



City of Columbus

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

Legislation Text

File #: 1415-2018, **Version:** 2

Rezoning Application: Z17-044

APPLICANT: Benderson Development Co. LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Limited manufacturing or industrial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on January 11, 2018.

FAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. This site is developed with a parking lot used for a former shopping center in the CPD, Commercial Planned Development District. The applicant requests the L-M, Limited Manufacturing District to allow for construction of four warehouses / flex space buildings. The Limitation Text commits to less objectionable M, Manufacturing uses, specifically office warehouse uses, self-storage units, and related accessory uses. The text commits to a site plan and includes development standards addressing setback requirements, traffic access, buffering, and lighting. The site is within the boundaries of the *Brice-Tussing Plan* (1990), which recommends "Commercial" land uses for this location. While the Plan recommends commercial uses at this site, more recent planning efforts including the *Brice-Tussing Market Study* (2015) and the draft *Far East Area Plan* view this area as having potential for light industrial, warehouse, or employment center activities. Additionally, the limited manufacturing uses can be supported because the use is compatible with the density and development standards of adjacent industrial developments.

To rezone **6500 TUSSING ROAD (43230)**, being 34.0± acres located 330± feet north of Tussing Road, and 900± feet east of Brice Road, **From:** CPD, Commercial Planned Development District, **To:** L-M, Manufacturing District (Rezoning # Z17-044).

WHEREAS, application # Z17-044 is on file with the Department of Building and Zoning Services requesting rezoning of 34.0± acres from CPD, Commercial Planned Development District, to L-M, Limited Manufacturing District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the intended uses are compatible with the density and development standards of adjacent industrial 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 # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

6500 TUSSING ROAD (43230), being 34.0± acres located 330± feet north of Tussing Road, and 900± feet east of Brice Road, and being more particularly described as follows:

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 41, Section 24, Township 12, Range 21 of the Refugee Lands, being a part of that 50.431 acre tract as conveyed to 93 OHRPT, LLC, by deed of record in Instrument Number 201709010121349, and a part of that 11.148 acre tract as conveyed to the Benderson 85-1 Trust by deed of record in Instrument Number 200101020000531 , (all records of the Recorder's Office, Franklin County, Ohio);

Beginning at a northeasterly corner of said 50.431 acre tract;

Thence South 03°58'55" West, a distance of 1416.5 feet, along the easterly lines of said 50.431 acre and 11.148 acre tracts to a point;

Thence North 86°01'05" West, a distance of 1066.0 feet, across said 50.431 acre and 11.148 acre tracts, parallel to the centerline of Tussing Road, to a point;

Thence North 03°58'55" East, a distance of 1266.4 feet, across said 50.431 acre tract to a point in the existing southerly right-of-way line of Interstate 70;

Thence North 49°24'55" East, a distance of 159.3 feet, along the existing southerly right-of-way line of Interstate 70, and along a northerly line of said 50.431 acre tract to a point;

Thence South 88°19'25" East, a distance of 953.3 feet, along the existing southerly right-of-way line of Interstate 70, and along a northerly line of said 50.431 acre tract to the Point of Beginning, containing 34.00 acres.

This description is not based on an actual field survey, is for rezoning purposes only, and is not to be used for the transfer of real property.

The bearings shown hereon are based on the bearing of South 03°58'55" West, for the easterly line of said 50.431 acre tract as recorded in Instrument Number 201709010121349.

To Rezone From: CPD, Commercial Planned Development District

To: L-M, Limited Manufacturing District

SECTION 2. That a Height District of sixty (60) 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 plan being titled, "**REDEVELOPMENT OF CONSUMER SQUARE EAST SITE COMPLIANCE / ZONING CLEARANCE PLAN, SHEETS 1-3,**" and text titled, "**LIMITATION TEXT,**" all dated May 3, 2018, signed by Jill S. Tangeman, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

Property Location: 6500 Tussing Road, Columbus, Ohio 43068

Parcel No.: 010-007362; 010-200001; and 010-238624

Owner: 93 OHRPT LLC

Applicant: Benderson Development Company LLC

Proposed District: L-M - Limited Manufacturing

Date of Text: May 3, 2018

Application No.: Z17- 044

I. INTRODUCTION

The subject property consists of 34 +/- acres (the "Site") located north of Tussing Road, south of I-70 and east of Brice Road. The property to the west and south of the Site is zoned CPD. The property to the east of the Site is zoned M-2.

The applicant proposes to rezone the Site to L-M to allow for the construction of four warehouse / flex space buildings.

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.

III. DEVELOPMENT STANDARDS:

A. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text or Zoning Exhibit, the applicable development standards are contained in Chapter 3363, M-Manufacturing District of the Columbus City Code.

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

The minimum building and parking setback from all property lines shall be twenty-five (25) feet.

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

A. The Site will utilize the three existing curb cuts on Tussing Road for access unless otherwise approved by the Department of Public Service.

B. Improvements shall be performed by the developer to provide an eastbound left turn lane at the intersection of Tussing Road & Freedom Trail. These improvements will require restriping of Tussing Road, pavement resurfacing of Tussing Road and the installation of overhead signage on Tussing Road, as approved by the Department of Public Service.

C. Improvements to the private driveway forming the north leg of the intersection of Tussing Road & Freedom Trail shall be made to permit a three-lane cross section of this driveway that will include proper alignment of the northbound left turn lane and southbound left turn lane at this intersection.

D. Prior to final site compliance plan approval, an additional 10' of right-of-way dedication will need to occur along the Tussing Road frontages of parcel numbers 010-204632, 010-200001 and 010-238624.

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

N/A

4. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

Pole lighting shall not exceed 25 feet in height.

5. Miscellaneous

A. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

B. The site shall be developed in general conformance with the submitted Site Plans attached hereto as Exhibit A. The plans may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data

regarding the proposed adjustment.

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