



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 0206-2008, Version: 1

Rezoning Application Z07-042

APPLICANT: Ralph W. Jordon; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200, Columbus, OH 43206.

PROPOSED USE: Limited industrial and office development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (7-0) on November 8, 2007.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-M-2, Limited Manufacturing District will allow manufacturing and office development consistent with the use restrictions, screening, and lighting controls of the adjacent L-M-2, Limited Manufacturing District. Staff finds the rezoning to be a continuation of the pattern of rezonings from large lot residential zoning districts to limited manufacturing zoning districts and supports this trend. With the proximity to Interstate 270 and nearby manufacturing zoning districts and manufacturing uses, this proposal is compatible with the surrounding development and zoning patterns in the area.

To rezone **3990 SCIOTO DARBY CREEK ROAD (43026)**, being 2.0± acres located on the north side of Scioto Darby Creek Road, 100± feet east of Interstate-270 **From:** R-1, Residential District **To:** L-M-2, Limited Manufacturing District (Rezoning # Z07-042).

WHEREAS, application #Z07-042 is on file with the Building Services Division of the Department of Development requesting rezoning of 2.01± acres from R-1, Residential District, to L-M-2, Limited Manufacturing District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M-2, Limited Manufacturing District will allow manufacturing and office development consistent with the use restrictions, screening, and lighting controls of the adjacent L-M-2, Limited Manufacturing District. Staff finds the rezoning to be a continuation of the pattern of rezonings from large lot residential zoning districts to limited manufacturing zoning districts and supports this trend. With the proximity to Interstate 270 and nearby manufacturing zoning districts and manufacturing uses, this proposal is compatible with the surrounding development and zoning patterns in the area, 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:

3990 SCIOTO DARBY CREEK ROAD (43026), being 2.0± acres located on the north side of Scioto Darby Creek Road, 100± feet east of Interstate-270 (560-162425), and being more particularly described as follows:

Legal Description

2.01+/- Acres

Being a part of Survey 547, Virginia Military District, and being more particularly described as follows:

BEGINNING at a point in the centerline of Mill Road, North 73° South 720.14 feet from the west line of Survey Number 547;

Thence on a line parallel to said Survey Line, North 9° 30" West 882.61 feet to an iron pipe (passing an iron pipe 30.22 feet);

Thence North 73° 14' East 100.08 feet to an iron pipe;

Thence on a line parallel to said Survey Line, South 9° 30' East 883.37 feet to the center line of said Hill Road (passing an iron pipe at 850.15 feet);

Thence with the center line of said Road, South 73° 37' West 100 feet to the place of beginning, and containing 2.01 acres, more or less.

Street Address: 3990 Scioto-Darby Creek Road
Hilliard, Ohio 43026

Parcel Number: 560-162425

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

To: L-M-2, Limited Manufacturing District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-M-2, Limited Manufacturing District on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved L-M-2, Limited Manufacturing District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said text being titled, "**DEVELOPMENT TEXT**," signed by Michael T. Shannon, Attorney for the Applicant, dated December 14, 2007, and the text reading as follows:

DEVELOPMENT TEXT

L-M-2, LIMITED MANUFACTURING DISTRICT

2.01± ACRES

Existing District: R-1, Residential

Proposed District: L-M-2, Limited Manufacturing District

Property Address: 3990 Scioto-Darby Creek Road

Owner/Applicant: Ralph W. Jordan, c/o CRABBE, BROWN & JAMES, LLP: Michael T. Shannon, Esq., 500 S. Front St., Suite 1200, Columbus, Ohio 43215, Mshannon@cbjlawyers.com.

Application No.: Z07-042

Date of Text: December 14, 2007

I. INTRODUCTION:

The subject site ("Site") consists of 2.01± acres situated on the north side of Scioto-Darby Creek Road, east of I-270 on the City's west side. The Site is surrounded on the west and north by adjacent parcels zoned R1. Adjacent to the east is a tract zoned LM2 (Z05-084). On the south side of Scioto-Darby Creek Road is a large tract zoned M-1, owned by Columbus and Southern Ohio Electric Company, with an adjacent M-2 tract to the east. Further east of the Site are businesses operating under C-4 and M-2 zoning districts. The Site lies within a significantly mixed-use neighborhood which, in recent years has become increasingly industrial in nature, with some remaining large-lot single-family residential parcels throughout the neighborhood.

