



## Legislation Text

File #: 2227-2021, Version: 2

### Rezoning Application Z21-038

**APPLICANT:** Wilson Twin Creek Partners, LLC; c/o Thomas L. Hart, Atty.; Two Miranova Place, #910; Columbus, OH 43215.

**PROPOSED USE:** Limited manufacturing and commercial uses.

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

**WEST SCIOTO AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of three parcels, one undeveloped in the L-C-2, Limited Commercial District, and the other two developed with an office building in the C-2, Commercial and C-4, Commercial districts, respectively. The requested L-M, Limited Manufacturing District will permit limited commercial and manufacturing uses as demonstrated in the attached limitation text and on the submitted site plans and building elevations. While the request is not entirely consistent with the *Trabue/Roberts Area Plan's* land use recommendation of "Office" and "Open Space," the proposed use is employment-oriented and considered a mitigating factor. Additionally, the inclusion of appropriate use restrictions, additional landscaping along Wilson Road and Twin Creeks Drive, and commitments to develop the site as shown on the submitted site plans and building elevations, warrant staff's support. A concurrent Council Variance (Ordinance #2228-2021; CV21-052) has been filed to reduce the required distance separation for more-objectionable manufacturing uses from residential districts, maneuvering, parking setbacks, and parking space size.

To rezone **3590 TWIN CREEKS DR. (43204)**, being 6.0± acres located at the northeast corner of Twin Creeks Drive and Wilson Road, From: C-4, Commercial District, C-2, Commercial District, and L-C-2, Limited Commercial District, To: L-M, Limited Manufacturing District (Rezoning #Z21-038). **(AMENDED BY ORD. 1515-2022 PASSED 6/6/2022).**

**WHEREAS**, application #Z21-038 is on file with the Department of Building and Zoning Services requesting rezoning of 6.0± acres from C-4, Commercial District, C-2, Commercial District, and L-C-2, Limited Commercial District, to the L-M, Limited Manufacturing District; and

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

**WHEREAS**, the West Scioto 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, while not entirely consistent with the *Trabue/Roberts Area Plan's* land use recommendation, is considered employment-oriented, and will be developed as demonstrated on the submitted site plans and building elevations; 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:

**3590 TWIN CREEKS DR. (43204)**, being 6.0± acres located at the northeast corner of Twin Creeks Drive and Wilson Road, and being more particularly described as follows:

**Legal Description - 6.002 Acres**

Situated in the State of Ohio, County of Franklin, Township of Franklin and City of Columbus, lying in Survey No. 875, Virginia Military District, being all of the remainder of the original 2.216 acre tract conveyed to Automobile Insurance Company by deed of record in Official Record 33422 C19, all of the remainder of the original 1.823 acre tract conveyed to Automobile Club Insurance Company by deed of record in Deed Book 3574, Page 1, all of the 0.487 acre tract conveyed to Automobile Club Insurance Company by deed of record in Official Record 32267 I05, and all of the 2.135 acre tract conveyed to Automobile Club Insurance Company by deed of record in Deed Book 3743, Page 34, (all references are to the records of the Recorder's office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set in the easterly right-of-way of Wilson Road, at the common corner of the remainder of said original 2.216 acre tract, the 0.192 acre tract conveyed as Parcel 15-WD to Franklin County Commissioners by deed of record in Instrument Number 199803230066229, the 0.906 acre tract conveyed as Parcel 16-WD to Franklin County Commissioners by deed of record in Instrument Number 199802170034116, and Reserve "B" of "Darby Pointe", a subdivision of record in Plat Book 103, Page 64;

Thence with the lines common to said original 2.216 acre tract and said "Darby Pointe", the following courses and distances:

North 66° 18' 25" East, a distance of 665.00 feet, to an iron pin set;

South 23° 38' 04" East, a distance of 137.00 feet, to a 1 inch iron pin found in the northerly line of the 20.500 acre tract conveyed as Parcel One to Cromwell Associates, LLC by deed of record in Instrument Number 199909010223897;

Thence South 66° 18' 25" West, a distance of 110.59 feet, with the line common to said original 2.216 and 20.500 acre tracts, to a magnetic nail set at the common corner of said 2.135 and 20.500 acre tracts;

