



## Legislation Text

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**File #:** 2886-2021, **Version:** 1

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**Rezoning Application: Z21-037**

**APPLICANT:** TPA Ventures, LLC; c/o Jeb Brees; 1776 Peachtree Street, Suite 100; Atlanta, GA; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor, Columbus, OH 43215.

**PROPOSED USE:** Industrial park.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on September 9, 2021.

**FAR WEST SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of seven parcels: one undeveloped and zoned in the R, Rural District; two developed with single-unit dwellings in the R-1, Residential District; and four developed with a commercial building, dwelling, and farm with associated outbuildings in the R, Rural District upon a recent annexation from Prairie Township. The requested L-M, Limited Manufacturing District will permit limited industrial, warehouse, distribution, and office uses. The site is located within the *Trabue/Roberts Area Plan* (2011), which recommends "Employment Center" and "Light Industrial" land uses for this location. The limitation text includes appropriate use restrictions and supplemental development standards addressing traffic commitments, landscaping, and graphics provisions. The proposal is consistent with the land use recommendations of the Plan and does not represent an introduction of an incompatible use to the surrounding area.

To rezone **800 HILLIARD & ROME RD. (43228)**, being 103.20± acres located at the northeast corner of Hilliard & Rome Road and Manor Park Drive, **From:** R, Rural District and R-1, Residential District, **To:** L-M, Limited Manufacturing District (Rezoning # Z21-037).

**WHEREAS**, application #Z21-037 is on file with the Department of Building and Zoning Services requesting rezoning of 103.20± acres, From: R, Rural District and R-1, Residential District, To: L-M, Limited Manufacturing District; and

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

**WHEREAS**, the Far West Side Area Commission recommends approval; and

**WHEREAS**, the City Departments recommend approval because the requested L-M, Limited Manufacturing District is consistent with the land use recommendation of the *Trabue/Roberts Area Plan* (2011), and does not represent an introduction of an incompatible use to the surrounding area; 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:

**800 HILLIARD & ROME RD. (43228)**, being 103.20± acres located at the northeast corner of Hilliard & Rome Road

and Manor Park Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus and the Township of Prairie being part of Survey 1484 of the Virginia Military District, also be all of a 22.032 acre tract (Parcel Number 240-003106) as recorded in Instrument Number 201505270069265, 64.713 acre tract (Parcel Number 240-003105) as recorded in Instrument Number 201212190195037 conveyed to Roy Lee, Ruth Ann Hoffman and LJKJ Rome Hilliard, LLC, a 5.016 acre tract (Parcel Number 240-006460) conveyed to Roy L. & Carol L. Hoffman as recorded in Instrument Number 200109270222194, 5.242 acre tract (Parcel Number 240-006461) conveyed to Hoffman LJ Enterprises LLC as recorded in Instrument Number 200107310174200, 2.924 acre tract (Parcel Number 240-000117) conveyed to Roy L. & Carol L. Hoffman as recorded in Instrument Number 200109270222196, 0.320 acre tract (Parcel Number 570-229707) conveyed to Michael A. & Jaime T. Hoffman as recorded in Instrument Number 201003310038424 and part of 3.055 acre tract (Parcel Number 570-106002) conveyed to Roy L. & Carol L. Hoffman as recorded in Instrument Number 200109270222191, all references being to those of record in the Records office, Franklin County, Ohio, said 103.196 acre tract being more particularly bounded and described as follows:

Beginning at a 3/4" pipe found, at the northeast corner of a 0.092 acre tract known as 104A-WD as recorded in Deed Volume 2990, Page 249, being the southwest corner of a 4.689 acre tract (Parcel Number 570-146300) as conveyed to G & I IX Fisher LLC as recorded in Instrument Number 201701270013940 and the southerly right of way line of Fisher Road also being the POINT OF BEGINNING;

Thence leaving the southerly right of way of Fisher Road along the southerly line of said 4.689 acre tract, South 77° 12' 10" East, 1501.54 feet to a 3/4" iron pipe found in the westerly line of a 21.583 acre tract (Parcel Number 570-143713) conveyed to SE Columbus SM-1 LLC as recorded in Instrument Number 201708290119788;

Thence leaving the southerly line of said 4.689 acre tract, along the westerly line of said 21.583 acre tract, South 12° 50' 51" West, 284.00 feet to a 3/4" iron pipe found in the westerly line of a 118.321 acre tract (Parcel Number 570-146296) conveyed to Pennsylvania Lines LLC as recorded in Instrument Number 200212180325195;

Thence leaving the westerly line of said 21.583 acre tract, along the westerly line of said 118.321 acre tract, South 13° 43' 03" West, passing a capped iron pipe found "Bird and Bull" at 306.36 feet, 0.30' feet west and a 1/2" iron pipe found 0.33 feet east, a total distance of 317.21 feet to an iron pin set in the westerly line of a 20.00 acre tract (Parcel Number 570-180947) conveyed to MWE 777 Property LLC as recorded in Instrument Number 201106290081100;

