



City of Columbus

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

Legislation Text

File #: 1015-2019, **Version:** 1

Rezoning Application: Z18-083

APPLICANT: 3C Body Shop; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Auto body repair facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on March 14, 2019.

SOUTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 5.82± acre site is developed with a auto body repair facility in the L-M, Limited Manufacturing District. The requested L-M district updates the text and site plan to allow development of a new storage building. The limitation text maintains the existing permitted uses, and includes supplemental development standards that address building height, traffic access, landscaping, exterior building treatments, and lighting. Included in the text is a commitment to a site plan. The site is within the boundaries of the *Southwest Area Plan* (2009), which recommends "Community Commercial" and "Open Space Stream Buffer" land uses at this location. The proposed L-M district is consistent with the Plan's land use recommendation and adequately addresses Staff's concerns regarding the stream corridor protection zone that bisects the subject site.

To rezone **1300 BRIGGS CENTER DRIVE (43223)**, being 5.82± acres located at the terminus of Briggs Center Drive, From: L-M, Limited Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning # Z18-083).

WHEREAS, application # Z18-083 is on file with the Department of Building and Zoning Services requesting rezoning of 5.82± 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 Southwest Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited Manufacturing District is consistent with the *Southwest Area Plan's* land use recommendation and adequately addresses Staff's concerns regarding the stream corridor protection zoned that bisects the subject site; 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:

1300 BRIGGS CENTER DRIVE (43223), being 5.82± acres located at the terminus of Briggs Center Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being Lots 7, 8, 9, 10 and 11 as shown and

delineated upon the plat "Briggs Centre", a subdivision of record in Plat Book 69, Pages 13 and 14, all references to records herein being to those located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point in the easterly right-of-way line of Briggs Centre Drive (50 feet in width) at the southwesterly corner of Lot 11 and the northwesterly corner of Lot 12 as shown on said plat;

Thence along the easterly right-of-way line of Briggs Centre Drive the following courses:

1. North 14 deg. 20' 08" East, a distance of 9.35 feet to a point;
2. With the arc of a curve to the right, having a radius of 350.00 feet, a central angle of 11 deg. 34' 40", a chord of which bears North 20 deg. 07' 28" East, a chord distance of 70.60 feet to a point of compound curvature;
3. With the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 76 deg. 39' 27", the chord of which bears North 64 deg. 14' 31" East, a chord distance of 31.01 feet to a point of reverse curvature;
4. With the arc of curve to the left, having a radius of 50.00 feet, a central angle of 299 deg. 18' 36", the chord of which bears North 12 deg. 05' 03" West, a chord distance of 90.88 feet to a point at the southeasterly corner of Lot 7 and the northeasterly corner of Lot 6 of said plat;

Thence North 36 deg. 43' 40" West, along the common line to Lots 6 and 7, a distance of 146.99 feet to a point at the northwesterly corner of Lot 6 and the southwesterly corner of Lot 7, in the easterly right-of-way line of the Baltimore and Ohio Railroad;

Thence North 33 deg. 12' 04" East, along said easterly right-of-way line and the westerly line of Lot 7 a distance of 39.54 feet to a point;

Thence continuing along said easterly right-of-way line and the westerly lines of Lot 7 and 8 with the arc of a curve to the right, having a radius of 11,429.20 feet, a central angle of 2 deg. 24' 01", the chord of which bears North 34 deg. 47' 27" East, a chord distance of 478.75 feet to a point at the northwesterly corner of Lot 8;

Thence South 89 deg. 12' 50" East, along the northerly line of Lot 8, a distance of 246.75 feet to a point at the northeasterly corner of Lot 8;

Thence South 13 deg. 53' 02" West, along the easterly lines of Lots 8, 9, and 10, a distance of 835.77 feet to a point at the southeasterly corner of Lot 10;

Thence North 76 deg. 18' 58" West, along the southerly line of Lot 10, a distance of 146.41 feet to a point in the easterly line of Lot 12;

Thence North 13 deg. 53' 02" East, along the easterly line of Lot 12, a distance of 20.27 feet to a point at the southeasterly corner of Lot 11 and the northeasterly corner of Lot 12;

Thence North 75 deg. 39' 52" West, along the common line to Lots 11 and 12, a distance of 156.09 feet to the place of beginning and containing 5.823 acres of land.

Bearings herein conform to those of the referenced plat "Briggs Centre"

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 change 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 titled “**ZONING EXHIBIT FOR 3C BODY SHOP**,” and text titled, “**LIMITATION TEXT**,” both dated March 14, 2019, and signed by Jackson B. Reynolds III, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 1300 Briggs Center Drive

OWNER: 3C Body Shop

APPLICANT: 3C Body Shop

DATE OF TEXT: 3/14/19

APPLICATION NUMBER: Z18-083

1. **INTRODUCTION:** This is a site along the north and east side of Briggs Center Drive. The property was zoned for Limited Manufacturing use in 2001 (Z01-015). The owner would like to add a new building to the site and is requesting to amend the rezoning approved in 2001 to add the new structure.
2. **PERMITTED USES:** Auto Body repair facility with vehicle storage areas as defined in Chapter 3363 - Manufacturing District excluding all C-4 uses.
3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated the applicable development standards are contained in Chapter 3355 C-3, Commercial of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments:

The maximum building height shall be 35’.

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

1. All circulation, curb cuts and access points shall be subject to the approval of the Department of Public Service.
2. No vehicular access to the site from Briggs Centre Drive will be allowed unless required by the City of Columbus.
3. All future parking areas will meet the requirements of C.C.C. 3312 and 3321.

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

1. Thirty (30) Evergreen trees shall be planted evenly spaced along the residential areas and a six (6) foot high chain link fence will enclose the area.
2. No intrusion into the Stream Corridor Protection Zone located on the site will be permitted unless approval is granted by the City of Columbus and if not permitted the area of intrusion will be removed.

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

No roof top mechanicals will be used.

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

1. Light poles shall not exceed 18 feet in height and shall have cutoff fixtures.
2. Lights will have fully shielded recessed lamps directed away from abutting properties and directed downward to prevent glare and shine above the horizontal plane.

F. Graphics and/or Signage Commitments:

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

The Subject Site shall be developed in accordance with the submitted site plan titled “Zoning Exhibit for 3C Body Shop” dated 3/14/18. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when 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 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.