



Legislation Text

File #: 0723-2019, **Version:** 1

Rezoning Application: Z18-084

APPLICANT: Crawford Hoying Development Partners; c/o Nelson Yoder; 6640 Riverside Drive, Suite 500; Dublin, OH 43017.

PROPOSED USE: Industrial use.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on February 14, 2019.

FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is primarily undeveloped and contains four single-unit dwellings in the R, Rural District. The applicant is requesting the L-M, Limited Manufacturing District to permit an industrial development. The site is located within the boundaries of the *South Central Accord Amendment* (2000), which recommends "Industrial" land uses at this location. The Plan also recommends that industrial sites be sensitive to adjacent land uses and that mounding and landscaping be used as a buffer between residential and industrial uses. Staff finds the proposal to be consistent with the established zoning and development pattern of the area. The proposal is also consistent with the land use and landscaping recommendations of the *South Central Accord Amendment*.

To rezone **6932 SHOOK ROAD (43137)**, being 14.77± acres located on the east side of Shook Road, 190± feet north of Rickenbacker Parkway West, **From:** R, Rural District, **To:** L-M, Limited Manufacturing District (Rezoning #Z18-084).

WHEREAS, application #Z18-084 is on file with the Department of Building and Zoning Services requesting rezoning of 14.77± acres from R, Rural District, to L-M, Limited Manufacturing District; and

WHEREAS, the Development Commission recommends approval; and

WHEREAS, the Far South Columbus Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited Manufacturing District is consistent with the *South Central Accord Plan* and surrounding development patterns; 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:

6932 SHOOK ROAD (43137), being 14.77± acres located on the east side of Shook Road, 190± feet north of Rickenbacker Parkway West, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio; also being a part of Section 1, Township 3, Range

22, Matthews Survey of the Congress Lands; also being a portion of a 46.872 acre tract, the remainder of those lands as conveyed to Gordo, LLC as described in Instrument No. 200602140029278 and a portion of a 102.402 acre tract, the remainder of those lands as conveyed to Steeplechase Village LTD. as described in Instrument No. 199705300010903; being more particularly described as follows:

Commencing at monument FCGS 9963, said point being along the centerline of Shook Road (vacated by Road Record 17 Page 236), said point being along the north-south half-section line of Section 1; thence,

Along the centerline of Shook Road and along the north-south half-section line, North 03° 49' 44" East for a distance of 39.52' to a point, said point being along the southerly line of said 46.872 acre tract, said point also being along a northerly line of a 61.039 acre tract as conveyed to Columbus Regional Airport Authority as described in Instrument No. 201809240128614, said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along a southerly line of said 46.872 acre tract and a northerly line of said 61.039 acre tract, North 86° 15' 12" West for a distance of 25.00' to a point; thence,

Along a line parallel and 25.00' distant to the centerline of Shook Road and the north-south half-section line, North 03° 49' 44" East for a distance of 1306.18' to a point, said point being along a southerly line of a 0.073 acre tract as conveyed to City of Columbus, Ohio as described in Instrument No. 201311180192387, Parcel 6WD1, said point also being along a northerly line of said 102.402 acre tract; thence, the following four (4) courses along common lines between said 102.402 acre tract and said 0.073 acre tract,

1. South 86° 13' 31" East for a distance of 64.80' to a point; thence,
2. North 03° 49' 45" East for a distance of 17.00' to a point; thence,
3. South 86° 13' 31" East for a distance of 16.42' to a point; thence,
4. North 03° 46' 29" East for a distance of 15.00' to a point, said point being a northerly corner of said 102.402 acre tract, said point being along a southerly line of a 0.538 acre tract as conveyed to City of Columbus, Ohio as described in Instrument No. 201409180123523; thence,

Along a northerly line of said 102.402 acre tract and a southerly line of said 0.538 acre tract, South 86° 13' 31" East for a distance of 196.39' to a point, said point being the northwesterly corner of a 0.008 acre tract as conveyed to City of Columbus, Ohio as described in Instrument No. 201311180192387, Parcel 6WD2; thence,

Along a common line between said 102.402 acre tract and said 0.008 acre tract, South 03° 46' 29" West for a distance of 15.00' to a point; thence,

Along a common line between said 102.402 acre tract and said 0.008 acre tract, South 86° 13' 31" East for a distance of 22.74' to a point, said point being along a westerly line of a 1.016 acre tract as conveyed to Columbus Municipal Airport Authority as described in Instrument No. 200301020000768; thence,

Along a common line between said 102.402 acre tract and said 1.016 acre tract, South 03° 48' 30" West for a distance of 629.43' to a point; thence,

Along a common line between said 102.402 acre tract and said 1.016 acre tract, North 86° 08' 48" West for a distance of 105.80' to a point, said point being a common corner of said 102.402 acre tract, said 46.872 acre tract and said 1.016 acre tract; thence,

Along a common line between said 46.872 acre tract and said 1.016 acre tract, South 03° 50' 08" West for a distance of

39.91' to a point; thence,

Along a common line between said 46.872 acre tract and said 1.016 acre tract, South 86° 05' 59" East for a distance of 105.82' to a point; thence,

