



## Legislation Text

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**File #:** 1709-2024, **Version:** 1

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### **Rezoning Amendment: Z02-049A**

Ordinance #0760-2003, passed June 30, 2003 (Z02-049), rezoned 6.78± acres from L-M, Limited Manufacturing to the L-M, Limited Manufacturing District. That legislation allows limited less-objectionable manufacturing uses having specific development standards in accordance with a registered site plan and limitation text that addressed height, building, parking, and storage setbacks, lot coverage, traffic access, loading areas, landscaping, building materials, and lighting. This legislation will amend Ordinance #0760-2003 by modifying the limitation text to permit new building and storage setbacks and commit to a revised site plan. No other changes are proposed, and all other aspects of Ordinance #0760-2003 remain in effect and are included in this amendment.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

To amend Ordinance #0760-2003, passed June 30, 2003 (Z02-049) by repealing Section 3 and replacing it with a new Section 3 thereby modifying the setbacks and site plan of the L-M, Limited Manufacturing District for property located at **2591 JOHNSTOWN RD. (43219)** (Rezoning Amendment #Z02-049A).

**WHEREAS**, Ordinance #0760-2003, passed June 30, 2003 (Z02-049), rezoned 6.78± acres located at **2591 JOHNSTOWN RD. (43219)**, from L-M, Limited Manufacturing District to the L-M, Limited Manufacturing District; and

**WHEREAS**, that rezoning established specific development standards in accordance with a registered site plan and limitation text that addressed allowable uses and development standards including height, building, parking and storage setbacks, lot coverage, traffic access, loading areas, landscaping, building materials, and lighting; and

**WHEREAS**, it is necessary to amend Section 3 of Ordinance that addressed height, building, parking and storage setbacks, lot coverage, traffic access, loading areas, landscaping, building materials, and lighting, to modify the limitation text, and site plan; and

**WHEREAS**, all other aspects of Sections 1 and 2 contained in Ordinance #0760-2003 are unaffected by this amendment and remain in effect, and are repeated below for clarity; 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**2591 JOHNSTOWN RD. (43219)**, being 6.78± acres located at the southwest corner of Johnstown Road and Cassady Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of the Third Quarter, Township 1 North, Range 17 West, of the United States Military Lands, being the land conveyed to Sandro Treonze and Pasquale A. Giammarco as recorded in Official Record Volume 5670 D08, ORV 23544 F03, ORV 29016 H06, ORV 25469 F11, ORV

30990 D06, ORV 28339 D07 and Instrument Number 199906090147190, Lewis A. Caleb I.N. 200002110028881 and Constance C. Nicholas & Toney N. McKeever O.R.V. 8815 I03 (all references refer to records in the Franklin County Recorder's Office, Ohio) and more fully described as follows:

Beginning for reference at the old centerline intersection of Johnstown Road and Cassady Avenue;

Thence South 1 deg. 46' 19" West a distance of 283.44 feet, along the old centerline of said Cassady Avenue, to a point at a northeasterly property corner of said Treonze and Giammarco, being the Point of Beginning;

Thence South 1 deg. 46' 19" West a distance of 304.00 feet, the centerline of said Cassady Avenue, to a point;

Thence South 0 deg. 41' 00" West a distance of 416.50 feet, along the centerline of said Cassady Avenue, to a point at the southwest corner of the Resubdivision of Part of Kensington;

Thence North 88 deg. 30' 00" West a distance of 417.72 feet, along a northerly line of said Resubdivision of Part of Kensington, to a point at the southeasterly property corner of David A. Voyles;

Thence North 0 deg. 41' 00" East a distance of 416.91 feet, along the easterly property line of said Voyles, to a point.

Thence North 1 deg. 46' 19" East a distance of 190.00 feet, along an easterly property line of said Voyles, to a point in the old centerline of Johnstown Road;

Thence North 48 deg. 02' 49" East a distance of 267.31 feet, along the centerline of said old Johnstown Road, to a point;

Thence South 41 deg. 57' 11" East a distance of 160.00 feet to a point;

Thence North 69 deg. 36' 07" East a distance of 123.05 feet, to the Point of Beginning containing 6.78 acres more or less.

Parcel Numbers: 010-126701, 010-137426, 010-126788 and 010-126796

Property Address: 2591 Johnstown Rd., Columbus, OH 43219

**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 Section 3 of Ordinance #0760-2003, passed June 30, 2003 (Z02-049), be hereby repealed and replaced with a new Section 3 reading as follows:

**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 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 site plan titled "**ZONING SITE PLAN**," dated June 6, 2024, and text titled, "**TEXT**," dated February 15, 2024, and both signed by Jackson B. Reynolds, III, Attorney for the Applicant, and the text reading as follows:

**TEXT**

**PROPOSED DISTRICT: L-M**

**PROPERTY ADDRESS: 2591 Johnstown Road**

**OWNER: Flesher Holding Company LLC**

**APPLICANT: Flesher Holding Company LLC**

**DATE OF TEXT: 2/15/24**

**APPLICATION: Z02-049A**

**1. INTRODUCTION:** The application requests to amend two (2) of the development standards in the existing text to allow for reuse of the property. The proposed additional warehouse will benefit the community by providing several more jobs for people living in the area. The East Columbus Neighborhood Civic Association generally supports the rezoning.

