



City of Columbus

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

Legislation Text

File #: 2708-2022, **Version:** 1

Rezoning Application: Z22-041

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, 2nd Floor, Columbus, OH 43215.

PROPOSED USE: Industrial uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on September 8, 2022.

FAR WEST SIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a 1.62± acre portion of a larger 13.94± acre parent parcel partially developed with a barn and zoned in the R, Rural District. The requested L-M, Limited Manufacturing District is intended to match the existing zoning of the parent parcel located to the east, subject to Ordinance 2886-2021 (Z21-037), and will permit the two sites to be developed as a single industrial development. The site is located within the *Trabue/Roberts Area Plan* (2011), which recommends “Mixed Use (Community)” land uses for this location. The limitation text includes appropriate use restrictions and supplemental development standards addressing access, landscaping, and graphics provisions. Planning Division staff are supportive of the request and recognize the intent of the proposal is to match the zoning of the adjacent site to the east for overall site development, which staff also supported.

To rezone **931 HILLIARD & ROME RD. E. (43228)**, being 1.62± acres located at the northwest corner of Hilliard & Rome Road and Hilliard & Rome Road East, **From:** R, Rural District, **To:** L-M, Limited Manufacturing District (Rezoning #Z22-041).

WHEREAS, application #Z22-041 is on file with the Department of Building and Zoning Services requesting rezoning of 1.62± acres, From: R, Rural 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 intended to match the zoning of the adjacent site to the east for overall site development, and it does not represent the 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:

931 HILLIARD & ROME RD. E. (43228), being 1.62± acres located at the northwest corner of Hilliard & Rome Road

and Hilliard & Rome Road East, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus being part of Survey 1484 and 7326 of the Virginia Military District, also being 1.621 acres of a 5.0533 acre tract (Parcel Number 246- 306051) as conveyed to LJKJ Rome Hilliard LLC., in Instrument Number 202204280065521, all references being to those of record in the Recorders office, Franklin County, Ohio, said 1.621 acre tract being more particularly bounded and described as follows:

Beginning at a 5/8" rebar found with cap "CMT 7357", at the southeast corner of a 1.634 acre tract as appropriated in the Hilliard & Rome Road East Dedication as recorded in Plat Book 132, Page 72, and on the easterly line of a 7.879 acre tract known as 104-WD (FRA-70-3.41) as appropriated by the State of Ohio in Franklin County Court of Common Pleas Case No. 233922, as recorded in Deed Book 2990, Page249;

Thence northerly along the easterly right-of-way of Hilliard & Rome Road East, the following three (3) courses;

North 04° 59' 54" East, 35.36 feet to a 5/8" rebar found with cap "CMT7357";

North 49° 59' 54" East, 220.076 feet to a 5/8" rebar found with cap "CMT7357" at the point of curvature of the curve to the left;

Along the arc of curve to the left (**Length=241.69', Radius=784.10', Delta=17°39'40"**) having a chord bearing of **North 41° 10' 04" East, 240.74 feet** to a 5/8" rebar found with cap "CMT 7357", on the westerly line of a 64.372 acre tract as conveyed to West 70 Logistics Land, LLC. In Instrument Number 202201060003620;

Thence southerly along the westerly line of the said 64.372 acre tract, **South 13° 57' 26" West, 539.99 feet**, to a 3/4" iron pipe found on the easterly line of a 7.879 acre tract known as 104-WD (FRA-70-3.41) as appropriated by the State of Ohio in Franklin County Court of Common Pleas Case No. 233922, as recorded in Deed Book 2990, Page249;

Then along the said 7.879 acre tract the following four (4) courses;

South 25° 20' 52" West, 25.51 feet, to a 3/4" pipe found;

South 58° 34' 27" West, 39.86 feet, to a 3/4" pipe found;

DESCRIPTION FOR A 1.621 ACRE TRACT

North 33° 35' 39" West, 104.00 feet, to a 3/4" pipe found;

North 38° 17' 59" West, 157.17 feet to the **Point of Beginning** containing **1.621 acres** more or less, (0.120 acre in VMS survey 7326 and 1.501 acres VMS Survey 1484) according to a survey made by Verdantas in May of 2022;

The bearings in the above description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2011), as derived from GPS observations that determined a portion of the centerline of Hilliard-Rome Road E

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "Verdantas 783"

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

To Rezone From: R, Rural 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 August 17, 2022, and signed by Donald Plank, Attorney for the Applicant, said text reading as follows:

Limitation Text

Property Location: 931 Hilliard & Rome Road East, Columbus, Ohio 43228

Franklin County Auditor Tax Parcel Id. No.: A 1.621-acre portion of 246-301941 (the "Property").

Owners: Carol L. Hoffman, Ruth Ann Hoffman, and LJKJ Rome Hilliard LLC.

Applicant: TPA Ventures, LLC c/o Jeb Brees

Proposed District: LM - Limited Manufacturing District

Date of Text: May 26, 2022

Revised: August 17, 2022

Application Number: Z22-041

I. INTRODUCTION

The Property consists of 1.621 acres located south of Hilliard-Rome Road East, west of Manor Park Drive, north of West Broad Street, and east of Hilliard-Rome Road. Applicant recently purchased and rezoned 103.20 +/- acres of real property, located directly east of the Property, to the L-M, Limited Manufacturing District, for a warehouse/distribution center/food storage development [see Rezoning #Z21-037 (the "East Zoning")]. The Property consists of the portion of its parent parcel that is located south of the recently relocated Hilliard-Rome Road East. The adjacent property to the north is being developed with a Sheetz, and the Sheetz developer agreed to realign Hilliard-Rome Road East to align with the Sheetz development layout. Applicant desires to combine the Property with the adjacent parcel to the east and to reclaim the lost frontage to Hilliard-Rome Road East.

The Applicant proposes to rezone the Property to the L-M, Limited Manufacturing District, to match the East Zoning of the adjacent property and to develop as one (1) uninterrupted development.

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:

(a) The Property will utilize one (1) curb cut, known as the “right-in, right-out, left-out southernmost access on Hilliard Rome Road East” under Section III(B)(1) of the East Zoning Limitation Text. Modifications to this access configuration may be approved at the sole discretion of the Department, without the requirement for modification of this text.

(b) The Property is intended to provide connectivity to and from the real property subject to the East Zoning Limitation Text to the new Hilliard Road East.

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

The Property shall be included in the deciduous, non-invasive tree requirement under Section III(C) of the East Zoning Limitation Text.

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 Commitments:

N/A

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