

ORDINANCE NO. 22-015

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING APPROXIMATELY 80.402 ACRES OF FRANKLIN COUNTY PARCEL 181-001377, OWNED BY HARRIET S. BAKER LEVIN, LOCATED AT 5700 AND 5900 WINCHESTER PIKE FROM R - RURAL IN MADISON TOWNSHIP TO LM - LIMITED MANUFACTURING**

WHEREAS, the rezoning of the area hereinafter described has been proposed to the Council of the City of Canal Winchester; and

WHEREAS, notice of a public hearing has been duly advertised and the public hearing has been held before the Council of the City of Canal Winchester; and

WHEREAS, a public hearing has been held by the Planning and Zoning Commission of the City of Canal Winchester with a recommendation for denial of the rezoning;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Zoning Map of the City of Canal Winchester, Ohio, be and hereby is amended as follows:

That approximately 80.402 acres, of Franklin County parcel 181-001377 being 5700 and 5900 Winchester Pike, owned by Harriet S. Baker Levin as fully set forth in the description attached hereto as Exhibit "A" and incorporated herein by reference, is rezoned from R - Rural in Madison Township to Limited Manufacturing (LM).

SECTION 2. That, notwithstanding any provision in Chapter 1141 of the Codified Ordinances, no Site Development Plan for the property described in Exhibit "A" shall be approved unless it meets the following conditions:

- A. That mounding with an average elevation of eight feet and associated landscape plantings and fencing shall be located adjacent to Bixby Road so as to screen all trailer parking and loading areas.
- B. That all improvements recommended in the Bixby Road Industrial Traffic Impact Study, dated February 2022, regarding Bixby Road, Winchester Pike, and the Bixby Road and Winchester Pike intersection are implemented; this condition shall further require that the developer will contribute its proportional share as determined by the City of Columbus to improvements necessary at the Gender Road and Winchester Pike intersection, which shall be no less than \$250,000, and \$100,000 towards Bixby Road and US 33 improvements.
- C. Any building constructed on the site shall have the eastern elevation consist of a minimum of nine percent (9%) window glazing when that elevation exceeds three hundred (300) feet in width.

SECTION 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

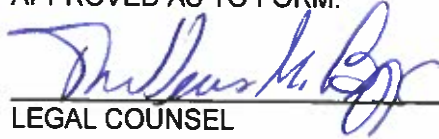
DATE PASSED: 6-20-2022

ATTEST: [Signature]

[Signature]  
PRESIDENT OF COUNCIL  
[Signature]  
MAYOR

6-21-22  
DATE APPROVED

APPROVED AS TO FORM:

  
LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

  
Clerk of Council

## ZONING DESCRIPTION

### Containing 80.402 Total Acres

Situated in the State of Ohio, County of Franklin, Madison Township and being a part of Section 14, Township 11 North, Range 21 West, Congress Lands East of the Scioto River and being a part of an 82.8615 acre tract and part of an 68.2525 acre tract as conveyed to Harriet S. B. Levin of record in Official Record Volume 12425, Page H13, and being Franklin County Ohio Auditor's Parcel Number 181-000134-00 and Parcel Number 181-000143-00, all deed references are on record at the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

**COMMENCING** at Franklin County Engineer's Monument "FCGS 5106" located in the centerline of Bixby Road (Township Road 229, 60' R/W), said monument also being the South Quarter Corner of Section 14, also on the northerly line of a 46.277 acre tract as conveyed to Dale C. Schacht and Teresa L. Schacht (Parcel Number 181-001376-00) by Instrument Number 202109170165967 and the southeast corner of a 49.00 acre tract as conveyed to Cobleton Bachman, LLC (Parcel Number 010-255281-00) by Instrument Number 200303050066174;

Thence **North 4° 02' 18" East**, along the easterly line of said 49.00 acre tract and with the half section line, a distance of **30.00 feet** to a point on the north Right-of-Way of said Bixby Road and the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence **North 4° 02' 18" East**, along the easterly line of said 49.00 acre tract and with the half section line, a distance of **2,464.67 feet** to a point at the northeast corner of said 49.00 acre tract, said point also being the southeast corner of a 0.50 acre tract as conveyed to Thomas A. Mitchell and Tonya J. Mitchell (Parcel Number 181-000208-00) by Instrument Number 202007140101438 and the southwest corner of a 0.50 acre tract as conveyed to Ashley E. Forquer (Parcel Number 181-000029-00) by Instrument Number 201503300039163;

Thence **South 85°57'42" East**, along the southerly line of said 0.50 acre Forquer tract, a distance of **168.11 feet** to a point on the west Right-of-Way of Winchester Pike (County Road 376, 60' Right-of-Way);

Thence **South 40°35'54" East**, with the west Right-of-Way of said Winchester Pike and crossing through said 82.8615 acre tract, a distance of **867.68 feet** to a point;

