



City of Columbus

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

Legislation Text

File #: 0174-2014, **Version:** 2

Rezoning Application Z13-065

APPLICANT: MV Commercial Construction; c/o Brian Lacon, Project Manager; 4000 Miller-Valentine Court; Dayton, OH 45439.

PROPOSED USE: Industrial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on January 9, 2014.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-M, Limited Manufacturing District, will allow the proposed construction of a flight simulator training facility associated with the airport or limited industrial development. The site is located within boundaries of the *Port Columbus Area Development Partnership* (2008), which recommends airport uses for this location. The request is consistent with the land use recommendations of the *Port Columbus Area Development Partnership* (2008), and the established zoning and development pattern of the area.

To rezone **4014 BRIDGEWAY AVENUE (43219)**, being 9.23± acres located on the north side of Bridgeway Avenue, 1,000± feet east of Johnstown Road, From: R, Rural District, To: L-M, Limited Manufacturing District **and to declare an emergency** (Rezoning # Z13-065).

WHEREAS, application #Z13-065 is on file with the Department of Building and Zoning Services requesting rezoning of 9.23± 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 City Departments recommend approval of said zoning change because the request is consistent with the land use recommendations of the *Port Columbus Area Development Partnership*, and the established zoning and development pattern of the area; and

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; 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:

4014 BRIDGEWAY AVENUE (43219), being 9.23± acres located on the north side of Bridgeway Avenue, 1,000± feet east of Johnstown Road, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio; also being a part of Quarter Township 4, Township 1, Range 17, United States Military Lands; also being a portion of a 30.180 acre tract as conveyed to Columbus Regional

Airport Authority as described in Instrument No. 200712310221206, Tracts 1042, 1043, 1044; being more particularly described as follows

Beginning at the easterly terminus of the southerly right-of-way line of Hubler Service Road (right-of-way varies) as established in plans FRA-270-26.76N, said point being the TRUE POINT OF BEGINNING, and from said beginning point running thence

Along a line through said 30.180 acre tract, South 04° 06' 07" West, for a distance of 351.97' to a point along the northerly right-of-way line of Bridgeway Avenue (70' right-of-way) as established in Plat Book 114 Page 19; thence,

Along the northerly right-of-way line of Bridgeway Avenue, North 85° 32' 36" West, for a distance of 150.38' to a point of curvature; thence,

Along the northerly right-of-way line of Bridgeway Avenue following a curve to the left, said curve having a radius of 375.00', an arc length of 395.00', a central angle of 60° 21' 04", and a chord that bears South 64° 16' 52" West for a distance of 376.99' to a point of tangency; thence,

Along the northerly right-of-way line of Bridgeway Avenue, South 34° 06' 20" West, for a distance of 53.88' to a point of curvature; thence,

Along the northerly right-of-way line of Bridgeway Avenue following a curve to the right, said curve having a radius of 305.00', an arc length of 148.13', a central angle of 27° 49' 32", and a chord that bears South 48° 01' 06" West for a distance of 146.67' to a point, said point being along a westerly line of Englewood Heights subdivision as delineated in Plat Book 18 Page 60; thence,

Along a portion of a westerly line of said Englewood Heights subdivision, North 04° 17' 46" East, for a distance of 679.16' to a point; thence,

Along a portion of a westerly line of said Englewood Heights subdivision, North 24° 42' 14" West, for a distance of 272.16' to a point along the southerly right-of-way line of Hubler Service Road; thence,

Along the southerly right-of-way line of Hubler Service Road, North 71° 14' 45" East, for a distance of 196.89' to a point; thence,

Along the southerly right-of-way line of Hubler Service Road, South 85° 48' 10" East, for a distance of 74.83' to a point; thence,

Along the southerly right-of-way line of Hubler Service Road, South 66° 40' 00" East, for a distance of 116.28' to a point; thence,

Along the southerly right-of-way line of Hubler Service Road, South 50° 13' 16" East, for a distance of 454.15' to the point of beginning, containing 9.233 acres of land, more or less, as calculated by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, The Kleingers Group. The above-described courses are based on record documents only, and not an actual field survey; the purpose of this metes-and-bounds description is for zoning purposes only.

Basis of bearings for the herein-described courses is a portion of the northerly right-of-way line of Bridgeway Avenue being North 85° 32' 36" West as delineated in "Bridgeway Avenue Easement Dedication, Plat Book 114 Page 19.

To Rezone From: R, Rural District

To: L-M, Limited Manufacturing District

SECTION 2. That a Height District of sixty (60) 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 plans being titled, "SITE PLAN," and said text titled, "LIMITATION TEXT," both dated January 8, 2014, and signed by Brian Lacon, Agent for the Applicant, and the text reading as follows:

Limitation Text

Proposed District: L-M

Property Address: 4014 Bridgeway Avenue; Columbus, OH 43219

Owner: Columbus Regional Airport Authority

Applicant: MV Commercial Construction

Date of Text: 1/8/14

Application Number: Z13-065

1. Introduction: The subject site was annexed into the City of Columbus in 2000, and the applicant wants to establish appropriate uses that will enable the construction of a flight simulator training facility.
2. Permitted Uses: Those uses permitted in Section 3353.03, Office Commercial Uses and Sections 3363.02 thru 3363.08 inclusive, those less objectionable uses permitted in M-Manufacturing districts of the Columbus City Code.
3. Unless otherwise indicated, the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.
 - A. Access, Loading, Parking and/or other Traffic Related Commitments. N/A
 - B. Buffering, Landscaping, Open space and/or Screening Commitments. N/A
 - C. Building Design and/or Interior-Exterior Treatment Commitments: N/A
 - D. Dumpsters, Lighting, Outdoor Display Areas and/or other Environmental Commitments. N/A
 - E. Graphics and Signage Commitments.

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.

- F. Miscellaneous Commitments.

The Subject Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed.

Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

SECTION 4. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~
That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.