**2. PERMITTED USES:** Applicant proposes to limit the permitted use of this property to only the following less objectionable uses taken from Sections 3363.02 through 3363.08 of the Columbus Zoning Code uses:

A. Warehouse, storage in bulk, establishment for:

1. Building material;
2. Contractors equipment or similar storage. No junk material; and no hazardous materials shall be permitted.
3. Warehouse storage in bulk for: Clothing Cotton, Drugs, Dry Good, Feed, Furniture, Hardware, Machinery, Metals, Paints, Paint Materials, Pine, Rubber, Shop Supplies, Soil Stabilizer, Tobacco, Wood, Heating and Ventilating, Plumbing Supplies and Electrical Supplies.
4. Metal and metal products - less objectionable: Sheet Metal Products, Tool, die, gauge and machine shop services and Welding.

**3. DEVELOPMENT STANDARDS:**

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

1. The site shall be classified in the 35-foot height district, subject to an absolute building height restriction wherein no portion of any building, structure or accessory equipment, i.e. antennas, shall exceed an absolute height of 35 feet.
2. The maximum height of any outside storage shall be limited to 10 feet.
3. There shall be a 10-foot parking setback from the north property line along parcel #010-126801.
4. There shall be 25-foot storage and building setback lines from Cassady Avenue and Johnstown Road.
5. Total lot coverage of building and pavement areas shall not exceed 75% of lot area.
6. The setback line from residentially zoned property located to the west shall be 30-feet in accord with Board of Zoning Adjustment (BZA) Board Order 02310-00095, dated February 25, 2003.
7. The setback line from the residentially zoned property to the south shall be 50' in accordance with Board of Zoning Adjustment Board Order BZA24-043, date May 28, 2024.

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

1. All curb cuts and access points are subject to the approval of the City of Columbus Transportation Division. The applicant proposes that curb cuts and access points be located at the north end of the premises near intersection Cassady Avenue and Johnstown Roads, as shown on the Site and Landscape Plan. Other access points to Cassady Avenue may be requested, reviewed and approved by the City of Columbus Transportation Division.
2. Loading areas shall not be located facing a street frontage. Loading areas shall be fully screened from view from Johnstown Road and Cassady Avenue to a minimum height of seven (7) feet utilizing any combination of walls) made of the same material as the principal building and/or landscaping, or wooden fencing, or slatted chain link fencing. Parking

and entrance shall be at rear of building.

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

1. All outside storage or operations shall be located 100-feet from residential boundaries and be one hundred percent (100%) screened to the height of 6-feet by a slatted fence and trees for additional screening as shown on the landscape plan. Planting of bushes, shrubs, tree and foliage in front of and behind the fence shall be as delineated on the landscape plan.

2. Landscape planting is hereby included as part of the site/landscape plan, and shall include the following: three (3) CORNUS Florida (White Dogwood); six (6) Lonicera fragrantissima (Fragrant Honeysuckle); and twenty-six (26) Pinus nigra (Austrian Pine).

a. The minimum size of any trees at installation shall be 2.5 inch caliper for deciduous, 5 feet high for evergreen, and 1.5 inch caliper for ornamental. Tree caliper shall be measured 6" above the ground surface.

b. All trees and landscaping hg shall be well maintained. Dead items shall be replaced within six months, or the next planting season, whichever occurs first.

3. A 6-foot fence will be installed to enclose the premises. In addition, shrubs, bushes, evergreens and trees will be added as shown on the site plan.

4. In consideration of the sites proximity to John Glenn International Airport, trees that have a mature height of less than 40 feet shall be selected for all tree planting.

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

1. Building materials shall include concrete and brick exteriors and asphalt roofs.

2. Building shall be finished on all four (4) sides with the same materials.

3. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view at the property lines by the same material utilized on the building roof or building exterior. Color of the screening material shall be selected to blend with the predominant roof or building material to which the screening is adjacent to minimize visibility of the screening material. Ground mounted mechanical equipment, such as transformers, shall be dark in color and shall be fully screened from view by landscaping and/or a wall or fence using the same building materials as the building. Mechanical equipment shall not have reflective surfaces visible from the air.

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

1. 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.

2. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.

3. For aesthetic compatibility, lights shall be from the same or similar type and color; lighting shall not exceed .1 foot candle along the property line of a residually used or zoned property.

4. All external outdoor lighting fixtures to be used shall be from the same or similar manufacture style to insure aesthetic compatibility.

5. Except for decorative lighting, all other light poles shall be metal and such light poles shall be of the same color.
6. Light poles in the parking lots shall not exceed 18-feet in height and shall be placed in landscaped areas.
7. Building mounted lighting within service areas shall be designed in such a way that no light spillage or glare occurs offsite.
8. Wiring within the development shall be underground.

**F. Graphics and Signage Commitments**

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

**G. Miscellaneous Commitments**

1. The owner commits to develop in accordance with the site plan submitted herewith.
2. The site is located in the 65 LDN noise corridor of the John Glenn International Airport. An Aviation Easement over the tract shall be approved and recorded by the John Glenn International Airport Authority prior to the issuance of a Certificate of Zoning Clearance for any development on the property.

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