



# City of Columbus

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

## Legislation Text

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**File #:** 1765-2021, **Version:** 1

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**Rezoning Application: Z21-028**

**APPLICANT:** Holt Road Venture LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

**PROPOSED USE:** Limited commercial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on June 10, 2021.

**WESTLAND AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with a former car wash facility zoned in the L-C-5, Limited Commercial District. The existing zoning district (Z00-118) permits only the car wash use, while the requested L-C-4, Limited Commercial District will expand the permitted uses for unspecified commercial development. The site is within the boundaries of the *Westland Area Plan* (1994), which recommends "Industrial/Manufacturing" land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). The limitation text includes use restrictions and supplemental development standards addressing site access and street trees. The requested L-C-4, Limited Commercial District will allow a commercial development that is consistent with adjacent commercial developments. While the Plan recommends industrial and manufacturing uses for the site, Planning Division staff does not oppose the request due to the prevailing commercial nature of the adjacent Georgesville Road and Holt Road corridors, the age of the plan, and the provision of appropriate use restrictions incorporated into the limitation text. The requested zoning district does not represent an introduction of an incompatible use to the surrounding development.

To rezone **1583 HOLT RD. (43228)**, being 1.41± acres located 380± feet south of Georgesville Road, 250± feet west of Holt Road, **From:** L-C-5, Limited Commercial District, **To:** L-C-4, Limited Commercial District (Rezoning # Z21-028).

**WHEREAS**, application #Z21-028 is on file with the Department of Building and Zoning Services requesting rezoning of 1.41± acres, From: L-C-5, Limited Commercial District, To: L-C-4, Limited Commercial District; and

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

**WHEREAS**, the Westland Area Commission recommends approval; and

**WHEREAS**, the City Departments recommend approval because while the *Westland Area Plan* (1994) recommends industrial and manufacturing uses for the site, staff does not oppose the request due to the prevailing commercial nature of the adjacent Georgesville Road and Holt Road corridors, the age of the plan, and the provision of appropriate use restrictions incorporated into the limitation text; 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 #0179 -03, passed

February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**1583 HOLT RD. (43228)**, being 1.41± acres located 380± feet south of Georgesville Road, 250± feet west of Holt Road, and being more particularly described as follows:

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

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a 1.410 acre tract of land lying in Lot 18 conveyed to Glimcher Properties Limited Partnership by deeds of record in Official Records Volume 30163, Page F05, Official Record Volume 30328, Page D-19, in Official Record Volume 31876, Page F-03 and Official Record Volume 30326, Page G-08, and in Official Record Volume 33686, Page E-03, as shown and delineated on the record plat of "GEORGESVILLE SQUARE SUBDIVISION AND DEDICATION OF HOLT ROAD" In Plat Book 87, Pages 11 through 15, inclusive, all records herein of the Recorder's Office, Franklin County, Ohio, and said 1.410 acre tract being bounded and more particularly described as follows:

Begin, for reference, at an iron pin found marking the point of intersection of southerly right-of-way line of Georgesville Road with the westerly right-of-way line of Holt Road as shown and delineated on the record plat of said "GEORGESVILLE SQUARE SUBDIVISION AND DEDICATION OF HOLT ROAD", said iron pin also being the northeasterly comer of said Lot 18;

Thence South 76° 01' 37" West, a distance of 7.88 feet, along the southerly right-of-way line of said Georgesville Road, said line also being a northerly line of a 1.158 acre parcel in said Lot 18, to an iron pin found;

Thence South 75° 24' 56" West, a distance of 181.07 feet, continuing along the southerly right-of-way line of said Georgesville Road, said line also being a northerly line of said 1.158 acre parcel in said Lot 18, to an iron pin found marking a northwest comer of said 1.158 acre parcel and the northeast corner of an existing 50.00 feet-wide access easement of record in Instrument No.200005040087863;

Thence south 15° 34' 33" East, a distance of 98.29 feet, along the line common to said 1.158 acre parcel and 50.00 feet-wide access easement, to an iron pin found marking a point of tangency;

