



City of Columbus

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

Legislation Text

File #: 1099-2008, **Version:** 1

Rezoning Application Z08-018

APPLICANT: Crown Enterprises Inc; c/o Larry Jacobs; 12225 Stephens Road; Warren, Michigan 48089.

PROPOSED USE: Semi-trailer storage.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on June 12, 2008.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested M-1, Manufacturing District is compatible with surrounding development and consistent with the established zoning pattern of the area. The L-I, Limited Institutional to the north contains development standards to screen and buffer the development from the proposed expansion of the semi-trailer depot.

To rezone **3480 REFUGEE ROAD (43232)**, being 5.0± acres located 1740± feet north of Refugee Road, 1440± feet east of Winchester Pike, **From:** L-I, Limited Institutional District, **To:** M-1, Manufacturing District. (Rezoning # Z08-018)

WHEREAS, application #Z08-018 is on file with the Building Services Division of the Department of Development requesting rezoning of 5.0± acres from L-I, Limited Institutional District, to the M-1, 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 M-1, Manufacturing District is compatible with surrounding development and consistent with the established zoning pattern of the area. The L-I, Limited Institutional to the north contains development standards to screen and buffer the development from the proposed expansion of the semi-trailer depot, 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:

To rezone **3480 REFUGEE ROAD (43232)**, being 5.0± acres located 1740± feet north of Refugee Road, 1440± feet east of Winchester Pike, and being more particularly described as follows:

LOT SPLIT FOR CROWN ENTERPRISES

A 5.000 ACRE LOT SPLIT OUT OF A 124.349 ACRE TRACT DEEDED TO FIRST CHURCH OF GOD IN.

AS RECORDED IN INSTRUMENT NUMBER 199802230039216

IN HALF SECTIONS 53 AND 54, SECTION 30, TOWNSHIP 12, RANGE 21 REFUGEE LANDS

CITY OF COLUMBUS

COUNTY OF FRANKLIN

STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being half Sections 53 and 54, Section 30, Township 12, Range

21 Refugee Lands and being a 5.000 acre lot split out of a 124.349 acre tract deeded to First Church of God Inc. as recorded in Instrument Number 199802230039216, (all deed and plat references made being to Franklin County Recorder's Office, unless otherwise noted), being more particularly described as follows:

Beginning for a **POINT OF COMMENCEMENT (P.O.C.)** at the northeast corner of Sobeck Road (60 feet wide) as recorded in Book 35, Page 106, referenced by a 1/2" iron pipe found (bent) South 0.12 feet, West 0.35 feet, said point being on a southerly line of said 124.349 acre tract, said point also being at the northwesterly corner of a 8.671 acre tract deeded to Ohio Automotive Club as recorded in Instrument Number 199905140122933;

Thence along the northerly line of said 8.671 acre tract and along a southerly line of said 124.349 acre tract, **South 85 Degrees 54 Minutes 39 Seconds East, 744.53 feet** to a point referenced by a 1/2" iron pipe found (bent), South 0.32 feet, said point being on a southerly line of said 124.349 acre tract, said point also being at the northeasterly corner of said 8.671 acre tract, said point also being at the northwesterly corner of a 18.122 acre tract deeded to GLS Leasco Inc. as recorded in Volume 3577, Page 170, said point also being the **TRUE POINT OF BEGINNING (P.O.B.)** for the 5.000 acre lot split herein described:

The following three (3) courses cross said 124.349 acre tract:

Thence **North 04 Degrees 05 Minutes 21 Seconds East, 167.54 feet** to a 5/8" rebar set;

Thence **South 85 Degrees 54 Minutes 39 Seconds East, 1300.00 feet** to a 5/8" rebar set;

Thence **South 04 Degrees 05 Minutes 21 Seconds West, 167.54 feet** to a 5/8" rebar set, said point being at an angle of said 124.349 acre tract, said point also being at the northeasterly corner of said 18.122 acre tract:

Thence along the northerly line of said 18.122 acre tract, **North 85 Degrees 54 Minutes 39 Seconds West, 1300.00 feet** to the **TRUE POINT OF BEGINNING (P.O.B.)** containing 5.000 acres.

To Rezone From: L-I, Limited Institutional 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 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.

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