



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 2003-2022, Version: 1

Rezoning Application: Z22-023

APPLICANT: Brad Woltz, 868 Partners, LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

PROPOSED USE: Warehouse and office.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-1) on June 9, 2022.

FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 6.24± acre site consists of two parcels; the larger 5.83± acre parcel is undeveloped in the L-M-2, Limited Manufacturing District, except for a telecommunications antenna along Williams Road which will be split from the site. The smaller 0.36± acre parcel is developed with a single-unit dwelling in the C-2, Commercial District, which will be removed. The existing L-M-2, Limited Manufacturing District (Z94-044) if used as a warehouse or as a truck or transfer terminal, restricts the location of all loading docks or truck bays to the rear (northern) boundary of the site. The requested L-M-2, Limited Manufacturing District proposes the development of a 52,500± square foot warehouse and office building and a future 14,400± square foot office/warehouse building, and will permit the loading docks or truck bays to be located on the east and west portions of the site. The limitation text commits to a site plan, landscape plan, and building elevations, and establishes appropriate use restrictions and supplemental development standards for building and parking setbacks, access and right-of-way dedication, traffic improvements, and landscaping and buffering. The site is located within the planning area of the *South Alum Creek Neighborhood Plan* (2004), which recommends office and retail commercial land uses at this location, and includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The requested L-M-2, Limited Manufacturing District is not considered to be an introduction of an incompatible use, and is generally consistent with the development pattern in the surrounding area. The Planning Division is supportive of the proposal, and notes that the site plan includes a pedestrian connections and provides additional landscaping to buffer the property to the east consistent with C2P2 Design Guidelines. A concurrent Council Variance (Ordinance #2004-2022; CV22-027) has been filed for reduced development standards.

To rezone **2270 WILLIAMS RD. (43207)**, being 6.24± acres located on the north side of Williams Road, 500± feet west of Alum Creek Drive, **From:** C-2, Commercial District and L-M-2, Limited Manufacturing District, **To:** L-M-2, Limited Manufacturing District (Rezoning #Z22-023).

WHEREAS, application #Z22-023 is on file with the Department of Building and Zoning Services requesting rezoning of 6.24± acres from C-2, Commercial District and L-M-2, Limited Manufacturing District, **To:** L-M-2, Limited Manufacturing District; and

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

WHEREAS, the Far South Columbus Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M-2, Limited

Manufacturing District is not considered to be an introduction of an incompatible use and is generally consistent with the development pattern in the surrounding area. The Division of Traffic Management is supportive with the commitment to make necessary access improvements to Williams Road if warranted. Additionally the request proposes additional landscaping to buffer the property to the east, includes street trees, and commits to provide a fence along the northern property line as a buffer between the site and the adjacent single-unit dwelling; 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:

2270 WILLIAMS RD. (43207), being 6.24± acres located on the north side of Williams Road, 500± feet west of Alum Creek Drive, and being more particularly described as follows:

Parcel 1:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of section 12, Township 4, Range 22, of the Congress Lands, also being the same tract of land conveyed to Alberta H. Gregory Et.al. (3), as recorded In Official Record 2816, page D-10,

Beginning at a point in the center of Williams Road (40' R/W established in 1850), said point being N 86 deg. 05' 09" W, a distance of 607.27 feet from a monument box in the intersection of Williams Road with Alum Creek Drive,

Thence N 86 deg. 05' 09" W, with the center of said Williams Road a distance of 194.49 feet to a point in the center of said road,

Thence N 04 deg. 01' 55" E, with the west line of a tract of land conveyed to William R. Tyo (Tax Parcel No. 10-197190), and the west line of a tract of land conveyed to Columbus All-Breed Training Club Inc. (Tax Parcel No. 10-181424), passing a 3/4 inch IDIPipe found at a distance of 20 feet, a total distance of 938.64 feet to a 1 1/2 inch IDIPipe found at the southwest corner of a tract of land conveyed to Richard A. Winnestaffer (Tax parcel No. 10-111819), Official Record 13671, page I13,

Thence S 86 deg. 05' 42" E, with the south line of said Winnestaffer lands, a distance of 323.87 feet to a 3/4 inch IDI Pipe found at the northeast corner of a tract of land conveyed to Alum Creek Baptist Church (Tax Parcel No. 10-111854),

Thence S 03 deg. 59' 10" W, with the west line of said Church lands, a distance of 627.33 feet to a 3/4 Inch IDIPipe found on the north line of F.O. Craig (Tax Parcel 10-111855),

Thence N 85 deg. 55' 10" W, with the north lines Craig, McGee (Tax Parcel 10-111856), Kleinlein Tax Parcel No. (Tax Parcel 10-111878) respectively, a distance of 130.63 feet to a 3/4 inch IDIPipe found at the northwest corner of said Kleinlein lands,

Thence S 03 deg. 53' 43" W, with the west line of said Kleinlein lands, passing a 3/4 inch iron pipe found at a distance of 291.31 feet, a total distance of 311.73 feet to the place of beginning and containing 6.055 Acres more or less, subject to any right-of-ways and or laws and restrictions of record.

