



# City of Columbus

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

## Legislation Text

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**File #:** 1113-2012, **Version:** 1

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### **Rezoning Application Z11-023**

**APPLICANT:** Donald J. Compton & Anna B. Compton, Trustees; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

**PROPOSED USE:** Warehouse or office uses.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on April 12, 2012.

**NORTH CENTRAL AREA COMMISSION RECOMMENDATION:** Disapproval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant's requested rezoning to the L-M, Limited Manufacturing District is not consistent with the recommendation of the *North Central Plan* (2002), which proposes single-unit residential land uses for the site. However, Staff recognizes the presence of the existing Manufacturing zoning to the north which was established in 1972, and the Manufacturing zoning approximately 215 feet to the south established in 1928 and the nonconforming industrial use to the south across the alley. With the proposed limitations, this proposal strikes the right balance by allowing this property to be used for low impact warehousing and office uses while protecting the residences of the area.

To rezone **812 MANSFIELD AVENUE (43219)**, being 0.23± acres located on the east side Mansfield Avenue, 145± feet north of Bliss Street, From: R, Rural District, To: L-M, Limited Manufacturing District. (Rezoning # Z11-023).

**WHEREAS**, application #Z11-023 is on file with the Building and Zoning Services Department requesting rezoning of 0.23± 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 North Central Area Commission recommends disapproval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because Staff recognizes the presence of the existing Manufacturing zoning to the north which was established in 1972, and the Manufacturing zoning approximately 215 feet to the south established in 1928 and the nonconforming industrial use to the south across the alley. While the applicant's requested rezoning to the L-M, Limited Manufacturing District is not consistent with the recommendation of the *North Central Plan* (2002), which proposes single-unit residential land uses for the site, with the proposed limitations, this proposal strikes the right balance by allowing this property to be used for low impact warehousing and office uses while protecting the residences of the area, now, and

**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:

**812 MANSFIELD AVENUE (43219)**, being 0.23± acres located on the east side Mansfield Avenue, 145± feet north of Bliss Street, and being more particularly described as follows:

**Legal Description**

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Being Lots Number One Hundred Twenty-Nine (129) and One Hundred Thirty (130) in DEVON SUBDIVISION in said City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 13, Page 1, Recorder's Office, Franklin County, Ohio.

Parcel ID Number: 010-004218

**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 changes 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 text titled, "**TEXT**," signed by Jeffrey L. Brown, Attorney for the Applicant, dated May 24, 2011, and reading as follows:

**TEXT**

**PROPOSED DISTRICTS:** L-M Limited Manufacturing  
**PROPERTY ADDRESS:** 812 Mansfield Avenue  
**OWNER:** Donald J. Compton and Anna B. Compton Trustees  
**APPLICANT:** Same as Owner  
**DATE OF TEXT:** May 24, 2012  
**APPLICATION:** Z11-023

**1. INTRODUCTION:** The vacant lot was part of the transfer when the applicants purchased the larger property to the north. The larger property is zoned M-Manufacturing. The purpose of this zoning is to establish appropriate restrictions for this site.

**2. PERMITTED USES:** These uses permitted in sections 3363.02 (b) and (d) except for fuel, soil stabilizer tobacco of the M, Manufacturing District and Chapter 3353 (C-2, Commercial) excluding Section 3353.03 B, C, F, G and H, except that religious facilities are permitted of the Columbus City Code. No police station, fire station, junk yard, or salvage yard shall be permitted.

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

A. Density, Height, Lot and/or Setback Requirements

N/A

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

N/A

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

1. The applicant shall install two street trees within the setback along Mansfield Avenue.

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

1. The primary exterior building material shall not be metal. Metal may be used as an accent material not to exceed 5% of each elevation.
2. No smooth faced concrete block on the building shall face any residential dwelling. This restriction shall not prohibit the use of split faced block as a building material or the use of smooth faced concrete block for the building's foundation.
3. Loading doors shall not face any residential dwelling.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and Signage Commitments

N/ A

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