



City of Columbus

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

Legislation Text

File #: 0290-2017, **Version:** 1

Rezoning Application Z16-032

APPLICANT: Todd Ruck; 4342 Dublin Road; Columbus, OH 43221.

PROPOSED USE: Light industrial, truck parking, future office.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on August 11, 2016.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of two parcels zoned in the CPD, Commercial Planned Development District, which are currently vacant. The applicant proposes the M-2, Manufacturing District to allow for light industrial, truck parking, and business office uses on the site. The site is located in the planning areas of both the *Port Columbus Joint Economic Development Strategy* (2008) and *East Columbus Neighborhood Plan* (2012) which recommend "light industrial uses" for this location. The request is consistent with the established manufacturing development pattern on adjacent parcels.

To rezone **2673 & 2693 JOHNSTOWN ROAD (43219)**, being 3.58± acres on the east side of Johnstown Road, 500± feet northeast of East Seventeenth Avenue, **From:** CPD, Commercial Planned Development District, **To:** M-2, Manufacturing District (Rezoning # Z16-032).

WHEREAS, application No. Z16-032 is on file with the Department of Building and Zoning Services requesting rezoning of 3.58± acres from the CPD, Commercial Planned Development District, to the M-2, 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 M-2 manufacturing uses are appropriate and consistent with the prevailing land uses on adjacent parcels, and with the recommendations of the *Port Columbus Joint Economic Development Strategy* and *East Columbus Neighborhood Plan* for light industrial 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:

2673 & 2693 JOHNSTOWN ROAD (43219), being 3.58± acres on the east side of Johnstown Road, 500± feet northeast of East Seventeenth Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 17, United States Military Lands, and being part of that 1.977 acre tract conveyed to Dhruv Real Estate Venture LLC by deed of record in Instrument Number 200807310117098 and part of that 1.933 acre tract conveyed to Dhruv Real Estate Venture LLC by deed of record in Instrument Number 200807310117101 (all references are to the records of the

Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at the centerline intersection of Rarig Avenue (50 feet wide) and Seventeenth Avenue (80 feet wide);

Thence North 86° 46' 55" West, with the centerline of said Seventeenth Avenue, a distance of 336.98 feet to a point;
Thence North 03° 13' 05" East, across said Seventeenth Avenue, a distance of 40.00 feet, to a point on the northerly right-of-way line of said Seventeenth Avenue, at the southeasterly corner of said 1.933 acre tract, the TRUE POINT OF BEGINNING;

Thence North 86° 46' 55" West, with the northerly right-of-way line of said Seventeenth Avenue, a distance of 114.90 feet to the southwesterly corner of said 1.933 acre tract;

Thence North 25° 35' 22" West, with the westerly line of said 1.933 acre tract, a distance of 386.48 feet to a point on the southerly right-of-way line of Johnstown Road (60 feet wide);

Thence North 49° 38' 58" East, with the southerly right-of-way line of said Johnstown Road and across said 1.933 and 1.977 acre tracts, a distance of 521.39 feet to a point on the northerly line of said 1.977 acre tract;

Thence with the perimeter of said 1.977 acre tract, the following courses and distances:

South 86° 43' 55" East, a distance of 83.51 feet to a point;

South 04° 03' 05" West, a distance of 360.30 feet to a point;

North 89° 51' 44" West, a distance of 230.50 feet to the southwesterly corner of said 1.977 acre tract;

Thence South 09° 48' 30" East, with the easterly line of said 1.933 acre tract, a distance of 333.87 feet to the TRUE POINT OF BEGINNING and containing 3.577 acres of land, more or less.

To Rezone From: CPD, Commercial Planned Development 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 this ordinance shall take effect and be in force from and after the earliest period allowed by law.