



Legislation Text

File #: 0754-2021, **Version:** 1

Rezoning Application: Z20-096

APPLICANT: Precision Pipeline Services, LLC; c/o Tim Snider, Agent; 7558 King George Drive; New Albany, OH 43054.

PROPOSED USE: Industrial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on March 11, 2021.

NORTHEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a dwelling and outbuildings and is zoned in the R, Rural District as a result of recent annexation from Mifflin Township. The requested L-M, Limited Manufacturing District will permit a contractor's office and storage development. The site is subject to the I-670 Graphics Control overlay and is located within the boundaries of the *Port Columbus Joint Economic Development Strategy* (2008), which recommends "Mixed Use" land uses for this location. The site is also located within the boundaries of the *Northeast Area Plan* (2007), which recommends "Office-Light Industrial" land uses for this location. The *Northeast Area Plan* design guidelines also state that industrial development should be designed to minimize or mitigate impacts on adjacent uses, especially residential uses, through such means as landscaping, buffering, and enhanced setbacks, and that stream corridors should be protected in a natural state. The limitation text proposes office and less objectionable manufacturing uses, and includes development standards addressing setbacks, access, landscaping, screening, lighting and graphics controls, and stream corridor protection. The requested L-M, Limited Manufacturing District will allow an industrial development that is consistent with the plan recommendations of both the *Northeast Area Plan* and the *Port Columbus Joint Economic Development Strategy*. The proposal also incorporates landscaping, screening, and stream corridor protection as recommended by the *Northeast Area Plan* design guidelines.

To rezone **1835 STELZER RD. (43219)**, being 3.97± acres located on the west side of Stelzer Road, 532± feet north of Interstate 670, **From:** R, Rural District, **To:** L-M, Limited Manufacturing District (Rezoning #Z20-096).

WHEREAS, application #Z20-096 is on file with the Department of Building and Zoning Services requesting rezoning of 3.97± acres From: R, Rural 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 will allow an industrial development that is consistent with the plan recommendations of both the *Northeast Area Plan* and the *Port Columbus Joint Economic Development Strategy*. The proposal also incorporates landscaping, screening, and stream corridor protection as recommended by the *Northeast Area Plan* design guidelines; 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:

1835 STELZER RD. (43219), being 3.97± acres located on the west side of Stelzer Road, 532± feet north of Interstate 670, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus (formerly Township of Mifflin), being part of the Third Quarter of Township 1, Range 17 of the United States Military Lands, being all of Parcels 1 and 2 as described in a deed to BMU4, LLC (Auditor's Tax Parcel Numbers 190-003162 and 190-003489) of record in Instrument Number 201911060148401 (all references are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING, for reference, at Franklin County Engineer's Monument FCGS 2265 on the centerline of Stelzer Road;

Thence South 03°28'46" West 1183.07 feet along the centerline of Stelzer Road, to the northeasterly corner of that 0.266-acre tract described in a deed to the Franklin County Commissioners of record in Instrument 200407230171159;

Thence North 86°23'32" West 58.00 feet to the northeasterly corner of said Parcel 1, the TRUE POINT OF BEGINNING;

Thence South 03°28'46" West 199.48 feet along the westerly right-of-way line of Stelzer Road, to the southeasterly corner of said Parcel 2;

Thence North 86°23'38" West 870.94 feet, along the southerly line of said Parcel 2 and the northerly line of that 2.114 acre original tract described in a deed to Sandra B. & James E. Holland, Sr. of record in Official Record 12089 F06 to the easterly line of that 7.403 acre original tract described in a deed to Rimrock Corp. of record in Official Record 8776 G20;

Thence North 03°15'44" East 199.51 feet along the westerly lines of said Parcels 1 & 2, the easterly line of said 7.403 acre tract and the easterly line of that 3.345 acre original tract described in a deed to DDD1923 LLC of record in Instrument 201903190031233, to the northwesterly corner of said Parcel 1;

Thence South 86°23'32" East 871.70 feet along the northerly line of said Parcel 1 and the southerly line of that 3.991 acre tract described in a deed to Namaha Capital LLC of record in Instrument 201707210099887 to the Point Of Beginning, containing 3.965 acres of land, more or less.

The above description was prepared in the office of Site Engineering, Inc. 7453 East Main Street Reynoldsburg, Ohio 43068, by Mark A. Hazel, P.S. #7039 in November 2020, 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 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 LM, 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, and said text titled, "**LIMITATION TEXT**," dated February 15, 2021, and signed by Bonnie Upp of Precision Pipeline Services, LLC, said plan titled, "**SITE PLAN**," dated March 17, 2021, and signed by Nicholas Emasian, Professional Engineer, and said text reading as follows:

LIMITATION TEXT

Existing District: Rural, Residential

Proposed District: L-M, Limited Manufacturing

Property Address: 1835 Stelzer Road

Owner: BMU4, LLC

Applicant: Precision Pipeline Services, LLC

Date: 2/15/2021

Application #: Z20-096

1. INTRODUCTION: This site is on the west side of Stelzer Road approximately eleven hundred - forty three feet south of Citygate Drive. These two parcels were annexed to the City of Columbus on August 5, 2020 (Certified Resolution 0194-20). This zoning request will bring the proposed use of the property in line with the appropriate zoning classification.

2. PERMITTED USES: Those uses permitted in Sections 3363.01 - 3363.08, M Manufacturing Districts, excluding C-1, C-3, C-4 and C-5 Commercial Districts, adult entertainment and those uses listed in Sections 3363.09 - 3363.175.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the written text, the applicable development standards are contained in Chapter 3363, M Manufacturing of the Columbus City Code.

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

Setbacks are 60 feet for buildings and 25 feet for parking.

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

Access to the site will be from an existing driveway along Stelzer Road

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

1. Existing mature trees along the 200' drive will be maintained.
2. All visitor parking will be screened with evergreen trees and mounding.
3. The storage yard for materials and employee vehicles will be screened on all sides by a 6' chain link fence with privacy screening fabric.

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

The existing structures will be maintained, but new or replacement structures are permitted subject to this limitation text.

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

1. Dumpsters will be maintained within the screened security fence area

2. Storage area lighting shall be contained within the storage yard boundaries. No light spillover shall occur outside the storage area
3. All lighting will be positioned as to not be directed toward any residentially zoned area.

F. Graphics and Signage Commitments

All signage shall conform to Chapters 3375 to 3383 of the City of Columbus Zoning Code as they apply to M, Manufacturing District unless a variance is granted by the Columbus City Graphics Commission. The style of freestanding signage shall be monument style.

G. Miscellaneous Commitments

1. The Site shall be developed in accordance with the site plan attached hereto. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time development and engineering plans are completed. Any slight adjustment to the plan is subject to review and approval by the Director of the Department of Building and Zoning Services or a designee upon submission of the appropriate data regarding the proposed adjustment."
2. With regard to the open watercourse, which traverses the site, Applicant commits to maintain the required Stream Corridor protection and Riparian Setbacks in accordance with the City of Columbus Storm Drainage Manual.
3. Upon redevelopment of the site, redevelopment of the property to the north (parcel number 010-217202), and availability of a cross-access easement to access Stelzer Road via the property to the north, the access point to Stelzer Road will need to be relocated as approved by the City of Columbus, Department of Public Service.
4. Upon redevelopment of the properties to the south (parcel number 010-215160, 445-287492, and 445287 491), a cross-access easement shall be provided to the properties to the south, as applicable, to accommodate shared access to Stelzer Road as approved by the City of Columbus, Department of Public Service."

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