



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 1715-2020, **Version:** 1

Council Variance Application: CV20-043

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.

WEST SCIOTO AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning (Ordinance #1714-2020; Z20-035) to the L-M-2, Limited Manufacturing District to permit a medical supply manufacturing and distribution facility. This requested concurrent Council variance will conform the existing zero foot parking setback line with no landscaped area along North Wilson Road except for as indicated in the site plan included with Ordinance #1714-2020. Since the reduced setback reflects existing conditions of the site, and street trees are proposed along the site frontage with the rezoning ordinance, Staff supports the requested variance.

To grant a Variance from the provisions of Section 3367.15(d), M-2 manufacturing district special provisions, of the Columbus City Codes; for the property located at **1550 N. WILSON RD. (43204)**, to permit a reduced non-landscaped parking setback line for an existing industrial development in the L-M-2, Limited Manufacturing District (Council Variance #CV20-043).

WHEREAS, by application #CV20-043, the owner of property at **1550 N. WILSON RD. (43204)**, requests a Council variance to permit a reduced non-landscaped parking setback line for an existing industrial development; and

WHEREAS, 3367.15(d), M-2, manufacturing district special provisions, requires a minimum 50 foot landscaped parking and building setback line, while the applicant proposes to maintain a non-landscaped parking setback of zero feet for the existing development; and

WHEREAS, the West Scioto Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval because the requested variance for reduced parking setback reflects existing conditions of the site, and street trees are proposed along the site frontage as indicated in the site plan included with Ordinance #1714-2020; and

WHEREAS, this ordinance requires separate submission for all applicable permits and a Certificate of Occupancy for the proposed use; and

WHEREAS, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

WHEREAS, the granting of said variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values

within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus; and

WHEREAS, the granting of said variance will alleviate the difficulties encountered by the owners of the property located at **1550 N. WILSON RD. (43204)**, in using said property as desired; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That a variance from the provisions of Section 3367.15(d), M-2 manufacturing district special provisions, of the Columbus City Codes, is hereby granted for the property located at **1550 N. WILSON RD. (43204)**, insofar as said section prohibits a reduced non-landscaped parking setback line from 50 feet to 0 feet along North Wilson Road; said property being more particularly described 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.

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for those uses specified by Ordinance #1714-2020 (Z20-035).

SECTION 3. That this ordinance is further conditioned on the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed use.

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