



Legislation Text

File #: 3218-2018, **Version:** 1

Rezoning Application: Z18-049

APPLICANT: Sheryl A. Haushalter; 13670 US Highway 68; Kenton, OH 43326.

PROPOSED USE: Industrial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on November 8, 2018.

SOUTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.70± acre site consists of two parcels zoned in the R-1, Residential District that are developed with warehouse/office and vehicle storage uses. The R-1 district is the result of the property's annexation into the City of Columbus in 1970. The applicant is requesting the M, Manufacturing District to allow the continuation of the existing uses. The site is within the boundaries of the *Southwest Area Plan* (2009), which recommends "light industrial" land uses at this location. The proposed M, Manufacturing District is consistent with the Plan's land use recommendation and is compatible with the surrounding zoning and development pattern along the south side of Frank Road. A concurrent Council variance (Ordinance #3219-2018; CV18-066) has been filed to reduce the required parking setback line along Frank Road.

To rezone **1367 FRANK ROAD (43223)**, being 0.70± acres located on the south side of Frank Road, 500± feet west of Hardy Parkway Street, **From:** R-1, Residential District, **To:** M, Manufacturing District (Rezoning #Z18-049).

WHEREAS, application #Z18-049 is on file with the Department of Building and Zoning Services requesting rezoning of 0.70± acres from R-1, Residential District, to the M, Manufacturing District; and

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

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

WHEREAS, the City Departments recommend approval because the requested M, Manufacturing District is appropriate and compatible with the zoning and development pattern along the south side of Frank Road, and is consistent with the *Southwest Area Plan's* land use recommendation for light industrial development; 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:

1367 FRANK ROAD (43223), being 0.70± acres located on the south side of Frank Road, 500± feet west of Hardy Parkway Street, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, and in the State of Ohio and being a part of a 12 acre tract, in

survey number 1454 Virginia Military Lands, also being parcel I and parcel II as described in Deed Book 3628, page 140, and as conveyed to Billy G Laney by deed of record in Deed Book 3628, page 140, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found along the South right-of-way line to Frank Road and being the Northeast corner of a 1.00 acre tract conveyed to Five Star Investments by Official Record Volume 28016, page F11;

Thence North 80°00'00" West with the South right-of-way of Frank Road, a distance of 117.73 feet to set iron pin being the Northeast corner of said 0.698 acre tract, and True Place of Beginning of herein described;

Thence South 10°00'00" West, a distance of 201.81 feet to an iron pin found;

Thence North 80°36'00" West, a distance of 150.00 feet to an iron pin set;

Thence North 10°00'00" East, a distance of 203.39 feet to an iron pin set;

Thence South 80°00'00" East along South right-of-way line of Frank Road, a distance of 150.00 feet to the True Place of Beginning containing 0.698 acres, more or less.

The bearings are based on the same meridian as the centerline of Frank Road as shown in recorded Deed Book 3628, page 140, Recorder's Office, Franklin County, Ohio, having a bearing of South 80°00'00" East.

Known as Parcel Numbers: 570-126305 & 570-126838

To Rezone From: R-1, Residential 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.