



Legislation Text

File #: 1639-2017, Version: 1

Rezoning Application: Z17-011

APPLICANT: BLS Rentals Ltd.; c/o Bruce Storts; 4181 Patzer Avenue; Columbus, OH 43123.

PROPOSED USE: Industrial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on June 8, 2017.

FRANKLINTON AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 1.2± acre site is developed with a self-serve car wash in the C-5, Commercial District. The applicant proposes to repurpose the building for an industrial use in the M, Manufacturing District. The requested M, Manufacturing District will allow an industrial development that is compatible with the zoning and development pattern of adjacent manufacturing developments. Although the *West Franklinton Plan* (2014) calls for "Community Commercial" land uses at this site, the prevailing land uses and lack of direct frontage on Mound Street are more suited for industrial uses as proposed.

To rezone **541 BREHL AVENUE (43223)**, being 1.2± acres located on the west side of Brehl Avenue, 250± feet north of West Mound Street, **From:** C-5, Commercial District, **To:** M, Manufacturing District (Rezoning # Z17-011).

WHEREAS, application # Z17-011 is on file with the Building Services Division of the Department of Development requesting rezoning of 1.2± acres from C-5, Commercial District, to M, Manufacturing District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested M, Manufacturing District will allow an industrial development that is compatible with the zoning and development pattern of adjacent manufacturing developments; 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:

541 BREHL AVENUE (43223), being 1.2± acres located on the west side of Brehl Avenue, 250± feet north of West Mound Street and being more particularly described as follows:

Description of 1.271 acre tract on S. Central Ave., North of W. Mound St., Columbus, Ohio, for Central Point Company

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 1393:

Being in Outlot Number Thirty (30) in M.L. SULLIVANT's SUBDIVISION, and being a portion of Parcel III as conveyed to James B. King and David C. Wilcox by deed of record in Official Record 669, Page H17, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the east line of South Central Avenue-U.S. Route 62 and Ohio Route 3 (60 feet wide), at a corner of said Parcel III, at the northwest corner of Lot Number Three Hundred Sixty Two (362) in Hamilton Place Addition, as shown of record in Plat Book 5, Page 127, 128 and 129, Recorder's Office, Franklin County, Ohio, and at the southwest corner of a triangular strip of ground conveyed as Second Parcel to Erwin J. Fanta by deed of record in Deed Book 2872, Page 535, Recorder's Office, Franklin County, Ohio;

thence S 70° 35' 13" W along a south line of said Parcel III and along the north line extended westerly of said Lot No. 362 a distance of 30.49 feet to a point in the centerline of South Central Avenue and at the southwest corner of said Parcel III;

thence N 9° 05' 42" W along the centerline of South Central Avenue and along the west line of said Parcel III a distance of 98.50 feet to a point in the south right of way line of the Baltimore and Ohio Railroad (100 feet wide) and at the northwest corner of said Parcel III;

thence N 45° 54' 41" E along the south right of way line of the Baltimore and Ohio Railroad and along a portion of the north line of said Parcel III a distance of 272.66 feet to a 3/4-inch I. D. iron pipe set in the south limited access right of way line of Interstate Route 70 and at the westernmost corner of a 1.854 acre tract of land conveyed partially out of said Parcel III as Parcel No. 161 WL to State of Ohio by deed of record in Deed Book 3215, Page 5411, Recorder's Office, Franklin County, Ohio (passing a 3/4-inch I.D. iron pipe set in the east right of way line of South Central Avenue at 36.62 feet);

thence S 80° 50' 33" E along the south limited access right of way line of Interstate Route 70 a distance of 122.81 feet to a 3/4-inch I.D. iron pipe set at the northwest corner of a 0.565 acre tract of land conveyed partially out of said Parcel III to Harold R. and Margaret E. Hodges by deed of record in Official Record 2433, Page D 03, Recorder's Office, Franklin County, Ohio;

thence S 10° 31' 21" E along the west line of said 0.565 acre tract a distance of 153.85 feet to a 1/2-inch I.D. iron pipe found in the centerline at the north end of Brehl Avenue (50 feet wide), in a south line of said Parcel III and at the southwest corner of said 0.565 acre tract;

thence S 70°, 35' 13" W along a portion of a south line of said Parcel III, along the west half of the north end of Brehl Avenue, along the north line of Lot Number Three Hundred Forty Eight (348) in said Hamilton Place Addition and along the north end of an alley (16 feet wide) a distance of 180.56 feet to a 2" I.D. iron pipe found at a corner of said Parcel III, at the northwest corner of the north end of said alley; at the northeast corner of said lot No. 362 and at the easternmost corner of said triangular strip of ground;

thence S 78°, 53' 19" W along a south line of said Parcel III and along the north line of said triangular strip of ground a distance of 136.28 feet to a 1 inch I.D. iron pipe found in the east right of way line of South Central Avenue, at a corner of said Parcel III, and at the northwest corner of said triangular strip of ground;

thence S 9°, 05' 42" E along the east right of way line of South Central Avenue, along a line of said Parcel III and along the west line of said triangular strip of ground a distance of 20.00 feet to the place of beginning;

containing 1.271 acres of land more or less and being subject to all legal highways, easements and restrictions of record. Of the above described 1.271 acres, 0.073 acre more or less, is within the right of way of South Central Avenue, leaving a net area of 1.198 acres more or less.

Commonly known as: 541 Brehl Avenue, Columbus, Ohio 43223

PPN(s): 010-066562 & 010-044386

To Rezone From: C-5, Commercial District

To: M, Manufacturing District

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