



City of Columbus

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

Legislation Text

File #: 1578-2018, **Version:** 1

Rezoning Application Z18-020

APPLICANT: Terry Traster; c/o Chris Vallette, Architect; 72 Mill Street; Gahanna, OH 43230.

PROPOSED USE: Commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on May 10, 2018.

NORTH CENTRAL AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is currently in a neglected state with an unmaintained parking lot. The existing CPD, Commercial Planned Development District permits only a parking lot. The applicant proposes to construct a new building to house an industrial kitchen and garage for the storage of food trucks. The applicant initially requested the M, Manufacturing District, but has since amended the request to the C-3, Commercial district in response to community and staff concerns about establishing manufacturing zoning in close proximity to residential uses. A concurrent Council variance (Ordinance #1579-2018; CV18-012) is requested to permit the proposed industrial uses in accordance with a site plan while this proposed C-3 district which permits limited commercial uses will replace a CPD district that permits only a parking lot. The site is within the boundaries of the *North Central Plan* (2001), which recommends residential land uses at this location. Deviation from the Plan is warranted noting the existing commercial zoning of the property and the existing mixed uses in the immediate area.

To rezone **1700 OLD LEONARD AVENUE (43219)**, being 0.41± acres located at the northeast corner of Old Leonard Avenue and Parkwood Avenue, **From:** CPD, Commercial Planned Development District, **To:** C-3, Commercial District (Rezoning # Z18-020).

WHEREAS, application # Z18-020 is on file with the Department of Building and Zoning Services requesting rezoning of 0.41± acres from CPD, Commercial Planned Development District, to the C-3, Commercial District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change with deviation from the *North Central Plan*'s land use recommendation being supported given the existing zoning of the property, and the mix of uses to the south; and

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:

1700 OLD LEONARD AVENUE (43219), being 0.41± acres located at the northeast corner of Old Leonard Avenue and

Parkwood Avenue, and being more particularly described as follows:

DESCRIPTION OF 0.41 ACRES LOCATED NORTH OF LEONARD AVENUE AND EAST OF PARKWOOD AVENUE

Tract #1
0.405 Acre Tract
Lots Number 28 thru 32
Effie M. Watterson's First Subdivision
Plat Book 7, Page 140
City of Columbus, County of Franklin State of Ohio

Situated In the State of Ohio, County of Franklin, City of Columbus and being lot number Twenty-eight (28), lot number Twenty-nine (29), lot number Thirty (30), lot number Thirty-One (31), and lot number Thirty-two (32) in the Effie M. Watterson's First Subdivision, of record In plat book 7, page 140, Recorder's Office, Franklin County, Ohio as said lots conveyed to The Leonard Parkwood Co., Ltd. by Instrument #199707090043823, Recorder's Office, Franklin County, Ohio and said tract of land being bounded and described as follows:

Commencing at an Iron pin found at the intersection of the centerline of Leonard Avenue (60 feet in width) and the centerline of Parkwood Avenue (50 feet in width);

Thence North 57 degrees 15 minutes 00 seconds East along the centerline of Leonard Avenue (60 feet In width) a distance of 61.69 feet to a point, passing an Iron pin found at a distance of 33.88 feet;

Thence North 32 degrees 45 minutes 00 seconds West leaving the centerline of Leonard Avenue (60 feet in width), a distance of 30.00 feet to an Iron pin set at the Intersection of the northerly right-of-way line of Leonard Avenue (60 foot in width) and the easterly right-of-way line of Parkwood Avenue (50 feet in width) and the southwest corner of said lot number Twenty- eight (28), said point being the true point of beginning of the herein described tract of land;

Thence North 32 degrees 31 minutes 04 seconds West along the easterly right-of-way line of Parkwood Avenue (50 feet In width) and the westerly line of said lot number Twenty-eight (18), a distance of 125.00 feet to an iron pin set in the southern right-of-way line of an alley (15 feet in width) at the northwest corner of said lot number Twenty-eight (28); Thence north 57 degrees 15 minutes 00 seconds east leaving the easterly right-of-way line of Parkwood Avenue (50 feet in width) and continue along the southerly right-of-way line of said alley (15 feet in width) and the northerly line of said lot number Twenty-eight (28), lot number Twenty-nine (29), lot number Thirty (30), lot number Thirty-one (31), and lot number Thirty-two (32), a distance of 141.37 feet to an iron pin found at the northeast corner of said lot number Thirty-two (32), said point also being the northwest corner of lot number Twenty-three (23) of the George Washington Carver Addition of record in plat book 21, page 13, Recorder's Office, Franklin County, Ohio;

Thence South 32 degrees 31 minutes 04 second East leaving the southern right-of-way line of said alley (15 feet in width) and continuing along the easterly line of said lot number Thirty-two (32) and the westerly line of said lot number Twenty-three (23) of the George Washington Carver Addition of record in plat book 21, page 13, Recorder's Office, Franklin County, Ohio, a distance of 125.00 feet to a stone found at the southeast corner of said lot number Thirty-two (32) on the northerly right-of-way line of Leonard Avenue (60 feet In width);

Thence South 57 degrees 15 minutes 00 seconds West along the northerly right-of-way line of Leonard Avenue (60 feet in width) and the southerly line of said lot number Thirty-two (32), lot number Thirty-one (31), lot number Thirty (30), lot number Twenty-nine (29), and lot number Twenty-eight (28), a distance of 141.37 feet to the TRUE POINT OF BEGINNING of the herein described tract of land, containing 0.405 acres of land, more or less, subject to all legal highways, rights-of-way, easements and restrictions of record.

All iron pins set are to be 5/8 inch deformed steel bars with a yellow identification cap marked "Rolling 5569."

The basis of bearings herein is the centerline of Leonard Avenue (60 feet In width) being North 57 degrees 15 minutes 00 seconds East as shown on the second plat of the Theodore Leonard's East Columbus Lands of record In plat book 3, page 190, Recorder's Office, Franklin County, Ohio.

To Rezone From: CPD, Commercial Planned Development District

To: C-3, Commercial District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the C-3, Commercial 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.