



City of Columbus

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

Legislation Text

File #: 2208-2021, **Version:** 1

Rezoning Application Z21-032

APPLICANT: Daniel Onifer; 12225 Stephens; Warren, MI 48089.

PROPOSED USE: Manufacturing uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on August 12, 2021.

MIDEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 5.75± acre site consists of one undeveloped parcel in the L-I, Limited Institutional District. The site is part of a larger proposed development for senior housing that was never developed. The requested M-1, Manufacturing District will permit less objectionable manufacturing uses and with the location of more objectionable manufacturing uses restricted based on the site's distance from residentially-zoned property. There is no Council adopted land use plan for this location. The request is consistent with the adjacent zoning to the south and the overall development pattern of the surrounding area.

To rezone **2450 SOBECK RD. (43232)**, being 5.75± acres located at the terminus of Sobeck Road, **From:** L-I, Limited Institutional District, **To:** M-1, Manufacturing District (Rezoning #Z21-032).

WHEREAS, application #Z21-032 is on file with the Department of Building and Zoning Services requesting rezoning of 5.75± acres from L-I, Limited Institutional District, to the M-1, Manufacturing District; and

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

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

WHEREAS, the City Departments recommend approval because the proposed M-1, Manufacturing District is consistent with adjacent zoning and development pattern of the area and will not add incompatible land 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

2450 SOBECK RD. (43232), being 5.75± acres located at the terminus of Sobeck Road, and being more particularly described as follows:

DESCRIPTION OF 5.746 ACRES OF LAND
NORTH OF REFUGEE ROAD
EAST OF U.S. ROUTE 33

Situated in the State of Ohio, County of Franklin, City of Columbus, being half Sections 53 and 54, Section 30, Township 12, Range 21 Refugee Lands and being a 5.746 acre tract out of a 124.349 acre tract as described in a deed to First Church of God Inc., of record in Instrument Number 199802230039216, (all references to records are on file Recorder's Office, Franklin County, OH), said 5.746 acre tract being more particularly described as follows:

COMMENCING at a 1/2" iron pin (no cap) found at the northeasterly corner of the terminus of Sobeck Road (60 feet wide) as delineated on the plat "Dedication of portion of Sobeck Road", of record in Plat Book 35, Page 106, said iron pin being on a southerly line of said 124.349 acre tract, and at the northwesterly corner of an 8.671 acre tract as described in a Sheriff's Deed on Order of Sale to Ohio Automotive Club of record in Instrument Number 199905140122933;

Thence, South 85°54'39" East, along the northerly line of said 8.671 acre tract, along a southerly line of said 124.349 acre tract, a distance of 744.53 feet to a 1/2" iron pin (no cap) found at the northeasterly corner of said 8.671 acre tract, at the northwesterly corner of an 18.122 acre tract as described in a deed to GLS LeasCo Inc. of record in Deed Book 3577, Page 170, said being the TRUE PLACE OF BEGINNING for the 5.746 acre tract herein described:

Thence North 04°05'21" East, into said 124.349 acre tract, a distance of 192.54 feet to an iron pin set;

Thence South 85°54'39" East, continuing through said 124.349 acre tract, along a line being parallel to the northerly line of said 18.122 acre tract, a distance of 1300.00 feet to an iron pin set;

Thence South 04°05'21" West, continuing through said 124.349 acre tract, a distance of 192.54 feet to a 5/8" rebar (with cap stamped HLG) found at the northeasterly corner of said 18.122 acre tract;

Thence North 85°54'39" West, along the northerly line of said 18.122 acre tract, a distance of 1300.00 feet to the TRUE PLACE OF BEGINNING and containing 5.746 acres of land out of Tax Parcel Number 010-109331.

The foregoing boundary survey has been prepared by BRH Group, Inc. from actual field survey of the premises on January 05, 2015 under the direct supervision of John L. Price, Professional Surveyor No. 7159. All iron pins set are 5/8"x30" rebar set with yellow plastic cap stamped "BRH GROUP".

Bearings are based South 85°54'39" East, along the northerly line of said 8.671 acre tract and referenced to the Ohio State Plane Coordinate System (South Zone) as established by GPS observations using the Ohio CORS Network, NAD 1983 Datum from an original survey on February 11, 2008.

Property Address: 2450 Sobeck Rd., Columbus, OH 43232
Parcel Number: 010-294402

To Rezone From: L-I, Limited Institutional District.

To: M-1, Manufacturing District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the M-1, 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.