

TRACT I:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number 99 in Terrace View Addition as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4 Page 250, Recorder's Office, Franklin County, Ohio.

Parcel Number 010-054731-00

LESS AND EXCEPTING therefrom the following 0.003 acre tract as conveyed by 454 462 2nd LLC to The City of Columbus, Ohio by document recorded on December 16, 2022 of record in Instrument 202212160168867.

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Fractional Section 4, Township 5, Range 22, Refugee Lands, being part of Lot 99 of Terrace View Addition of record in Plat Book 4, Page 250, as conveyed to FK II Limited Partnership by deed of record in Instrument Number 200811140166186, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the left side of the Centerline of Right of Way as delineated upon the E. Second Avenue Right of Way Plan on file with the City of Columbus (3407-E);

Beginning at a point in the existing northerly right of way line of E. Second Avenue and at the common corner of Lots 100 and 99 of said Terrace View Addition; said point being 25.00 feet left of Centerline Right of Way station 28+44.99;

Thence North 03 deg. 44 min. 12 sec. East, a distance of 5.00 feet along said common line of Lots 100 and 99 to an iron pin set, being 30.00 feet left of Centerline Right of Way station 28+45.01;

Thence the following three (3) courses and distances across said Lot 99;

1. Thence South 86 deg. 33 min. 10 sec. East, a distance of 20.00 feet to an iron pin set, being 30.00 feet left of Centerline Right of Way station 28+65.01;
2. Thence South 03 deg. 44 min. 12 sec. West, a distance of 3.00 feet to an iron pin set, being 27.00 feet left of Centerline Right of Way station 28+65.00;
3. Thence South 86 deg. 33 min. 10 sec. East, a distance of 10.00 feet to an iron pin set in the common line of Lots 99 and 98 of said Terrace View Addition, being 27.00 feet left of Centerline Right of Way station 28+75.00;

Thence South 03 deg. 44 min. 12 sec. West, a distance of 2.00 feet along the common line of said Lots 99 and 98 to a point in the existing northerly right of way line of E. Second Avenue, at the common corner of said Lots 99 and 98; said point being 25.00 feet left of Centerline Right of Way station 28+74.99;

Thence North 86 deg. 33 min. 10 sec. West, a distance of 30.00 feet along the existing northerly right of way line of E. Second Avenue and the southerly line of said Lot 99, to the Point of Beginning of herein described parcel, containing 120 square feet (0.003 acres), more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 120 square feet are contained within Franklin County Auditor's Parcel 010-054731.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007), as established from a

GPS survey in October 2017, and are based on the bearing of South 86 deg. 41 min. 21 sec. East for the centerline of E. Second Avenue, as determined by occupying Franklin County Geodetic Control Monuments "COC17-82" and "TACKETT".

All iron pins set are 5/8 inches in diameter rebar by 30 inches long with a yellow plastic cap stamped STANTEC.

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Columbus in 2017, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Instrument Number 200811140166186, of the Recorder's office, Franklin County, Ohio.

Address: 462 East 2nd Avenue, Columbus, OH 43201
Parcel No.:010-054731

TRACT II:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:
Being Lot Number 101 in Terrace View Addition as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4 Page 250, Recorder's Office, Franklin County, Ohio.
Parcel Number 010-032852-00

LESS AND EXCEPTING therefrom the following 0.001 acre tract as conveyed by 454 462 2nd LLC to The City of Columbus, Ohio by document recorded on December 16, 2022 of record in Instrument 202212160168989.