Along a common line between said 46.872 acre tract and said 1.016 acre tract, South 03° 48' 30" West for a distance of 103.00' to a point; thence,

Along a common line between said 46.872 acre tract and said 1.016 acre tract, South 86° 10' 39" East for a distance of 448.99' to a point; thence,

Along an easterly line of said 46.872 acre tract, also being along the southerly right-of-way line of Wright Brothers Avenue and then along the westerly line of a 3.299 acre tract as conveyed to Walker National, Inc. as described in Instrument No. 201112210166235 and then along the westerly line of a 0.371 acre tract as conveyed to Columbus Municipal Airport Authority as described in Instrument No. 200301020000768 and then along a westerly line of a 1.584 acre tract as conveyed to Columbus Regional Airport Authority as described in Instrument No. 201809240128616, South 03° 47' 22" West for a distance of 550.01' to a point; thence, the following four (4) courses along common lines between said 46.872 acre tract and said 1.584 acre tract,

1. North 86° 15' 12" West for a distance of 286.49' to a point; thence,
2. North 03° 44' 48" East for a distance of 88.04' to a point; thence,
3. North 87° 09' 52" West for a distance of 40.00' to a point; thence,
4. South 03° 44' 48" West for a distance of 87.40' to a point; thence,

Along a southerly line of said 46.872 acre tract, also being along a northerly line of said 1.584 acre tract and then along a northerly line of said 61.039 acre tract, North 86° 15' 12" West for a distance of 398.51' to the point of beginning, containing 14.668 acres of land, more or less, of which 10.286 acres is located within said 46.872 acre tract, and of which 4.382 acres is located within said 102.402 acre tract.

Basis of bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007) with a portion of the centerline of Shook Road (also being the north-south half-section line of Section 1) being North 03° 49' 44" East as determined by a GPS survey utilizing monuments FCGS 9963 and FCGS 9930, and CORS Station "COLB".

To Rezone From: R, Rural District.

To: L-M, Limited Manufacturing District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-M, Limited 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 change on the said original zoning map and shall register a copy of the approved L-M, Limited Manufacturing District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said text titled, "**LIMITATION TEXT**," signed by Nelson Yoder, dated December 26, 2018, and the text reading as follows:

LIMITATION TEXT

CURRENT DISTRICT: Rural - Annexation

PROPOSED DISTRICT: Limited Manufacturing
PROPERTY ADDRESS: 6932 Shook Road, Columbus, Ohio 43217
PROPERTY OWNER: Gordo, LLC & Steeplechase Village, LLC
c/o Brent Crawford
Crawford Hoying
6640 Riverside Drive, Suite 500, Dublin, OH 43017
APPLICANT: Crawford Hoying Development Partners, LLC
c/o Nelson Yoder
6640 Riverside Drive, Suite 500, Dublin, OH 43017
DATE OF TEXT: December 26, 2018
APPLICATION NUMBER: Z18-084

I. Introduction: The 15.2 ± acre proposed rezoning area is located immediately North of Rickenbacker Airport. It is bounded by John Glenn Avenue to the North, Donn Eisele and B Miller Streets to the East, C Avenue to the South, and Shook Road to the West. The subject includes portions of parcels 512-234384 and 512-232660, respectfully, both which were annexed as part of City's 2,026 acre annexation from Hamilton Township in 1995. The parcels were both denoted as "R" at time of annexation, but in 1997 the South Central Accords specifically earmarked the subject area for Industrial Use. The proposed rezoning will bring the subjects' zoning classification into agreement with the South Central Accords and allow for its future development in the spirit of that planning document. The current land uses include vacant land and four (4) former single family army barracks that have been converted to rental use. The property is immediately surrounded on the north, east and south by properties of similar zoning including M ("Manufacturing District"), L-M ("Limited Manufacturing District) and Franklin County GI (General Industrial). The requested L-M, Manufacturing District will establish standards that are consistent with surrounding districts and provide for the landscape buffers along its Western boundary between this site and the Residential land use to the West per recommendations set forth in the South Central Accords.

II. Permitted Uses: Those uses permitted under Chapter 3363 of the Columbus City Code for zoning designation M ("Manufacturing District"), excluding adult entertainment uses.

III. Development Standards: Unless otherwise indicated by this Limitation Text, the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code

A. Density, Height, Lot, and/or Setback Commitments:

N/A

B. Access, Loading, Parking and /or other Traffic Related Commitments:

N/A

C. Buffering, Landscaping, and/or Screening Commitments:

1. The west border of the property shall have vegetative buffer/screening by virtue of landscaping as set forth below:
 - a) Owner shall plant five evergreen trees, of 5' to 8' in height and five additional evergreens between 3' and 5' in height every 100 lineal feet.
 - b) Evergreen trees shall be limited to any of six species: White Fir, Norway Spruce, Black Hills Spruce, Douglas Fir, White Spruce and Colorado Green Spruce.

D. Building Design and/or Exterior Treatments Commitments:

N/A

E. Lighting and/or other Environmental Commitments:

N/A

F. Graphics and/or Signage Commitments:

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

N/A

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.