



Legislation Text

File #: 2985-2017, **Version:** 1

Rezoning Application: Z17-028

APPLICANT: Trevcor Development, Ltd. c/o William L. Loveland, Atty.; 3300 Riverside Drive, Suite 125; Upper Arlington, OH 43221.

PROPOSED USE: Self-storage facility and limited industrial or office development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on October 12, 2017.

GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of four undeveloped parcels zoned L-C-4, Limited Commercial District. The requested L-M, Limited Manufacturing District will allow development of office uses, limited industrial uses, or self-storage units. The proposed limitation text includes provisions for building and parking setbacks, traffic access, and building height and design. The site is not located within the boundaries of a land use plan; however, the permitted uses and limitations contained in the text are comparable to adjacent uses.

To rezone **4375 PROFESSIONAL PARKWAY (43135)**, being 7.52± acres located at the southeast corner of Professional Parkway and Hamilton Square Boulevard, From: L-C-4, Limited Commercial District, To: L-M, Limited Manufacturing District (Rezoning # Z17-028).

WHEREAS, application No. Z17-028 is on file with the Department of Building and Zoning Services requesting rezoning of 7.52± from L-C-4, Limited Commercial District, to L-M, Limited Manufacturing District; and

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

WHEREAS, the Greater South East Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited Manufacturing District will allow the development of office uses, limited industrial uses, or self-storage units at this location which are compatible to existing adjacent 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:

4375 PROFESSIONAL PARKWAY (43135), being 7.52± acres located at the southeast corner of Professional Parkway and Hamilton Square Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus and being all of Lot No.'s 13, 14 and 15 (Parcel No.'s 010215429, 010215430 and 010215431) of South Hamilton Square as recorded in Plat Book 71, Page 38 and part of an 8.389 acre parcel of land as recorded in Deed Vol. 28168, Page A17 and conveyed to M Five Limited Partnership (hereinafter referred to as "Grantor") and further located in the Section 9, Township 11, Range 21 and being more particularly described as follows:

- I) Tract No. 1, Lot No. 13, (Parcel No. 010215429) of the aforementioned South Hamilton Square.
- II) Tract No. 2, Lot No. 14, (Parcel No. 010215430) of the aforementioned South Hamilton Square.
- III) Tract No. 3, Lot No. 15, (Parcel No. 010215431) of the aforementioned South Hamilton Square.
- IV) Tract No. 4, 4.786 acres, (Part of Parcel No. 010243278) as further described below;

BEGINNING at an iron pin set, said iron pin being the Southwesterly corner of Lot No. 13 of the aforementioned South Hamilton Square;

Thence N 67° 06' 22" E along the Southerly lines of Lot No. 13 and Lot No. 14 and the Grantor's Northerly property line a distance 350.00 feet to an iron pin set (passing an iron pin set at the Southeasterly corner of Lot No. 13 and the Southwesterly corner of Lot No. 14 at 200.00 feet), said iron pin being on the Westerly line of Lot No. 20;

Thence S 22° 53' 46" E along the Westerly line of Lot No. 20 and the Grantor's Easterly property line a distance of 458.52 feet to a 3/4 inch iron pipe found with a plastic identification cap inscribed "M-E COMPANIES", said iron pin being the Southwesterly corner of Lot No. 20 and a property corner of the Grantor;

Thence continuing S 22° 53' 46" E and through the Grantor's lands a distance of 290.58 feet to a 5/8 inch iron pin found, said iron pin being on the Northerly and Easterly right of way line of Hamilton Square Boulevard and a property line of the Grantor;

Thence with the Northerly and Easterly right of way line of Hamilton Square Boulevard and the Grantor's Southerly and Westerly property lines the following two (2) courses:

- 1) With a curve to the right having a delta angle of 65° 22' 06", a radius of 600.00 feet, and a length of curve of 684.53 feet a chord bearing N 55° 35' 16" W a chord distance of 648.01 feet to an iron pin set at the point of tangency;
- 2) Thence N 25° 53' 45" W a distance of 203.76 feet to the point of beginning, containing 4.786 Acres, more or less, and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with a 1 1/4" plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on Ohio State Plane Grid Bearings from the Ohio Coordinate System, South Zone, Nad 83, referenced to station "FRANK 32" and is for the determination of angles only.

