



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1912-2019, **Version:** 1

Rezoning Application: Z19-019

APPLICANT: Pinchal & Company, LLC c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.

PROPOSED USE: Industrial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 9, 2019.

FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of two parcels, one undeveloped in the L-M, Limited Manufacturing District, and the other containing a single-unit dwelling in the R, Rural District. The applicant is requesting the L-M, Limited Manufacturing District to permit unspecified industrial development. The site is located within the boundaries of the *South Central Accord Amendment* (2000), which recommends "Commercial" 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, incorporating 1.3± acres of residentially zoned property into a tract already zoned in the L-M, District, to be compatible with the established zoning and development pattern of the area. The proposal is also consistent with the landscaping recommendations of the *South Central Accord Amendment*.

To rezone **6770 SHOOK RD (43137)**, being 16.27± acres located at the southeast corner of Shook Road and London Groveport Road, **From:** R, Rural District and L-M, Limited Manufacturing District, **To:** L-M, Limited Manufacturing District (Rezoning #Z19-019).

WHEREAS, application #Z19-019 is on file with the Department of Building and Zoning Services requesting rezoning of 16.27± acres from R, Rural District and L-M, Limited Manufacturing 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 compatible with the established zoning and development pattern of the area, does not add incompatible uses, and is consistent with the landscaping recommendations of the *South Central Accord Amendment*; 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:

6770 SHOOK RD (43137), being 16.27± acres located at the southeast corner of Shook Road and London Groveport Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Northeast Quarter of Section 1, Township 3 North, Range 22 West, Congress Lands East of the Scioto River, and being all of that 13.356 acre tract of land and all of that 1.599 acre tract of land, both described in a deed to Columbus Municipal Airport Authority, of record in Instrument Number 200301020000768 (all records referenced are on file at the Office of the Recorder for Franklin County, Ohio), and being all of that 1.36 acre tract of land described in a deed to GORDO, LLC, of record in Instrument Number 200506100112869, being further bounded and described as follows:

BEGINNING at the northwest corner of the northeast quarter of Section 1, being the intersection of the centerline of right-of-ways of State Route 317 (90' R/W width) and Shook Road (70' R/W width), and being the northwest corner of the 13.356 acre tract;

Thence South 86 degrees 02 minutes 52 seconds East, along the north line of said 13.356 acre tract, along the centerline of right-of-way line for said State Route 317, along the north line of said northeast quarter of Section 1, a distance of 720.16 feet to the northeast corner of said 13.356 acre tract, being the northwest corner of a parcel conveyed to Hamilton Creek Limited Partnership, of record in Official Record volume 26953, page 112;

Thence South 03 degrees 46 minutes 54 seconds West, along the east line of said 13.356 acre tract and the west line of said Hamilton Creek Limited Partnership parcel, a distance of 880.75 feet to a southeast corner of said 13.356 acre tract, being the northeast corner of a parcel conveyed to Rosemount Realty, LLC, of record in Instrument Number 200807220112245;

Thence North 86 degrees 13 minutes 50 seconds West, along the south line of said 13.356 acre tract, along the north line of the said Rosemount Realty, LLC parcel, a distance of 450.87 feet to a jog in the southerly line of the 13.356 acre tract, and on the easterly line of the 1.36 acre tract;

Thence South 03 degrees 49 minutes 39 seconds West, along the easterly line of said 1.36 acre tract, and along the westerly line of the Rosemount Realty, LLC tract, and along the easterly line of the 1.599 acre tract, a distance of 346.58 feet to the southeast corner of said 1.599 acre tract, and a southwest corner of the said Rosemount Realty, LLC tract;

Thence North 86 degrees 07 minutes 11 seconds West, along the southerly line of said 1.599 acre tract, and being the northerly right-of-way line of John Glenn Avenue (60' R/W width) as acquired in a deed, of record in Instrument Number 201409180123523, a distance of 230.10 feet to the southwest corner of said 1.599 acre tract, and the intersection of said northerly right-of-way line of John Glenn Avenue and the easterly right-of-way line of said Shook Road;

