



Legislation Text

File #: 0180-2019, **Version:** 1

Rezoning Application: Z18-010

APPLICANT: 0000 Truro Station LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Concrete, asphalt, and dirt recycling.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on December 13, 2018.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 8.9± acre site consists of a single parcel being used for stone, asphalt, topsoil, and compactable fill storage/recycling and is zoned in the C-4, Commercial District. The business was cited by Code Enforcement for operating without zoning clearance. The applicant requests the M, Manufacturing District to permit industrial uses and to legitimize the current use. The site is located within the planning area of the *Hamilton Road Corridor Revitalization Plan* (2008), which recommends "Industrial / Warehouse" land uses for this location. The recycling operation must be zoned manufacturing and must obtain a Special Permit from the Board of Zoning Adjustment (BZA). This rezoning request will establish a manufacturing district and will permit the applicant to request a Special Permit from the Board of Zoning Adjustment for the recycling operation and for a portable building to be used as an office. The proposed M, Manufacturing district is consistent with the recommendation of the *Hamilton Road Corridor Revitalization Plan* and is compatible with surrounding land uses.

To rezone **4240 TRURO STATION ROAD (43232)**, being 8.9± acres located at the northwest intersection of Truro Station Road and South Hamilton Road, **From:** C-4, Commercial District, **To:** M, Manufacturing District (Rezoning # Z18-010).

WHEREAS, application #Z18-010 is on file with the Building Services Division of the Department of Development requesting rezoning of 8.9± acres from C-4, Commercial District, to M, Manufacturing District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested M, Manufacturing District will allow an industrial development that is consistent with the recommendation of the *Hamilton Road Corridor Revitalization Plan*, and is compatible with surrounding land 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 # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4240 TRURO STATION ROAD (43232), being 8.9± acres located at the northwest intersection of Truro Station Road and South Hamilton Road and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio, is described as follows:

Section 21, Township 12, Range 21, Refugee Lands, being 8.888 acres as conveyed to Countymark Cooperative, Inc. in Instrument Number 199810270274168 (all references refer to records in the Franklin County Recorder's Office, Ohio) and more fully described as follows:

Beginning at an existing iron pin at the Southeasterly corner of said 8.888 acre tract, being the intersection of the Northerly right of way of Conrail Railroad and the centerline of Hamilton Road;

Thence North 89 degrees 32' 57" West, a distance of 946.62 feet, along the Northerly right-of-way of said Conrail Railroad, to an existing iron pin;

Thence along a curve to the right (delta = 6 degrees 47' 22", radius = 743.94 feet) a chord bearing North 89 degrees 06' 08" West a distance of 88.10 feet along the Northerly right-of-way of said Conrail Railroad, to an existing iron pin;

Thence North 81 degrees 12' 00" West a distance of 56.16 feet, along the Northerly right-of-way of said Conrail Railroad, to an existing iron pin;

Thence North 0 degrees 20' 17" West a distance of 390.45 feet, along an Easterly property line of Central Ready-Mix of Ohio LLC (Instrument No. 200012150253701), to an existing iron pin;

Thence South 89 degrees 39' 51" East, a distance of 899.21 feet to an existing iron pin on a Westerly property line of the State of Ohio as parcel 44-WL being the Westerly limited access line for Interstate 70;

Thence South 37 degrees 24' 07" East a distance of 33.09 feet, along the Westerly line of said State of Ohio parcel 44-WL, to an existing iron pin;

Thence South 7 degrees 28' 59" East, a distance of 255.78 feet, along the Westerly line of said State of Ohio parcel 44-WL and parcel 46-WL, to a point;

Thence South 34 degrees 55' 34" East, a distance of 49.34 feet, along the Southwesterly line of said State of Ohio parcel 46-WL, to an existing iron pin;

Thence South 89 degrees 39' 17" East, a distance of 111.14 feet, along a Southerly line of said State of Ohio parcel 46-WL, to a point in the centerline of said Hamilton Road;

Thence South 0 degrees 21' 09" East, a distance of 81.58 feet, along the centerline of said Hamilton Road, to the Point of Beginning containing 8.888 acres more or less according to an actual field survey made by Hockaden and Associates, Inc.

For the purpose of this survey, a bearing of South 89 degrees 39' 51" East was used for the centerline of Truro Station Service Road as delineated on the plans for said road on file with the State Department of Transportation.

To Rezone From: C-4, Commercial District

To: M, Manufacturing District

SECTION 2. That a Height District of sixty (60) 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.