



Legislation Text

File #: 1714-2020, **Version:** 1

Rezoning Application: Z20-035

APPLICANT: 1550 N. Wilson, LLC; c/o James V. Maniace, Atty.; 65 East State Street, Suite 1000; Columbus, OH 43215.

PROPOSED USE: Manufacturing and distribution facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on July 9, 2020.

WEST SCIOTO AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with an industrial building formerly used as a printing operation. The site is zoned in the L-M-2, Limited Manufacturing District (Z91-039) which only permits the previous printing facility use. The requested L-M-2, Limited Manufacturing District will permit warehouse, assembly, distribution, and office uses for a proposed medical supply business. The requested L-M-2, Limited Manufacturing District will permit warehouse, assembly, distribution, and office uses for a proposed medical supply business. The current L-M-2 district only permits the existing printing facility use. The limitation text establishes appropriate use restrictions and supplemental development standards related to preservation of landscaping and the Stream Corridor Protection Zone present on the site, installation of street trees. The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends light industrial land uses at this location. The requested L-M-2, Limited Manufacturing District is consistent with Plan's the land use recommendation, and the preservation of landscaping and addition of street trees maintain the compatibility of this development with the surrounding residential uses. This request will not introduce incompatible uses to the area as the site has been historically used for similar purposes. A concurrent Council Variance (Ordinance #1715-2020; CV20-043) has been filed to legitimize the existing reduced parking setback.

To rezone **1550 N. WILSON RD. (43204)**, being 4.83± acres located on the east side of North Wilson Road, 130± feet north of Newell Drive, **From:** L-M-2, Limited Manufacturing District, **To:** L-M-2, Limited Manufacturing District (Rezoning #Z20-035).

WHEREAS, application #Z20-035 is on file with the Department of Building and Zoning Services requesting rezoning of 4.83± acres from L-M-2, Limited Manufacturing District, To: L-M-2, Limited 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 requested L-M-2, Limited Manufacturing District is consistent with the light industrial land use recommendation of the *Trabue/Roberts Area Plan*, and the preservation of landscaping and addition of street trees maintain the compatibility of this development with the surrounding residential uses. This request will not introduce incompatible uses to the area as the site has been historically used for similar purposes; 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:

1550 N. WILSON RD. (43204), being 4.83± acres located on the east side of North Wilson Road, 130± feet north of Newell Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 875, being 4.83+/- acres of land, more or less, said 4.83+/- acres being part of Parcels 1-3 as conveyed to Mary C. Clark, Tr. of record in Instrument Number 201101260013418, said 4.83+/- acres more particularly described as follows:

Beginning, at a current northwesterly corner of said Parcel 1, being the northeasterly corner of a 0.140 acre tract of land described as Parcel 30WD as conveyed to the Franklin County Commissioners of record in Instrument Number 199806170150682, being the southeasterly corner of a 1.176 acre tract of land described as Parcel 31WD as conveyed to Franklin County Commissioners of record in Instrument Number 201209130136271 and being the southwesterly corner of a 0.228 acre tract of land conveyed to the City of Columbus, Ohio of record in Instrument Number 201311220194498;

Thence along the northerly lines of said Parcel 1, along the southerly line of said 0.228 acre tract, and along the southerly lines of Addison Woods Investment Condominiums of record in Instrument Number 201810010133274, the following three (3) courses;

N 67° 23' 41" E, 184.71 feet to an angle point;

S 83° 45' 10" E, 99.95 feet to an angle point;

N 81° 27' 22" E, 84.62 feet to the northeasterly corner of said Parcel 1, to the southeasterly corner of said Addison Woods Investment Condominiums and being in the westerly line of Lot 188 as numbered and delineated on the plat "Scioto Woods Section 3" of record in Plat Book 73, Page 103;

Thence **S 24° 10' 24" E**, with the easterly line of said Parcel 1 and the westerly line of said "Scioto Woods Section 3", **547.67 feet** to the southeasterly of said Parcel, the southwesterly corner of Lot 183 of said "Scioto Woods Section 3" plat and being in the northerly line of Lot 181 of said "Scioto Woods Section 3" plat;

Thence **S 66° 19' 00" W**, along the southerly line of said Parcel 1 and said Parcel 2 and along the northerly line of said "Scioto Woods Section 3", **352.36 feet** to a southwesterly corner of said Parcel 2 and the southeasterly corner of said 0.140 acre tract;

Thence along the westerly, northerly and southerly lines of said Parcels 1-3 and along the easterly, southerly and northerly lines of said 0.140 acre tract, the following five courses;

N 24° 10' 18" W, 409.59 feet to an angle point;

N 30° 17' 26" E, 34.41 feet to an angle point;

N 24° 10' 18" W, 30.00 feet to an angle point;

S 65° 49' 42" W, 28.00 feet to an angle point;

N 24° 10' 18" W, 163.53 feet to the **True Point of Beginning**. Containing **4.83+/- acres**.