Thence **South 45°09'19" East**, continuing with the west Right-of-Way of said Winchester Pike, through said 82.8615 acre tract and through said 68.2525 acre tract, a distance of **1,075.05 feet** to a point on the northwesterly line of a 11.050 acre Right-of-Way tract known as Parcel 1-WD as conveyed to Franklin County Commissioners by Instrument Number 201601130004887 and as shown on the plans known as FRA-TR229-1.890 on file with the Franklin County Engineer;

Thence, continuing with the west Right-of-Way of said Winchester Pike, through said 68.2525 acre tract, and with the westerly lines of said 11.050 acre tract, the following courses and distances:

**South 44°50'42" West**, a distance of **15.00 feet** to a point;

**South 45°09'18" East**, a distance of **225.00 feet** to a point;

**South 40°23'29" East**, a distance of **301.04 feet** to a point;

**South 43°37'39" East**, a distance of **375.13 feet** to a point;

**South 41°53'04" East**, a distance of **175.29 feet** to a point;

**South 40°42'23" East**, a distance of **128.92 feet** to a point on the north Right-of-Way of said Bixby Road, on a southerly line of said 68.2525 acre tract and on a northerly line of said 11.050 acre tract;

Thence, with the north Right-of-Way of said Bixby Road and with the southerly lines of said 68.2525 acre tract and 82.8615 acre tract, the following courses and distances:

With a curve to the right, said curve having a central angle of 51°28' 38", a radius of 749.00 feet, an arc length of 672.94 feet, and a long chord which bears South 68°42'09" West for a distance of 650.53 feet to a point;

**North 88°38'47" West**, a distance of **557.05 feet** to a point;

**South 4°26'27" West**, a distance of **10.00 feet** to a point on the north Right-of-Way of said Bixby Road;

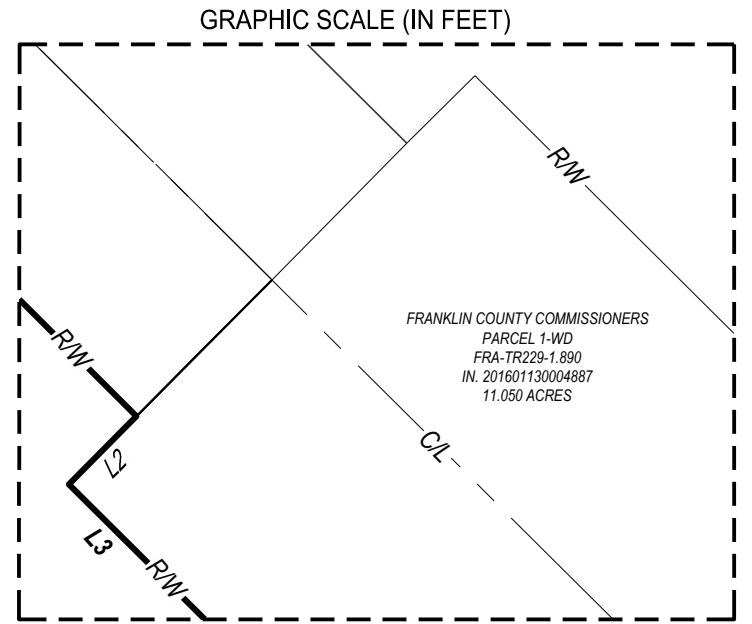
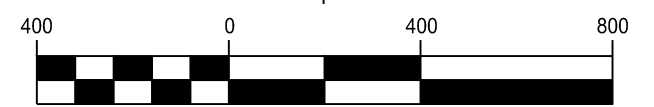
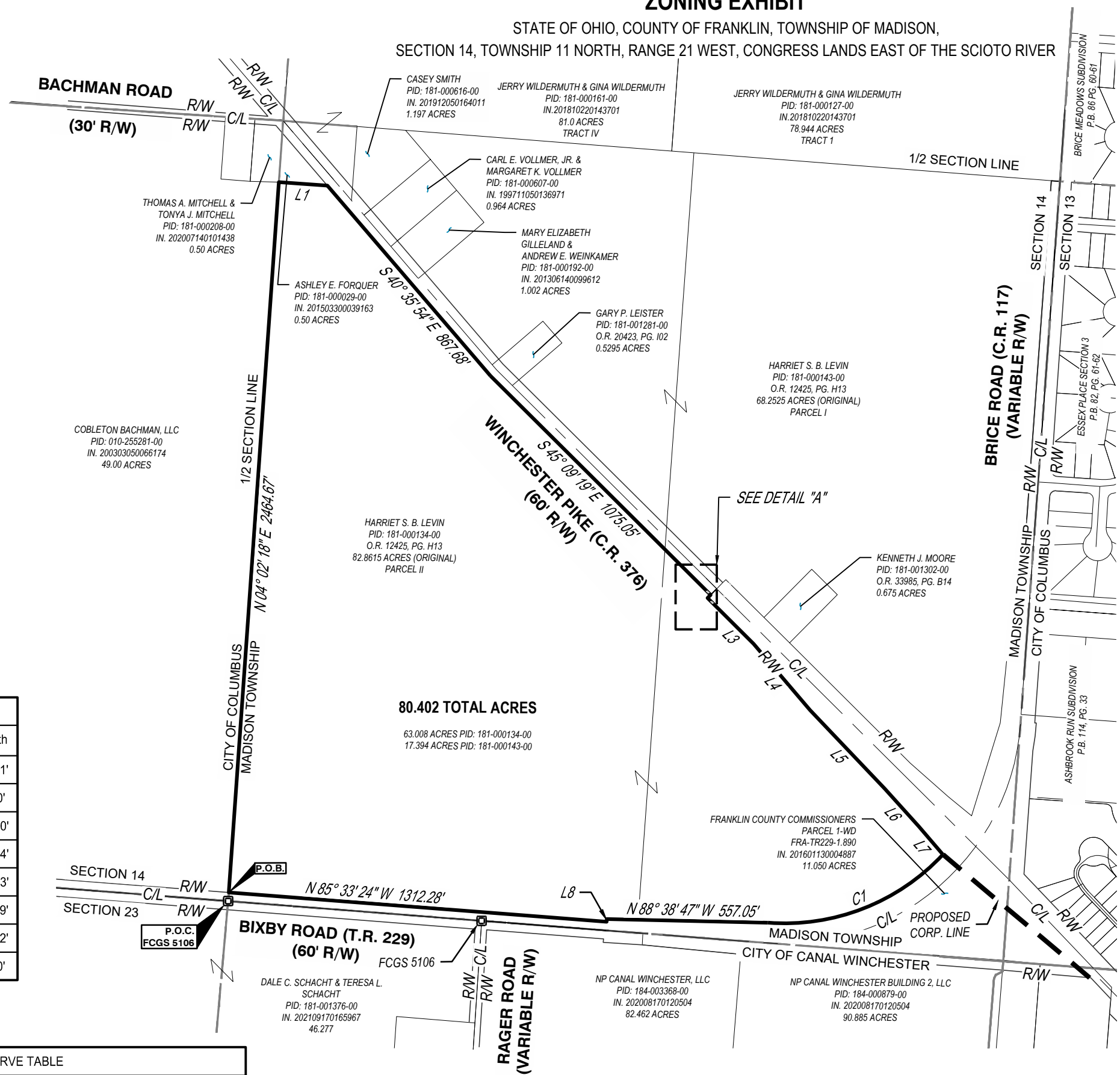
Thence **North 85°33'24" West**, with the north Right-of-Way of said Bixby Road, a distance of **1,312.28 feet** to the **TRUE POINT OF BEGINNING**, containing 80.402 acres of land, more or less, of which 63.008 acres lying in Auditor's Parcel Number 181-000134-00 and 17.394 acres lying in Auditor's Parcel Number 181-000143-00.

