



City of Columbus

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

Legislation Text

File #: 2225-2019, **Version:** 1

Rezoning Application Z19-020

APPLICANT: Arch City Group LLC; c/o Thaddeus M. Boggs, Atty.; 10 West Broad Street, Suite 2300; Columbus, OH 43215.

PROPOSED USE: Industrial uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on May 9, 2019.

FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION: Approval

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of three undeveloped parcels in the R, Rural District. The applicant is requesting the M, Manufacturing District to permit the expansion of industrial uses from the parcel to the south. The site is located within the boundaries of the *South Central Accord Amendment* (2000), which recommends "Industrial" land uses at this location. The requested M, Manufacturing District is consistent with the recommendations of the Plan and compatible with the established zoning and development pattern of the area. The project also includes a concurrent Council variance (Ordinance #2226-2019; CV19-019) to reduce the open storage setbacks from the adjacent residential district, public street, and interior lot lines. The Council variance also includes a site plan showing the extent of the open storage area, existing landscaping, and areas where additional landscaping will be provided.

To rezone **6780 CANAL RD. (43137)**, being 12.4± acres located on the east side of Canal Road, 1,165± feet south of London Groveport Road, **From:** R, Rural District, **To:** M, Manufacturing District (Rezoning #Z19-020).

WHEREAS, application #Z19-020 is on file with the Department of Building and Zoning Services requesting rezoning of 12.4± acres from R, Rural District, to M, Manufacturing District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested M, Manufacturing District is consistent with the recommendations of the *South Central Accord Amendment* and compatible with the established zoning and development pattern of the area; 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

6780 CANAL RD. (43137), being 12.4± acres located on the east side of Canal Road, 1,165± feet south of London Groveport Road, and being more particularly described as follows:

Parcel 512-232635: Situated in the State of Ohio, County of Franklin and in the City of Columbus: Being a part of the Northeast Quarter of Section 2, Township No. 3, Range No. 22. Beginning at an iron pin in the northeast corner of John Weigand's land and in the section line; thence along the west line of W. H. Blake's land; thence North 5 degrees East 6.68 chains; to a state in the southeast corner of Harry Fink's land; thence North 85 degrees West with Fink's south line 7.58 chains to a state on the east line of the Ohio Canal; thence with the east line of the Ohio Canal, South 27 degrees West 7.43 chains to the place of beginning, and containing 6.15 acres of land, more or less. Being the same premises conveyed in Adam Lenhart in 1882 by Jacob Lenhart, et al., and later conveyed by Adam Lenhart to Benjamin Rhyon, as shown by Deed Book 487, Page 82, Recorder's Office, Franklin County, Ohio.

Parcel 512-232628 +:

Parcel I: Situated in the State of Ohio, County of Franklin and in the City of Columbus: Being a part of the Northeast Quarter of Section 2, Township No. 3, Range 22, Parcel No. 1. Beginning at the outer edge of the towpath of the Ohio Canal running east 382 feet and 9 inches along the south line of J. S. Anderson's land to the section line, thence south along the line of W. H. Blake 224; thence west along a parallel line to the outer edge of said towpath 396 feet; thence northeast along said towpath 237 feet to the place of beginning, containing 2 acres. Being the same premises conveyed by Patterson Harrison as described in Deed Book 104, page 351, Recorder's Office, Franklin County, Ohio.

Tract II: Commencing at a point on the section line 562.82 feet from the center of the Ohio Canal where said section line crosses said Canal; thence south with said section a distance of 280 feet thence west to the center of the Ohio Canal; thence northeast with said center line of the Ohio Canal a distance of 295 feet; thence East to the place of beginning, containing 2 ¼ acres, more or less.

Parcel 512-232639:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus: Being a part of the Northeast Quarter of Section 2, Township No. 3, Range 22, Commencing at a point on the section line in the center of the Ohio Canal; thence South 2 ½ degrees West with said section line, a distance of 562.82 feet; thence west to the center of the Ohio Canal; thence northeast with the center line of said Ohio Canal to the place of beginning, containing 2 acres, more or less. Being the same premises conveyed by Jesephine Thompson, et al., to Wesley Saltz (also known as William Saltz) by deed dated April 25, 1947, and recorded in Volume 1379, page 77 of the Deed Records of Franklin County, Ohio.

To Rezone From: R, Rural District

To: M, Manufacturing District

SECTION 2. That a Height District of thirty-five (35) 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.