



City of Columbus

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

Legislation Text

File #: 0458-2020, **Version:** 1

Rezoning Application: Z14-060

APPLICANT: Donald J. Compton & Anna B. Compton, Trustees; c/o Jeffrey L. Brown, Atty.; 37 W. Broad St., Suite 460; Columbus, OH 43215.

PROPOSED USE: Limited industrial and commercial development.

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

NORTHEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a two-unit dwelling and an industrial Quonset hut building zoned in the L-M, Limited Manufacturing District (Z00-066) which permits C-2, Commercial District uses and less objectionable manufacturing uses. The site is being used as an automobile sales and service/repair facility. The requested L-M, Limited Manufacturing District will legitimize the current uses to comply with a Zoning Code violation for operating said uses without Zoning Clearance. The request adds permitted uses, including a use in Section 3363.16 for automobile salvage uses, and C-4 district uses for automobile sales and service/repair. The limitation text contains use restrictions and development standards for access, landscaping, screening, building materials commitments, and lighting and graphics controls. Salvage-related activities for the business are limited to only occurring within the existing building. The site is within the boundaries of the *Northeast Area Plan* (2007), which recommends low density residential land uses at this location. Deviation was supported with Application #Z00-066 due to the existing nonconforming industrial use occurring on the property at that time. Planning Division staff supports this proposal with the commitment to enhanced landscaping on the Genessee Avenue frontage, screening of the residential uses to the south, and a limitation of salvage operations to within a building. Additionally, storage of inoperable vehicles is limited to the screened area on the northwest portion of the site or within a building, and is not permitted to extend into the unbuilt alley right-of-way or former rail corridor parcel to the west. The proposed automobile-oriented uses are supported due to additional landscaping and screening being provided, and because salvage-related activities are only permitted within the building. Concurrent Ordinance #0459-2020 (CV18-088) is included to conform the existing two-unit dwelling, and to address the reduced parking setbacks and distance separation requirements while committing to a site plan.

To rezone **2497 BANCROFT ST. (43211)**, being 0.52± acres located at the southwest corner of Bancroft Street and Genessee Avenue, **From:** L-M, Limited Manufacturing District, **To:** L-M, Limited Manufacturing District (Rezoning #Z14-060).

WHEREAS, application #Z14-060 is on file with the Department of Building and Zoning Services requesting rezoning of 0.52± acres From: L-M, Limited Manufacturing District, To: L-M, Limited Manufacturing District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited

Manufacturing District for proposed automobile-oriented uses is supported due to additional landscaping and screening being provided, and because salvage-related activities are only permitted within the building. Deviation from the land use recommendation of the *Northeast Plan* was supported for the existing L-M district due to the nonconformity of the site at that time, and because appropriate use restrictions and screening are included to mitigate the impact on adjacent residential 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:

2497 BANCROFT ST. (43211), being 0.52± acres located at the southwest corner of Bancroft Street and Genessee Avenue, and being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded as described as follows:

Being Lot Numbers 141, 142 and 143 of MULBER HEIGHTS ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 16, pages 2 and 3, Recorder's Office, Franklin County, Ohio. Prior Instrument Reference: Volume 3391, Page 609.

To Rezone From: L-M, Limited Manufacturing 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 changes on the said original zoning map in the office of the Department of Building and Zoning Services 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 OVERLAY TEXT DEVELOPMENT PLAN**," dated November 18, 2019, and signed by Jeffrey L. Brown, Attorney for the Applicant, and reading as follows:

**LIMITATION OVERLAY TEXT
DEVELOPMENT PLAN**

PROPOSED DISTRICT: L-M

PROPERTY ADDRESS: 2497 Bancroft Street

OWNER: Donald J. Compton & Anna B. Compton, Trs.

APPLICANT: Donald J. Compton & Anna B. Compton, Trs.

DATE OF TEXT: 11/18/19

APPLICATION: Z14-060

1. **INTRODUCTION:** The applicant proposes to add additional uses to the limitation text.
2. **PERMITTED USES:** Those uses permitted in Sections 3363.02 through 3363.08 inclusive, and automobile salvage per 3363.16, M, Manufacturing District; the uses permitted in Chapter 3353 C-2, Commercial District; and automotive sales, maintenance, and repair as permitted in Chapter 3356 C-4, Commercial District of the Columbus City Code.
3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated, the applicable development standards are contained

in Chapter 3363 M, Manufacturing of the Columbus City Code.

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

1. No doors except for required fire exit doors shall be located along the south side of any building.

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

N/A

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

1. Within the parking setback along Genessee Avenue the developer shall install a landscape strip, which shall consist of a row of shrubbery minimum height of 30 inches at installation as well as street trees, planted thirty feet on center.
2. The existing fence along the south side of the building shall be extended another section of fence closer to Bancroft Street subject to the clear vision triangle for the adjacent driveway.

D. Building Design and/or Interior-Exterior Treatment Commitments

No concrete block shall be used as a building material except for split face block.

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

1. Any exterior lighting wall packs shall be designed to shine down on the site.
2. No salvage activities shall occur outside of the buildings.

F. Graphics and Signage Commitments

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.
2. No streamers shall be permitted outside.

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