This description was prepared on August 23, 2017 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in August of 2017 and existing public records.

Parcel Nos. 010-215431, 010-215430, 010-215429, and part of 010-243278
Known as: 4375 Professional Parkway, Columbus, OH 43135

To Rezone From: L-C-4, Limited Commercial 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**,” dated August 10, 2017, signed by Scott Thompson with Trevcor Development, Ltd., Applicant, and the text reading as follows:

LIMITATION TEXT

PROPERTY AT INTERSECTION OF HAMILTON SQUARE BOULEVARD
AND PROFESSIONAL PARKWAY,
COLUMBUS, OHIO

REZONING APPLICATION No. Z17-028

Existing District: L-C-4, Limited Commercial District

Proposed District: L-M Limited Manufacturing District

Property (Zoning) Address: 4375 Professional Parkway, Columbus, Ohio

7.52 Acres of Vacant Land

Parcel Nos. 010-215431; 010-215430; 010-215429 and part of 010-243278

Owner: M Five Limited Partnership

Applicant: Trevcor Development, LLC

Application Number: Z17-028

Date of Text: August 10, 2017 (Revised)

I. INTRODUCTION

The subject site (“the Site”) consists of 7.52 acres of developed but vacant land located on the south side of Professional Parkway and the east side of Hamilton Square Boulevard (and at the intersection of those two roads) in the Winchester Crossing Commerce Center on Columbus’ far southeast side. The property consists of three parcels (platted lots), Lots 13, 14, and 15 in South Hamilton Square, Section 2, Part 1 (P.B. 71, Page 38, Records of the Recorder of Franklin County), (Parcel Nos. 010-215429-00; 010-215430-00; and 010-215431-00), and adjacent acreage that is part of Franklin County Auditor Parcel No. 010-243278, including all of that parcel that is adjacent to the Lots, and not the “orphan” parcel that is not adjacent to the subject properties.

The property is within the Winchester Crossing Commerce Center, across from the entrance to that development that is on the east side of Hamilton Road, near S.R. 33. Much of the surrounding property is zoned and developed for commercial, manufacturing, office and warehouse use, with extended stay hotels, fast food restaurants, and a large commercial rental equipment facility across Hamilton Square Boulevard as that Boulevard serves as the boundary on the west and south sides of the property. The surrounding parcels are zoned L-M, Limited Manufacturing, L-C-4, Limited Commercial, and AR-12, Apartment Residential. Along the east border there are several buildings having office warehouse facilities and other commercial uses.

The existing zoning of the property is pursuant to Columbus City Council Ordinance 0177-98, also identified as Rezoning Application No. Z97-113,

II. PERMITTED USES

Those uses in Sections 3363.02 through 3363.08 inclusive, consisting of those less objectionable uses in the M-Manufacturing District under the Columbus City Zoning Code, shall be permitted. Specifically, office warehouse uses and self-storage units and related accessory uses will be permitted uses. Office uses permitted in the C-2 Office

Commercial District shall also be permitted uses.

III. DEVELOPMENT STANDARDS

Unless otherwise indicated, the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

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

1. Building setback from Professional Parkway and Hamilton Square Boulevard shall be a minimum of 25 feet.
2. Parking setback from Professional Parkway and Hamilton Square Boulevard shall be a minimum of 25 feet.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

All circulation, curb cuts and access points shall be subject to the approval of the City's Division of Traffic Management, Department of Public Service.

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

N/A

D. Building Design and/or Interior-Exterior Treatment Commitments.

The buildings shall be single story structures, with materials that are architecturally consistent with the existing buildings in the Winchester Crossing business park.

E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

N/A

F. Graphics and Signage Commitments.

All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing, classification. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

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