The above description was prepared by Advanced Civil Design Inc. on May 7, 2020 and is based on information obtained from the Franklin County Auditor's and Recorder's Office.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This description is to be used for zoning purposes and not for the transfer of land.

To Rezone From: L-M-2, Limited Manufacturing District,

To: L-M-2, Limited Manufacturing District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-M-2, 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-2, 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 site plan titled "**ZONING SITE PLAN FOR 1550 WILSON ROAD,**" and text titled, "**LIMITATION TEXT,**" both dated July 9, 2020, and signed by James V. Maniace, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

APPLICATION NUMBER: Z20-035
PROPOSED DISTRICT: L-M-2, Limited Manufacturing District
PROPERTY ADDRESS: 1550 N. Wilson Road
OWNER: Mary C. Clark, Trustee
APPLICANT: 1550 N WILSON, LLC
c/o James V. Maniace
Taft, Stettinius & Hollister LLP
65 E. State St., Suite 1000
Columbus, OH 43215
jmaniace@taftlaw.com

DATE OF TEXT: July 9, 2020

1. INTRODUCTION: This site contains 4.8 acres, is rectangular with its lengthiest course along N. Wilson Road. It is developed with a building which contains approximately 5,240 square feet of office space and 21,579 square feet of space for the type of manufacturing permitted under current zoning, a print shop.

2. PERMITTED USES: Those uses contained within Chapter 3367 M-2, Manufacturing of the Columbus City Code.

The following uses shall be prohibited:

Adult entertainment, inclusive of bookstore; adult motion picture theater; adult-only entertainment facility; all uses of §3367.04 (Chemicals, petroleum, coal and allied products; all uses of §3367.06 (Wood and paper products); all uses of §3367.07 (Food and beverage products); all uses of §3367.08 (Miscellaneous uses) except for the assemblage, processing, and packaging of plastic products.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3367 M-2, Manufacturing of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments: Applicant commits that there will be no structures built within the areas noted on the site plan containing Screening Foliage (as defined below). Additionally, the Applicant commits to not expand the building east beyond the existing east face of the building. Further, the Applicant commits to not expand the non-conforming parking area abutting N. Wilson Road. Any other future modifications to the site shall be performed in accordance with applicable zoning and development standards subject to variance procedures.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments. Concurrent Council Variance Application # CV20-043 has been filed to permit the existing conditions of a parking area along N. Wilson Road.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments: The applicant is proposing to substantially preserve existing shrubbery and foliage surrounding the side and rear boundaries of the property, subject to the waxing and waning of seasonal foliage. A general description of the bordering foliage is a mix of trees, shrubs and grasses which are natural to the local environment and were generally not the product of design (referred to below for convenience as the "Screening Foliage"). The areas are substantial and are described as follows. On the Northern border of the property, moving first along the approximate border of a Stream Corridor Protective Zone, then along the remaining Northern border is an approximately 40 foot wide band of Screening Foliage. Along the Eastern border, there is a band of Screening Foliage shared with the rear of certain Scioto Woods lots. The extent of the band along the Eastern Border and within the property begins near the Northeast corner of the property, where it is about 5 feet wide, and then extends along the border for approximately 500 feet where for the bulk of the distance it is 40 feet wide, until it reaches the Southeast corner of the property where it becomes approximately 80 feet wide. Along the South Border, the band of Screening Foliage is approximately 20 feet in width. In addition to the foregoing commitment the applicant also commits to not removing any tree within the areas containing Screening Foliage unless the tree is near death or poses a danger to safety or property. This commitment is not in lieu of other screening and tree planting requirements under M-2 which will also be observed. Deciduous street trees within a minimum 2½-inch caliper shall be placed at 40-foot intervals along N. Wilson Road subject to existing drives, telephone poles and culvert.

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

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments: Any new light poles shall not exceed 18 feet in height.

F. Graphics and/or Signage Commitments: All signage shall conform to Chapters 3375 through 3383 of the Columbus City Code, as they apply to the M-2, Manufacturing District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

E. Miscellaneous Commitments: The site shall be maintained in general conformance with the submitted site plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment. Future modifications to the site shall be permitted and performed in accordance with applicable zoning and development standards subject to variance procedures.

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