



## Legislation Text

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**File #:** 1048-2019, **Version:** 1

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### **Council Variance Application: CV19-014**

**APPLICANT:** CCC Training LTD; c/o Kevin Greene; 5755 Granger Road, Suite 100; Independence, OH 44131, and Jennifer Cordek; 3700 Corporate Drive, Suite 125; Columbus, OH 43213.

**PROPOSED USE:** Educational facility.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of a single parcel developed with an office building in the M-2, Manufacturing District. The requested Council variance will permit an educational facility on the site. A Council variance is necessary because the existing zoning district does not permit educational facility uses. The site is within the planning area of the *Northland I Area Plan* (2014), which recommends "Office" uses at this location. Staff finds the proposed use compatible with the existing building and on-site parking as well as adjacent businesses on Corporate Drive.

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 **3700 CORPORATE DRIVE (43231)**, to permit an educational facility in the M-2, Manufacturing District (Council Variance #CV19-014).

**WHEREAS**, by application #CV19-014, the owner of the property at **3700 CORPORATE DRIVE (43231)**, is requesting a Council Variance to permit an educational facility in the M-2, Manufacturing District; and

**WHEREAS**, Section 3367.01, M-2 manufacturing district, does not permit educational facilities, while the applicant proposes an educational facility on the site; and

**WHEREAS**, City Departments recommend approval because the proposed educational facility is compatible with the existing building and on-site parking as well as adjacent businesses on Corporate Drive; and

**WHEREAS**, said ordinance requires separate submission for all applicable permits and Certificate of Occupancy for the proposed use; 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 **3700 CORPORATE DRIVE (43231)**, in using said property as desired;

**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 **3700 CORPORATE DRIVE (43231)**, insofar as said section prohibits educational facilities in the M-2, Manufacturing District, said property being more particularly described as follows:

**3700 CORPORATE DRIVE (43231)**, being 9.38± acres located on the north side of Corporate Drive, 2,050± feet east of Westerville Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus:

Being part of Lot Numbers 4 and 5 of the Subdivision of the Third Quarter of Township 2, Range 17, United States Military Lands, being part of Lot No. 1, as the same is shown and delineated upon the recorded plot of Northeast Business Campus of record in Plat Book 57, Pages 42 and 43, Recorder's Office, Franklin County, Ohio.

Beginning for reference at the point of intersection of the Westerly line of said Lot No. 1 and the Northerly line of Corporate Drive (60 feet in width);

Thence the following Five (5) courses and distances along the Northerly line of said Corporate Drive:

- 1) South 89° 00' 51" East, a distance of 43.51 feet, to a point of curvature;
- 2) Thence along a curve to the left having a radius of 270.00 feet a central angle of 31° 57' 37" the chord to which bears North 75° 00' 21" East; a chord distance of 148.66 feet, to a point of tangency;
- 3) North 59° 01' 32" East, a distance of 335.81 feet to a point of curvature;
- 4) Thence along a curve to the right having a radius of 330.00 feet a central angle of 43° 17' 16" the chord to which bears North 80° 40' 10" East, a chord distance of 243.43 feet, to a point of tangency;
- 5) South 77° 41' 11" East, a distance of 147.00 feet to the point of true beginning for the herein described tract;

Thence the following three (3) courses and distances across the said Lot No. 1 and along the Easterly line of a 3.289 acre tract;

- 1) North 12° 18' 49" East, a distance of 285.00 feet to a point;
- 2) North 77° 41' 11" West, a distance of 229.80 feet to a point;
- 3) North 12° 18' 49" East, a distance of 50.00 feet to a point in the Northerly line of said Lot No. 1 at the Northeasterly corner of said 3.289 acre tract:

Thence the following Three (3) courses and distances along the Northeasterly line of said Lot No. 1;

- 1) North 72° 00' 15" East, a distance of 398.57 feet to a point;
- 2) North 81° 58' 01" East, a distance of 303.36 feet to a point;
- 3) North 38° 02' 52" East, a distance of 69.72 feet, to a point in the center of Alum Creek at the Northeasterly corner of said Lot No. 1;

Thence the following Four (4) courses and distances along the center of Alum Creek and the Easterly line of said Lot No. 1;

- 1) South 18° 46' 57" East, a distance of 301.72 feet, to a point;
- 2) South 20° 41' 46" East, a distance of 123.08 feet, to a point;
- 3) South 40° 19' 26" East, a distance of 178.60 feet, to a point;
- 4) South 11° 38' 13" East, a distance of 148.23 feet, to a point;

Thence the following Two (2) courses and distances across said Lot No. 1:

- 1) North 86° 25' 58" West, a distance of 412.58 feet;

2) South 51' 00' 37" West, a distance of 36.27 feet to a point on a curve in the Northerly line of Corporate Drive;

Thence the following Three (3) courses and distances along the Northerly line of said Corporate Drive:

- 1) Thence along a curve to the left having a radius 62.00 feet, a central angle of 89' 34' 04" the chord to which bears North 69' 46' 17" West, a chord distance of 87.35 feet, to a point of reverse curvature;
- 2) Thence along a curve to the right having a radius of 98.00 feet, o central angle of 36' 51' 48" the chord of which bears South 83' 52' 23" West, a chord distance of 61.97 feet to a point of tangency;
- 3) North 77' 41' 1·1 West, a distance of 277.96 feet, to the point of true beginning containing 9.381 acres more or less.

PPN: 600-213379-00

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for an educational facility, 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.