Basis of Bearings are derived from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), with ties to Franklin County Engineer Monuments FCGS 1442 and FCGS 8862 having a relative bearing of North 45°09'19" West.

This description was prepared from existing records for zoning purposes and is not intended for deed transfer purposes.

### ZONING EXHIBIT

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MADISON,  
SECTION 14, TOWNSHIP 11 NORTH, RANGE 21 WEST, CONGRESS LANDS EAST OF THE SCIOTO RIVER



DETAIL "A"  
SCALE: 1"=30'

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE FRANKLIN COUNTY ENGINEER, RECORDER AND AUDITORS OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY.

**BASIS OF BEARING:**  
BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011), WITH TIES TO FRANKLIN COUNTY ENGINEER MONUMENTS FCGS 1442 AND FCGS 8862 HAVING A RELATIVE BEARING OF NORTH 45°09'19" WEST.

**80.402 TOTAL ACRES**  
63.008 ACRES PID: 181-000134-00  
17.394 ACRES PID: 181-000143-00

Line Table		
Line #	Direction	Length
L1	S85° 57' 42"E	168.11'
L2	S44° 50' 42"W	15.00'
L3	S45° 09' 18"E	225.00'
L4	S40° 23' 29"E	301.04'
L5	S43° 37' 39"E	375.13'
L6	S41° 53' 04"E	175.29'
L7	S40° 42' 23"E	128.92'
L8	S04° 26' 27"W	10.00'

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C1	51° 28' 38"	749.00'	672.94'	S68° 42' 09"W, 650.53'

<b>ZONING EXHIBIT</b>	
80.402 ACRES	
TOWNSHIP OF MADISON	FRANKLIN COUNTY, OHIO
SCALE: 1"=400'	DATE: 11/04/2021
DESIGN:	JOB NO.: 759721
DRAWN: CMO	SHEET NO.: 1 OF 1
CHECKED: MMH	



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