



City of Columbus

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

Legislation Text

File #: 0529-2015, **Version:** 2

Rezoning Application Z14-031

APPLICANT: The Ellis Company; c/o Jeffrey L. Brown, Attorney; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.

PROPOSED USE: Commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0-1) on October 9, 2014.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is partially developed with a self-storage facility (via Council Variance) and zoned CPD, Commercial Planned Development and SR, Suburban Residential Districts. The requested C-2, Commercial District will allow office development. A companion Council variance (Ord. No. 0530-2015, CV14-036) is also requested to allow the demolition of the existing car wash and self-storage facility and develop a new self-storage facility on the site. The site is located with the boundaries of the *Northwest Plan* (2007), but the Plan does not include a specific land use recommendation for this site. It does, however, recommend that infill development be compatible with existing development. The proposed C-2, Commercial District is compatible with the commercial uses located to the south and west of the site and with the zoning and development patterns of the area.

To rezone **7860 SMOKEY ROW ROAD (43065)**, being 3.3± acres located on the east side of Smokey Row Road, 540± feet north of Hard Road, **From:** CPD, Commercial Planned Development and SR, Suburban Residential Districts, **To:** C-2, Commercial District **and to declare an emergency** (Rezoning # Z14-031).

WHEREAS, application #Z14-031 is on file with the Department of Building and Zoning Services requesting rezoning of 3.3± acres from CPD, Commercial Planned Development and SR, Suburban Residential District, to the C-2, Commercial 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 *Northwest Plan* (2007) with respect to land use recommendations, and with the zoning and development patterns of the area; and

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; 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:

7860 SMOKEY ROW ROAD (43065), being 3.3± acres located on the east side of Smokey Row Road, 540± feet north

of Hard Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the City of Columbus.

Being in Section 1, Township 2, Range 19, United States Military Lands, being part of Lots 15 and 24 as shown on the recorded plat of Flavel Tuller's Survey, of record in Plat Book 3, Page 60 in the Recorder's Office, Franklin County, Ohio and being out of that 101.094 acre tract of land referred to as Parcel 10 and described in Deed Book 3285, Page 395, Recorder's Office, Franklin County, Ohio, being more particularly described as follows:

Commencing at the intersection of the Centerline of Smoky Row Road and Hard Road; thence N 12 deg. 50' 34" W, along the Centerline of Smoky Row Road a distance of 570.00 feet to a point; thence N 77 deg. 09' 26" E, a distance of 40.00 feet to a point on the Northeasterly line of Smoky Row Road, said point also being the point of beginning; thence N 12 deg. 50' 34" W, along the Northeasterly line of Smoky Row Road a distance of 60.00 feet to a point; thence N 77 deg. 09' 26" E, along a line running along the Southeast Line of Reserve Lot "A" in the plat of Woodbridge Green, Section One as recorded in Plat Book 55, Page 47, Franklin County Records a distance of 450.00 feet to a point; thence S 72 deg. 11' 10" E, along the Southwesterly Line of said Reserve Lot "A" a distance of 347.13 feet to the Southeast Corner of said Reserve Lot "A" thence S 00 deg. 10' 04" E, along the West Line of Lots 12, 11, 10 and 9 of said Woodbridge Green Section One a distance of 265.00 feet to a point; thence S 89 deg. 49' 56" W, a distance of 175.00 feet to a point; thence N 00 deg. 10' 04" W, a distance of 116.21 feet to a point; thence S 89 deg. 49' 56" W, a distance of 358.98 feet to a point; thence N 12 deg. 50' 34" W, a distance of 145.00 feet to a point; thence S 77 deg. 09' 26" W, a distance of 195.00 feet to the point of BEGINNING, containing 3.308 acres of land more or less.

To Rezone From: CPD, Commercial Planned Development and SR, Suburban Residential Districts

To: C-2, Commercial District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the C-2, Commercial 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.~~ **That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.**