# Legislation Details (With Text)

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| **File #:** | 0648-2020 **Version:** 1 | | |
| **Type:** | Ordinance | **Status:** | Passed |
| **File created:** | 3/4/2020 | **In control:** | Zoning Committee |
| **On agenda:** | 3/16/2020 | **Final action:** | 3/19/2020 |
| **Title:** | To rezone 1553 FRANK RD. (43223), being 4.18± acres located at the southwest corner of Frank Road and Longwood Avenue, From: R-1, Residential District, To: M-1, Manufacturing District (Rezoning #Z19-084). | | |
| **Sponsors:** | | | |
| **Indexes:** | | | |
| **Code sections:** | | | |
| **Attachments:** | 1. ORD0648-2020_Attachments, 2. ORD0648-2020_Labels | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 3/19/2020 | 1 | ACTING CITY CLERK | Attest | |
| 3/18/2020 | 1 | MAYOR | Signed | |
| 3/16/2020 | 1 | COUNCIL PRESIDENT | Signed | |
| 3/16/2020 | 1 | Zoning Committee | Waive the 2nd Reading | Pass |
| 3/16/2020 | 1 | Zoning Committee | Approved | Pass |

**Rezoning Application: Z19-084**

**APPLICANT:** LRC Harmon Ave. LLC; c/o Ruslan Cherneta; 1966 Westbrook Village Drive; Columbus, OH 43228.

**PROPOSED USE:** Industrial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on February 26, 2020.

**SOUTHWEST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 4.18± acre site is developed with a nonconforming industrial business in the R-1, Residential District. The applicant requests the M-1, Manufacturing District to conform the existing use. The site is within the boundaries of the *Southwest Area Plan* (2009), which recommends "light industrial" land uses at this location. The proposed M-1, Manufacturing District is consistent with the Plan's land use recommendation and is compatible with the surrounding zoning and development pattern along the south side of Frank Road.

To rezone **1553 FRANK RD. (43223)**, being 4.18± acres located at the southwest corner of Frank Road and Longwood Avenue, **From:** R-1, Residential District, **To:** M-1, Manufacturing District (Rezoning #Z19-084).

**WHEREAS,** application #Z19-084 is on file with the Department of Building and Zoning Services requesting rezoning of 4.1± acres from R-1, Residential District, to the M-1, Manufacturing District; and

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

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

**WHEREAS,** the City Departments recommend approval because the requested M-1, Manufacturing District is appropriate and compatible with the zoning and development pattern along the south side of Frank Road, and is consistent with the *Southwest Area Plan*'s land use recommendation for light industrial development; 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:

**1553 FRANK RD. (43223)**, being 4.18± acres located at the southwest corner of Frank Road and Longwood Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 1454, and being a portion of an original 4.626 acre tract of land conveyed to Werner Continental, Inc. by deed of record in Deed Book 2878, Page 315, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe set at the intersection of the south line of Frank Road with the west line of Longwood Avenue (60 feet wide), in the east line of said original 4.626 tract and at the southeast corner of a 0.445 acre tract of land conveyed as Parcel No. 238-WD out of said original 4.626 acre tract to County of Franklin for Frank Road right-of-way by deed of record in Deed Book 3293, Page 468, Recorder's Office, Franklin County, Ohio, said iron pipe being S. 17° 22' 00" W., a distance of 80.07 feet from a point in the original centerline of Frank Road, at the northeast comer of said original 4.626 acre tract and at the northeast comer of said 0.445 acre tract;

Thence S. 17° 22' 00" West, along the west line of Longwood Avenue and along a portion of the east line of said original 4.626 acre tract a distance of 470.67 feet to a 3/4-inch I. D. pipe found at the southeast comer of said original 4.626 acre tract;

Thence N. 75° 36' 26" W. along the south line of said original 4.626 acre tract a distance of 352.99 feet to a 3/4-inch I.D. iron pipe found at the southwest comer of said original 4.626 acre tract;

Thence N. 14° 34' 04" E. along a portion of the west line of said original 4.626 acre tract a distance of 498.20 feet to a 3/4.-inch I. D. iron pipe set in the south line of Frank Road and at the south-west comer of said 0.445 acre tract;

Thence S. 76° 08' 17" E. along the south line of Frank Road and along a south line of said 0.445 acre tract a distance of 177.23 feet to a 3/4 -inch I.D. iron pipe set at a comer of said 0.445 acre tract;

Thence S. 75° 39' 09" E. along the south line of Frank Road and along a south line of said 0.445 acre tract a distance of 170.22 feet to a 3/4-inch I.D. iron pipe set at a comer of said 0.445 acre tract;

Thence S. 29° 08' 32" E. along the south line of Frank Road and along a south line of said 0.445 acre tract a distance of 41.29 feet to the place of beginning;

Containing 4.177 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723 of C.F. Bird & R.J. Bull, Ltd., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in October 1986. Basis of bearings is Sheet 18 of 30 of right-of-way plans for the construction centerline of Frank Road, Section "A" (County Road No. 125).



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Known as Parcel Number: 570-126840

**To Rezone From:** R-1, Residential District

**To:** M-1, Manufacturing District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the M-1, 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.



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