



# City of Columbus

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

## Legislation Text

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**File #:** 2226-2021, **Version:** 3

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**Rezoning Application: Z21-045**

**APPLICANT:** Connie Klema; P.O. Box 991; Pataskala, OH 43026.

**PROPOSED USE:** Manufacturing and parking uses.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on July 8, 2021.

**MILO-GROGAN AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of three parcels developed as a parking lot in the R-4, Residential District. The property has received Zoning Code Violation #18470-07767 for vehicle parking and storage on residentially zoned property. The requested L-M, Limited Manufacturing District, permits a parking lot and manufacturing uses to address the active violation. The request is consistent with the zoning and development pattern of the area and with the *Milo-Grogan Neighborhood Plan's* recommendation for "Heavy Industrial" land uses at this location and will not add incompatible land uses to the area.

To rezone **933 LOEW ST. (43201)**, being 0.32± acres located on the west side of Loew Street, 300± feet north of Gibbard Avenue, From: R-4, Residential District, To: L-M, Limited Manufacturing District (Rezoning #Z210-045) **and to declare an emergency.**

**WHEREAS**, application #Z210-045 is on file with the Department of Building and Zoning Services requesting rezoning of 0.32± acres from R-4, Residential District, to L-M, Limited Manufacturing District; and

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

**WHEREAS**, the Milo-Grogan 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, is consistent with the zoning and development pattern of the area and with the *Milo-Grogan Neighborhood Plan's* "Heavy Industrial" land use recommendation, and will not add incompatible land uses to the area;

**WHEREAS**, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance will make parking a permitted use and allow the tenants to have needed parking for their businesses and the owner to proceed with the upgrades needed for its tenants for the immediate preservation of the public peace, property, health and safety; 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:

**933 LOEW ST. (43201)**, being 0.32± acres located on the west side of Loew Street, 300± feet north of Gibbard Avenue, and being more particularly described as follows:

Parcels 010-026261 & 010-026262:

Situated in the State of Ohio, County of Franklin and in the City of Columbus:  
Being Lot Number Twenty-Eight (28) and Twenty-Nine (29) in the Lewis Kessler's Addition, to the City of Columbus, Ohio as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 436, Recorder's Office, Franklin County, Ohio.

Parcel 010-026260:

Situated in the State of Ohio, County of Franklin and in the City of Columbus:  
Being Lot Number Twenty-Seven (27) in Lewis Kessler's Addition, to the City of Columbus, Ohio as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 436, Recorder's Office, Franklin County, Ohio.

**To Rezone From:** R-4, Residential 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 text titled, "**LIMITATION TEXT**," dated June 30, 2021, and signed by Connie Klema, Attorney for the Applicant, and the text reading as follows:

**LIMITATION TEXT**

EXISTING ZONING: Residential, R-4, 1928

PROPOSED ZONING: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 933 Loew Street, Columbus, OH 43201

OWNER: Equity Trust Company FBO Nathan Zaglanis

APPLICANT: Connie J. Klema, Attorney, P.O. Box 991, Pataskala, Ohio 43062

APPLICATION NUMBER: Z21-045

DATE: June 30, 2021

**1. INTRODUCTION:** The property that is submitted for rezoning is currently three (3) adjacent parcels totaling 0.32 +/- acres that are all zoned R-4 (the "Property"). Nathan Zaglanis owns the Property in a Trust. Adjacent to the Property is a Parcel owned by a limited liability company that is owned by Nathan Zaglanis that is approximately one (1) acre and is zoned M, manufacturing and is developed with a 30,746 +/- square foot building (the "Building Parcel" parcel no. 010-034258). Adjacent to the Building Parcel is one parcel that is 0.13 +/- acres that is zoned M, manufacturing that is also owned by Nathan Zaglanis' Trust (parcel no. 010-030200). Currently the M zoned 0.13 acre parcel serves as parking spaces for the Building Parcel as permitted under 3312.03(D). The Owner wishes to rezone the Property from R-4 to L-M and combine the three (3) parcels into one (1) parcel to permit parking on the Property that will also serve the Building Parcel.

**2. PERMITTED USES:** Those uses permitted in Section 3363.01 and 3363.02 thru 3363.08, inclusive, being those less

objectionable uses permitted in M-Manufacturing districts of the Columbus City Code, and as a parking lot that is located within 750' of the use to be served in accordance with 3312.03(D) of the Columbus City Code for required and/or accessory parking for uses on Parcel 010-034258.

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

**A). Density, Height, Lot and/or Setback commitments.**

The parking and maneuvering setback shall be twenty-five (25) feet from Loew Street.

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

All circulation, loading, curb cuts, parking and access points shall be in accordance with Chapter 3312 of the Columbus City Code and subject to the approval of the Department of Public Service.

**C). Buffering, Landscaping, Open space and/or Screening Commitments.**

All landscaping and screening shall be in accordance with Chapter 3312 of the Columbus City Code.

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

N/A

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

N/A

**F). Graphics and Signage Commitments.**

All graphics and signage shall comply with the Graphics Code; Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

**G). Miscellaneous Commitments.**

N/A

**SECTION 4.** ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~  
**That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.**