



# City of Columbus

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

## Legislation Text

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**File #:** 2035-2014, **Version:** 1

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### **Rezoning Application Z14-022**

**APPLICANT:** New Par, d/b/a, Verizon Wireless; c/o Robert M. Ferguson, Agent; 3960 Brown Park Drive, Suite 1; Hilliard, Ohio 43026.

**PROPOSED USE:** Monopole telecommunications antenna.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on July 10, 2014.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested L-M, Limited Manufacturing District, will allow the applicant to replace the currently registered site plan with one that allows the installation of a monopole communications antenna. The site is located within boundaries of the *Northland Plan Volume I* (2014), which recommends commercial/mixed use for this location. The request is consistent with the land use recommendations of the *Northland Plan Volume I* (2014), and the established zoning and development pattern of the area.

To rezone **3389 EAST DUBLIN GRANVILLE ROAD (43235)**, being 0.74± acres located on the north side of East Dublin Granville Road, 200± feet east of Westerville Road, From: L-M, Limited Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning # Z14-022).

**WHEREAS**, application #Z14-022 is on file with the Department of Building and Zoning Services requesting rezoning of 0.74± acres from L-M, Limited 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 request is consistent with the land use recommendations of the *Northland Plan Volume I*, and the established zoning and development pattern 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:

**3389 EAST DUBLIN GRANVILLE ROAD (43235)**, being 0.74± acres located on the north side of East Dublin Granville Road, 200± feet east of Westerville Road, and being more particularly described as follows:

Being situated in the state of Ohio, County of Franklin, City of Columbus, being part of Lots Numbered 4 and 5 of a subdivision of the Third Quarter of Township 2, Range 17, United States Military Lands and being 0.737 acre of land, more or less, said 0.737 acre being all of those tracts of land conveyed to Guy E. Miller by deeds of record in Deed Book 3586, Page 57, and Deed Book 3774, Page 568, both being of record in the Recorder's Office, Franklin County, Ohio, said 0.737 acre tract being more particularly described as follows:

For reference beginning at the centerline intersection of State Route 161 (old) and State Route 3; thence N 87 degrees 38' 09" E, with the centerline of said State Route 161, a distance of 318.95 feet to a point; thence S 1 degree 31' 33" E, a distance of 40.00 feet to the true point of beginning;

Thence, from said true point of beginning, N 87 degrees 38' 09" E, parallel with and 40.00 feet southerly, as measured at right angles, from the centerline of said State Route 161 (old), a distance of 109.54 feet to a point;

Thence S 1 degree 00' 52" W, with an easterly line of said Miller tract, the westerly line of that 0.460 acre tract of land described in the deed to William H. Haynes and Beatrice M. Haynes of record in Deed Book 2922, Page 536, Recorder's Office, Franklin County, Ohio, a distance of 183.40 feet to a point in a northerly right-of-way line of state Route 161 (new), the same being a southeasterly corner of said Miller land;

Thence S 87 degrees 25' 42" W, with said northerly right-of-way line of State Route 161 (new), with a southerly line of said Miller land, a distance of 181.13 feet to a southwesterly corner of said Miller land;

Thence N 1 degree 00' 27" E, with a westerly line of said Miller land, with the easterly line of that 0.666 acre tract of land described in the deed to Waffle House, Inc. of record in Deed Book 3722, Page 432, Recorder's Office, Franklin County, Ohio, a distance of 172.20 feet to a point in the southerly line of said state Route 161 (old), the same being a northwesterly corner of said Miller tract;

Thence N 87 degrees 39' 03"-E, with a northerly line of said Miller land, a southerly line of said state Route 161 (old), a distance of 71.66 feet to a northeasterly corner of said Miller land;

Thence S 1 degrees 31' 33" E, with an easterly line of said Miller land, a distance of 4.39 feet to the true point of beginning and containing 0.737 acre of land, more or less.

**To Rezone From:** L-M, Limited 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, "**OVERALL SITE PLAN**," and said text titled, "**DEVELOPMENT TEXT**," both dated August 28, 2014, and signed by Robert M. Ferguson, Agent for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT  
LM, LIMITED MANUFACTURING DISTRICT  
0.74± ACRES

Existing District: L-M, Limited Manufacturing District  
Proposed District: L-M, Limited Manufacturing District

Property Address: 3389 East Dublin-Granville Road (43235)

Owner/Applicant: Robert M. Ferguson Agent Verizon Wireless c/o Ronald J. & Ruby L. Passen

Application No.: Z14-022/14335-00000-00327

Date of Text: August 28, 2014

## I. INTRODUCTION:

The subject site ("Site") consists of 0.74± acres situated on the south side of East Dublin-Granville Road, east of Westerville Road. The site was zoned L-M, Limited Manufacturing District in 1986 (Z86-064) for a plumbing contractor and storage yard, and proposed a 2,400 square foot addition to an existing shop building. A site plan was committed to with the current L-M District to show the proposed buildings and outside storage areas. The building addition never occurred, and the site is now being used as an auto repair facility. The Applicant proposes to rezone the Site from L-M to L-M, to replace the registered site plan. New site plan illustrates the location of the monopole telecommunications antenna. Use restrictions and outside storage limitations as approved by Z86-064 are being carried over with this request.

The Site is surrounded on the west by a restaurant; on the north across East Dublin-Granville Road by auto sales and a tree service contractor; on the east by an office; and on the south by State Route 161. The Site lies within a significantly mixed-use neighborhood which is fairly industrial in nature.

## II. PERMITTED USES:

Only the following uses shall be permitted: Auto Repair, Commercial and residential security uses as permitted by 3363.01 and 3363.01(B); contractor's equipment and storage yard as permitted by 3363.02(a); telecommunication antennas as permitted by 3363.175. All uses in 3363.01(D) are specifically prohibited.

## III. DEVELOPMENT STANDARDS:

### A. Density, Height, Lot and/or Setback Commitments.

1. A perimeter "No Outside Storage Area" shall be maintained as follows: 30 feet along the north property line, and 20 feet along the east, west and south property lines. No outside storage of contractor's equipment or materials is permitted within this perimeter.

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

1. The Applicant shall maintain one full-service access point along East Dublin-Granville Road.

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

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

### E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments. N/A

### F. Graphics and Signage Commitments.

All signage shall conform to Chapters 3375 through 3383 of the Columbus City Code, as they apply to the M, Manufacturing District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

### G. Miscellaneous.

The Subject Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

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