



Legislation Text

File #: 2355-2018, **Version:** 2

Council Variance Application: CV18-039

APPLICANT: LRC Group, LLC; c/o Benjamin J. MacDowell; 383 North Front Street, Lower Level; Columbus, OH 43215.

PROPOSED USE: Trailer sales and service business.

SOUTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with an office and parking lot in the M-2, Manufacturing District. The requested Council variance will permit office space, a two-bay garage, and trailer inventory display for a trailer sales and service business. A Council variance is necessary because the M-2 zoning district does not permit commercial sales. The site is located within the boundaries of the *Southwest Area Plan* (2009), which recommends "Light Industrial" land uses at this location. Although the requested use has a commercial component, the nature of trailer sales and service is such that it is supportive and complimentary to nearby light industrial uses.

To grant a Variance from the provisions of Section 3367.01, M-2 manufacturing district, of the Columbus City Codes; for the property located at **2180 HARDY PARKWAY STREET(43123)**, to permit a trailer sales and service business in the M-2, Manufacturing District (Council Variance # CV18-039) **and to declare an emergency.**

WHEREAS, by application # CV18-039, the owner of property at **2180 HARDY PARKWAY STREET(43123)** is requesting a Council variance to permit a trailer sales and service business in the M-2, Manufacturing District; and

WHEREAS, Section 3367.01, M-2 manufacturing district, does not permit commercial sales or leasing, while the applicant proposes office space, a two-bay garage, and trailer inventory display for a trailer sales and service business; and

WHEREAS, the Southwest Area Commission recommends approval; and

WHEREAS, City Departments recommend approval because the the proposed trailer sales and service business is a low-intensity use compatible with nearby light industrial uses; and

WHEREAS, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

WHEREAS, the granting of said variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus; and

WHEREAS, the granting of said variance will alleviate the difficulties encountered by the owner of the property located at **2180 HARDY PARKWAY STREET(43123)**, in using said property as desired;

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; now, therefore;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That a variance from the provisions of Section 3367.01, M-2 manufacturing district, of the Columbus City Codes, is hereby granted for the property located at **2180 HARDY PARKWAY STREET(43123)**, insofar as said section prohibits a trailer sales and service business in the M-2, Manufacturing District, said property being more particularly described as follows:

2180 HARDY PARKWAY STREET(43123), being 0.99± acres located on the east side of Hardy Parkway Street, 1,345± feet south of Frank Road, and being more particularly described as follows:

Situated in the City of Columbus, in the County of Franklin, and in the State of Ohio, and being more particularly described as follows:

Commencing at a point at the northwest corner of Reserve "1" of Frank Road Industrial Park No. 3 as recorded in Plat Book 41, page 56, Recorder's Office, Franklin County, Ohio; thence South 24° 58' 05" West a distance of 360.47 feet to the true place of beginning; thence South 70°25 '05" East a distance of 364.45 feet to a point; thence South 19° 34' 55" West a distance of 59.53 feet to a point; thence South 20° 04' 25" West a distance of 59.13 feet to a point; thence North 69° 55' 35" West a distance of 375.35 feet to a point on the easterly line for Hardy Parkway Street; thence along said easterly line and with a curve to the left, said curve having a radius of 1472.39 feet, a chord bearing North 25 43' 24" East, and a chord length of 38.82 feet, a distance of 38.82 feet to a point; thence North 24° 58' 05" East a distance of 77.18 feet to the place of beginning, containing 0.994 acres, more or less.

Property Address: 2180 Hardy Parkway Street, Columbus, Ohio 43123

Parcel Number: 570-108790-00

Prior Instrument Number: 200812310186322

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a trailer sales and service business, or those uses permitted in the M-2, Manufacturing District.

SECTION 3. That this ordinance is further conditioned on the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed use.

~~**SECTION 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~
That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.