



City of Columbus

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

Legislation Text

File #: 2392-2022, **Version:** 1

Rezoning Application: Z22-006

APPLICANT: Ohio 1 Developers LLC; c/o Connie Klema, Atty.; P.O. Box 991, Pataskala, OH 43062.

PROPOSED USE: Storage uses.

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

COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 1.36± acre site consists of one parcel developed with a commercial building and a self-storage building in the C-3, Commercial District. The requested L-M, Limited Manufacturing District proposes the development of an additional 7,800± square foot self-storage building. The limitation text establishes appropriate use restrictions and supplemental development standards for additional screening requirements by adding slats to the existing 6-foot high chain link fence bordering the east and south property lines, and states that the development shall be in accordance with the applicable chapters of the Zoning Code. The site is located within the planning area of the *South Side Plan* (2014), which recommends “Neighborhood Commercial” land uses at this location, and includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The requested L-M, 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 as the site plan relocates parking to the rear of the building addressing Frebis Avenue, consistent with C2P2 design guidelines. A concurrent Council Variance (Ordinance #2393-2022; CV22-004) has been filed for reduced development standards to address existing site conditions.

To rezone **1549 FREBIS AVE. (43206)**, being 1.36± acres located on the south side of Frebis Avenue, 135± feet east of Fairwood Avenue, **From:** C-3, Commercial District, **To:** L-M, Limited Manufacturing District (Rezoning #Z22-006).

WHEREAS, application #Z22-006 is on file with the Department of Building and Zoning Services requesting rezoning of 1.36± acres from C-3, Commercial District, To: L-M, Limited Manufacturing District; and

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

WHEREAS, the Columbus South Side 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 is not considered to be an introduction of an incompatible use. Planning Division notes the existing commercial zoning, and site improvements to relocate parking and provide screening, are consistent with C2P2 design guidelines; 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:

1549 FREBIS AVE. (43206), being 1.36± acres located on the south side of Frebis Avenue, 135± feet east of Fairwood Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot No. 7 of Nathaniel, Marion's Subdivision of the North Half of half Section No. 30, or the North half of the East half of Section No. 26, of Township No. 8, Range 22, Refugee Lands, as said Lot No. 7 is numbered and delineated upon the recorded plat of said subdivision of record in Plat Book No. 1, Page 189, and being part of that 1.671 acre tract (with exceptions) described in a deed to Ohio 1 Developers, LLC of record in Instrument 201810110138500 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at the centerline intersection of Frebis Avenue with the centerline of Fairwood Avenue heading north;

Thence South 86° 11' 27" East 155.95 feet, along the centerline of Frebis Avenue to the northwesterly corner of said 1.671 acre tract;

Thence South 03° 15' 00" West 30.00 feet along the west line of said 1.671 acre tract, to the southwesterly corner of that tract described in a deed to the City of Columbus of record in Deed Book 2781, Page 606, THE TRUE POINT OF BEGINNING;

Thence South 86° 11' 27" East 116.47 feet, along the southerly right-of-way line of Frebis Avenue, to the westerly line of that 0.252 acre tract described in a deed to Ohio 1 Developers, LLC of record in Instrument 201902250021625;

Thence South 03° 17' 42" West 183.15 feet, along the westerly line of said 0.252 acre tract to a point;

Thence South 86° 11' 27" East 60.00 feet, along the southerly line of said 0.252 acre tract, to a point on the westerly line of that 1.671 acre tract (with exceptions) described in a deed to Stephanie C. Green of record in Instrument 201311060186648;

Thence South 03° 17' 42" West 200.00 feet, along the westerly line of said 1.671 acre tract to a common corner of said 1.671 acre tracts;

Thence North 86° 26' 33" West 176.16 feet, to the southwesterly corner of said 1.671 acre tract of Ohio 1 Developers, LLC

Thence North 03° 15' 00" East 383.93 feet, along the westerly line of said 1.671 acre tract to the Point of Beginning, containing 1.300 acres of land, more or less, subject to any easements, restrictions or right-of-ways of previous record. Bearings are referenced to the centerline of Frebis Avenue as South 86° 05' 14" East and all other bearings were calculated from this meridian.

The above description was prepared by Site Engineering, Inc. from available records and is not intended to be for transfer of title.

To Rezone From: C-3, Commercial District,

To: L-M, Limited Manufacturing District.

SECTION 2. That a Height District of thirty-five (35) 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 plan titled "**FREBIS AVENUE STORAGE UNITS**," dated August 23, 2022, signed by Nicholas Elmasian, PE, Engineer for the Applicant, and text titled, "**LIMITATION TEXT**," dated January 25, 2022, and signed by Sayam Ibrahim, and the text reading as follows:

LIMITATION TEXT

EXISTING ZONING: Commercial, C3 3/12/1969

PROPOSED ZONING: L-M, Limited Manufacturing

PROPERTY ADDRESS: 1549 Frebis Avenue, Columbus, Ohio 43206 OWNER/APPLICANT: Ohio 1 Developers LLC

ATTORNEY/AGENT: Connie J. Klema, Attorney, P.O. Box 991, Pataskala, Ohio 43062

APPLICATION NUMBER: Z22-006

DATE: January 25, 2022

1. INTRODUCTION: The property is one parcel totaling 1.36 +/- acres that is zoned C-3 (the “Property”).

The Property is improved with approximately 3,623 square feet used for offices and approximately 15,692 square feet used for self-storage. The Owner wishes to rezone the Property from C- 3 to Limited Manufacturing (L-M) to permit one additional building totaling approximately 7,800 square feet for additional self-storage.

2. PERMITTED USES:

1. Those uses permitted in Section 3363.01 excluding units within a halfway house or community residential treatment center, a hospital, or other building specifically for human care (3363.01(B)(2)), and excluding an adult entertainment establishment and an adult store (3363.01(D)).
2. Those uses permitted in Section 3363.02 including self-storage and excluding underground storage (3363.02(c)).

All other uses delineated in Section 3363.03 through 3363.175, inclusive, shall be prohibited.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated, the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

A). Density, Height, Lot and/or Building Setback commitments.

Except for the variances permitted by CV22-004 for the setbacks of the existing buildings, density, height and setbacks are in accordance with Chapter 3363 M, Manufacturing of the Columbus City Code.

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

Except for variances permitted by CV22-004 for the number of parking and loading spaces, all circulation, curb cuts, and access points shall be in accordance with Chapter 3312 of the Columbus City Code and subject to the approval of the Department of Public Service.

C). Buffering, Landscaping, Open space and/or Screening Commitments.

All landscaping and screening shall be in accordance with Chapter 3312 of the Columbus City Code. The existing six foot (6') chain link fence bordering the east and south Property line will be slatted and maintained.

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 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 Commitments

The site shall be developed in accordance with the submitted Site Plan. The plan 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.

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