



City of Columbus

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

Legislation Text

File #: 1485-2020, **Version:** 1

Rezoning Application Z20-016

APPLICANT: GMD Holdings, LLC; c/o Michael Shannon and Eric Zartman, Attys.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

PROPOSED USE: Office development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on June 11, 2020.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.90± acre site is undeveloped and zoned in the R, Rural District as a result of a recent annexation from Perry Township. The applicant is requesting the C-2, Commercial District to allow the development of an office building. The site is within the boundaries of *The Northwest Plan* (2016) and is within the West Dublin-Granville Road Community Commercial Overlay. While the Plan recommends low density residential land uses at this location, the Plan also supports redevelopment proposals along primary corridors if the proposal is consistent with the intensities of surrounding uses and meets design principles. This proposal is compatible with the development pattern along this portion Dublin-Granville Road, and incorporates design elements that are consistent with the recommendations of the Plan. A concurrent Council Variance (Ordinance #1486-2020; CV20-020) has been filed to reduce Community Commercial Overlay setback and building design standards for the proposed development.

To rezone **2492 W. DUBLIN-GRANVILLE ROAD (43235)**, being 0.90± acres located on the north side of West Dublin-Granville Road, 295± feet east of McVey Boulevard, **From:** R, Rural Residential District, **To:** C-2, Commercial District (Rezoning #Z20-016).

WHEREAS, application #Z20-016 is on file with the Department of Building and Zoning Services requesting rezoning of 0.90± acres from R, Rural Residential District, to the C-2, Commercial District; and

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

WHEREAS, the City Departments recommend approval because the proposed C-2, Commercial District is consistent with *The Northwest Plan's* land use recommendations and will not add incompatible uses to the West Dublin-Granville Road corridor; 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:

2492 W. DUBLIN-GRANVILLE ROAD (43235), being 0.90± acres located on the north side of West Dublin-Granville Road, 295± feet east of McVey Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Perry, and being all of that 0.895 acre tract of land

conveyed to John McCabe and Elizabeth Nelson McCabe, husband and wife, Auditor's Tax Parcel 213-000246, by the deed recorded in the Franklin County Recorder's Office as Instrument Number 201805230068271, and being a part of a 0.477 acre tract of land conveyed to the City of Columbus by the deed recorded in Franklin County Recorder's Office as Instrument Number 1985032000071402, Official Record 5474H12, and being further described as follows:

Beginning at a point in the centerline of West Dublin Granville Road at the southeast corner of Brookside Estates Plat No. 3 Amended as shown of record in Plat Book 23, Page 31, of the Franklin County Recorder's Office;

Thence northerly approximately 50 feet along the existing corporation line of the City of Columbus, as established by Ordinance 2303-2012 and recorded in Recorder's Official Record 2001212210197357 to the southeast corner of Lot 5 of said Brookside Estates Plat No. 3 Amended;

Thence northerly approximately 145 feet along said existing corporation line and along the east line of Lot 5 of Brookside Estates Plat No. 3 Amended as conveyed to William R. Alsnauer, Trustee;

Thence easterly approximately 200 feet along a 3.853 acre tract of land conveyed to Lord of Life Lutheran Church;

Thence southerly approximately 195 feet along said Lord of Life Lutheran Church to the southeast corner of said McCabe lands and the centerline of said West Dublin Granville Road;

Thence continuing southerly on McCabe's east line extended and into said City of Columbus lands approximately 30 feet to the existing corporation line of the City of Columbus, as established by Ordinance 1586-84 and recorded in Recorder's Record 4840103;

Thence westerly along said corporation line approximately 30 feet south of and parallel to the centerline of West Dublin Granville Road approximately 200 feet to the west line of said City of Columbus lands;

Thence northerly along the west line of said City of Columbus lands approximately 30 feet to the place of beginning, containing approximately 1.033 acres, more or less, and excluding therefrom the approximate 0.138 acres that is within the right-of-way of West Dublin Granville Road.

The above description was prepared in the office of Linn Engineering, Inc. (located at 534 Market Street, Zanesville, Ohio) by Timothy H. Linn, PE, PS in February of 2019, from the best available County Records. This information was not derived from an actual field survey. The above description is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

To Rezone From: R, Rural Residential District

To: C-2, Commercial District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the C-2, Commercial 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.