



Legislation Text

File #: 0181-2019, **Version:** 1

Rezoning Application: Z18-012

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

PROPOSED USE: Concrete and asphalt recycling.

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

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 7.12± 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 **4147 TRURO STATION ROAD (43232)**, being 7.12± acres located west of the terminus of Truro Station Road, just south of Interstate 70, **From:** M-1, Manufacturing District, **To:** M, Manufacturing District (Rezoning # Z18-012).

WHEREAS, application # Z18-012 is on file with the Building Services Division of the Department of Development requesting rezoning of 7.12± acres from M-1, Manufacturing 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:

4147 TRURO STATION ROAD (43232), being 7.12± acres located west of the terminus of Truro Station Road, just south of Interstate 70 and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 21, Township 12, Range 21, Refugee Lands,

and containing 7.719 acres of land, more or less, being part of that 13.627 acre tract of land, as described in a deed to Davis Investment Co., of record in Deed Book 2787, Page 167 (all references to Deed Books in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 7.719 acre tract being more particularly described as follows:

Beginning, for reference, at a point in the southwesterly corner of the 10.00 acre tract (with exceptions) of land as described in a deed to Jewel Builders, Inc. of record in Deed Book 3064, Page 404, said point being in the northerly right-of-way line of the New York Central Railroad (sometimes referred to as the T.G.O.C. Railroad), said point being a southwesterly corner of said 13.627 acre tract, thence N 83 degrees 21' 51" W, with the said northerly right-of-way, with a southerly line of said 13.627 acre tract, a distance of 7.35 feet to a point of curvature; thence northwesterly with the arc of a curve to the right, having a radius of 1,918.54 feet, the chord of which bears N 82 degrees 43' 15" W, a chord distance of 43.08 feet to a point on said curve, in said northerly right-of-way, in a southerly line of said 13.627 acre tract, the true point of beginning.

Thence, from said true point of beginning, northwesterly, continuing with the arc of said curve to the right, having a radius of 1,918.54 feet, the chord of which bears N 66 degrees 25' 00" W, a chord distance of 1,035.79 feet to a point; said point being described by the State of Ohio, Department of Highways as being 185 feet right of Section 429 + 49.94 in the description of the highways take shown in the Journal Entry Settlement of Case No. 225.918 in the Court of Common Pleas, Franklin County, Ohio, and of record in Deed Book 2784, page 442;

Thence, N 78 degrees 29' 13" E, with the southerly right-of-way of I-70, with a northerly line of said 13.627 acre tract, a distance of 900.13 feet to a point, said point being described by the Ohio Department of Highways at 185 feet right of Station 418 + 50.00;

Thence, N 88 degrees 31' 05" E, with a said southerly right-of-way, with a northerly line of said 13.627 acre tract, a distance of 63.63 feet to a point;

Thence S 0 degrees 27' 15" E, parallel with and 50.00 feet perpendicular to the westerly line of said 10.00 acre tract, a distance of 595.71 feet to the true point of beginning and containing 7.719 acres of land, more or less, however subject to the Truro Station Service Road in said 7.719 acre tract which contains 0.598 acres of land, more or less, leaving a net acreage of 7.121 acre of land, more or less.

To Rezone From: M-1, Manufacturing 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.