



City of Columbus

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

Legislation Text

File #: 2816-2013, Version: 1

Rezoning Application Z13-047

APPLICANT: Turkey Run, Inc.; c/o Scott Birrer, Atty.; 655 Metro Place South, Suite 600; Dublin, OH 43017.

PROPOSED USE: Retail and office uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0-1) on November 14, 2013.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with two office buildings and zoned in the M-1, Manufacturing District which permits only industrial and manufacturing uses. The requested M, Manufacturing District, will establish proper zoning for unspecified retail and office development while retaining a manufacturing zoning designation for potential future manufacturing uses. The request is consistent with the established zoning and development pattern of the area.

To rezone **1150 DUBLIN ROAD (43215)**, being 1.5± acres located at the northeast corner of Dublin Road and Urlin Avenue, From: M-1, Manufacturing District, To: M, Manufacturing District (Rezoning # Z13-047).

WHEREAS, application #Z13-047 is on file with the Building and Zoning Services Department requesting rezoning of 1.5± acres from M-1, Manufacturing District, to M, Manufacturing 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 requested M, Manufacturing District, will establish proper zoning for unspecified retail and office development while retaining a manufacturing zoning designation for potential future manufacturing uses. The request is consistent with the established zoning and development pattern of the area.

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:

1150 DUBLIN ROAD (43215), being 1.5± acres located at the northeast corner of Dublin Road and Urlin Avenue, and being more particularly described as follows:

1150 Dublin Road, Cols, OH 43215

PID No. 010-100689

Situated in the State of Ohio, County of Franklin and in the City of Columbus and being further described as follows:

Being situated in the State of Ohio, County of Franklin, City of Columbus, Section 12, Township 1, Range 23, and being

a part of a 1.984 acre tract, (out of a 7.616 acre tract, Deed Book 1983, page 441), deeded to W. C. Denison in Deed Book 2359, page 357, and being more particularly described as follows:

Beginning at an iron pin set at the southwesterly corner of said 1.984 acre tract, (southwesterly corner of said 7.616 acre tract), said iron pin being at the intersection of the easterly line of Urlin Avenue with the present northerly right-of-way line of Dublin Road (U.S. #33);

Thence north 0°42' east, along the westerly line of said 1.984 acre tract, (westerly line of said 7.616 acre tract), and along the easterly line of said Urlin Avenue, a distance of 146.00 feet to an iron pin set;

Thence north 4°0' east, continuing along the westerly line of said 1.984 acre tract, (westerly line of said 7.616 acre tract), and along the easterly line of said Urlin Avenue. A distance of 54.00 feet to an iron pin set at the northwesterly corner of said 1.984 acre tract;

Thence south 81°29' east, along the northerly line of said 1.984 acre tract, a distance of 135.40 feet to a point, (said last described point being north 81°29' west, along the northerly line of said 1.984 acre tract, a distance of 254.18 feet from a point at the northeasterly corner of said 1.984 acre tract, and the northwesterly corner of the S. Presutti 1.109 acre tract, Deed Book 2510, page 597);

Thence south 3°59' west, across said 1.984 acre tract, and parallel to the easterly line of said 1.984 acre tract, a distance of 213.10 feet to a point in the present northerly right-of-way line of said Dublin Road, and in the southerly line of said 1.984 acre tract, (southerly line of said 7.616 acre tract);

Thence westerly along the northerly right-of-way line of said Dublin Road, and along the southerly line of said 1.984 acre tract (southerly line of said 7.616 acre tract), and along a curve to the left, having a radius of 5,789.58 feet, a chord which bears north 75°13' west, a chord distance of 118.39 feet to an iron pin found at a point of tangent.

Thence north 75°50' west, continuing along the northerly right-of-way line of said Dublin Road, and along the southerly line of said 1.984 acre tract, (southerly line of said 7.616 acre tract), a distance of 10.51 feet to the place of beginning, containing 0.623 acre.

Subject to:

1. Deed Restrictions in Warranty Deed 1417 page 388.
2. Private sewer maintenance agreement D.B. 2376, pg. 574

1144 Dublin Road, Cols, OH 43215

PID No. 010-100690

Situated in the State of Ohio, County of Franklin, and in the City of Columbus and being further described as follows;

Being situated in the State of Ohio, County of Franklin, City of Columbus, Section 12, Township 1, Range 23, and being a part of a 1.984 acre tract, (out of a 7.616 acre tract, Deed Book 1983, page441), deeded to W.C. Dennison in Deed Book 2359, page 357, and being more particularly described as follows;

Commencing at an iron pin set at the southwesterly corner of said 1.984 acre tract, (southwesterly corner of said 7.616 acre tract), said iron pin being at the intersection of the easterly line of Urlin Avenue with the present northerly right-of-way line of Dublin Road (u.s.#33),

Thence south 75°50' east, along the southerly line of said 1.984 acre tract, (southerly line of said 7.616 acre tract), and along the present northerly right-of-way line of Dublin Road, a distance of 10.51 feet to an iron pin found at a point of curve,

Thence easterly along the southerly line of said 1.984 acre tract, (southerly line of said 7.616 acre tract), and along the present northerly right-of-way line of said Dublin Road, and along a curve to the right, having a radius of 5,789.58 feet, a chord which bears south 75°13' east, a chord distance of 118.39 feet to the true point of beginning of this description;

Thence north 3°59' east, across said 1.984 acre tract, and parallel to the easterly line of said 1.984 acre tract, a distance of 213.10 feet to a point in the northerly line of said 1.984 acre tract, said last described point being south 81°29' east, along the northerly line of said 1.984 acre tract, a distance of 135.40 feet from an iron pin set at the northwesterly corner of said 1.984 acre tract,

Thence south 81°29' east, along the northerly line of said 1.984 acre tract, a distance of 171.92 feet to an iron pin set, said last described iron pin being north 81°29' west, along the northerly line of said 1.984 acre tract, a distance of 82.26 feet from the northeasterly corner of said 1.984 acre tract, (northwesterly corner of the S. Presutti 1.109 acre tract, D.B. 2510, pg 597),

Thence south 3°59' west, across said 1.984 acre tract, and parallel to the easterly line of said 1.984 acre tract, a distance of 236.80 feet to an iron pin set in the southerly line of said 1.984 acre tract, (southerly line of said 7.616 acre tract) and the present northerly right-of-way line of said Dublin Road, said last described iron pin being westerly along the southerly line of said 1.984 acre tract, northerly line of the present right-of-way of Dublin Road, and along a curve having a radius of 5,789.58 feet, a chord which bears north 72°31' west, a chord distance of 84.35 feet from the southwest corner of said 1.984 acre tract, (southwesterly corner of said 1.109 acre tract);

Thence in a westerly direction, along the southerly line of said 1.984 acre tract, (southerly line of said 7.616 acre tract), and along the present northerly right-of-way line of said Dublin Road, and along a curve to the left having a radius of 5,789.58 feet, a chord which bears north 73°44' west, a chord distance of 175.37 feet to the place of beginning, containing 0.885 acres.

Together with appurtenant non-exclusive easements for sewer line and ingress/egress as granted in a Deed of Trustee, of record in official record 03691e08 and as partially modified in a deed of easement, of record in official record 06305c14

Subject to:

1. Deed Restriction in Warranty Deed 1417 pg. 389
2. Private sewer maintenance agreement D.B. 2376, pg. 574.

To Rezone From: M-1, Manufacturing District

To: M, Manufacturing District

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