Legislation Details (With Text)

File #:	2396-2021 **Version:** 1		
Type:	Ordinance	**Status:**	Passed
File created:	9/14/2021	**In control:**	Zoning Committee
On agenda:	10/11/2021	**Final action:**	10/13/2021
Title:	To rezone 2626 JOHNSTOWN RD. (43219), being 0.48± acres located on the north side of Johnstown Road, 520± feet east of North Cassady Avenue, From: R, Rural District, To: M-2, Manufacturing District (Rezoning #Z21-053).		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. ORD2396-2021_Attachments, 2. ORD2396-2021_Labels		

Date	Ver.	Action By	Action	Result
10/13/2021	1	CITY CLERK	Attest	
10/12/2021	1	MAYOR	Signed	
10/11/2021	1	Zoning Committee	Waive the 2nd Reading	Pass
10/11/2021	1	Zoning Committee	Approved	Pass
10/11/2021	1	COUNCIL PRESIDENT	Signed	

Rezoning Application: Z21-053

APPLICANT: Johnstown Road Development; c/o Kyle D. Tucker, Atty.; One Seagate, 24th Floor; P.O. Box 10032; Toledo, OH 43699.

PROPOSED USE: Industrial uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on September 9, 2021.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.48± acre site consists of one parcel with an office/warehouse building zoned in the R, Rural District as a result of recent annexation from Mifflin Township. The requested M-2, Manufacturing District will establish an appropriate zoning district for this industrial site. This site is within the planning boundaries of the *Port Columbus Joint Economic Development Strategy* (2008), and the *East Columbus Neighborhood Plan* (2012), which recommends "light industrial" land uses at this location. The request will secure proper zoning for an existing office/warehouse building and is compatible with the zoning and development pattern of the surrounding area.

To rezone **2626 JOHNSTOWN RD. (43219),** being 0.48± acres located on the north side of Johnstown Road, 520± feet east of North Cassady Avenue, **From:** R, Rural District, **To:** M-2, Manufacturing District (Rezoning #Z21-053).

WHEREAS, application #Z21-053 is on file with the Department of Building and Zoning Services requesting rezoning of 0.48± acres from R, Rural District, to M-2, Manufacturing District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the proposed M-2, Manufacturing District will secure proper zoning for an existing office/warehouse building, is compatible with the zoning and development pattern of the surrounding area and with the land use recommendations of the *Port Columbus Joint Economic Development Strategy* and *East Columbus Neighborhood Plan*; 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 #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

2626 JOHNSTOWN RD. (43219), being 0.48± acres located on the north side of Johnstown Road, 520± feet east of North Cassady Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Mifflin, and being part of the 3rd Quarter, Township 1, Range 17, United States Military Lands, and being part of that portion of a 59.31 acre reserve in Lamb's Suburban Addition that lies east of Cassady Avenue, as said reserve is designated and delineated upon the recorded plat thereof, of record in Plat Book 7, Pages 484, 485 and 486, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the centerline of Columbus-Millersburg Road, said point being located north 50 deg 45' east, a distance of 374.17 feet from a southwesterly corner of the mound realty co.'s 11.542 acre tract, as described in Deed Book 2216, Page 420, Recorder's Office, Franklin County, Ohio;

Thence north 39 deg 07' 30" west, a distance of 216.36 feet, (passing an iron pin at 30.00 feet), to a point in the southerly right-of-way line of state route 62, as shown on State of Ohio, Department of Highways plan fra. 62-19.06 (right-of-way plans limited access sheet #7 of 16); thence north 59 deg 02' 20" east, with a southerly line of said right-of-way, a distance of 101.16 feet to a point;

Thence south 39 deg 07' 30" east, a distance of 201.26 feet, (passing an iron pin at 171.26 feet), to a point in the centerline of said Columbus-Millersburg Road;

Thence south 50 deg 45' west, with the centerline of said Columbus-Millersburg Road, a distance of 100.00 feet to the place of beginning, and containing 0.479 acre, more or less.

Commonly Known As: 2626 Johnstown Road, Columbus, OH 43219
Tax Parcel Number: 190-004790

To Rezone From: R, Rural District.

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 the applicant will be required to execute an aviation easement with the Columbus Airport Authority upon adoption of the zoning ordinance, per Section 3384.08, Avigation easement.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

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