



City of Columbus

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

Legislation Text

File #: 1863-2022, **Version:** 1

Rezoning Application: Z22-024

APPLICANT: Christopher Jolley; Darin Ranker Architects; 5925 Wilcox Place, Suite E; Dublin, OH 43016.

PROPOSED USE: Limited commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on June 9, 2022.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.81± acre site consists of one parcel developed with a car wash and automobile service facility in the CPD, Commercial Planned Development District. The requested L-C-4, Limited Commercial District, will permit additional commercial uses. The current CPD district limits the uses to only the existing uses. The intended use is an automobile leasing facility. The limitation text includes appropriate use restrictions and supplemental development standards that address traffic access and tree preservation. The site is within the planning boundaries of the *Northland I Area Plan* (2014), which recommends "Community Mixed Use" for this location, including retail, office, hotel, or institutional uses with residential units located either above and/or next to the uses which serve multiple neighborhoods. The request is consistent with the Plan's land use recommendation, as well as the established zoning and commercial development pattern in the area.

To rezone **6841 SCHROCK HILL CT. (43229)**, being 0.81± acres located on the west side of Schrock Hill Court, 150± feet south of West Schrock Road, **From:** CPD, Commercial Planned Development District, **To:** L-C-4, Limited Commercial District (Rezoning #Z22-024).

WHEREAS, application #Z22-024 is on file with the Department of Building and Zoning Services requesting rezoning of 0.81± acres from CPD, Commercial Planned Development District, to the L-C-4, Limited Commercial District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because it is consistent with the *Northland I Area Plan*'s "Community Mixed Use" land use recommendation, as well as the established zoning and commercial development pattern in the 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

6841 SCHROCK HILL CT. (43229), being 0.81± acres located on the west side of Schrock Hill Court, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, northeast quarter of Township 2 north, Range 18 west, United States Military Lands, being part of that 1.6331 acres tract of land known as Lot No. 1 of Schrock Hill Centre of record in Plat Book 62, page 99, and conveyed by deed as described in deed to Pan-Western Life Insurance

Company, as recorded in O.R. 8722- J-05 in the Recorder's Office, Franklin County and being more particularly described as follows:

Beginning at a found iron pin in the southwest corner of the above described Lot No. 1, said iron pin also being the northwest corner of Lot No. 2 of Schrock Hill Centre of record in Plat Book 62, page 99, said iron pin also being the true place of beginning of this lost split;

thence north 11 degrees 27 minutes 46 seconds west, a distance of 146.84 feet to an iron pin, passing an iron pin at 136.84 feet;

thence north 78 degrees 32 minutes 14 seconds east, a distance of 85.00 feet to an iron pin;

thence north 11 degrees 27 minutes 46 seconds west, a distance of 150 feet to an iron pin; thence north 78 degrees 32 minutes 14 seconds east, a distance of 10.00 feet to an iron pin;

thence south 11 degrees 27 minutes 46 seconds east, a distance of 160 feet to an iron pin;

thence north 78 degrees 32 minutes 14 seconds east, a distance of 145.00 feet to an iron pin, said iron pin also being in the westerly right- of- way line of Schrock Hill Court;

thence south 11 degrees 27 minutes 46 seconds east along the westerly right-of-way line of Schrock Hill Court, a distance of 136.84 feet to an iron pin;

thence south 78 degrees 32 minutes 14 seconds west, a distance of 240.00 feet returning to the true place of beginning, containing 0.8102 acres more or less and being subject to all legal easements and rights of way of record.

Being all of the land as described in Commitment Number 7-10207, prepared by First American Title Insurance Company, dated January 13, 2022 @ 7:00 AM.

To Rezone From: CPD, Commercial Planned Development District,

To: L-C-4, Limited Commercial District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-C-4, Limited Commercial 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-C-4, Limited Commercial 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 14, 2022, and signed Christopher Jolley, Applicant, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICTS: L-C-4, Limited Commercial District

PROPERTY ADDRESS: 6841 Schrock Hill Court

OWNER: Flying Pig Auto Wash, LLC

APPLICANT: Christopher Jolley

DATE OF TEXT: June 14, 2022

APPLICATION: Z22-024

1. **INTRODUCTION:** The site is currently zoned CPD and was previously zoned C-4. The request to rezone the parcel to L-C-4 is to permit the operation of a rental car facility with private wash bays.

2. **PERMITTED USES:** Those uses permitted in Chapter 3356 C-4, Commercial of the Columbus City Code excluding the following uses:

Animal Shelter

Bars, Cabarets and Nightclubs

Billboards and other off-premises signs - Chapter 3378.03(A)

Blood and Organ Banks

Check Cashing and Loans

Halfway House

Missions / Temporary Shelters

Monopole Telecommunications Antennas

Motorcycle and Boat Dealers

Pawn Brokers

Recreational Vehicle Dealers

Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing, except that truck and van rental are permitted only in conjunction with an automobile rental business

Used Automobile Sales, except in conjunction with an automobile rental business

3. **DEVELOPMENT STANDARDS:** Unless otherwise specified in the following text, the development standards shall be as specified in Chapter 3356, C-4 of the Columbus City Code.

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

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

1. Access and circulation is subject to review and approval by the Division of Traffic Management.

2. A pedestrian sidewalk or striped crosswalk between the building housing the rental office and the nearest public sidewalk or right of way will be provided as required by Section 3312.41.

3. A minimum of two (2) bicycle parking spaces per the standards described in Section 3312.49 shall be provided.

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

The four existing evergreen trees along Schrock Hill Court are to be preserved as recommended by the *Northland I Area Plan* landscaping guidelines

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 shall conform to Article 15 of the Columbus City Code, as it applies to the C-4 Commercial District. Any variance to the applicable requirements of the C-4 district shall be submitted to the Columbus Graphics Commission.

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.