Bearings for this description are based on State Plane Coordinate System, (South Zone), and the North American Datum of 1983, as established from a survey by Franklin County Engineer "Survey Department", in 1989.

All 5/8 inch rebars set have a length of 30", and are capped with a plastic marker stamped "SURVEYING FIRST CO".

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

Situated in the state of Ohio, County of Franklin, City of Columbus, in the Southeast Quarter of Section 12, Township 4, Range 22, Congress Lands, and being part of the 6.055 Acre tract conveyed to Larry G. Stanley, et.al. in Official Record Volume 15426 B-16, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a set P.K. nail in the centerline of Williams Road, said point being North 86 degrees 05 minutes 09 seconds West, 607.27 feet from found Franklin County Monument "FCGS 8820" at the centerline intersection of Williams Road and Alum Creek Road, said point also being the southwest corner of a tract conveyed to Floyd and Beulah F. Kleinlein in Deed Book 3398, Page 348 and the southeast corner of said 6.055 Acre tract;

Thence, along the centerline of Williams Road and the south line of said 6.055 Acre tract, North 86 degrees 05 minutes 09 seconds West, 194.49 feet to a set P.K. nail at the southwest corner of said 6.055 Acre tract, also being the southeast corner of a 0.420 Acre tract conveyed to William K. and Beverly R. Tyo in Official Record Volume 6992 H-16;

Thence, along part of the west line of said 6.055 Acre tract and part of the east line of said 0.420 Acre tract, North 04 degrees 01 minutes 55 seconds East, 50.00 feet to a set iron pin;

Thence, across said 6.055 Acre tract, parallel with the centerline of Williams Road and the south line of said 6.055 Acre tract, South 86 degrees 05 minutes 09 seconds East, 194.37 feet to a set iron pin in the east line of said 6.055 Acre tract and in the west line of said Kleinlein tract;

Thence, along part of the east line of said 6.055 Acre tract and part of the west line of said Kleinlein tract, South 03 degrees 53 minutes 43 seconds West, 50.00 feet to the Point of Beginning, CONTAINING 0.223 ACRES, subject, however to all legal easements, restrictions, and rights-of-way of record and of records in the respective utility offices.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 16579". Basis of bearings is North 86 degrees 05 minutes 09 seconds West on the centerline of Williams Road as per Official Record Volume 15426 B-16.

Parcel 2:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, formerly the Township of Marion:

Being a part of the Southeast Quarter of Section Twelve (12), Township 4, Range 22, Matthews Survey of Congress lands and being more particularly described as follows:

Beginning at a stake in the center of the County Road N. 87° W 20° 20.46 poles from the Southeast corner of said Section No. 12; thence North 87° West 28.14 poles to a stake; thence N 3° E 62.54 poles to a stake; thence S 87° E 28.14 poles to a stake; thence S 3° W 62.54 poles to the place of beginning containing eleven (11) acres of land except one (1) acre conveyed to Mary B. Kleinlein to Ethel M. Kleinlein in two parcels of one quarter each by deeds dated June 13, 1921 and August 2, 1923 and of record in Volume 699, Page 428 and Volume 754, Page 535 respectively of records of deeds of said county. The part hereby conveyed being more particularly described as follows: Beginning at a point in the center of County Road North 87° West 547.59 feet from the southeast corner of said Section No. 12; thence North 3° East a distance of 311.15 feet to a point; thence North 87° West 60 feet to a point; thence South 3° West 311.15 feet to a point; thence South 87° East 60 feet to the place of beginning.