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Fractional Section 4, Township 5, Range 22, Refugee Lands, being part of Lot 101 of Terrace View Addition of record in Plat Book 4, Page 250, as conveyed to Raimo Enterprises, Inc. by deed of record in Instrument Number 200508180168298, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the left side of the Centerline of Right of Way as delineated upon the E. Second Avenue Right of Way Plan on file with the City of Columbus (3407-E);

Beginning at a point in the existing northerly right of way line of E. Second Avenue and at the southwesterly corner of the said Lot 101; said point being 25.00 feet left of Centerline Right of Way station 27+85.19;

Thence North 03 deg. 54 min. 59 sec. East, a distance of 2.00 feet along the westerly line of said Lot 101 to an iron pin set being 27.00 feet left of Centerline Right of Way station 27+85.21;

Thence South 86 deg. 33 min. 10 sec. East, a distance of 29.79 feet across said Lot 101 to an iron pin set in the common line of Lots 101 and 100 of said Terrace View Addition, being 27.00 feet left of Centerline Right of Way station 28+15.00;

Thence South 03 deg. 44 min. 12 sec. West, a distance of 2.00 feet along the common line of said Lots 101 and 100 to

a point in the existing northerly right of way line of E. Second Avenue, at the common corner of said Lots 101 and 100; said point being 25.00 feet left of Centerline Right of Way station 28+14.99;

Thence North 86 deg. 33 min. 10 sec. West, a distance of 29.80 feet along the existing northerly right of way line of E. Second Avenue and the southerly line of said Lot 101, to the Point of Beginning of the herein described parcel, containing 60 square feet (0.001 acres), more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 60 square feet are contained within Franklin County Auditor's Parcel 010-032852.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007), as established from a GPS survey in October 2017, and are based on the bearing of South 86 deg. 41 min. 21 sec. East for the centerline of E. Second Avenue, as determined by occupying Franklin County Geodetic Control Monuments "COC17-82" and "TACKETT".

All iron pins set are 5/8 inches in diameter rebar by 30 inches long with a yellow plastic cap stamped STANTEC.

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Columbus in 2017, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Instrument Number 200508180168298, of the Recorder's Office, Franklin County, Ohio.

Address: 454 East 2nd Avenue, Columbus, OH 43201
Parcel No.: 010-032852

TRACT III:

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

Being Lot Number One Hundred (100) of Terrace View Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 250, Recorder's Office, Franklin County, Ohio.

Address: 458 East 2nd Avenue, Columbus, OH 43201
Parcel No.: 010-011936

To Rezone From: R-4, Residential 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 change 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 plans titled "**EXPANSION FOR 5CL PROPERTIES LLC,**" and "**LANDSCAPE REQUIREMENTS PLAN,**" and text titled, "**LIMITATION TEXT,**" all dated May 10, 2024, and signed by Elizabeth Seedorf, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

Property Location: 454, 458, 462 E. 2nd Avenue, Columbus, Ohio 43201

Parcel No.: 010-032852-00; 010-011936-00; 010-054731-00
Owner: 454 E 2nd Avenue LLC and 5CL Properties LLC
Applicant: 454 E 2nd Avenue LLC c/o Joel Yakovac
Proposed District: L-M - Limited Manufacturing
Date of Text: May 10, 2024
Application No.: Z23-062

I. INTRODUCTION:

The subject property consists of 0.26+/- acres (the “Site”) located north of East 2nd Avenue. The property is currently zoned Residential R-4. The applicant is proposing to use the Site for an access drive and loading. The access drive provides a transition from the commercial development to the north of the Site to the existing residential uses to the north and east. The proposed access drive will have little impact on traffic and city services.

II. PERMITTED USES:

Manufacturing access and maneuvering drive.

III. DEVELOPMENT STANDARDS:

A. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text, 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: N/A
2. Access, Loading, Parking, and/or Other Traffic Related Commitments:

The Site will utilize a single curb cut on E. 2nd Avenue for access. The Applicant shall construct improvements along East Starr Avenue, at the northeast corner of the intersection of East Starr Avenue and Cleveland Avenue, and along East 2nd Avenue, as approved by the Department of Public Service, to accommodate truck traffic between the site and Cleveland Avenue.

3. Buffering, Landscaping, Open Space and/or Screening Commitments:
 - A. Landscaping along East 2nd Avenue will be in accordance with the attached landscaping plan.
 - B. Street trees will be planted along East 2nd Avenue. The species will be determined in conjunction with the City Forester at the time of installation.
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: N/A
7. Miscellaneous Commitments:

The site shall be developed in general conformance with the submitted Site Plan and Landscape Plan attached hereto. The plans 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.