



# City of Columbus

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

## Legislation Text

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**File #:** 1952-2020, **Version:** 1

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### **Rezoning Application: Z20-043**

**APPLICANT:** Savko Bros Properties II, LLC; c/o Craig Moncrief, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

**PROPOSED USE:** Office, warehouse, storage, and repair shop uses.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on August 13, 2020.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 7.37± acre site consists of one parcel developed with a warehouse, office repair shop, and storage uses in the L-M-2, Limited Manufacturing District. The applicant requests the L-M, Limited Manufacturing District to remove open storage restrictions in the existing limitation text, and to reflect 0.43 acres of newly-acquired vacated right-of-way on the updated site plan. The limitation text establishes appropriate use restrictions and supplemental development standards that address building and parking setbacks, building height, loading areas, fencing, existing landscaping, and building design and materials, and includes a commitment to develop the site in accordance with the submitted site plan. The site is within the planning boundaries of *The Northwest Plan* (2016), which recommends industrial and warehouse uses at this location, consistent with the applicant's request for an L-M, Limited Manufacturing District.

To rezone **875 JASONWAY AVE. (43214)**, being 7.37± acres located at the southwest corner of Jasonway Avenue and Shuster Lane, From: L-M-2, Limited Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning #Z20-043).

**WHEREAS**, application #Z20-043 is on file with the Department of Building and Zoning Services requesting rezoning of 7.37± acres from L-M-2, Limited Manufacturing District, to L-M, Limited Manufacturing District; and

**WHEREAS**, the Development 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 is consistent with *The Northwest Plan's* land use recommendation for this location; 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:

**875 JASONWAY AVE. (43214)**, being 7.37± acres located at the southwest corner of Jasonway Avenue and Shuster Lane, and being more particularly described as follows:

Tract One:

Situated in the County of Franklin in the State of Ohio, and in the City of Columbus and being located in Farm Lot No.

20 of Quarter Township 2, Township 1, Range 18, United States Military Lands, and being 6.988 acres out of the original 50.60 acre tract referred to as Parcel Four, Tract One, as described in a deed to The Commercial Paste Company, now the Evans Investment Company, (see Affidavit Book 20, Page 175), of record in Deed Book 1048, Page 298, both being of record in the Recorder's Office, Franklin County, Ohio, said 6.988 acre tract being described as follows:

Beginning at a stone found in the Clinton-Perry Township Line and at the northwesterly corner of the said 50.60 acre tract, being also the southwesterly corner of the 0.500 acre tract conveyed to Robert W. and Helen G. Gibson by deed of record in Deed Book 2237, Page 268, Recorder's Office, Franklin County, Ohio;

Thence along the southerly line of the said 0.50 acre tract and the southerly line of the 37.222 acre tract originally conveyed to The Commercial Paste Company, now the Evans Investment Company, by deed of record in Deed Book 1462, Page 44, Recorder's Office, Franklin County, Ohio, being the northerly line of the said 50.60 acre tract, South 87 deg. 18' 01" East, 533.66 feet to an iron pin at the northeasterly corner of the tract herein described;

Thence across the said 50.60 acre tract, South 35 deg. 29' 58" East, 435.00 feet to an iron pin;

Thence South 34 deg. 57' 16" East, 115.13 feet to an iron pin;

Thence North 87 deg. 18' 01" West, (parallel to the northerly line of the said 50.60 acre tract), 871.23 feet to an iron pin in the westerly line of the said 50.60 acre tract and in the Clinton-Perry Township Line;

Thence along the said line, North 2 deg. 27' 57" East, 433.00 feet to the place of beginning, containing 6.988 acres, more or less.

**Tract Two:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township-2, Township 1, Range-18, United States Military Lands, also being a part of Lot 20 of Rathbone Section as recorded in Deed Book 15 at page 256 ½ and being a part of a tract of land transferred to City of Columbus as recorded in 11147 E 13 and a part of a tract transferred to the City of Columbus as recorded in 10766 I 18, and being a part of Lot J of the Olentangy Commercial Center as recorded in Plat Book 49 at page 5, all reference to records in Recorder's Office, Franklin County, Ohio and more particularly described as follows;

Beginning at an existing 1 ½" iron pipe being the southwest corner of said Lot J of the Olentangy Commercial Center said iron pipe being the principal point of beginning for the tract herein described;

