



City of Columbus

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

File #: 0844-2017, **Version:** 1

Rezoning Application: Z16-087

APPLICANT: Pizzuti/Creekside CC, LLC; c/o Michael T. Shannon and Eric Zartman, Attys.; 500 South Front Street, Suite 1200; Columbus, OH 43215.

PROPOSED USE: Office/warehouse.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on March 9, 2017.

FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 21.27± acre site is comprised of one parcel developed with an office/warehouse and zoned in the R, Rural District as the result of a recent annexation from Hamilton Township. The requested L-M, Limited Manufacturing District is comparable to the zoning of the site in the township before annexation. The site is located within the boundaries of the *South Central Accord Plan* (1997), which recommends "Industrial" land uses for this location. Staff finds the proposal to be consistent with the established zoning and development pattern of the area. A concurrent Council variance (Ordinance # 0845-2017; CV16-083) has been filed to conform a reduced existing parking setback line.

To rezone **6054 SHOOK ROAD (43137)**, being 21.27± acres located at the northwest corner of Shook Road and Rohr Road, **From:** R, Rural District, **To:** L-M, Limited Manufacturing District (Rezoning # Z16-087).

WHEREAS, application # Z16-087 is on file with the Department of Building and Zoning Services requesting rezoning of 21.27± acres from R, Rural District, to the L-M, Limited Manufacturing District; and

WHEREAS, the Development Commission recommends approval; and

WHEREAS, the Far South Columbus Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited Manufacturing District is comparable to the previous zoning designation in Hamilton Township and is consistent with the *South Central Accord Plan* and surrounding development patterns; 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:

6054 SHOOK ROAD (43137), being 21.27± acres located at the northwest corner of Shook Road and Rohr Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Hamilton, Section 36, Township 4 North, Range 22 West,

Congress Lands East of Scioto River, and being a 21.269 acre tract of land out of that 26.583 acre tract of land as described in a deed to Pizzuti/Creekside XX LLC of record in Instrument No. 201507270102226, all references to records are on file in the Recorder's Office, Franklin County, Ohio, said 21.269 acres being more particularly bounded and described as follows:

COMMENCING for REFERENCE, at a Franklin County Engineer's monument (FCGS 1661), found at an angle point in the centerline of Shook Road, having a varied width, said monument being at an angle point in the Western line of said 26.583 acre tract;

Thence along said centerline of Shook Road and Western line of said 26.583 acre tract, bearing South 03°55'49" West, a distance of 150.21 feet to a railroad spike found thereon, the same being at the Southwesterly corner of said 26.583 acre tract and also being at the Northwestern corner of a 6.255 acre tract of land conveyed to Lululemon USA, Inc. of record in Instrument No. 201312030198946;

Thence along the Southern line of said 26.583 acre tract and Northern line of said 6.255 acre tract, bearing South 86°08'44" East, a distance of 30.00 feet to an iron pin set thereon, the same being on the Easterly Right-of-Way line of said Shook Road of record in Instrument No. and the **TRUE PLACE OF BEGINNING** for said 21.269 acre tract herein to be described;

Thence along said Easterly Right-of-Way line of said Shook Road the following (4) four courses:

1. Bearing North 17°40'04" East, a distance of 207.83 feet to an iron pin set thereon;
2. Along a non-tangent curve, deflecting to the right, with a radius of 1042.00 feet, a tangent length of 81.81 feet, a delta angle of 08°58'42", the chord of which bears North 36°45'42" East for a distance of 163.11 feet, along said arc for a distance of 163.28 feet to an iron pin set;
3. Bearing North 41°15'02" East, a distance of 206.10 to an iron pin set at an angle point;
4. Bearing North 39°17'34" East, a distance of 27.34 feet to an iron pin set thereon, the same being at the original Easterly Right-of-Way line of said Shook Road;

Thence continuing along said Easterly Right-of-Way line of said Shook Road the following (2) two courses:

1. Bearing North 41°36'39" East, a distance of 640.34 feet to an iron pin set at an angle point therein;
2. Bearing North 80°28'57" East, a distance of 352.32 feet to an iron pin set at an angle point therein, the same being on the Southern Right-of-Way line of Rohr Road;

