



## Legislation Text

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**File #: 3098-2021, Version: 1**

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**Rezoning Application: Z21-068**

**APPLICANT:** Dennis Hecker and Cathy Hecker; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

**PROPOSED USE:** Boat and RV storage business.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on October 14, 2021.

**WEST SCIOTO AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is developed with a single-unit dwelling in the R-1, Residential District. The applicant proposes the M-2, Manufacturing District for expansion of an adjacent boat and RV storage business. The site is within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends "Light Industrial" land uses at this location. The requested M-2, Manufacturing District will allow expansion of the adjacent storage business that is compatible with adjacent industrial development and consistent with the land use recommendations of the *Trabue/Roberts Area Plan*. A concurrent Council Variance (Ordinance #3099-2021; CV21-083) is requested vary required surface for parking, screening, M-2 manufacturing district special provisions, and storage requirements.

To rezone **2970-2990 WOODSON DR. (43026)**, being 3.2± acres located on the east side of Woodson Drive, 1,100± feet north of Scioto Darby Creek Road, **From:** R-1, Residential District, **To:** M-2, Manufacturing District (Rezoning #Z21-068).

**WHEREAS**, application #Z21-068 is on file with the Department of Building and Zoning Services requesting rezoning of 3.2± acres from R-1, Residential District, to M-2, Manufacturing District; and

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

**WHEREAS**, the West Scioto Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the proposed M-2, Manufacturing District will allow expansion of an existing storage business consistent with the land use recommendations of the *Trabue/Roberts Area Plan*; 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**2970-2990 WOODSON DR. (43026)**, being 3.2± acres located on the east side of Woodson Drive, 1,100± feet north of Scioto Darby Creek Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 547, being 3.208 acres of land and being all of that 1.562 acre tract of land as described in a deed to Dennis and Cathy Hecker, of record in Instrument No. 20210507008221 and all of that 1.646 acre tract of land as described in a deed to Dennis and Kathy Hecker, of record in Instrument No. 202105130085525, all references herein being to the records located at the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

Beginning FOR REFERENCE at the centerline intersection of Scioto Darby Creek Road and Scioto Darby Executive Court as shown and delineated on the plat entitled "Scioto Darby Executive Court and Scioto-Darby Creek Road Dedication and Easements", a subdivision of record in Plat Book 73, Page 78; Thence along the centerline of said Scioto Darby Creek Road the following courses;

1. South 68° 00' 02" West, a distance of 26.08 feet to a point;
2. South 75° 42' 09" West, passing the centerline of Scioto Parkway at a distance of 260.54 feet, a total distance of 1729.84 feet to a point in the westerly line of Virginia Military Survey No. 547, also being a point in the easterly line of Virginia Military Survey No. 287, a point in the westerly line of a 0.705 acre tract of as described in a deed to A&R Properties, of record in Official Record 16228, Page E16 and a point in the easterly line of a 2.802 acre tract of land as described in a deed to MGMTPLUS, Ltd., of record in Instrument No. 199908120205784 ;

Thence North 7° 31' 33" West, along the westerly line of said Virginia Military Survey No. 547, the easterly line of Virginia Military Survey No. 287, the westerly line of said 0.705 acre tract, the easterly line of said 2.802 acre tract and the westerly line of a 0.919 acre tract of land as described in a deed to Marianne Steger and Lisa Zellner, of record in Instrument No. 202108060139591, a distance of 1246.43 feet to a point at the northwesterly corner of said 0.919 acre tract of land, also being the southwest corner of said 1.562 acre tract and the TRUE PLACE OF BEGINNING;

Thence along the lines of said 1.562 acre tract the following courses;

1. North 7° 31' 33" West, continuing along the easterly line of said 2.802 acre tract, a distance of 133.30 feet to a point at the southwest corner of a 6.103 acre tract of land as described in a deed to Lee's RV & Boat Storage, LLC, of record in Instrument No. 201808200111301;
2. North 82° 17' 14" East, along the southerly line of said 6.103 acre tract, a distance of 510.29 feet to a point at the northwesterly corner of a 1.006 acre tract as described in a deed to Cathleen L. and Dennis A. Hecker, of record in Instrument No. 2015050700059314;
3. South 7° 31' 12" East, along the westerly line of said 1.006 acre tract, a distance of 133.34 feet to a point in the northerly line of the previously mentioned 1.646 acre tract;

Thence along the lines of said 1.646 acre tract the following courses;

1. North 82° 17' 30" East, along the southerly line of said 1.006 acre tract, a distance of 328.15 feet to a point in the westerly line of a 6.474 acre tract as described in a deed to Dennis A. and Cathleen L. Hecker, of record in Official Record 28848, Page F04;
2. South 7° 31' 33" East, along the westerly line of said 6.474 acre tract, a distance of 133.25 feet to a point in the northerly line of the previously mentioned 3.466 acre tract;
3. South 82° 17' 30" West, along the northerly line of said 3.466 acre tract, a distance of 538.10 feet to a point at the southeasterly corner of the previously mentioned 0.919 acre tract;
4. North 7° 31' 33" West, along the easterly line of said 0.919 acre tract, a distance of 133.25 feet to a point at the

northeasterly corner of said 0.919 acre tract, also being a point in the southerly line of said 1.562 acre tract;

Thence South 82° 17' 30" West, along the southerly line of said 1.562 acre tract and the northerly line of said 0.919 acre tract, a distance of 300.40 feet to the TRUE PLACE OF BEGINNING and containing 3.208 acres of land.

**To Rezone From:** R-1, Residential District,

**To:** M-2, Manufacturing District.

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