Applicant proposes to rezone the Site from R-1 to L-M-2, to allow light manufacturing and related accessory uses, predominately for

a non-retail service company use (§3367.02 - Warehouse, storage and sales establishments). The property is currently improved with an existing single-family residence and detached garage, which shall remain as legal non-conforming uses following this rezoning, until such time as a manufacturing use is implemented for the structures.

II. PERMITTED USES:

1. Except as prohibited in Section 2 (Prohibited Uses) below, all uses of Columbus City Code §3367.01 (M-2, Manufacturing District); outdoor storage as permitted by §3367.29; residence of a resident watchman, as permitted by §3367.08.

2. Prohibited Uses:

Adult entertainment, inclusive of bookstore; adult motion picture theater; adult-only entertainment facility; billboards, underground storage tanks and telecommunications antennas, all uses of §3367.06 (Wood and paper products); all uses of §3367.07 (Food and beverage products); all uses of §3367.08 (Miscellaneous uses), except that a residence for a resident watchman under that Section is specifically permitted; stables.

III. DEVELOPMENT STANDARDS:

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

N/A

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

1. The Applicant shall maintain one full-service access point along Scioto-Darby Creek Road, for use by any tenants/lessees of the property.

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

1. Applicant shall maintain the existing landscaping of the property, which shall be maintained in a healthy state. Should any future landscaping be added, the minimum size of all trees shall be 2.5-inch caliper for deciduous; 1.5 inch caliper for ornamentals, and 5 feet in height for evergreens. Caliper shall be measured 6 inches above grade. Trees may be equally spaced or grouped.

2. Applicant shall maintain a thirty (30) foot no-build zone as measured from the rear property line, extending the entire length of the rear/north property line, to buffer the site from residential property owners to the north. Any existing landscaping along that buffer shall be maintained.

3. Applicant shall install a 6-foot high wood or similar privacy fence along the entire length of the rear (north) property line, to screen the Site from the adjacent residential properties.

4. Applicant shall install a 10-foot wide landscape buffer, with 5-foot tall evergreen trees planted 10 feet on center, along the west property line. Said buffer shall be maintained for so long as the adjacent parcel to the West is used residentially.

5. Any dead materials shall be replaced within six (6) months or the next planting season, whichever occurs first.

6. Applicant shall install a bike rack for employees working onsite. Installation shall occur following zoning clearance approval for any non-residential use of the property for which employees will be hired.

7. A sidewalk shall be installed onsite, from the right-of-way leading to any future building(s) that may be constructed on this property.

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

1. All building exteriors shall be constructed of wood, brick, real or synthetic stone, real or synthetic stucco, glass, vinyl siding, wood shingles, textured or coated metal, concrete, marble, textured concrete, or any combination of these materials.

E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. External outdoor lighting shall be cutoff down-style fixtures (down lighting), except there may be accent lighting (up lighting) on landscaping in the front of structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.

2. Outdoor lighting fixtures shall be from the same or similar manufacturers type to insure aesthetic compatibility.

3. Except for decorative lighting, all light poles shall be metal and such light poles shall be of the same color. Light poles in the

parking lots shall not exceed 18 feet in height.

4. All lighting shall be so positioned as to not be directed toward any abutting residentially-zoned area.
5. Any future wiring or utility installation within the subject Site shall be underground.
6. There shall be no outdoor public address system, outdoor call system, or other outdoor audible system permitted on the Site.

F. Graphics and Signage Commitments.

All signage shall conform to Chapters 3375 through 3383 of the Columbus City Code, as they apply to the M-2, Manufacturing District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous Commitments.

Applicant shall provide a monetary contribution to the City of Columbus pursuant to the Parkland Dedication requirements of C.C.C. §3318.13, calculated at \$400.00 per acre or fraction thereof. Payment shall be made at the time of zoning clearance approval.

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