EXCEPTING THE FOLLOWING DESCRIBED 0.069 ACRE TRACT (DESCRIBED IN INSTRUMENT NO. 201008240108640)

Situated in the State of Ohio, County of Columbus, City of Columbus, located in Section 12, Township 4-North; Range 22-West, Matthew's Survey of Congress Lands of 1795-1802, and being a part of that 0.428 acre tract as conveyed to Albert Dowden and Juanita Dowden by deed of record in Official Record 33693 J03, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Being a parcel of land located on the left side of the Plat of the Centerline of Right-of-Way of FRA-C.R. 1224.14:

Beginning for reference at Franklin County Monument #8820, at the intersection of the existing right-of-way centerline of Williams Road (County Road 123), with the existing right-of-way centerline of Alum Creek Drive (County Road 122), being 0.00 feet right of Alum Creek Drive station 76+49.63;

Thence North 86° 05 minutes, 07 seconds West, a distance 548.24 feet along the existing right-of-way centerline of said Williams Road, and along the southerly line of said Section 12 to the southeast corner of said Dowden 0.428 acre tract, being 0.00 feet left of Williams Road station 24+33.49, and being the Point of True Beginning;

Thence continuing North 86° 05 minutes, 07 seconds West, a distance of 60.00 feet, along the existing right-of-way centerline of said Williams Road, and along the southerly line of said Dowden 0.428 acre tract, to the southwest corner of said Dowden 0.428 acre tract, being 0.00 feet left of Williams Road station 23-73.49;

Thence North 04° 04 minutes, 21 seconds East, a distance of 50.00 feet along the westerly line of said Dowden 0.428 acre tract, and along the easterly line of that 0.223 acre tract as conveyed to the City of Columbus by deed of record in Official Record 28783 D16, to an iron pin set at the intersections with the proposed northerly right-of-way line of said Williams Road, being 50.00 feet left of Williams Road Station 23+73.63;

Thence South 86° 05 minutes, 07 seconds East, a distance of 60.00 feet across said Dowden 0.428 acre tract, and along the proposed northerly right-of-way line of said Williams Road to an iron pin set at the intersection with the easterly line of said Dowden 0.428 acre tract, being 50.00 feet left of Williams Road station 24+33.63;

Thence South 04° 04 minutes 21 seconds West, a distance of 50.00 feet along the easterly line of said Dowden 0.428 acre tract, and along the westerly line of that 0.429 acre tract as conveyed to Sadie R. McGee by deed of record in Official Record 16501 H20, to the Point of True Beginning, containing 0.069 acres, more or less, of which 0.034 acres, more or less, lies within the present road occupied;

Of the above described area, 0.069 acres is contained within the Franklin County Auditor's parcel 530-111878;

The bearing datum of the afore-described parcel is based on the bearing of South 86° 05 minutes, 07 seconds East, for the centerline of Williams Road, from and adjusted field survey using G.P.S. methods using Franklin County Monuments #8819, #8826, #8840, based on the Ohio State Plane Coordinate System, South Zone, NAD 83.

This description was based upon a survey of Alum Creek Drive and Williams Road by R.D. Zande & Associates, Inc., in March 1999, and prepared on March 19, 2007 by Tim A. Baker, Registered Surveyor 7818.

Iron pins set are 3/4 inches in diameter by 30 inches long with a 1-1/2 inch aluminum cap placed on top, bearing the name "ODOT R/W" and "R D ZANDE & ASSOC."

To Rezone From: C-2, Commercial District and L-M-2, Limited Manufacturing District,

To: L-M-2, Limited Manufacturing District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-M-2, 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-2, 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 plans titled “**PROPOSED OFFICE/WAREHOUSE BUILDING,**” “**SITE PLAN,**” “**LANDSCAPE PLAN,**” “**BUILDING ELEVATIONS SHEETS A-201 & A-202,**” and “**BUILDING SECTIONS,**” and “**ENTRY FEATURES,**” all dated June 20, 2022, signed by Eric Zartman, Attorney for the Applicant, and text titled, “**LIMITATION TEXT,**” dated June 10, 2022, and signed by David Hodge, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

Application: Z22-023

Location: 2270 WILLIAMS RD. (43207), being 6.24± acres located on the north side of Williams Road, 500± feet west of Alum Creek Drive (530-111878 & 530-111820; Far South Columbus Area Commission).

Existing Zoning: L-M-2, Limited Manufacturing District and C-2, Commercial District.

Proposed Zoning: L- M-2, Limited Manufacturing District (H-35).

Proposed Use: Warehouse and office uses.

Applicant(s): 868 Partners, LLC; c/o Brad Woltz; 138 East High Street; Circleville, OH 43113; and David Hodge, Atty.; Underhill and Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

Property Owner(s): 2260 Williams Road LTD; 15950 Ringgold Northern Road; Ashville, OH 43103.

