



City of Columbus

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

Legislation Text

File #: 1651-2005, **Version:** 1

Rezoning Application Z04-077

APPLICANT: M&B Properties; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.

PROPOSED USE: Industrial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on January 13, 2005.

NORTH CENTRAL AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-M, Limited Manufacturing District will permit an expansion of an existing light manufacturing use. Deviation from the recommendation for single-family residential use in the North Central Plan (2002) is supported due to the use limitations which limit the intensity of the uses to those comparable to the existing sign manufacturing operation to the north. Development standards addressing buffering, landscaping, lighting and the prohibition of truck traffic on Mansfield Street are provided in the limitation text to ensure compatibility with nearby residences.

To rezone **884 MANSFIELD STREET (43219)**, being 0.48± acres located on the east side of Mansfield Street, 195± feet south of East Fifth Avenue, **From:** R-3, Residential and P-1, Private Parking District, **To:** L-M, Limited Manufacturing District. (Rezoning # Z04-077)

WHEREAS, application #Z04-077 is on file with the Building Services Division of the Department of Development requesting rezoning of 0.48± acres from R-3, Residential and P-1, Private Parking Districts, 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 approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited Manufacturing District will permit an expansion of an existing light manufacturing use. Deviation from the recommendation for single-family residential use in the North Central Plan (2002) is supported due to the use limitations which limit the intensity of the uses to those comparable to the existing sign manufacturing operation to the north. Development standards addressing buffering, landscaping, lighting and the prohibition of truck traffic on Mansfield Street are provided in the limitation text to ensure compatibility with nearby residences

, 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:

884 MANSFIELD STREET (43219), being 0.48± acres located on the east side of Mansfield Street, 195± feet south of East Fifth Avenue, being more particularly described as follows:

**0.466 Acres
For Zoning Purposes Only**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 111 and Lots 112, 113, 114 and 115 of Devon Addition as the same is numbered and delineated upon the record plat thereof of record in Plat Book 13, Page 1 as conveyed to M & B Properties in Official Record Volume 16613 D-02, Instrument Number 200206280159815, Instrument Number 199709260102599, Official Record Volume 33208 D-19 and Instrument Number 200011140231172, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at an iron pipe found at the northwest corner of Lot 106 of said Subdivision and the intersection of the south line of East Fifth Avenue (no specific width) with the east line of Mansfield Avenue (50 feet wide);

Thence, along the east line of said Mansfield Avenue, the west line of said Lot 106 and the west line of Lots 107, 108, 109, 110 of said Subdivision and part of said Lot 111, SOUTH, 181.09 feet to a point at the **TRUE POINT OF BEGINNING** of the herein described tract;

Thence, across said Lot 111, being 5 feet north of and parallel with the south line of said Lot 111, **North 89° 07' 34" East, 156.78 feet** to a point in the east line of said Lot 111 and in the west line of a 16 foot wide alley;

Thence, along part of the east line of said Lot 111, the east line of said Lots 112, 113, 114 and 115 and the west line of said 16 foot wide alley, **South 00° 37' 21" East, 128.96 feet** to an iron pipe set at the southeast corner of said Lot 115;

Thence, along the south line of said Lot 115, **South 89° 05' 35" West, 158.18 feet** to an iron pipe set at the southwest corner of said Lot 115 and in the east line of said Mansfield Avenue;

Thence, along the east line of said Mansfield Avenue, the west line of said Lots 115, 114, 113 and 112 and part of the west line of said Lot 111, **NORTH, 129.06 feet** to the place of beginning **CONTAINING 0.466 ACRES.**

THIS LEGAL DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY

**0.017 Acres (755 Square Feet)
For Zoning Purposes Only**

Situated in the State of Ohio, County of Franklin, City of Columbus and being part of a 16 foot wide alley, the westerly 9 feet established by Devon Addition as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 13, Page 1 and the easterly 7 feet established by Byrne and Peters Subdivision as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 3, Page 342, both being of record in the Recorder's Office, Franklin County, Ohio and being further described as follows:

Beginning at an iron pipe set at the northwest corner of Lot 2 of said Byrne and Peters Subdivision, the southwest corner of Lot 1 of said Subdivision and the southeast corner of a 16 foot wide vacated alley as vacated by Ordinance Number 2576-83 on December 24, 1983;

Thence, along the east right of way of said 16 foot alley, the west line of said Lot 2 and part of the west line of Lot 3 of said Byrne and Peters Subdivision, **South 00° 37' 21" East, 40.20 feet** to an iron pipe set at the northwest corner of a 20 foot wide alley dedicated by Ordinance Number 1291-84 on July 30, 1984 and of record in Official Record Volume 4399 Page A-15 of said Recorder's Office;

Thence, across said 16 foot wide alley, **South 89° 10' 37" West, 16.00 feet** to an iron pipe set in the west right of way of said alley and in the east line of Lot 113 of said Devon Addition;

Thence, along the west line of said 16 foot wide alley, part of the east line of said Lot 113, the east line of Lot 112 of said Addition and part of the east line of Lot 111 of said Devon Addition, **North 00° 37' 21" West, 47.17 feet** to a point (passing the southwest corner of said 16 foot wide alley vacated at 40.26 feet);

Thence, across said 16 foot wide alley vacated, **North 89° 07' 34" East, 16.00 feet** to a point in the west line of Lot 1 of said Byrne and Peters Subdivision;

Thence, along part of the east line of said 16 foot wide alley vacated and part of the west line of said Lot 1, **South 00° 37' 21" East, 6.98 feet** to the place of beginning **CONTAINING 0.017 ACRES (755 SQUARE FEET)**

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 Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved L-M, Limited Manufacturing District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said text being titled, "**LIMITATION TEXT**", signed by Jeffrey L. Brown, Attorney for the Applicant, dated January 4, 2005, and reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 885 Mansfield Street

OWNER: M&B Properties

APPLICANT: same as owner

DATE OF TEXT: 1/4/05

APPLICATION NUMBER: Z04-077

1. INTRODUCTION: The applicant owns the property to the north of the subject site which contains Columbus Sign Company. The application permits the expansion of that business.

2. PERMITTED USES: Those commercial uses permitted under Section 3363.01 of the Columbus City Code; uses permitted in 3363.02 thru 3363.08 of the Columbus City Code and a sign manufacturing / fabricating business. The following uses shall not be permitted sections 3363.02(c), 3363.03, insecticides, fungicides, disinfectants and related industrial and household chemical compounds (blending only) in 3363.04 of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards as contained in Chapter 3363.

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

1. The building setback adjacent to Lot 116 (Parcel 010-009214) the south property line shall be 30 feet, except for the existing garage.

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

1. Truck access shall not be taken from Mansfield Avenue. Signage shall be installed prohibiting truck access from Mansfield Avenue subject to the approval of the Division of Transportation.

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

1. The applicant shall install a six foot high wood fence on the south lot line of Lot 115 (Parcel 010-002824) south property line and on the east lot line of Lots 114 and 115 (Parcels 010-009213 and 010-002824).

2. The applicant shall install a landscape hedge (minimum of 30 inches in height) along Mansfield Street adjacent to any new parking spaces.

3. Landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

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

N/A

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

1. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent off-site spillage.
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturers type to insure compatibility.
3. Light standards shall not exceed 28 feet in height except lights located within 100 feet of a residentially used or zoned property shall not exceed 18 feet in height.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The applicant shall comply with the City's parkland dedication by making a cash payment of \$400/acre at the time of submission for zoning clearance.

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