



City of Columbus

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

Legislation Text

File #: 0826-2012, **Version:** 1

Rezoning Application Z12-004

APPLICANT: Westwood Cabinetry and Millwork, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

PROPOSED USE: Limited commercial and manufacturing uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on March 8, 2012.

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-M, Limited Manufacturing District will bring an existing industrial facility into zoning conformance. The proposal only allows less objectionable manufacturing uses, parking, office and limited commercial uses. Given that this is an existing industrial building on a street already developed primarily with industry, Staff supports deviating from the land use recommendations of the *Fifth by Northwest Neighborhood Plan* (2009) which calls for multi-unit dwellings on this site. The proposal is consistent with the established zoning and development patterns of the area.

To rezone **1140 CHAMBERS ROAD (43212)**, being 0.49± acres located on the north side of Chambers Road, 700± feet west of Kenny Road, From: R, Rural District, To: L-M, Limited Manufacturing District. (Rezoning # Z12-004).

WHEREAS, application #Z12-004 is on file with the Building and Zoning Services Department requesting rezoning of 0.49± 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 Columbus Public Health Healthy Places program reviews applications for active living features and recognizes this development has bike racks which encourage patrons or employees to bike for physical activity in daily life, and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited Manufacturing District will bring an existing industrial facility into zoning conformance. The proposal only allows less objectionable manufacturing uses, parking, office and limited commercial uses. Given that this is an existing industrial building on a street already developed primarily with industry, Staff supports deviating from the land use recommendations of the *Fifth by Northwest Neighborhood Plan* (2009) which calls for multi-unit dwellings on this site. The proposal is consistent with the established zoning and development patterns 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:

1140 CHAMBERS ROAD (43212), being 0.49± acres located on the north side of Chambers Road, 700± feet west of Kenny Road, and being more particularly described as follows:

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

Being part of Quarter Township 3, Township 1, Range 18, United States Military Lands, Clinton Township, in said county, and being a part of Lot 4, set off and assigned to Hester A. Orr in partition in the case of Lucy T. Byers, plaintiff vs. Minnie Matlack, et al., defendants, No. 46847, Court of Common Pleas, Franklin County, Ohio.

Being part of premises (2 acre tract) as conveyed by deed dated June 14, 1916 from Claude Seibert, et al., to May Ackerman and recorded in Deed Volume 572, page 531, Franklin County, Ohio records.

Beginning at a point in the center of Chambers Road, which point is North 85 degrees 30' West, a distance of 200.00 feet from the southeast corner of said aforementioned 2 acre tract, measured along the center line of said Chambers Road. Thence North 85 degrees 30' West, along the center line of Chambers Road a distance of 100.00 feet to a point. Thence North 4 degrees 45' East, a distance of 213.78 feet to an iron pin on the North line of said 2 acre tract, passing an iron pin at 30.00 feet. Thence South 85 degrees 30' East, along the North line of said 2 acre tract, a distance of 100.00 feet to an iron pin, which point is 200.00 feet distant from the Northeast corner of said 2 acre tract. Thence South 4 degrees 45' West, a distance of 213.78 feet, passing an iron pin at 188.78 feet, to the place of beginning, containing 0.491 acre. Subject to all legal highways and easements of record.

Property Address: 1140 Chambers Road, Columbus, OH 43212
Parcel No. 010-248990-00

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, "**LIMITATION TEXT**," signed by Jeffrey L. Brown, Attorney for the Applicant, dated March 30, 2012, and reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 1140 Chambers Road

OWNER: The Estate of Rebecca Larkins

APPLICANT: Westwood Cabinetry & Millwork LLC

DATE OF TEXT: March 30, 2012

APPLICATION NUMBER: Z12-004

1. INTRODUCTION: This site was annexed into the City of Columbus in 1999 but never zoned. It is developed with a 6,000 square foot industrial building that for 50+ years has been occupied by a janitorial supply company. The site was originally zoned Light Manufacturing under the 1948 Franklin County Zoning Code. The Light Manufacturing District permitted all the less intensive uses found in that zoning code to operate on the site. The applicant seeks the flexibility of uses that it enjoyed prior to annexation to the City of Columbus, so the Limited Manufacturing District is requested in this application. The properties to the east, west and south are still in Clinton Township and zoned Limited Industrial. The property to the north is zoned multi-family and developed with multi-family units.

2. PERMITTED USES: Those uses listed in the C-2, P-1 and P-2 zoning classifications and the uses listed in Sections 3363.01 thru 3363.08 and planning and millwork as listed in Section 3363.12 of the Columbus City Code shall be permitted. Those uses listed in Sections 3363.09, 3363.11 and 3363.13 thru 3363.17 shall be prohibited. The following uses shall also be permitted:

1. Exercise and Health Facilities
2. Locksmiths
3. Linen and Uniform Supply
4. Vending Machine Operators
5. Carpet and Upholstery Cleaning Services
6. Exterminating and Pest Control Services
7. Janitorial Services
8. Distilleries
9. Barber Shops, Beauty and Nail Salons
10. Cafes, Delicatessens and Restaurant
11. Dry Cleaning and Laundry Services (Drop-off only)
12. Appliance, Maintenance and Repair
13. Window Treatment Stores
14. Floor Covering Stores
15. Tailors

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

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

Not applicable

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

1. One bike rack shall be installed.

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

1. Street trees shall be planted evenly spaced along Chambers Road at a ratio of one tree per forty (40) feet of frontage.

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

1. No new doors or windows shall face the north property line unless required by the Building Code.

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

1. Outdoor storage of goods shall be prohibited.

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 as it applies to the M, Manufacturing District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

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