



City of Columbus

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

Legislation Text

File #: 1470-2015, **Version:** 1

Rezoning Application Z15-008

APPLICANT: David Donley, Donley Concrete Cutting, c/o Jackson B. Reynolds, III; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Contractor's office and equipment storage.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 14, 2015.

FAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposed L-M, Limited Manufacturing District, would permit an existing commercial development to be used as a contractor's office with outdoor equipment storage. The site is located within the boundaries of the *Brice - Tussing Area Plan* (1990), which recommends office and warehouse uses for this location. In consideration of the nearby commercial and residential developments, the limitation text includes permitted uses, provisions for access, and the preservation of existing green space and mature trees. The request is consistent with the land use recommendations of the *Brice - Tussing Area Plan*, and the established zoning and development pattern of the area.

To rezone **3051 DELTA MARINE DRIVE (43068)**, being 5.26± acres located at the southwest corner of Delta Marine and Centennial Drives, From: L-C-4, Limited Commercial District, To: L-M, Limited Manufacturing District (Rezoning # Z15-008).

WHEREAS, application #Z15-008 is on file with the Department of Building and Zoning Services requesting rezoning of 5.26± acres from L-C-4, Limited Commercial District, to L-M, Limited Manufacturing District; and

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

WHEREAS, the Far East Area 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 *Brice - Tussing Area Plan*, 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:

3051 DELTA MARINE DRIVE (43068), being 5.26± acres located at the southwest corner of Delta Marine and Centennial Drives, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 25, Township 12, Range 21, Refugee Lands and being part of that tract of land conveyed to Columbus Land Investment Co., by deed of record in Deed Book 3299, Pages 84, 89 and 94, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin at the intersection of the southerly right-of-way line of Centennial Drive, with the westerly right-of-way line of Delta Marine Drive (50 feet in width);

Thence South 42 deg. 49' 13" East, along said right-of-way line of Delta Marine Drive a distance of 270.09 feet to an iron pin at a point of curvature of a curve to the right;

Thence continuing along said right-of-way line, being the arc of said curve (delta = 47 deg. 13' 37", radius = 125.00 feet), a chord bearing and distance of South 19 deg. 12' 24" East, 100.14 feet to an iron pin at a point of tangency;

Thence South 4 deg. 24' 24" West, continuing along said right-of-way line of Delta Marine Drive, a distance of 108.16 feet to an iron pin at an angle point in said line;

Thence North 85 deg. 35' 36" West, along a northerly right-of-way line of Delta Marine Drive, along the northerly line of the Thomas J. Herbert 9.851 acre tract of record in Official Record 13122J15 and the northerly line of the Major Contracting Co. tract, of record in Deed Book 3046, Page 104, a distance of 692.89 feet to an iron pin found at the southeasterly corner of The Ohio Bell Telephone Co. 5.597 acre tract, of record in Deed Book 3470, Page 26;

Thence North 4 deg. 24' 24" East, along the easterly line of The Ohio Bell Telephone Co. tract, a distance of 337.50 feet to an iron pin at an angle point in the southerly right-of-way line of Centennial Drive;

Thence South 85 deg. 35' 36" East, along said right-of-way line of Centennial Drive, a distance of 40.00 feet to an iron pin at an angle point in said line;

Thence North 4 deg. 24' 24" East, continuing along said right-of-way line, a distance of 25.00 feet to an iron pin an angle point in said line;

Thence South 85 deg. 35' 36" East, continuing along said right-of-way line, a distance of 306.47 feet to an iron pin found at a point of curvature of a curve to the left;

Thence continuing along said right-of-way line, being the arc of said curve (delta = 21 deg. 49' 42", radius = 290.58 feet), a chord bearing and distance of North 83 deg. 29' 33" East, 110.04 feet to the point of beginning, containing 5.262 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Bearings contained herein are based on the same meridian as the bearing of the south right-of-way line of Centennial Drive (North 85 deg. 35' 36" West), of record in Deed Book 3629, Page 101.

To Rezone From: L-C-4, Limited Commercial 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 text titled, "LIMITATION TEXT," dated April 10, 2015, and signed by Jackson B. Reynolds, III, Agent for the Applicant, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICTS: L-M

PROPERTY ADDRESS: 3051 Delta Marine Drive

OWNER: David Donley

APPLICANT: David Donley

DATE OF TEXT: April 10, 2015

APPLICATION: Z15-008

1. INTRODUCTION: The subject property ("Site") is located along Delta Marine Drive and Centennial Drive on Columbus's far southeast side. The property was rezoned to L-C-4 in 1989 under case Z89-083 to provide for future commercial development. The property is located in close proximity to a mix of light industrial / manufacturing, office and commercial uses. Multi-family and single family residential development is located east (across Gender Road) and south (across the railroad tracks) of the subject property and is well buffered from the site. The applicant is seeking the L-M District to allow for the property to be used for a contractor's office and storage of equipment.

2. PERMITTED USES: Those uses permitted in Sections 3356.04, C-4 and 3363.02 M, Manufacturing District of the Columbus City Code; except for blood and organ banks; bowling centers; drive-in motion picture theaters; hospitals; missions/temporary shelters; performing arts, spectator sports and related industries.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated, the applicable development standards shall be those contained in Chapter 3363 (M - Manufacturing) of the Columbus City Code.

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

N/A

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

1. Any and all traffic-related alterations or improvements shall be to the specifications of the City of Columbus Public Service Department.

2. Access to and from the Site will be by Delta Marine Drive or Centennial Drive, as currently situated.

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

1. The existing green space along Delta Marine Drive, abutting the customer parking area, shall be maintained.

2. Mature trees existing on site shall be preserved.

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

N/A

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

N/A

F. Graphics and Signage Commitments

1. All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the M-Manufacturing, Commercial District classification. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

N/A

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