



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0207-2008, **Version:** 1

Rezoning Application Z07-046

APPLICANT: Dean E. and Connie L. Salts; 975 Hilliard-Rome Road, Columbus, OH 43228.

PROPOSED USE: Manufacturing or commercial use.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on January 10, 2008.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-M, Limited Manufacturing District will allow manufacturing and/or commercial uses. This is one of the few remaining residentially zoned properties in this area which is predominantly zoned for manufacturing. Staff finds the current residential zoning to be unsuited to the area and supports this rezoning to the L-M, Limited Manufacturing District because it will make the zoning and land uses consistent with the existing surrounding manufacturing zoning and land uses.

To rezone **4223 ROBERTS ROAD (43026)**, being 0.79± acres located on the south side of Roberts Road, 430± feet west of Zane Trace Drive, **From:** R-1, Residential District **To:** L-M, Limited Manufacturing District (Rezoning # Z07-046).

WHEREAS, application #Z07-046 is on file with the Building Services Division of the Department of Development requesting rezoning of 0.79± acres from R-1, Residential District, to L-M, 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 zoning will allow uses consistent with the current surrounding uses. This is one of the few remaining residentially zoned properties in this area which is predominantly zoned for manufacturing. Staff finds the current residential zoning to be unsuited to the area and supports this rezoning to the L-M, Limited Manufacturing District because it will make the zoning and land uses consistent with the existing surrounding manufacturing zoning and land uses, 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:

4223 ROBERTS ROAD (43026), being 0.79± acres located on the south side of Roberts Road, 430± feet west of Zane Trace Drive (560-154719), and being more particularly described as follows:

Legal Description for 4223 Roberts Road Columbus, Ohio 43228

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being part of Survey No. 544, Virginia Military Lands, and being part of a certain tract containing 52.69 acres which was conveyed to

John W. Rogers by the Heirs of Marcellus Rogers, deceased, by deed shown of record in Deed Book 292, page 471, and also being part of a certain 4.785 acre tract, described in a Certificate of Transfer to Marie F. Hamm, of record in Deed Book 2090, page 647, all of record in Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at iron pin in the north line of said Survey No. 544, which iron pin is located N. 50 degrees 15'E 1124' from a point at the northwest corner of the said 52.69 acre tract, said place of beginning also being the northwesterly corner of the said 4.785 acre tract; thence from said place of beginning N. 50 degrees 15' E., and with the north line of Survey No. 544 and 15' northerly from the centerline of Roberts Road a distance of 147.45' to an iron pin, said iron pin being northerly 15' from the centerline of Roberts Road; thence S. 35 degrees 54' E., a distance of 236.59' to an iron pin; thence S. 50 degrees 15' W., and parallel to the centerline of Roberts Road, a distance of 145.32' to a railroad spike set in the top of the post, at an angle point in the westerly line of said 4.785 acre tract, a distance of 236.47' to the place of beginning, containing 0.793 acres. Subject to all easements and restrictions shown of record, also subject to all legal highways.

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

To: L-M, Limited Manufacturing District

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 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, 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, "**LIMITATION TEXT**," signed by Dean Salts, Applicant, dated December 5, 2007, and the text reading as follows:

Limitation Text

Proposed District: L-M, Limited Manufacturing District
Property Address: 4223 Roberts Road Columbus, Oh 43228
Owner: Dean E. Salts and Connie L. Salts
Applicant: Dean E. Salts and Connie L. Salts
Applicant Number: Z07-046
Date: 12/05/07

1.Introduction: This property is presently undeveloped and this limitation overlay text is necessary to establish appropriate use restrictions for the above property.

2. Permitted Uses: Those uses permitted in Chapter 3363.01 through 3363.08 of the Columbus Zoning Code. The following use however shall be prohibited:

A. Billboards

3.Development Standards:

- A. Density, Height, Lot, and/or other traffic related commitments. N/A
- B. Buffering, landscaping, open space and/or screening commitments. N/A
- C. Building design and/or interior-exterior treatment. N/A
- D. Dumpsters, lighting outdoor display areas and/or environmental commitments. N/A
- E. Graphics and signage commitments. All graphics and signage shall comply with the Graphics Code; Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.
- F. Miscellaneous Commitments. N/A

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

