



## Legislation Text

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**File #:** 1505-2024, **Version:** 1

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**Rezoning Application: Z24-008**

**APPLICANT:** M-M Masonry, LLC; c/o Jeffery L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

**PROPOSED USE:** Limited manufacturing and office uses.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on May 9, 2024.

**FAR WEST SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with a warehouse and associated office uses in the L-M, Limited Manufacturing District. The requested L-M, Limited Manufacturing District will expand the number of less objectionable manufacturing uses allowed, and will also allow office uses. A concurrent Council variance (Ordinance #1506-2024; CV24-013) for a reduced open storage setback has also been requested. The site is located within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends "Employment Center" land uses at this location. The requested L-M district is supported as it includes use restrictions that are consistent with the Plan's land use recommendation, and supplemental development standards addressing site access, landscaping, screening, and building design.

To rezone **2180 VENUS ST. (43026)**, being 3.2± acres located at the northeast corner of Venus Street and Nike Drive, **From:** L-M, Limited Manufacturing District, **To:** L-M, Limited Manufacturing District (Rezoning #Z24-008).

**WHEREAS**, application #Z24-008 is on file with the Department of Building and Zoning Services requesting rezoning of 3.2± acres from L-M, Limited Manufacturing District, to L-M, Limited Manufacturing District; and

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

**WHEREAS**, the Far West Side 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 is consistent with the *Trabue/Roberts Area Plan's* land use recommendations, and includes appropriate use restrictions and supplemental development standards; 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:

**2180 VENUS ST. (43026)**, being 3.2± acres located at the northeast corner of Venus Street and Nike Drive, and being more particularly described as follows:

Situated in the State of Ohio , County of Franklin, City of Columbus, Virginia Military Survey No. 7065, being 3.231 acres of land all out of that Lot 6, as designated and delineated on the plat “Walcutt Industrial Park”, of record in Plat Book 45, Pages 40, 41 and 42, and described in a deed to ISP Newark Inc., of record in Official Record Volume 21748 H12 (all references to records being on file in the Recorder’s Office, Franklin County, Ohio), said 3.231 acre tract being more particularly described as follows:

Beginning at an iron pin found in the easterly right of way line of Venus Street, at the northwesterly corner of said Lot 6;

Thence North 81 degrees 49’ 10” East, along the northerly line of said Lot 6, a distance of 350.00 feet to an iron pin set;

Thence South 16 degrees 09’ 10” West, through said Lot 6, a distance of 519.13 feet to an iron pin set in the southerly line of said Lot 6, the northerly right of way line of Nike Drive;

Thence along the southerly line of said Lot 6, the northerly right of way line of said Nike Drive, along the arc of a non-tangent curve to the right, having a radius of 1060.00 feet, a central angle of 15 degrees 26’ 42”, an arc distance of 285.74 feet to an iron pin found at a point of tangency, said arc being subtended by a chord bearing North 72 degrees 46’ 04” West, a chord distance of 284.88 feet;

Thence North 65 degrees 02’ 43” West, continuing along the southerly line of said Lot 6, the northerly right of way line of said Nike Drive, a distance of 20.00 feet to an iron pin found at point of curvature;

Thence along the arc of a curve to the right, having a radius 20.00 feet, a central angle of 90 degrees 00’00”, an arc distance of 31.42 feet to an iron pin found at a point of tangency in the easterly right of way line of said Venus Street, the westerly line of said Lot 6, said arc being subtended by a chord bearing North 20 degrees 02’ 43” West, a chord distance of 28.28 feet;

Thence North 24 degrees 57’17” East, along the easterly right of way of said Venus Street, the westerly line of said Lot 6, a distance of 6.83 feet to an iron pin found at point of curvature;

Thence continuing along the easterly right of way line of said Venus Street, (the westerly line said Lot 6, along the arc of a curve to the left, having a radius of 1130.00 feet, a central angle of 17 degrees 08’ 50”, an arc distance of 338.18 feet to the place of beginning and containing an area of 3.231 acres of land, said arc being subtended by chord bearing North 16 degrees 22’ 52” East, a chord distance of 336.92 feet.

For the purpose of this description a bearing reference of North 81 degrees 49’ 10” East was used on the northerly line of said Lot 6, as delineated on said plat “WALCUTT INDUSTRIAL PARK”, and all other bearings then calculated from this meridian.

**To Rezone From:** L-M, Limited Manufacturing 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 change 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**” dated April 30, 2024, signed by Jeffery L. Brown, Attorney for the Applicant, and the text reading as follows:

**TEXT**

**PROPOSED DISTRICT: L-M, Limited Manufacturing**  
**CURRENT DISTRICT: L-M, Limited Manufacturing**  
**PROPERTY ADDRESS: 2180 Venus Street**  
**OWNER: 2180 Venus Street LLC**  
**APPLICANT: M-M Masonry LLC**  
**DATE OF TEXT: 4/30/24**  
**APPLICATION: Z24-008**

1. **INTRODUCTION:** The property is developed with a single building. The zoning dates to 1993, and limits the type of M, Manufacturing uses allowed on the site. The applicant wants to use the property as a contractor’s yard with outside storage as well as allow other M uses on the site.

2. **PERMITTED USES:** Those uses permitted in Sections 3363.02, 3363.03, 3363.04, 3363.05, 3363.06, 3363.07, 3363.08, and office uses in Section 3363.01 of Chapter 3363 M- Manufacturing of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** The applicable development standards are those contained in Chapter 3363 M, Manufacturing District.

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

N/A

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

The site will have access to both Nike Drive and Venus Street.

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

1. The applicant shall install 5 street trees 50 feet on center along Nike Drive. In addition if new parking spaces are created along Nike Drive with the construction of a second building on the site, the applicant shall install a minimum five foot wide minimum three foot high landscape buffer to screen the new parking spaces from Nike Drive. This buffer will consist of ground cover, shrubs, ornamental grasses along with ornamental trees spaced a maximum of twenty feet apart.

2. All outside storage areas shall be fenced and that fencing shall have high density polyethylene (H.D.P.E.) screening.

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

If a second building is constructed on the site all non-person doors (garage, loading dock, etc.) shall be restricted to the north side of that building.

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

N/A

F. 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 zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments

N/A

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