



# City of Columbus

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

## Legislation Text

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**File #:** 0960-2006, **Version:** 1

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### **Rezoning Application Z06-017**

**APPLICANT:** BN Associates LLC; c/o Allan H. Webb, Agent; Hockaden and Associates, Inc.; 883 North Cassady Avenue; Columbus, OH 43219.

**PROPOSED USE:** Industrial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on May 11, 2006.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 6.89± acre site is developed with a non-conforming warehouse building in the R, Rural District. The requested M-1, Manufacturing District will make the current warehouse development conforming, while allowing future industrial development. The site is located within the planning area of the *South Central Accord* (2004), which recommends industrial uses for this location. The proposed M-1, Manufacturing District is consistent with the zoning and development patterns of the area, and with the land use recommendations of the *South Central Accord*.

To rezone **2195 WRIGHT BROTHERS AVENUE (43217)**, being 6.89± acres located at the southeast corner of Wright Brothers Avenue and B Miller Street, **From:** R, Rural District **To:** M-1, Manufacturing District (Rezoning # Z06-017).

**WHEREAS**, application #Z06-017 is on file with the Building Services Division of the Department of Development requesting rezoning of 6.89± acres from R, Rural District, to M-1, 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 make the current warehouse development conforming, while allowing future industrial development. The site is located within the planning area of the *South Central Accord* (2004), which recommends industrial uses for this location. The proposed M-1, Manufacturing District is consistent with the zoning and development patterns of the area, and with the land use recommendations of the *South Central Accord*, 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:

**2195 WRIGHT BROTHERS AVENUE (43217)**, being 6.89± acres located at the southeast corner of Wright Brothers Avenue and B Miller Street, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, lying in Section 1, Township 3, Range 22, Congress Lands, and being part of Parcel ", conveyed to Rickenbacker Port Authority, by deed of record in Official Record 4117 A01, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Being for reference at a point in the centerline intersection of Alan Schwarzwald Street, as delineated on the plat of record in Plat Book 76, page 45, and Wright Brothers Avenue, as delineated on the plat of record in Plat Book 83, page 82;

Thence North 86° 09' 45" West, a distance of 737.96 feet, along said centerline of Wright Brothers Avenue, to a point at the intersection with the northerly extension of the westerly line of the 4.474 acre trace conveyed to GMPM Properties, Inc., by deed of record in Official Record 21697 H03;

Thence South 03° 50' 15" West, a distance of 30.00 feet, along said northerly extension, to an iron pin found in the southerly right-of-way line of said Wright Brothers Avenue, at the northwesterly corner of said 4.474 acre tract; said iron pin being the POINT OF TRUE BEGINNING of the herein described tract;

Thence continue South 03° 50' 15" West, a distance of 507.38 feet, along said westerly line of the 4.474 acre tract, to an iron pin found at the southwest corner of said 4.474 acre tract;

Thence North 86° 09' 45" West, a distance of 591.44 feet, across aforesaid Parcel "C", to an iron pin set in a westerly line of said Parcel "C";

Thence South 86° 09' 45" East, a distance of 591.70 feet, along said southerly right-of way line, to the POINT OF TRUE BEGINNING, CONTAINING 6.890 ACRES, more or less, and being subject to all easements and restrictions of record.

The bearings in the above description are based on the Grid Bearing of S 86° 16' 43" E, from the Ohio Coordinate System, South Zone, as determined by field measurement between Franklin County Engineer Monuments #9929 and #2269.

**To Rezone From:** from R, Rural District,

**To:** M-1, Manufacturing District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the M-1, Manufacturing District on this property.

**SECTION 3.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.