Thence leaving the westerly line of said 118.321 acre tract, along the westerly lines of said 20.00 acre tract, a 5.001 acre tract (Parcel Number 570-231853) conveyed to Koorsen Properties LP as recorded in Instrument Number 201112090160960, a 9.086 acre tract (Parcel Number 570-231852) conveyed to 683 Manor Park LLC as recorded in Instrument Number 201512160176246 and a 3.00 acre tract (Parcel Number 570-250512) conveyed to Allen Michael Properties as recorded in Instrument Number 200201180017678, South 13° 42' 45" West, passing a 5/8" iron pin find at 998.59 feet, a 5/8" iron pin found at 1259.44 and capped iron pin found ineligible at 1699.11 feet a total distance of 2357.93 feet to an iron pin set;

Thence continuing along the westerly line of said 3.00 acre tract the following two (2) courses and distances;  
South 12° 11' 42" West, 114.00 feet to a capped pipe found "ZANDE";

South 14° 00' 40" West, 1.13 feet to a point in the northerly right of way of Manor Park Drive (60' R/W)

Thence along the northerly right of way of Manor Park Drive (60' R/W) the following three (3) courses and distance;  
South 79° 24' 56" West, 116.69 feet to an iron pin set;

Along the arc of curve to the right (Length=340.98', Radius=2834.79', Delta=6°53'30") having a chord bearing of South 82° 51' 40" West, 340.77 feet to an iron pin set;

South 86° 18' 25" West, 464.75 feet to an iron pin set in the easterly right of way of Hillard & Rome Road (R/W Varies);

Thence leaving the northerly right of way of said Manor Park Drive (60' R/W), along the easterly right of way of said Hillard & Rome Road (R/W Varies), North 4° 23' 01" West, 285.60 feet to a ¾" pipe found;

Thence leaving said easterly right of way, North 78° 24' 59" West, passing a ¾" iron pipe found at 11.19 feet, a total distance of 40.63 feet to a point in the centerline of said Hillard & Rome Road (R/W Varies)

Thence along said centerline, North 4° 06' 41" West, 1007.11 feet to a point;

Thence leaving said centerline, North 85° 54' 53" East, 40.00 feet to an iron pin set in the easterly right of way of said Hillard & Rome Road (R/W Varies);

Thence along said easterly right of way the following seven (7) courses and distances;

North 3° 05' 46" West, 140.61 feet to an iron pin set;

North 54° 18' 01" East, 19.79 feet to an iron pin set;

North 5° 03' 35" West, 207.41 feet to an iron pipe found;

North 17° 23' 57" West, 126.60 feet to bent iron pipe found;

North 4° 24' 13" West, 315.49 feet to bent iron pipe found;

North 9° 00' 43" East, 93.39 feet to an iron pin set;

North 25° 04' 54" West, 55.32 feet to an iron pin set;

Thence leaving said easterly right of way, South 88° 37' 39" West, 60.10 feet to an iron pin set in the westerly right of way of said Hillard & Rome Road (R/W Varies);

Thence along said westerly right of way, South 25° 18' 32" West, 56.66 feet to a capped iron pipe found "EMHT" in the easterly line of a 14.684 acre tract (Parcel Number 240-000203) conveyed to Roy Lee, Ruth Ann Hoffman and LJKJ Rome Hilliard LLC as recorded in Instrument Number 201212190195037;

Thence along the easterly line of said 14.684 acre tract and the centerline of Hillard & Rome Road E (60' R/W) North 13° 57' 45" East, 695.04 feet to a point;

Thence leaving said centerline, South 77° 12' 10" East, 30.04 feet to an iron pin set in easterly right of way of said Hillard & Rome Road E (60' R/W) and the westerly line of said 22.034 acre tract;

Thence along said easterly right of way and the westerly line of said 22.034 acre tract the following three (3) courses and distances;

North 13° 56' 47" East, 531.06 feet to an iron pin set;

North 47° 26' 17" East, 76.08 feet to an iron pin set;

North 85° 36' 41" East, 52.14 feet to the point of beginning containing 103.196 acres more or less, (25.303 acres in the City of Columbus and 77.893 acres in Prairie Township) according to as survey made by Hull & Associates in December of 2020;

The bearings in the above description are based on the Ohio State Plane Coordinate System, South Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "Hull 8283"

Subject to all valid and existing easements, restrictions and conditions of record.

**To Rezone From:** R, Rural District and R-1, Residential 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 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 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 October 11, 2021, and signed by Donald Plank, Attorney for the Applicant, said text reading as follows:

#### **LIMITATION TEXT**

**Property Location:** 800 Hilliard-Rome Road, Columbus, Ohio 43228

**Franklin County Auditor Tax Parcel Id. No.'s:** 240-000117, 240-006460, 240-003105, 570-106002, 240-006461, 470-296106, and 570-229707 (collectively, the "Property").

