



City of Columbus

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

Legislation Text

File #: 1733-2024, **Version:** 1

Rezoning Application: Z24-005

APPLICANT: Howard Concrete Pumping; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215; and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.

PROPOSED USE: Limited commercial and less-objectionable manufacturing uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on April 11, 2024.

MIDEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 6.0± acre site consists of one undeveloped parcel zoned in the R, Rural District. The requested L-M, Limited Manufacturing District will allow the site to be developed with limited commercial and less-objectionable manufacturing uses. The site is not located within the boundaries of a Council adopted land use plan but is subject to *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. The limitation text establishes appropriate uses and supplemental development standards addressing setbacks, access, landscaping, and outdoor storage. Staff supports the proposal and notes limitation text commitments to preserve the existing tree line, and site design consistent with C2P2 Design Guidelines. Additionally the proposal is consistent with the existing zoning pattern along Refugee Road which includes a mix of commercial and manufacturing-oriented uses. A concurrent Council Variance (Ordinance #1734-2024; CV24-010) has been filed to reduce the outdoor storage setback on the site, and includes a commitment to a site plan.

To rezone **3375 REFUGEE RD. (43232)**, being 6.0± acres located on the south side of Refugee Road, 465± feet west of Weyburn Road, **From:** R, Rural District, **To:** L-M, Limited Manufacturing District (Rezoning #Z24-005).

WHEREAS, application #Z24-005 is on file with the Department of Building and Zoning Services requesting rezoning of 6.0± acres from R, Rural District, To: L-M, Limited Manufacturing District; and

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

WHEREAS, the Mideast Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited Manufacturing District establishes appropriate uses, preserves existing trees, and is consistent with the existing zoning pattern along Refugee Road; 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:

3375 REFUGEE RD. (43232), being 6.0± acres located on the south side of Refugee Road, 465± feet west of Weyburn Road, and being more particularly described as follows:

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

Being part of Section 5, Township 1, Range 21, Mathews Survey, and being part of a 104.73 acres tract conveyed to M. Jeannette McDowell by deed shown of record in Deed Book 1203, page 185, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the center line of Refugee Road, South 85 degrees and 46 minutes East, 94.75 feet from the northwest corner of above mentioned 104.73 acre tract; thence on a line parallel to the west line of original tract, South 3 degrees and 49 minutes West, 919.47 feet to an iron pipe (passing an iron pipe at 30 feet); thence South 85 degrees and 46 minutes East 284.25 feet to an iron pipe; thence North 3 degrees and 49 minutes East, 919.47 feet to a point in the center line of Refugee Road (passing an iron pipe at 889.47 feet); thence with the center line of said Road, North 85 degrees and 46 minutes West 284.25 feet to the place of beginning and containing 6.0 acres, more or less.

Excepting therefrom .3915 acres of land being a strip of land 60 feet in width, the width limits of said strip of land lying between the existing center line of the proposed south right-of-way line of Refugee Road, said strip of land extending from the west line of the said 6.0 acre tract, to the east line of said 6.0 acre tract and being 284.25 feet long, more or less, and containing 0.3915 acres of land, more or less, of which there is now contained in the present road occupation 0.1957 acres of land, more or less.

This exception description was prepared by the City of Columbus, Division of Engineering, and construction under the supervision of Theodore L. Wallace, registered Surveyor #4650.

Address: 3375 Refugee Road, Columbus, OH 43232

Parcel No.: 530-158208

To Rezone From: R, Rural District,

To: L-M, Limited Manufacturing District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-M, 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, 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 limitation text titled, "**LIMITATION TEXT**," dated May 16, 2024, and signed by David Perry, Agent for the Applicant, and the text reading as follows:

LIMITATION TEXT

PROPERTY ADDRESS:	3375 Refugee Road, Columbus, OH 43123
AREA/PID:	6.0 +/- ac. (gross) / PID: 530-158206
EXISTING ZONING:	R, Rural District
PROPOSED DISTRICT:	L-M, Limited Manufacturing District
APPLICANT:	Howard Concrete Pumping c/o Dave Perry, David Perry Company, Inc., 411 E Town Street, Fl 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E Town Street, Fl 2, Columbus, OH 43215
PROPERTY OWNER:	Amazing Grace Learning Center, Inc., c/o Grace Dufie, 4249 Eastland Square, Columbus, OH 43232.
DATE OF TEXT:	May 16, 2024

APPLICATION NUMBER: Z24-005

1.) INTRODUCTION: The site is located on the south side of Refugee Road, 720' +/- east of Schwartz Road and is zoned R, Rural from annexation in 1974. Applicant proposes to rezone the property to the L-M, Limited Manufacturing District. Refugee Road is a major east/west arterial right of way appropriate for non-residential uses, as reflected in the non-residential zoning of many of the parcels on both sides of Refugee Road. See also CV24-010.

2.) PERMITTED USES: Those uses contained within Chapter 3355, C-3, Community Scale Commercial Development (retail and office uses only) and Chapter 3363, M, Manufacturing, Section 3363.01, M, Manufacturing Districts (night watchman only) and Section 3363.02, Warehouse, Storage and Sales Establishment - Less Objectionable Uses, of the Columbus City Code.

3.) DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3363 M, Manufacturing District, of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments:

Subject to CV24-010, the required outside storage setback from residential districts from the east, west and south property lines shall be reduced from 100' to 0', as measured by Section 3363.41(a), Storage. The actual east, west and south on-site setbacks from residential zoning districts for on-site truck parking and open storage shall be 100', 25', and 400', as depicted on the Site Plan, which is referenced in CV24-010. The Site Plan, included with CV24-010, depicts the location of truck parking, maneuvering and outdoor storage as well as 57' to the 400' south setback line. The 57' may be used for future outdoor storage. The truck maneuvering and parking area may be expanded into the outdoor storage area, if needed.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. One (1) Refugee Road driveway access shall be permitted.
2. Refugee Road right of way totaling 80' south of center line shall be conveyed to the City of Columbus in conjunction with the Final Site Compliance Plan.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments:

1. Buffering and screening shall meet the standards of Chapter 3312, Off-Street Parking and Loading, and Chapter 3321, General Site Development Standards, as applicable.
2. Outside storage shall only be permitted to the rear (south) of the building.
3. The existing trees within the 25' east and west truck parking setbacks shall be preserved.
4. The south 400' of the site shall remain undisturbed as open space and preservation of existing trees, except if site utilities are required to be brought through this area and/or for a storm water detention basin(s).

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

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments: N/A

F. Graphics and/or Signage Commitments:

All signage shall conform to Article 15, Title 33 of the Columbus City Code, as it applies to the M, Manufacturing District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous Commitments. N/A

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