



# City of Columbus

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

## Legislation Text

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**File #:** 0003-2012, **Version:** 2

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### **Rezoning Application Z11-026**

**APPLICANT:** DeSantis Florists Inc; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, Ohio 43215.

**PROPOSED USE:** Commercial Development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on November 10, 2011.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested L-C-4, Limited Commercial District would allow for additional commercial uses at the site. Given the presence of the self-storage facility to the south and east and the railroad line to the west, Staff finds the addition of more allowable commercial uses to be compatible with surrounding development and zoning pattern in the area.

To rezone **865 DESANTIS COURT (43214)**, being 3.3± acres located on the south side of Henderson Road, 1250± feet west of Lauraland Drive South, **From:** RR, Rural Residential, and C-3, Commercial Districts, **To:** L-C-4, Limited Commercial District. (Rezoning # Z11-026).

**WHEREAS**, application #Z11-026 is on file with the Department of Building and Zoning Services requesting rezoning of 3.3± acres from: RR, Rural Residential & C-3, Commercial Districts, to 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, given the presence of the self-storage facility to the south and east and the railroad line to the west, Staff finds the addition of more allowable commercial uses to be compatible with surrounding development and zoning pattern in the area, and

### **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:

**865 DESANTIS COURT (43214)**, being 3.3± acres located on the south side of Henderson Road, 1250± feet west of Lauraland Drive South, and being more particularly described as follows:

**Parcel Description ~ 3.332 Acres  
South Side of Henderson Road  
East of Kenney Road**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 18, United

States Military District and being all the remainder of that 3.432 acre tract (APN 010-014735) conveyed to De Santis Florists Incorporated of record in Deed Book 3727, Pg. 725 and described as follows:

*Beginning* at the southwest corner of said De Santis Florists tract, in the east railroad right-of-way for the CSX Transportation, Inc.;

Thence N 09° 11' 44" W, along the west line of said De Santis Florists tract, 501.12 feet to the northwest corner thereof;

Thence S 86° 28' 03" E, along the north line of said De Santis Florists tract, 294.00 feet to the northeast corner thereof;

Thence along the east perimeter of said De Santis Florists tract, the following courses;

S 14° 26' 58" E, 48.05 feet;

S 83° 32' 22" E, 18.79 feet;

S 00° 47' 30" W, 148.35 feet;

S 86° 46' 05" E, 35.33 feet;

S 02° 27' 35" W, 37.45 feet;

S 03° 48' 15" W, 257.94 feet to the southeast corner thereof;

Thence N 86° 11' 47" W, along the south line of said De Santis Florists tract, 259.09 feet to the *Point of Beginning*.

Containing 3.332 acres, more or less. The above description was prepared by Advanced Civil Design, Inc. on 12/19/2011 and is based on existing records and is not to be used for transfer.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

**To Rezone From:** from RR, Rural Residential & C-3, Commercial Districts

**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 ~~Development~~ **Building and Zoning Services** be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the **Department** of the Building **and Zoning** Services ~~Division~~ 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 Division** as required by Section 3370.03 of the Columbus City Codes; said text being titled "**LIMITATION OVERLAY TEXT**," signed by Jill S. Tangeman, Attorney for the Applicant, dated October 10, 2011, and the text reading as follows: **LIMITATION OVERLAY TEXT**

**Zoning District:** L-C-4  
**Property Location:** 865 DeSantis Court, Columbus, Ohio  
**Owner:** DeSantis Florists, Inc.  
**Applicant:** DeSantis Florists, Inc.  
**Date of Text:** October 10, 2011  
**Application:** Z11-026

**1. Introduction:** The applicant seeks to rezone 3.332 +/- acres to L-C-4. The site is currently zoned C-3. The applicant is asking to rezone the site to L-C-4 to allow for broader commercial uses.

**2. Permit Uses:** Those uses listed in Chapter 3356.03 (C-4, Regional Scale Commercial District) of the Columbus City Code shall be permitted.

A. The following uses are excluded from this site:

1. Billboards
2. Used car lots, except used car lots used in conjunction with the sale of new cars.
3. Outside display of items with the exception of items offered for sale and accessory to a permitted use, such as hardware, lumber, or landscaping sales uses, etc.
4. Halfway House
5. Automobile and light truck dealers
6. Automotive accessories, parts, and tire sales
7. Automobile maintenance and repair
8. Automotive sales, leasing, and rental
9. Motorcycle, boat and other motor vehicle dealers
10. Motor vehicle accessories and parts dealers
11. Recreational vehicle dealers
12. Truck, utility trailer and RV sales, rental and leasing
13. Video Sales

**3. Development Standards:** Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

**A. Density, Lot, and/or Setback Commitments.**

1. Building lines:

a. The building setback line shall be 50 feet on the north side of the subject site and 10 feet on the south, west and east sides of the site.

2. Parking setbacks:

a. The parking setback line shall be 10 feet on the north side of the site and 5 feet on the south; east and west sides of the site.

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

1. Sidewalks from the parking areas to any building shall be provided. In addition, sidewalks that connect to parcels outside the development will be provided where topography allows and will be a minimum of eight (8) feet in width.

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

1. No off-street loading areas or loading docks shall be located on or along the front wall of any building, within the front yard or nearer than fifteen (15) feet from any side or rear property line. Off-street loading areas of loading docks located on or along the side wall of any building shall in no event be located nearer than twenty-five (25) feet from the front of the building and such facilities and all activities therein shall be screened from view from all public streets with buildings or view-obscuring treatment such as landscaped mounds, a wall or

fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6' and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owners of the property containing such freight loading area at all times.

2. All open areas not occupied by buildings, structures, outside storage areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be landscaped with lawns, trees and shrubs.

3. Street trees on internal private streets shall be installed at a minimum of 30 feet apart, unless tree groupings of equal quantity are more practical.

**D. Building Design and/or Interior-Exterior Treatment Commitments.**

1. Buildings shall be finished with the same level and quality of finish on all four sides. There shall be no exposed smooth face concrete block.

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

1. All new or relocated utility lines shall be installed underground.

**F. Graphics and/or Signage Commitments.**

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

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