Thence South 23° 41' 35" East, a distance of 310.00 feet, with the line common to said 2.135 and 20.500 acre tracts, to a ¾ inch iron pin found in the northerly right-of-way line of Twin Creeks Drive, at the common corner of said 2.135 acre tract and the 0.981 acre tract conveyed to City of Columbus, Ohio by deed of record in Deed Book 3197, Page 676;

Thence South 66° 18' 25" West, a distance of 515.74 feet, with the southerly lines of said 2.135, 0.487, and original 1.823 acre tracts, and the northerly line of said 0.981 tract, and said northerly right-of-way line, to an iron pin set at a common corner of the remainder of said original 1.823 acre tract and said 0.192 acre tract, being the intersection of said northerly and easterly right-of-way lines;

Thence with the lines common to the remainder of said original 1.823 acre tract and said 0.192 acre tract, and said easterly right-of-way line, the following courses and distances:

North 65° 40' 15" West, a distance of 52.88 feet, to an iron pin set;

North 24° 08' 17" West, a distance of 407.70 feet, to the POINT OF BEGINNING, containing 6.002 acres, more or less, of which 2.090 acres lie within parcel No. 142-000009, 1.291 acres are within Parcel Number 560-125544, and 2.622 acres are within Parcel Number 560-121074.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Parcel Numbers: 560-125544 & 145-286330

Property Address: 3590 Twin Creeks Dr., Columbus, OH 43204

**To Rezone From:** C-4, Commercial District, C-2, Commercial District, and L-C-2, Limited Commercial District.

**To:** L-M, Limited Manufacturing District.

**SECTION 2.** That a Height District of sixty (60) 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 site plans titled “**TWIN CREEKS DRIVE FLEX OFFICE SHEETS 1-4,**” dated August 12, 2021, and building elevations titled “**EXTERIOR ELEVATIONS SHEET 1 -4,**” and text titled, “**LIMITATION TEXT,**” both dated August 20, 2021, and all signed by Thomas L. Hart, Attorney for the Applicant, and the text reading as follows:

#### **LIMITATION TEXT**

**EXISTING ZONING:** L-C-2, C-2, C-4

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

**PROPERTY ADDRESS:** 3590 Twin Creeks Drive and 1330 Wilson Road [43204]

**OWNER:** Wilson Twin Creek Partners LLC, Two Miranova Place, Suite 910, Columbus, OH 43215

**APPLICANT:** Wilson Twin Creek Partners LLC

**DATE OF TEXT:** 8.20.21

**APPLICATION:** Z21-038

**1. Introduction:** The site and this rezoning includes 6.002+/- acres and two separate parcels:

PN 145-286330 [2.09 ac, zoned L-C-2], PN 560-125544 [3.91 ac, zoned C-2 and C-4]. The property is located at both 3590 Twin Creeks Drive and 1330 Wilson Road [43204]. To the north and east are two-family dwellings in the PUD-6, Planned Unit Development District. To the southeast is multi-family development in the ARLD, Apartment Residential District. The existing office building on the site is proposed for demolition. To the west, across Wilson Road, is multi-family development in the ARLD, Apartment Residential District.

The applicant wants to re-develop the site from the existing office building use with separate L-C-2, C-2 and C-4 zoning designations per the two parcels on the site, to one uniform L-M, Limited Manufacturing zoning district to allow flexible office-warehouse and limited commercial uses under updated development standards.

**2. Permitted Uses:** Those uses permitted in sections 3363.02 through 3363.08 M, Manufacturing and Warehousing, (less objectionable uses) and those more objectionable uses specifically listed as code variances in the accompanying Council Variance application [CV21-052] from sections 3363.09 through 3363.16, and including those uses permitted in C-4 Commercial districts, except those uses listed below:

Animal Shelter  
Bars  
Billboards  
Blood and Organ Banks  
Bowling Center  
Cabarets and Nightclubs  
Check Cashing and Loans

Extended Stay Hotel  
Halfway House  
Mission/Temporary Shelters  
Monopole Telecommunications Antenna(s)  
Sales, rental or leasing of Automobiles, Motorcycles, Boats, Recreational Vehicles,  
Utility Trailers, Off-road vehicles and/or Trucks, except trucks, vans and/or trailers for rental/lease provided as an accessory use of self-storage  
Auto-repair and/or Auto Body work  
Off-premises Graphics  
Pawn Brokers  
Outside storage of materials, or outdoor processing, manufacturing, or assembly  
Other uses that are specifically prohibited: Adult Entertainment Establishment, Adult Store

**3. Development Standards:** Unless otherwise indicated in this limitation text and on the submitted site plan, the applicable development standards are contained in Chapter 3363, Manufacturing and/or Chapter 3356, C-4, Commercial District, of the Columbus City Code.