Thence along said Southern Right-of-Way line of said Rohr Road, bearing South 81°48'07" East, a distance of 210.58 feet to 5/8" rebar found thereon, the same being at a Northeastern corner of said 26.583 acre tract and at the Northwestern corner of a 5.312 acre tract of land described in a deed to VSP Ceres, Inc. of record in Instrument No. 201612190174205;

Thence along the Western line of said 5.312 acre tract and along the Eastern line of said 26.583 acre tract the following (5) five courses:

1. Bearing South 03°51'55" West, a distance of 466.95 feet to a pk nail found at an angle point therein;
2. Bearing South 48°33'49" West, a distance of 137.16 feet to a 3/4" iron pipe found at an angle point;
3. Bearing South 03°54'13" West, a distance of 337.31 feet to a 3/4" iron pipe at an angle point;
4. Bearing North 86°05'54" West, a distance of 60.00 feet to a 3/4" iron pipe found at an angle point;
5. Bearing South 03°51'26" West, a distance of 194.84 feet to a 3/4" iron pin found with cap marked "Franklin" at the Southeastern corner of said 26.583 acre tract, the same being at the Southwestern corner of a 20.435 acre tract of land described in a deed to Exeter 2525 Rohr, LLC of record in Instrument No. 201410300143521 and further being on the Northern line of a 16.829 acre tract of land described in a deed to Big Box Property Owner, LLC of record in Instrument No. 201512290181404;

Thence along the Southern line of said 26.583 acre tract and said Northern line of the 16.829 acre tract, bearing North 86°08'44" West and passing along the Northern line of the aforementioned 6.255 acre tract a distance of 1067.20 feet to an iron pin set thereon and the **TRUE PLACE OF BEGINNING**, containing 21.269 acres, more or less.

Basis of Bearings: Bearings are based on the centerline of Shook Road as established by GPS observation of FCGS monument #9927 in the centerline of Shook Road and FCGS monument #5463 in the centerline of Rohr Road and determines the centerline of Shook Road to be N 3°55'39" E.

The statement iron pin set refers to a 5/8" X 30" iron rebar set vertically with surveyor's I.D. cap marked "Rolling~Hocevar".

The foregoing description has been prepared by Rolling & Hocevar, Inc. under the direct supervision of Andrew G. Planet, Registered Professional Surveyor Number 7802.

To Rezone From: R, Rural 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 Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved L-M, Limited Manufacturing District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said text titled, "**LIMITATION TEXT**," signed by Michael T. Shannon, Attorney for the Applicant, dated December 27, 2016, and the text reading as follows:

LIMITATION TEXT

CURRENT DISTRICT: Rural-Annexation
PROPOSED DISTRICT: Limited Manufacturing
PROPERTY ADDRESS: 6054 Shook Road
PARCEL NO.: 150-000186
PROPERTY OWNER: Pizzuti/Creekside XX, LLC
APPLICANT: Pizzuti/Creekside XX, LLC, c/o
Michael T. Shannon, Esq. and Eric Zartman, Esq.
500 South Front Street, Suite 1200
Columbus, Ohio 43215
DATE OF TEXT: December 27, 2016
APPLICATION NO.: Z16-087

I. Introduction: Applicant Pizzuti/Creekside XX, LLC seeks to rezone the subject Site located at 6054 Shook Road. The Site was recently annexed from Hamilton Township. The Site is already developed with an existing 268,949 square foot warehouse with office use. Uses within the warehouse include 252,807 square feet of warehouse use and 16,142 square feet of office use.

The Site is situated within the Far South Area Commission and subject to the South Central Accord, which recommends industrial development. The Site is not subject to a Commercial Overlay or Planning Overlay.

II. Permitted Uses:

Those uses permitted under Chapter 3363.01 - 3363.08 of the Columbus City Code excluding all commercial uses except for office uses.

III. Development Standards: Unless otherwise indicated by this Limitation Text, the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

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

N/A

B. *Access, Loading, Parking and/or other Traffic Related Commitments:*

N/A

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

N/A

D. *Building Design and/or Exterior Treatment Commitments:*

N/A

E. *Lighting and/or other Environmental Commitments:*

N/A

F. *Graphics and/or 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. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. *Miscellaneous:*

N/A

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