



# City of Columbus

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

## Legislation Text

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**File #: 1502-2010, Version: 1**

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### **Rezoning Application Z10-017**

**APPLICANT:** Columbus Limestone, Inc.; c/o Richard C. Brahm and Aaron M. Glasgow, Attys.; 145 East Rich Street; Columbus, OH 43215.

**PROPOSED USE:** Industrial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on September 9, 2010.

**SOUTHWEST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 5.5± acre site is currently used for surface mining operations and is zoned in the EQ, Excavation and Quarrying District. The applicant requests the M, Manufacturing District which would allow industrial development, and more specifically, an asphalt shingle recycling facility. A Special Permit from the Board of Zoning Adjustment would be required after the rezoning is complete for any recycling facility use. The site is located within the planning area of the *Southwest Plan* (2009), which recommends landfill and quarrying uses for this location. Staff has determined that the request does not pose a negative impact to the surrounding quarry uses, and is consistent with the zoning and development patterns of the area.

To rezone **3401 JACKSON PIKE (43123)**, being 5.5± acres generally located 1700± feet east of Jackson Pike, and 3,100± feet north of Interstate 270, **From:** EQ, Excavation and Quarrying District, **To:** M, Manufacturing District (Rezoning # Z10-017).

**WHEREAS**, application #Z10-017 is on file with the Building Services Division of the Department of Development requesting rezoning of 5.5± acres from EQ, Excavation and Quarrying District, to the 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 does not pose a negative impact to the surrounding quarry uses. The request will permit industrial development, and would allow the applicant to request a Special Permit from the Board of Zoning Adjustment for an asphalt shingle recycling facility. Staff has determined that the request is consistent with the zoning and development patterns of 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:

**3401 JACKSON PIKE (43123)**, being 5.5± acres generally located 1700± feet east of Jackson Pike, and 3,100± feet north of Interstate 270, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Being 5.5 Acres out of Columbus Limestone Inc., Tract Three,

Parcel One and Tract Three Parcel Two as recorded in the Franklin County Recorder's Office in Instrument # 200206250156219.

And being more particularly described as followed:

Beginning for reference at a railroad spike found at the intersection of SR 104 ( Jackson Pike) and Thraillkill Rd., the same being the original southwest corner of said tract three, parcel three; thence over the grantors property, North 51° 12' 00" East, 3090.70' to the southwesterly corner of the herein described 5.5 acre lease tract; (Ohio State Plane Coordinates N=688754.50 E=1822808.47),

thence, continuing over the grantors property the following eight courses:

South 34°32'09" West, a distance of 231.96';

South 21°49'07" West, a distance of 223.05'

South 15°45'20" West, a distance of 234.34';

North 67°07'25" West, a distance of 322.42';

North 16°51'41" East, a distance of 280.36'

North 04°39'36" West, a distance of 305.60';

North 88°30'42" East, a distance of 252.34';

South 73°04'02" East, a distance of 278.42' to the point of beginning and containing 5.5 acres.

Being subject to all legal highways, easements, and restrictions of record. Basis of bearing is Ohio State Plane Coordinates (South Zone).

This description was prepared from actual field locations under my direct supervision in May 2010.

Douglas L. Moore  
Ohio Professional Surveyor # 7011  
8311 Harrisburg-London Rd.  
Orient, Ohio 614-877-2506

**To Rezone From:** EQ, Excavation and Quarrying 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.