



City of Columbus

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

Legislation Text

File #: 1962-2020, **Version:** 1

Rezoning Application: Z20-011

APPLICANT: CCC Columbus LLC; c/o Jeffrey L. Brown, Atty.; 37 W. Broad St., Suite 460; Columbus, OH 43215.

PROPOSED USE: Outdoor storage.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on May 14, 2020.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a portion of one parcel zoned in the P-1, Parking District. This property is the subject of recent code enforcement action for establishing outdoor storage uses in the P-1, Parking District without obtaining a Certificate of Zoning Clearance. The requested M, Manufacturing District will allow the outdoor storage of materials on the site, which is associated with the industrial facility developed on the remaining portion of the parcel. A concurrent Council variance (Ordinance #1963-2020; CV20-014) has been submitted to reduce open storage setbacks. The site is within the planning area of *The East Columbus Neighborhood Plan* (2012), which recommends light industrial land uses at this location. The site is also located within the *Port Columbus Joint Economic Development Strategy* (2008), which recommends office and light industrial land uses. The requested M, Manufacturing District will allow an outdoor storage use that is compatible with the land use recommendations of both the Plan and the Strategy, and is consistent with the zoning pattern of the surrounding area.

To rezone **835 N. CASSADY AVE. (43219)**, being 0.39± acres located on the west side of North Cassady Avenue, 95± feet north of East 6th Avenue, **From:** P-1, Parking District, **To:** M, Manufacturing District (Rezoning #Z20-011).

WHEREAS, application #Z20-011 is on file with the Department of Building and Zoning Services requesting rezoning of 0.39± acres From: P-1, Parking District, To: M, 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 M, Manufacturing District will allow an open storage use associated with an existing industrial development that is compatible with the land use recommendations of both *The East Columbus Neighborhood Plan* and the *Port Columbus Joint Economic Development Strategy*; 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:

835 N. CASSADY AVE. (43219), being 0.39± acres located on the west side of North Cassady Avenue, 95± feet north of East 6th Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Quarter Township No.3, Township - 1, Range - 17, United States Military Lands, and being 0.385 acres of land of (including Lots No. 33 and No. 34 of North

Bexley View No. 3, Plat Book 17, Pg 58) CCC Columbus, LLC of (PID 010-126708) IN 200402190036045 (all references refer to records in the Franklin County Recorder's Office, Ohio) and being more fully described as follows:

Beginning at a point at the southeast corner of Lot No. 34 also being the northeast corner of Lot No. 35 of said North Bexley View Addition No. 3 on the westerly right of way of Cassady Avenue (60;) being the Point of Beginning;

Thence North 89°07'47" West a distance of 144.35 feet, along a southerly line of said Lot No. 34 and northerly line of said Lot No. 35, to a point in the platted 15.00 alley west of said Lot No. 34 and a southwesterly corner of said CCC Columbus, LLC;

Thence North 6°22'43" East a distance of 115.31 feet, along a westerly property line of said CCC Columbus, LLC, to a point;

Thence South 90°00'00" East a distance of 143.96 feet to a point in the westerly right of way of said Cassady Avenue;

Thence South 6°04'49" West a distance of 118.00 feet, along the westerly right of way of said Cassady Avenue, to the Point of Beginning containing 0.385 acres more or less.

To Rezone From: P-1, Parking 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.