



City of Columbus

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

Legislation Text

File #: 0230-2023, Version: 2

Rezoning Application: Z22-056

APPLICANT: Qualawash Holdings LLC; c/o Sean Mentel, Atty.; 250 East Town Street, Suite 200; Columbus, OH 43215.

PROPOSED USE: Conform existing manufacturing development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on January 12, 2023.

SOUTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 6.35± site consists of one parcel developed with a business that specializes in bulk container cleaning and maintenance in the R, Rural District as the result of annexation in 1992. The requested M, Manufacturing District will conform the existing manufacturing use. This site is within the planning boundaries of the *Southwest Area Plan* (2009) which recommends “Community Commercial” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). Given the existing use and surrounding industrial uses and zoning in the area, staff is supportive of deviating from the Plan's land use recommendation.

To rezone **1291 W. MOUND ST. (43223)**, being 6.35± acres located on the south side of West Mound Street, 500± feet east of Harrisburg Pike, **From:** R, Rural District, **To:** M, Manufacturing District **and to declare an emergency.** (Rezoning #Z22-056).

WHEREAS, application #Z22-056 is on file with the Department of Building and Zoning Services requesting rezoning of 6.35± acres from R, Rural District, to M, Manufacturing District; and

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

WHEREAS, the Southwest 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 will conform an existing manufacturing use, Given the existing use and surrounding industrial uses and zoning in the area, staff is supportive of deviating from the *Southwest Area Plan's* land use recommendation for community commercial uses; ~~now, therefore:~~ **and**

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus on that it is immediately necessary to pass this ordinance due to the need to achieve site compliance and building permit approval so that applicant may erect additional office space and create new jobs on-site 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1291 W. MOUND ST. (43223), being 6.35± acres located on the south side of West Mound Street, 500± feet east of Harrisburg Pike and being more particularly described as follows:

The Land referred to herein below is situated in the County of Franklin, State of Ohio, and is described as follows:

Being Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey #422, and being part of the 10.70 acre tract (Official Record Volume 1306 I-01) and part of the 10.219 acre tract (Deed Book 1763 Page 260) conveyed to Rentals, Inc., (all records in Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Commencing at the Northwest corner of said 10.70 Acre tract (Northeast corner of the John E. Shore, Trustee tract (Deed Book 3674, Page 248), in the South line of West Mound Street (66 feet wide):

Thence, Southerly, along part of the West line of said 10.70 Acre tract and part of the East line of the said Shore tract, South 20 degrees 17 minutes 00 seconds East, a distance of 428.69 feet to an iron pin and the True Point of Beginning of this Description:

Thence, Easterly, across part of the said 10.70 Acre tract, North 69 degrees 43 minutes 00 seconds East, 60.0 feet to an iron pin:

Thence, Southerly, across part of the said 10.70 Acre tract, along a line parallel with the West line of said tract, South 20 degrees 17 minutes 00 seconds East, 350.0 feet to an iron pin:

Thence, Easterly, across the said 10.70 Acre tract and across the said 10.219 Acre tract, North 68 degrees 11 minutes 23 seconds East, 793.22 feet to an iron pin in the East line of said 10.219 Acre tract (West line of the Buel-Stone corporation 7.031 Acre tract (Deed Book 3501, Page 586):

Thence, Southerly, along part of the East line of the said 10.219 Acre tract, and part of the West line of the said 7.031 Acre tract, South 20 degrees 00 minutes 00 seconds East, 400.0 feet to an iron pin at the Southeast corner of said 10.219 Acre tract and Southwest corner of the said 7.031 Acre tract and in the Northerly line of Greenlawn Cemetery Association tract:

Thence, Westerly, along the Northerly line of said Greenlawn Cemetery Association tract, and along the Southerly lines of the said 10.219 Acre tract and 10.70 Acre tract South 81 degrees 29 minutes 00 seconds West, 869.22 feet to an iron pin found at the Southwest corner of the said 10.70 Acre tract (Southeast corner of the said Shore tract):

Thence, Northerly, along part of the West line of the said 10.70 Acre tract and part of the East line of the said Shore tract, North 20 degrees 17 minutes 00 seconds West 551.60 feet to the place of beginning, Containing 6.352 Acres, subject to all easements and restrictions of record.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is the West line of the 10.70 Acre tract from previous deeds.

Together with the right of Ingress and egress on, over and across the following described real property:

Being situated in the State of Ohio, county of Franklin, Township of Franklin, in Virginia Military Survey #422 and being part of the tract conveyed to John E. Shore, Trustee, in Deed Book 3674, Page 248, and being the same easement reserved to Mary C. Grant in Deed Book 1778, Page 350, and to Rentals, Inc. in Official Record Volume 1306 I01. (all records in Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at a point in the South line of West Mound Street (66 feet wide) at the Northeast corner of the said Shore tract, (Northwest corner of the said Rentals, Inc. 10.70 Acre tract):

Thence, Southerly, along part of the East line of the said Shore tract and part of the West line of the said Rentals, Inc. tract, South 20 degrees 17 minutes 00 seconds East, a distance of 500.00 feet to a point:

Thence, Westerly, across the said Shore tract, along a line parallel to the South line of West Mound Street, South 70 degrees 00 minutes 00 seconds West, 25.0 feet to a point in the West line of the said Shore tract (East line of the Miller Station Progress Company 3.721 Acre tract, (Official Record Volume 12906 J-08):

Thence, Northerly, along part of the West line of the said Shore tract and part of the East line of the said 3.721 Acre tract North 20 degrees 17 minutes 00 seconds West, 500.00 feet to a point in the South line of West Mound Street at the Northwest corner of said Shore tract:

Thence, Easterly, along the South line of West Mound Street, North 70 degrees 00 minutes 00 seconds East, 25.0 feet to the place of beginning Containing 12,500 square feet.

Together with those Ingress/Egress rights contained in the Easement of record in Deed Book 2896, Page 88, Recorder's Office, Franklin County, Ohio.

Together with those Ingress/Egress rights contained in the Easement of record in Deed Book 2896, Page 91, Recorder's Office, Franklin County, Ohio.

Together with those Ingress/Egress rights contained in the Easement of record in Official Record Volume 1306, Page I01, Recorder's Office, Franklin County, Ohio.

To Rezone From: R, Rural 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.~~

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.