Thence North 03 degrees 50 minutes 21 seconds East, along said easterly right-of-way line of Shook Road, along the westerly line of said 1.599 acre tract, along the westerly line of said 1.36 acre tract, a distance of 504.97 feet to an angle point in said westerly line of the 1.36 acre tract;

Thence North 86 degrees 07 minutes 42 seconds West, along the westerly line of said 1.36 acre tract, and crossing through the right-of-way of said Shook Road, a distance of 40.00 feet to an angle point in said westerly line of the 1.36 acre tract and being the southeast corner of a parcel conveyed to The Columbus Regional Airport Authority, of record in Instrument Number 200808190126159;

Thence North 03 degrees 49 minutes 39 seconds East, along the west line of said 1.36 acre tract, along the west line of said 13.356 acre tract, along the east line of said The Columbus Regional Airport Authority tract, and along the centerline of right-of-way line for said Shook Road, a distance of 724.15 feet to the POINT OF BEGINNING for this zoning description.

The above description contains a total area of 16.271 acres, within Franklin Co. Auditor Tax Parcel Number 512-232659 (14.914 acres) and Parcel Number 512-232662 (1.357 acres).

To Rezone From: R, Rural District and L-M, Limited Manufacturing District.

To: L-M, Limited Manufacturing District.

SECTION 2. That a Height District of sixty (60) 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, “**DEVELOPMENT TEXT**,” dated June 21, 2018, and signed by Dave Perry, Agent for the Applicant, and Donald Plank, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

EXISTING DISTRICT: L-M, Limited Manufacturing and R, Rural Districts

PROPOSED DISTRICT: L-M, Limited Manufacturing

PROPERTY ADDRESS: 6770 Shook Road, Columbus, OH 43137

APPLICANT: Pinchal & Company, LLC c/o Dave Perry, David Perry Company., Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215

OWNER: Gordo, LLC c/o Brent Crawford, 6640 Riverside Drive, Suite 500, Dublin, OH 43017 and Columbus Regional Airport Authority c/o Joseph R. Nardone, 4600 International Gateway, Columbus, OH 43219

DATE OF TEXT: June 21, 2019

APPLICATION NUMBER: Z19-019

INTRODUCTION:

The site is 16.271 +/- acres on the east side of Shook Road and south side of London Groveport Road. Most of the site is presently zoned L-M. PID 512-232662, being 1.36 acres on the east side of Shook Road, was not available for rezoning when the L-M zoning was established. The L-M and R areas are included to consolidate the L-M area for development and to update the 1995 L-M text.

1. PERMITTED USES: Permitted uses shall be all uses of Section 3363.02, Warehouse, Storage and Sales Establishment - Less Objectionable Uses, and truck or transfer terminal of Section 3363.03, Loading, Unloading, Transportation - Less Objectionable uses, of the M, Manufacturing District.

2. DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards of Chapter 3363, M, Manufacturing District of the Columbus City Code shall apply.

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

1. Height District shall be H-60, subject to a maximum height of 45 feet.
2. A 70' parking setback shall be maintained along and parallel to the east property line as long as property within 100 feet of the east property line is zoned in a residential district.

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

1. Vehicular access shall be from Shook Road and London Groveport Road.
2. Right of way dedication totaling 60 feet from centerline of London Groveport Road and Shook Road right of way corresponding to the existing road easement shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan.
3. Access to London Groveport Road is subject to the review and approval of the Department of Public Service, and access to Shook Road is subject to the review and approval of the applicable agency with jurisdiction of Shook Road. For the use and site layout assumed by the approved "Shook Road Industrial Traffic Access Study" dated May 9, 2019, access to London Groveport Road shall be limited to right-in, right-out, and left-out movements.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

A 70' parking setback shall be maintained along and parallel to the east property line as long as property within 100 feet of the east property line is zoned in a residential district. Screening to a height of six (6) feet and 75% opacity shall be provided along the east property line.

D. Building design and/or Interior-Exterior treatment commitments.

N/A

E. Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments.

N/A

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the M, Manufacturing District. Any variance to applicable sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

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