



City of Columbus

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

Legislation Text

File #: 0504-2016, **Version:** 1

Rezoning Application Z15-050

APPLICANT: Ohio Mulch; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Landscaping and mulch retail and wholesale.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on January 14, 2016.

NORTHLAND COMMUNITY COUNCIL RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 1.2± acre site consists of two parcels, each with an existing single dwelling-unit, zoned M-1, Manufacturing District in 1960. The applicant proposes the L-M, Limited Manufacturing District, for the development of a retail and wholesale landscaping and mulch business. The limitation text includes restrictions on permitted uses and commitments to landscaping/screening, outdoor display areas, signage, and a site plan. This site is located within the planning area of the *Northland I Area Plan* (2014), which recommends “Community Commercial”, allowing for retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. Staff is supportive of the request for the L-M, Manufacturing District. Committing to use restrictions and development standards ensures that development is compatible with adjacent commercial and manufacturing properties as well as the development patterns of the area. Concurrent Council variance Ordinance No. 0505-2016 (CV15-068) is also under consideration to vary the required parking and setback standards of the proposed L-M district.

To rezone **826 EAST DUBLIN-GRANVILLE ROAD (43229)**, being 1.2± acres located on the north side of East Dublin-Granville Road, 160± feet east of Huntley Road, From: M-1, Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning # Z15-050).

WHEREAS, application #Z15-050 is on file with the Building and Zoning Services Department requesting rezoning of 1.2± acres from M-1, Manufacturing District, to L-M, Limited Manufacturing District; and

WHEREAS, the Development 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 consistent with the zoning and development patterns in the area. The proposal will permit the development of a retail and wholesale landscaping and mulch business with appropriate use restrictions and development standards, 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:

826 EAST DUBLIN-GRANVILLE ROAD, being 1.2± acres located on the north side of East Dublin-Granville Road,

160± feet east of Huntley Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 4, Township 2, Range 18, United States Military Lands and being all of that 0.354 acre tract and all of the residual land in that 3.91 acre tract (with exceptions) described in deeds to Judith E. Burgess of record in the following deeds: D.B. 2025, Pg. 87, Inst. 199711190147695, Inst. 200206240155032, Inst. 200907130101870 and D.B, 3616, Pg. 628, Inst. 200206240155030, Inst. 200907130101868 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, at the intersection of the westerly line of said 3.91 acre tract with the northerly right-of-way line of East Dublin Granville Road (State Route 161), being the southeasterly corner of that 1.153 acre tract described in a deed to B & N Company of record in O.R. 134 H01;

Thence North 5° 56' 46" West 404.22 feet, along the easterly line of said 1.153 acre tract, and the westerly line of said 3.91 acre tract, to the southerly line of lands of Garrison Huntley LLC of record in Inst. 201209280145908;

Thence North 84° 41' 29" East 125.98 feet along the southerly line of said Garrison Huntley LLC, to the westerly line of lands of 2089 Webster LLC of record in Inst. 2015013300039419;

Thence South 5° 52' 47" East 411.43 feet, along the westerly line of said 2089 Webster LLC, and the easterly line of said 3.91 acre tract, to the northerly right-of-way line of said Dublin Granville Road;

Thence South 84° 20' 00" West 76.50 feet, along said right-of-way line, and the southerly line of said 0.354 acre tract, to a point;

Thence North 77° 57' 54" West 12.83 feet, continuing along said line, to a corner of said 0.354 acre tract;

Thence North 89° 20' 51" West 37.25 feet, along the northerly right-of-way line of East Dublin Granville Road, to the POINT OF BEGINNING, and containing 1.18 acres of land, more or less.

The above description was prepared from available records and does not represent an actual field survey.

To Rezone From: M-1, Manufacturing 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 changes 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 plan being titled, "**OHIO MULCH,**" and text titled, "**LIMITATION TEXT,**" signed by Jeffrey L. Brown, Attorney for the Applicant, dated February 1, 2016, and reading as follows:

LIMITATION TEXT

PROPOSED DISTRICTS: L-M

PROPERTY ADDRESS: 826 East Dublin-Granville Road

OWNER: Judith E. Burgess

APPLICANT: Ohio Mulch

DATE OF TEXT: 2/1/2016

APPLICATION: Z15-050

1. INTRODUCTION: This site is located on the north side of East Dublin-Granville Road east of Huntley Road. The applicant wants to combine his retail and wholesale operations at the site as well as yard waste drop off. There are different development standards for retail vs. wholesaling uses. The applicant has filed an accompanying council variance to address the setback and parking issues. See CV18-068.

2. PERMITTED USES:

Those uses permitted under Section 3363.01 M, Manufacturing District of the Columbus City Code (including wholesale activities) except for the following uses which are prohibited:

- Adult entertainment establishment or an adult store
- Animal Shelter
- Bars, Cabarets and Nightclubs
- Blood and Organ Banks
- Check Cashing and Loans
- Halfway House
- Missions/Temporary Shelters
- Monopole Telecommunication Antennas
- Motorcycle and Boat Dealers
- Pawn Brokers
- Recreational Vehicle Dealers
- Utility and RV (Recreational Vehicle) Sales, Rental and Leasing
- Used Automobile Sales unless part of a new automobile dealership
- Those uses listed in C-5, Commercial District (Chapter 3357) and those uses listed in Sections 3363.16 and 3363.17 of Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicted in the text or submitted drawings the applicable development standards are contained in Chapter 3363 M, Manufacturing District of the Columbus City Code.

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

N/A

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

N/A

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

1. The frontage along East Dublin-Granville Road shall be landscaped as follows: 1 tree per 30 linear feet. Trees maybe grouped or evenly spaced.

2. Parking lots shall be screened from East Dublin-Granville Road by headlight screening a minimum of three feet in height.

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

N/A

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

The height of the bulk storage and storage bins shall not exceed six feet.

F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the appropriate M, Manufacturing District.

G. Miscellaneous

1. The applicant has submitted a site plan as part of its zoning application. The site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the site plan shall be subject to review 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 proposed adjustment.

2. See also CV15-068.

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