



Legislation Details (With Text)

File #: 2830-2018 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 10/4/2018 **In control:** Zoning Committee

On agenda: 10/22/2018 **Final action:** 10/24/2018

Title: To rezone 2388 ROKEBY STREET (43232), being 15.48 ± acres located at the terminus of Eastland Commerce Center Drive, 940± feet south of Groves Road, From: AR-1, Apartment Residential, M-2, Manufacturing, and L-M, Limited Manufacturing Districts, To: M-2, Manufacturing District (Rezoning # Z18-037).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD2830-2018.Attachments.pdf, 2. ORD2830-2018.Labels.pdf

Date	Ver.	Action By	Action	Result
10/24/2018	1	CITY CLERK	Attest	
10/23/2018	1	MAYOR	Signed	
10/22/2018	1	COUNCIL PRESIDENT	Signed	
10/22/2018	1	Zoning Committee	Approved	Pass
10/15/2018	1	Columbus City Council	Read for the First Time	

Rezoning Application Z18-037

APPLICANT: Marshall Acquisitions, LLC; c/o Donald T. Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.

PROPOSED USE: Manufacturing uses and storage of trucks and trailers.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on September 13, 2018.

GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel and portions of three others, all undeveloped, and is predominantly zoned in the L-M, Limited Manufacturing District. One parcel consisting of vacated right-of-way also includes the AR-1, Apartment Residential District and the M-2, Manufacturing District. The applicant proposes the M-2, Manufacturing District to permit truck and trailer storage and other manufacturing uses as an expansion of their operation located to the north. The site is within the planning area of the *Hamilton Road Corridor / Eastland Area Revitalization Plan* (2007), which recommends “mixed use” at this location. The request is consistent with the established manufacturing development pattern on adjacent parcels, and the required setback of 50 feet along unimproved Rokeby Street will further buffer the proposed development from the residential development to the west.

To rezone **2388 ROKEBY STREET (43232)**, being 15.48 ± acres located at the terminus of Eastland Commerce Center Drive, 940± feet south of Groves Road, **From:** AR-1, Apartment Residential, M-2, Manufacturing, and L-M, Limited

Manufacturing Districts, **To:** M-2, Manufacturing District (Rezoning # Z18-037).

WHEREAS, application # Z18-037 is on file with the Department of Building and Zoning Services requesting rezoning of 15.48 ± acres from the AR-1, Apartment Residential, M-2, Manufacturing, and L-M, Limited Manufacturing districts, to the M-2, Manufacturing District; and

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

WHEREAS, the Greater South East Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because M-2, Manufacturing District uses are appropriate and consistent with the prevailing land uses on adjacent parcels, and the required setback of 50 feet along Rokeby Street will further buffer the proposed development from the residential development to the west; 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:

2388 ROKEBY STREET (43232), being 15.48 ± acres located at the terminus of Eastland Commerce Center Drive, 940± feet south of Groves Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 28, Township 12 North, Range 21 West, Refugee Lands and being 16.314 acres as convey in part to Gurgun and Semahat Muharrem (etal) as recorded in Instrument Numbers 199710030110018 and 199802260043939 (12.240 Acres) and Marshall Acquisitions, LLC as recorded in Instrument Number 201607260096970 (3.242 Acres), all references refer to deeds of record in the Recorder's Office, Franklin County, Ohio and being more fully described as follows:

Beginning for reference on the easterly right of way line of Rokeby Street with the northerly limited access right of way line of Interstate Route 270 as delineated on the recorded plat of "Dedication of Eastland Commerce Center Drive Extension and Vacation of a portion of Rokeby Street" (P.B. 73, Pg. 108), at the southeast property corner of G.C. Acquisition Company (ORV 12462 B17);

Thence North 47°18'21" East a distance of 347.31 feet, along the easterly right of way line of said Rokeby Street to an existing ¾" ID pipe;

Thence along a curve to the left (radius=330.00 feet, delta=47°34'28") a chord bearing North 23°31'07" East a distance of 266.21 feet, along the easterly right of way line of said Rokeby Street to an existing ¾" ID pipe;

Thence North 00°16'07" West a distance of 732.37 feet, along the easterly right of way line of said Rokeby Street, to a ¾" ID pipe set being the Point of Beginning;

Thence North 00°16'07" West a distance of 545.87 feet, along the easterly right of way line of said Rokeby Street, to an existing ¾" ID pipe;

Thence along a curve to the right (radius=270.00 feet, delta=68°02'33") a chord bearing North 33°45'09" East a distance of 302.13 feet, along the easterly right of way line of said Rokeby Street to an existing ¾" ID pipe;

Thence North 22°13'28" West a distance of 60.00 feet, along an easterly right of way of said Rokeby Street to a point;

Thence along a curve to the right (radius=330.00 feet, delta=21°59'34") a chord bearing North 78°46'16" East a distance

of 125.89 feet, to a point;

Thence North 89°46'09" East a distance of 218.48 feet to a point in a westerly right of way line of a tract of land of vacated Rokby Street (PB 73, Pg 108);

Thence North 0°21'31" West a distance of 855.46 feet, along a westerly right of way line of said vacated Rokby Street, to a point in the southerly right of way of Groves Road (60');

Thence North 89°47'00" East a distance of 60.00 feet, along the southerly right of way of said Groves Road, to a point;

Thence South 0°21'31" East a distance of 855.45 feet, along an easterly right of way of said vacated Rokby Street, to a point;

Thence North 89°46'09" East a distance of 190.85 feet to a point 100 feet west of the westerly line of the land conveyed to the City of Columbus (ORV 6772 H06);

Thence South 00°19'27" East a distance of 875.56 feet, 100 feet west of and parallel to the west line of said City of Columbus and west line of a tract conveyed to Brendan Okeefe, to a point;

Thence South 89°43'53" West a distance of 740.38 feet, to the Point of Beginning containing 15.482 acres more or less.

To Rezone From: AR-1, Apartment Residential, M-2, Manufacturing, and L-M, Limited Manufacturing districts.

To: M-2, Manufacturing District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the M-2, 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 in the office of the Department of Building and Zoning Services.

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