**Owners:** Carol L. Hoffman, individually and as Executrix of the Estate of Roy Lee Hoffman, Ruth Ann Hoffman, LJKJ Rome Hilliard LLC, LJ Hoffman Enterprises, LLC, Michael A. Hoffman, and Jaime T. Hoffman.

**Applicant:** TPA Ventures, LLC c/o Jeb Brees

**Proposed District:** LM - Limited Manufacturing District

**Date of Text:** October 11, 2021

**Application Number:** Z21-037

#### **I. INTRODUCTION**

The property consists of 103.196 acres located south of Fisher Road, east of Hilliard Rome Road, north of Manor Park Drive, and west of I-270 as more particularly described in the legal description submitted with this application (the "Property"). The properties to the east, south, and north are zoned for industrial uses in the City of Columbus. The properties to the west are a mix of commercial and residential uses in the City of Columbus and Prairie Township.

The Applicant proposes to rezone the Property to L-M, Limited Manufacturing District, to allow industrial/warehouse/distribution uses.

#### **II. PERMITTED USES**

1. All uses permitted in Sections 3363.02 thru 3363.08, less objectionable uses, of the Columbus City Code, excluding all commercial uses except office uses.
2. Processing, packaging, or treatment of all uses permitted in Sections 3363.09 (other chemicals, petroleum, coal and allied products), 3363.10 (clay, stone and glass products), 3363.13 (textiles, fibers and bedding), and 3363.14 (other food and beverage products) of the Columbus City Code.
3. Processing, packaging, or treatment of all uses permitted in Section 3363.11 (other metals and metal products) of the Columbus City Code, except the following:

Brass and bronze foundries  
Forge plant, pneumatic, drop and forging hammering  
Foundries  
Galvanizing or plating (hot dip)  
Locomotive and railroad car building and repair  
Ore dumps and elevators  
Shipyards  
Structural iron and steel fabrication  
Wire rope and cable

4. Processing, packaging, or treatment of all uses permitted in Section 3363.12 (other wood and paper products) of the Columbus City Code, except the following:

Charcoal and pulverizing  
Excelsior  
Sawmill (including cooperage stock mill)

5. Processing, packaging or treatment of all uses permitted in Section 3363.15 (other miscellaneous industries and uses) of the Columbus City Code, except the following:

Leather tanning and curing  
Rubber (natural and synthetic), gutta percha, chicle, and balata processing  
Rubber tire and tube  
Chewing tobacco manufacture

### **III. DEVELOPMENT STANDARDS**

Unless otherwise indicated in this text, the applicable development standards in Chapter 3363, M-Manufacturing District, of the Columbus City Code shall apply.

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

N/A

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

1. The Property will utilize a maximum of five (5) curb cuts: the entrance only access on Manor Park Drive; the southernmost full access on Hilliard Rome Road restricted as set forth in Section B.2.a below (“Access Two”); the northernmost access on Hilliard Rome Road (“Access Three”) unless otherwise approved or modified by the Department of Public Service (the “Department”) as part of the Department’s review of the final site compliance plan that includes Access Three as a Property curb cut; the right-in, right-out, left-out southernmost access on Hilliard Rome Road East; and the full northernmost access on Hilliard Rome Road East.
2. Turn Lanes shall be installed as follows:
  - a. At Access Two, a southbound 235’ left turn lane shall be installed. Left turn movements exiting the site shall be restricted between the hours of 3:00 pm to 7:00 pm.
  - b. At Access Three, a southbound 235’ left turn lane shall be installed.
  - c. At Hilliard Rome Road and Manor Park Drive a southbound 225’ left turn lane shall be installed.

- d. Turn lane lengths are inclusive of a 60' diverging taper.
- 3. A traffic signal shall be installed at the Hilliard Rome Road East and Fisher Road intersection along with a westbound 210' left turn lane inclusive of a 60' diverging taper.
- 4. Modifications to these access configurations or traffic commitments may be approved at the sole discretion of the Department, without the requirement for modification of this zoning text.

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

Eighty-five (85) deciduous, non-invasive trees shall be planted along Hilliard & Rome Road and Hilliard Rome Road East frontage at a ratio of one (1) tree per forty (40) feet of frontage or in certain groupings as to be determined by the owner of the Property. The trees will have a minimum size at the time of planting of two-inch caliper and shall consist of the following species:

'Espresso' Kentucky Coffeetree;  
Dawn Redwood;  
Bur Oak;  
'Sterling' Silver Linden;  
'New Harmony' American Elm; or  
A species substantially similar to the five (5) listed above.

**D. Building Design and/or Exterior Treatment Commitments:**

N/A

**E. Lighting and/or other Environmental Commitments:**

N/A

**F. Graphics and/or 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:**

N/A

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