



Legislation Text

File #: 1515-2022, **Version:** 1

Rezoning Amendment: Z21-038A

Ordinance #2227-2021, passed September 20, 2021 (Z21-038), rezoned 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. That legislation permits limited commercial and industrial development having specific development standards in accordance with a registered site plan and limitation text that addressed permitted uses, access, setbacks, and other customary design commitments, including a provision for a maximum building size for two proposed commercial/warehouse buildings. This legislation will amend Ordinance #2227-2021 by modifying the limitation text to permit an increase in building sizes from 41,400 to 43,272 square feet and 43,106 square feet, with flexibility allowing up to 45,000 square feet per building, or a total of 90,000 square feet on the subject site. The text is also being revised to incorporate amended site plans and building elevations. No other changes are proposed, and all other aspects of Ordinance #2227-2021 remain in effect and are included in this amendment.

WEST SCIOTO AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance #2227-2021, passed September 20, 2021 (Z21-038) by repealing Section 3 and replacing it with a new Section 3 thereby modifying the limitation text and exhibits regarding the maximum building square footage in the L-M, Limited Manufacturing District for property located at **3590 TWIN CREEKS DR. (43204)** (Rezoning Amendment #Z21-038A).

WHEREAS, Ordinance #2227-2021, passed September 20, 2021 (Z21-038), rezoned 6.0± acres located at **3590 TWIN CREEKS DR. (43204)** 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, that rezoning established specific development standards in accordance with a registered site plan and limitation text that addressed permitted uses, access, setbacks, and other customary design commitments, including a provision for a maximum building size for two proposed commercial/warehouse buildings; and

WHEREAS, it is necessary to amend Section 3 of Ordinance #2227-2021, passed September 20, 2021 (Z21-038), to modify the limitation text, site plans, and building elevations; and

WHEREAS, all other aspects of Sections 1 and 2 contained in Ordinance #2227-2022 are unaffected by this amendment and remain in effect, and are repeated below for clarity; and

WHEREAS, Ordinance #2228-2021, passed September 20, 2021 (CV21-052) approved in conjunction with Ordinance #2227-2022, is still in effect; 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:

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

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 Section 3 of Ordinance #2227-2021, passed September 20, 2021 (Z21-038), be hereby repealed and replaced with a new Section 3 reading as follows:

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 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,**” and building elevations titled “**EXTERIOR ELEVATIONS SHEET 1-4,**” and text titled, “**LIMITATION TEXT,**” all dated May 9, 2022, and signed by Thomas L. Hart, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

EXISTING 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: 5.9.2022
APPLICATION: Z21-038A

1. Introduction: The site and this rezoning amendment includes 6.002+/- acres and two separate parcels: PN 145-286330 [2.09 ac], PN 560-125544 [3.91 ac]. 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. With this updated Zoning Amendment Application, the applicant desires to amend the previously approved Limitation Text to allow an additional five (5) feet to be added to the length of each approved building (+1,872 square feet and +1,706 square feet respectively for each building) with an additional allowance for flexibility if other structural changes are needed to allow each building footprint to reach Forty Five Thousand (45,000) square feet.

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 and approved 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, proposed at Forty Three Thousand and Two Hundred and Seventy Two (43,272) square feet and Forty Three Thousand and One Hundred and Six (43,106) square feet respectively, but with the flexibility to expand up to but not to exceed a total of Forty Five Thousand (45,000) square feet for each building, and Ninety Thousand (90,000) total square feet for the total building footprint that 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):