Thence continuing along the line common to said 1.158 acre parcel and 50.00 feet-wide access easement, and then common to a 1.124 acre tract conveyed to Halcor Ltd. by a deed of record in Instrument No. 200006270126072, being the arc of a curve to the left having a central angle of 21° 13' 56" East, a chord distance of 221.90 feet, passing an iron pin found marking the common corner of said 1.158 and 1.124 acre tracts at an arc length of 186.15 feet, to a point;

Thence South 53° 06' 41" West., a distance of 50.00 feet, along a line over and across said existing 50.00 feet-wide access easement to an iron pin set marking the Point of True Beginning of the 1.410 acre parcel described herein;

Thence along the following consecutive eight (8) courses and distances over and across said Lot 18;

1. The arc of a curve to the left, having a central angle of 10° 42' 30", a radius of 650.00 feet, a length of 121.48 feet, and a chord that bears South 42° 14' 34" East, a chord distance of 121.31 feet, to an iron pin set marking a point of tangency;
2. South 47° 35' 49" East., a distance of 72.17 feet, to an iron pin set marking a point of curvature;
3. The arc of a curve to the right having a central angle of 95° 00' 00", a radius of 35.00 feet, a length of 58.03 feet, and a chord that bears south 00° 05' 49" East, a chord distance of 51.61 feet, to an Iron pin set marking a point of tangency;

4. South 47° 24' 11" West, a distance of 127.01 feet, to an iron pin set marking a point of curvature;
5. Along the arc of a curve to the right having a central angle of 43° 48' 10", a radius of 163.00 feet, a length of 124.61 feet, and a chord that bears South 69° 18' 16" West, a chord distance of 121.60, to an Iron pin set marking a point of tangency;
6. North 88° 47' 39" West, a distance of 38.47 feet, to an iron pin set;
7. North 08° 59' 07" West, a distance of 258.99 feet, to an iron pin set;
8. Along the arc of a curve to the left having a central angle of 20° 56' 48", a radius of 450.00 feet, a length of 164.51 feet, and a chord that bears North 67° 34' 46" East, a chord distance of 163.60 feet, to the Point of True Beginning, containing 1.410 acres of land, more or less.

The bearings in the above description were based on the bearing of South 42° 35' 49" East, for the centerline of Holt Road as shown and delineated on the recorded plat of "GEORGESVILLE SQUARE SUBDIVISION AND DEDICATION OF HOLT ROAD" OF RECORD IN Plat Book 87, Pages 11 through 15, inclusive, records of the Recorder's Office, Franklin County, Ohio.

All iron pin set are ¾" iron pipes, 30" in length, with yellow cap bearing the name "R.D. Zande".

For informational Purposes only:

Property Address: 1583 Holt Road Columbus, Ohio 43228

Parcel No.: 570-259218-00

**To Rezone From:** L-C-5, Limited Commercial District.

**To:** L-C-4, Limited Commercial District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the L-C-4, Limited Commercial 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 and shall register a copy of the approved L-C-4, Limited Commercial 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, "**LIMITATION TEXT**," dated April 26, 2021, and signed by Jeffrey L. Brown, Attorney for the Applicant, said text reading as follows:

#### **LIMITATION TEXT**

**PROPOSED DISTRICT: L-C-4**

**PROPERTY ADDRESS: 1583 Holt Road**

**OWNER: Holt Road Ventures LLC**

**APPLICANT: Holt Road Ventures LLC**

**DATE OF TEXT: 4/26/21**

**APPLICATION: Z21-028**

**1. INTRODUCTION:** The site was zoned for a self-serve car wash in 2001. The car wash is no longer in operation and the current zoning only allows a car wash. The proposed zoning expands the permitted uses to allow C-4, commercial uses.

**2. PERMITTED USES:** Those uses permitted in Chapter 3356 C-4, Commercial of the Columbus City Code except for the following uses: bar/cabarets, check cashing and loans, extended stay hotels, halfway house, marijuana dispensary, missions/temporary shelters, pawn brokers, used car sales.

**3. DEVELOPMENT STANDARDS:** Except as listed on the zoning text, the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

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

There will be a 10 foot parking setback from the private service roads.

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

Access shall be via a private service road which connects to Holt Road and Georgesville Road.

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

The frontages along the private service roads shall have one street tree for every 40 feet of street frontage.

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

N/A

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

N/A.

F. Graphics and Signage Commitments

Graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, commercial zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

N/A

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