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

1. Two (2) buildings containing flexible office, retail showrooms, warehousing, and manufacturing or any combination, thereof, not to exceed a total of Forty One Thousand, Four-Hundred (41,400) square feet for each building, and Eighty Two Thousand, Eight Hundred (82,800) total square feet may be constructed on the property.

2. Any building may not exceed 35 feet in height.

3. Building Setbacks: Any building and/or parking lot(s) shall comply with setback requirements and as shown on the submitted site plan(s) as follows:

i. From the West and Wilson Road ROW - actual 73.59 feet

ii. From the South and Twin Creeks Drive ROW - actual 37 feet

iii. From the East Property Line - actual 72.5 feet

iv. From the North Property Line - minimum 50 feet

4. Parking or Pavement Setbacks (Please refer to CV21-052 for requested code variances):

i. From the West and Wilson Road ROW - 6.0 minimum feet (parking)

ii. From the South and Twin Creeks Drive ROW - 10 feet (parking area and drive aisle)

iii. From the East - minimum 5 feet (parking)

iv. From the North - minimum 50 feet

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

1. Access shall be from Wilson Road and Twin Creeks Drive, as shown on the submitted site plan(s).

2. Parking spaces shall comply with code requirements and as shown on the submitted site plan(s), subject to adjustment with the submission of final site compliance plans.

3. Right-of-way dedication of 60 feet from the centerline of Wilson Road is provided as depicted on site plans in accordance with code section 4309.17.

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

1. Landscaping is shown on the submitted site plan(s).

2. Buffering and screening adjacent to the residential development to the north and east of the property will preserve existing vegetation where feasible. Additional buffering and screening features for property borders are shown on submitted site plan(s) and will meet requirements for five feet screening height above parking grade and minimum opacity of 75% when in leaf when supplemental plantings are added to existing foliage as committed on site plans

3. Landscaping allowed in the dedicated right-of-way from Wilson Road as depicted in plans shall be maintained by the property owner. The Department of Public Service will not maintain such landscaping in the right-of-way and reserves the right to remove the landscaping in the right-of-way in the future as may be determined to be necessary at the sole discretion of the Department of Public Service.

D. Building Design and/or Exterior Treatment Commitments:

The buildings, excluding doors and windows facing Wilson Road and to the east, will be finished with brick, stone, glass, stucco, hardi-plank, concrete, masonry and/or metal panels, individually or in any combination thereof.

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

No outdoor displays shall be permitted.

F. Graphics and Signage Commitments:

The applicable graphics standards shall be those contained in the City Code chapter 3377 as they apply to M, Manufacturing District. Any variances to the City Code for Graphics for wall, monument and tenant panel signs shall be submitted to the Columbus Graphics Commission and the applicant shall file a graphics plan application for any such signs on this parcel.

G. Miscellaneous Commitments:

1. Please refer to CV21-052 and site plans for parking setback, parking space, and maneuvering variances.

2. Please refer to CV21-052 to allow more objectionable uses within 600' of residentially-zoned property as variances to section 3311.28(b).

3. Site Plan Revision Allowance. The Property shall be developed in accordance with Site Plans (Twin Creeks Drive Flex Office Site Plans dated August 12, 2021) however, such Site Plans may be slightly adjusted to reflect engineering, topographical, or other site data established at the time of development and engineering plans are completed. The Director of Department Building and Zoning Services or the Director's designee may approve any slight adjustment to the Site Plan upon submission of the appropriate data regarding the proposed adjustment.

4. Building Elevation Commitment: The buildings shall be developed in a manner generally consistent with the illustrative building renderings submitted with this application, (see plan sheets A4.1 and A4.2 and Twin Creeks Drive Flex Office Render Sheets dated August 20, 2021); however, the building renderings may be adjusted to reflect architectural, engineering, topographical, or other development data established at the time development and engineering plans are completed. The Director of the Department Building and Zoning Services or the Director's designee may

approve adjustments to the building renderings upon submission of the appropriate data regarding the proposed adjustments.

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