Thence along the north line of a tract transferred to SAVKO BROS. PROPERTIES II, LLC as recorded in instrument number 199911120283190 and the grantor's south line South 87° 48' 18" West a distance of 106.33 feet to a 5/8" iron pin set being the intersection of said property line and a point 32.00 feet southerly and parallel from the centerline of Shuster Lane,

Thence leaving said property line and through the lands of grantor, along said line 32.00 feet southerly and parallel with the centerline of Shuster Lane along a curve to the left having a radius of 382.00 feet, the delta being 37° 43' 32", an arc length of 251.52 feet and the chord being North 66° 47' 41" East a distance of 247.00 feet to a 5/8" iron pin set;

Thence continuing along said parallel line North 47° 55' 50" East, a distance of 27.46 feet to a 5/8" iron pin set being the intersection of said parallel line and a point being 30.00 feet parallel to the centerline of Jasonway Avenue, said iron pin along being a point on the westerly boundary of a tract transferred to the City of Columbus as recorded in Deed Book 3768 at page 414;

Thence leaving said line parallel to Shuster Lane and continuing along said line 30.00 feet parallel and westerly from said Jasonway Avenue centerline and along said westerly boundary of a tract transferred to the City of Columbus as recorded in Deed Book 3768 at page 414 the following two courses:

1. Along a curve to the left having a radius of 380.00 feet, the delta being 10° 03' 27", an arc length of 66.70 feet and the chord being South 52° 39' 25" East a distance of 66.62 feet to a 5/8" iron pin set;

2. Continuing along said parallel line along a curve to the right, having a radius of 320.00 feet, the delta being 22° 11' 11", an arc length of 123.91 feet and the chord being South 46° 35' 34" East a distance of 123.14 to an existing 1 1/2" iron pipe being the intersection of said 30.00 parallel line, the westerly boundary of said City of Columbus tract and the north line of said SAVKO BROS. PROPERTIES;

Thence leaving said westerly boundary and said Jasonway Avenue and along the grantor's south line and the north line of said SAVKO BROS. PROPERTIES as recorded as instrument number 199911120283190, North 87° 17' 58" West, a distance of 283.89 feet to the principal point of beginning containing 0.018 acres of said tract recorded in 11147 E 13 and 0.413 acres of said tract recorded in 10766 I 18 for a total of 0.431 acres, more or less subject to all legal easements and rights of way.

**To Rezone From:** L-M-2, 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 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 plan titled "**SAVKO BROS PROPERTIES II L.L.C. SITE PLAN,**" and text titled, "**LIMITATION TEXT,**" both dated August 16, 2019, and signed by Craig Moncrief, Attorney for the Applicant, and the text reading as follows:

#### **LIMITATION TEXT**

**EXISTING ZONING:** L-M-2, Limited Manufacturing District

**PROPOSED ZONING:** L-M, Limited Manufacturing District

**PROPERTY ADDRESS:** 875 Jasonway Avenue

**PARCEL:** 010-074035

**OWNER:** Savko Bros Properties II, LLC

**APPLICANT:** Savko Bros Properties II, LLC c/o Craig Moncrief

**DATE OF TEXT:** August 16, 2020

**APPLICATION:** Z20-043

**I. INTRODUCTION:** Savko Bros Properties II, LLC (the "Applicant") owns the real property located at 875 Jasonway Avenue, Columbus, Ohio 43214 (the "Property"). The Property is a 7.42 +/- acre site on the southwest corner of Jasonway Avenue and Shuster Lane and is improved with a warehouse, offices, landscaping, fencing, and an asphalt parking lot. The Property is used as a warehouse, office, repair shop and storage facility.

The Property is zoned L-M-2, Limited Manufacturing District under the Columbus Zoning Code (the "Zoning Code"). Applicant requests an amendment to the limitation text, dated July 20, 1998 and attached hereto as Exhibit 1, in order to permit the storage of construction machinery over a portion of the Property and reflect the purchase and rezoning of 0.431 acres of former right-of-way located north of the Property.