Date: June 10, 2022

I. Introduction:

The Applicant proposes development of the property for warehouse and office uses. The property is comprised of two parcels. The larger +/- 5.83-acre parcel is zoned L-M2 and is undeveloped except for a communications satellite dish. The smaller +/- .36-acre parcel is zoned C2 and developed with a single family residence. The property is located on the north side of Williams Road and approximately 600 feet west of Alum Creek Drive. The property is bordered by LM (dog training facility) and RRR on the west, RRR on the north, C2 and RRR on the east (mostly vacant land owned by nearby church), and Obetz property zoned industrial is on the south across Williams Road. There are nearby single-family residences in this mixed-use commercial, manufacturing, and residential neighborhood.

The site is not within a commercial or planning overlay. The site is within the boundary of the Far South Columbus Area Commission and the South Alum Creek Neighborhood Plan (2004). The Plan recommends office and retail commercial uses for this property and all adjacent property north of Williams Road. The Plan recommends institutional, office, and warehouse for all of the nearby properties south of Williams Road.

The Applicant, 868 Partners, LLC, is proposes construction of a facility which will be leased by Blue Star Services, LLC based in Lancaster, Ohio. Blue Star is an equipment rental company who specializes in renting equipment for the construction industry for the last 20 years. Blue Star has six full time employees and expects to double its workforce when it moves to Columbus. The business primarily operates from 7:30am to 4:30pm M-F. Occasionally, there is some off hours work but normally is within the work week. Saturdays they plan to be open from 7:30am to noon.

Blue Star plans to operate two semi-tractor and trailers and two Lite Duty Pick Up trucks to deliver and return rental equipment to the new facility. They are planning to store most of their equipment indoors but may have an occasion to hold some equipment or materials outdoors while it is awaiting to be delivered or returned for repairs.

The Applicant also proposes a second phase of site development which is expected to be a small business incubator, available to local start-up companies as office/warehouse leasable spaces. The Applicant plans 3-4 lease spaces with 3000 to 4000 square feet each. These spaces would be ideal for young start up entrepreneurs to have a small space to get their business started until they are ready to move up to a more permanent location.

II. Permitted Uses:

A. Those uses permitted by Section 3367.01, M-2 Manufacturing District, of the Columbus City Zoning Code shall be permitted, excluding those uses listed within Section II.B. of this Limitation Text.

B. The following uses are explicitly prohibited:

1. Section 3367.01(D) - Adult entertainment and adult store;
2. Section 3367.04 - Chemicals, petroleum, coal, and allied products;
3. Section 3367.08 - Cigar or cigarette manufacture, Fur finishing, and Marijuana cultivation and/or processing (uses within Section 3367.08 which are not explicitly prohibited by Section II.B.3. of this Limitation Text are permitted.)

III. Development Standards:

Unless otherwise indicated in this text or in the site, landscaping, and building elevation plans, the applicable development standards are contained in Chapter 3367, M-2 Manufacturing District of the Columbus City Code.

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

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

1. The site shall have a single, full-access point on Williams Road as depicted on the Site Plan, subject to review and approval by the Division of Traffic Management.
2. Right-of-way dedication of 50' from centerline along the Williams Road frontage shall be dedicated to the appropriate jurisdiction.
3. The developer shall make access improvements to Williams Road to the specifications determined by the Division of Traffic Management if the Division determines access improvements are warranted prior to issuance of Zoning Clearance.

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

1. The site's perimeter and internal landscaping shall generally conform to the landscaping depicted on the Landscape Plan.
2. The frontage shall provide a fence and entry feature that generally conforms to the submitted Entry Features Exhibit.
3. The north perimeter shall provide a six-foot, opaque fence which expands from the north-west corner of the property to a point which aligns with the north-east corner of the rear building. The fence shall be constructed of wood (board-on-board), brick, or similar quality materials, or combination thereof.

D. Building Design and/or Exterior Treatment Commitments:

The building design and exterior treatments shall generally conform to the submitted Building Elevations.

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 Manufacturing District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

IV. Miscellaneous:

1. The site shall be developed in accordance with the submitted plans titled, “Proposed Office/Warehouse Building,” “Site Plan,” “Landscape Plan,” “Building Elevations Sheets A-201 and A-202,” and “Building Sections,” . The plans may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plans or elevations shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

2. The building design and/or exterior treatment shall generally conform to the submitted Building Elevations, Building Sections, and Entry Features.

3. This zoning application is filed in companion with Council Variance Application CV22-027.

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