



# City of Columbus

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

## Legislation Text

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**File #:** 0728-2016, **Version:** 1

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### **Rezoning Application Z15-049**

**APPLICANT:** Preferred Real Estate Investments II, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

**PROPOSED USE:** Commercial or industrial development.

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

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval. This site is currently undeveloped and is zoned R, Rural District as the result of a recent annexation from Prairie Township. The applicant proposes the L-M, Limited Manufacturing District to allow future commercial or industrial development, and plans to develop the site with an extended-stay hotel. The limitation text restricts permitted uses to those allowed in the C-4, Commercial District and less objectionable uses of the M, Manufacturing district, and provides commitments for screening, landscaping, and lighting. This site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends employment center uses for this location. This classification emphasizes business and professional offices, light industrial operations, and visitor service establishments, with retail only as a secondary use. While the proposed L-M, Limited Manufacturing District would permit uses associated with this recommendation, staff objects to the potential for retail or extended stay hotel uses allowed by the limitation text.

To rezone **986 HILLIARD-ROME ROAD EAST (43206)**, being 11.75± acres located at the southeast corner of Hilliard -Rome Road East and Fisher Road, From: R, Rural District, To: L-M, Limited Manufacturing District (Rezoning # Z15-049).

**WHEREAS**, application No. Z15-049 is on file with the Department of Building and Zoning Services requesting rezoning of 11.75± acres from R, Rural District, to L-M, Limited Manufacturing District; and

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

**WHEREAS**, the City Departments recommend disapproval of said zoning change because the requested L-M, Limited Manufacturing District, would allow commercial development that is contrary to the land use recommendations of the *Trabue/Roberts Area Plan*, which recommends employment center uses for this location; 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:

**986 HILLIARD-ROME ROAD EAST (43206)**, being 11.75± acres located on the southeast corner of Hilliard-Rome Road East and Fisher Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1484, and being an

11.479 acre tract out of a 22,400 acre tract as conveyed to LJKJ Rome Hilliard, LLC, Ruth Ann Hoffman, and Roy Lee Hoffman in Instrument Number 201505270069265 and further described as follows:

Beginning at the northeast corner of a 0.092 acre tract known as 104A-WD as recorded in Deed Volume 2990, Page 249 and being an angle point in the southerly line of a 4.961 acre tract known as 13-WD as recorded in Deed Volume 2990, Page 245 both created with ODOT RW Plan set FRA-70-3.41, also being the southwest corner of a 9.606 acre tract as conveyed to Cabot II-OH1M01-OH1M04 LLC in Instrument Number 200601090004263, Tract IV, and being in the southerly right of way line of Fisher Road, reference a 3/4" pipe found, east 0.27 feet, and being the **TRUE POINT OF BEGINNING** for land herein described;

Thence leaving the southerly right of way line of Fisher Road with southerly line of said 9.606 acre tract, S 77° 12' 00" E, 1501.65 feet to a 3/4" pipe found at the southeast corner of said 9.606 acre tract and being in the westerly line of a 21.583 acre tract as conveyed to 5303 Fisher LLC in Instrument Number 2014090201626;

Thence with the westerly line of said 21.583 acre tract, S 12 ° 48' 20" W, 283.86 feet to a 3/4" pipe found at the southwest corner of said 21.583 acre tract and the northwest corner of a tract as conveyed to the Pennsylvania Lines LLC in Instrument Number 20021280325195;

Thence with the westerly line of said Pennsylvania Lines LLC tract, S 13 ° 43' 29" W, 16.14 feet to an iron pin set in said westerly line;

Thence crossing said 22.400 acre tract, N 77 ° 12' 00" W, 916.68 feet to an iron pin set;

Thence continuing across said 22.400 acre tract, S 12 ° 48' 00" W, 50.00 feet to an iron pin set;

Thence continuing across said 22.400 acre tract, N 77 ° 12' 00" W, 685.00 feet to an iron pin set in the east line of a 0.366 acre tract as conveyed to The Franklin County Commissioners in Instrument Number 21505270069265 being the easterly right of way line of Hilliard-Rome Road East;

Thence with the east line of said 0.366 acre tract and the easterly right of way line of Hilliard-Rome Road East, N 13 ° 56' 54" E, 279.84 feet to an iron pin set at the southeast corner of said 104A-WD;

Thence with the easterly line of said 104A-WD, N 47 ° 30' 47" E, 76.17 feet to an iron pin set;

Thence continuing with the easterly line of said 104A-WD, S 85 ° 37' 32" E, 51.89 feet to the TRUE POINT OF BEGINNING, containing 11.749 acre tract, more or less.

**To Rezone From:** R, Rural 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 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; and text titled, "**LIMITATION OVERLAY TEXT**," signed by Jill S. Tangeman, Esq., Attorney for the Applicant, dated February 8, 2016, and the text reading as follows:

**Limitation Overlay Text**

Proposed District: L-M

Property Address: 986 Hilliard Rome Road

Owners: LKJK Rome Hilliard LLC, Ruth Ann Hoffman, Roy Lee Hoffman

Applicant: Preferred Real Estate Investments II LLC

Date of Text: March 17, 2016

Application No: Z15-049

**1. Introduction:** The subject site is 11.749+/- acres located on Hilliard Rome Road.

**2. Permitted Uses: / L-M**

The following uses shall be permitted:

A. All uses in the C-4 Commercial Uses as listed in Title 33, Chapter 3356 of the Columbus City Code except that the following uses will be prohibited: Automobile and Light Truck Dealers; Bars, Cabarets and Nightclubs;;

B. Uses in the M Manufacturing Uses listed in Title 33, Chapter 3363.02 through 3363.08. Adult book stores, adult motion picture theaters, or adults only establishments, and uses listed in Title 33, Chapter 3363, Sections 3363.09 through 3363.17 are prohibited.

C. C-5, Commercial Uses as listed in Title 33, Chapter 3357 are prohibited.

**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. N/A**

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

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

1. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.

2. All open areas on each developed parcel not occupied by buildings, structures, outside display areas, parking areas, driveways, walkways and off-street loading areas shall be landscaped with lawns and/or trees and shrubs.

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

Buildings will be constructed with an exterior mixture of brick or stone veneer, wood or cement wood siding and vinyl siding.

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

1. Buildings and landscaping may be uplighted or downlighted from a concealed source. Ground mounted lighting shall

be shielded and landscaped.

2. Parking lot lighting shall be no higher than 18 feet. For aesthetic compatibility, poles and lights shall be black, dark brown or bronze in color.

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

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

**G. Miscellaneous**

The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

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