**II. PERMITTED USES:** The uses permitted on the Property shall be limited to the following:

1. All types of offices.
2. Warehouse, storage, and sales establishments as permitted in Zoning Code Section 3367.02(b) except for the following materials: fuel (except for the underground storage of gasoline or diesel fuels for use by the business(es) located on the Property); paint; paint materials; soil stabilizers and tobacco. No single warehouse building shall exceed thirty thousand (30,000) square feet in size. All warehouse/storage buildings shall be fully enclosed on all four (4) sides.
3. Truck storage, garage, truck trailers, and repair shops.
4. Equipment or storage yard, provided, however, all open storage of equipment used in construction work and not designed for general highway transportation, i.e. rollers, traction engines, and other equipment propelled by rubber tires or rubber tracks, shall be restricted to a certain portion of the Property near the western property line, as depicted on the site plan, dated April 29, 2020, and signed August 16, 2020, attached hereto as Exhibit 2 (the "Site Plan"). Storage of construction equipment, including, but not limited to, steel road plates and backhoe digging buckets, shall also be restricted to the cross-hatched area depicted on the Site Plan. The backhoe digging buckets can be stacked to a maximum height of six feet (6') above grade. Bulldozers, power shovels, and cranes shall be prohibited from the cross-hatched area depicted on the Site Plan.
5. Self-storage facility, provided, however, the storage of boats, recreational vehicles, and trailers shall be prohibited.

**III. DEVELOPMENT STANDARDS:** Except as otherwise modified herein, the development standards established by the M, Manufacturing District, Chapter 3363 of the Zoning Code, shall apply. Except for Paragraph F of this Section III, the following development standards shall not apply to any portion of the Property used solely for general office use.

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

1. Building Setback: The building setback shall be ninety feet (90') from the Jasonway Avenue right of way except for: (a) a security fence not to exceed nine feet (9') in height which may be located not less than fifty feet (50') from the right of way, and (b) three (3) flagpoles and one (1) freestanding sign, as depicted on the Site Plan. No fence shall contain any barbed wire or similar wire. The building setback from the south property line shall be forty feet (40'). All storage buildings, except self-storage units, shall be setback two-hundred and forty feet (240') from the south property line of the Property.
2. Parking Setback: The parking setback from the Jasonway Avenue right-of-way shall be seventy feet (70'). The parking setback from the south property line shall be forty feet (40') except that other than licensed passenger vehicles, pick-up trucks, and one (1) licensed trailer used in the business located on the Property or by the employees or customers thereof, no vehicles can be parked closer than two-hundred and forty feet (240') from the south property line of the Property.
3. Height: No warehouse building shall exceed twenty-five feet (25') in height as defined and measured pursuant to Columbus City Code Section 3303.08.

**B. Access, Loading, Parking and/or Traffic Related Commitments:** Freight Loading Areas: Loading docks shall be located no closer than one hundred feet (100') from the south property line of the Property and must be fully screened from view from said south property line.

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

1. The privacy fence, a minimum of five feet (5') in height and approximately forty feet (40') from and parallel to the south property line, running parallel west to east from the west property line to a point approximately one hundred and seventy feet (170') from the Jasonway Avenue right of way, shall be maintained on the Property
2. The property owner shall maintain the existing trees and landscaping between the south property line and the privacy

fence.

3. The privacy fence, a minimum of five feet (5') in height providing a minimum 75% opacity, approximately four-hundred feet (400') in length, and parallel to the north property line, running parallel west to east from the west property line to the northeast corner of the parking lot on the Property, shall be maintained.

4. The property owner shall maintain the existing trees, landscaping, freestanding sign, and flag poles between the north property line and the privacy fence.

D. Building Design and/or Interior-Exterior Treatment Commitments: Any self-storage facility use on the Property shall meet the following standards:

1. The exterior building walls shall be modular brick, stucco, textured paint on tilt-up poured concrete walls or a surface of similar appearance. Colors shall be limited to brick red, tan, brown or off-white.

2. The buildings shall have pitched roof design (minimum roof pitch 6/12). Roofs shall be covered by tan, grey or black asphalt composite shingles.

3. The first row of any self-storage buildings constructed north of the south property line of the Property shall meet the following additional standards:

a. Exterior walls shall be constructed to generally run parallel to the south property line and shall be constructed at the established forty foot (40') building line.

b. No doors, except as required by the fire department or building code, shall face the south property line

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

F. Graphics and Signage Commitments: The applicable graphics standards shall be those contained in the Zoning Code as they apply to the M, Manufacturing District.

G. Miscellaneous: The Site Plan signed by Craig Moncrief, Attorney for Applicant, depicts the permitted location for open storage of equipment used in construction work and not designed for general highway transportation. The Site Plan is referenced in this text solely for the purpose of depicting the permitted locations for open storage of equipment used in construction work and not designed for general highway transportation and certain flagpoles and a freestanding sign. Any slight adjustments to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate date regarding the proposed adjustment.

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