



## Legislation Text

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**File #:** 2367-2022, **Version:** 1

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### **Council Variance Application: CV22-045**

**APPLICANT:** Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty.; 1301 Dublin Road, Suite 200; Columbus, OH 43215.

**PROPOSED USE:** Self-storage facility.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning request to the L-M, Limited Manufacturing District (Ordinance #2366-2022; Z22-034) to allow a self-storage facility. A variance is requested to reduce the building line from 60 feet to 25 feet. Staff supports the variance as the principal building is moved closed to Riggins Road to achieve design principles recommended by *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018), and is consistent with the development pattern of the adjacent self-storage facility.

To grant a Variance from the provisions of Section 3363.24, Building lines in an M-manufacturing district, of the Columbus City Codes; for the property located at **5050 RIGGINS RD (43026)**, to permit a self-storage facility with reduced development standards in the L-M, Limited Manufacturing District (Council Variance #CV22-045).

**WHEREAS**, by application #CV22-045, the owner of property at **5050 RIGGINS ROAD (43026)**, is requesting a Council variance to permit a self-storage facility with reduced development standards in the L-M, Limited Manufacturing District; and

**WHEREAS**, Section 3363.24, Building lines in an M-manufacturing district, requires a building setback line of 60 feet along Riggins Road, while the applicant proposes a reduced building setback line of 25 feet; and

**WHEREAS**, the City Departments recommend approval because the requested variance will allow a self-storage facility with desirable site design elements which mitigate its impact on nearby lower-density residential uses and achieve design principles recommended by C2P2 Design Guidelines, and is consistent with the development pattern of the adjacent self-storage facility; and

**WHEREAS**, this ordinance requires separate submission for all applicable permits and Certificates of Occupancy for the proposed development; and

**WHEREAS**, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

**WHEREAS**, the granting of said variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus; and

**WHEREAS**, the granting of said variance will alleviate the difficulties encountered by the owners of the property located at **5050 RIGGINS ROAD (43026)**, in using said property as desired; now, therefore:

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That a variance from the provisions of Section 3363.24, Building lines in an M-manufacturing district, of the Columbus City Codes, is hereby granted for the property located at **5050 RIGGINS ROAD (43026)**, insofar as said section prohibits a self-storage facility with a reduced building line from 60 feet to 25 feet; said property being more particularly described as follows:

**5050 RIGGINS RD. (43026)**, being 2.51± acres located on the north side of Riggins Road, 430+/- feet west of Amber Lane, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military District 3012, also being a part of the remainder of a 10.841 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127000 and being more particularly described as follows;

Commencing at Franklin County Geodetic Survey Monument 8855 found at an angle point in the original centerline of Avery Road, the northwest corner of dedication for a portion of Avery Road as recorded in the Avery Road and Riggins Road Dedication in Plat Book 120, Page 82, and also being in the east line of Virginia Military Survey District 3453 and the west line of Virginia Military Survey District 3012;

Thence with the north line of Avery Road as recorded in Plat Book 120, Page 82, the south line of a 28.000 acre tract as conveyed to Avery Road Columbus LLC in Instrument Number 201205020060718 and the north line of the remainder of said 10.841 acre tract, N 84° 16' 27" E, 1165.30 feet to the northeast corner of the remainder of said 10.841 acre tract and the northwest corner of a 4.678 acre tract as conveyed to Cardinal Self Storage Riggins LLC in Instrument Number 2019122000171706;

Thence the following two (2) courses with the east line of the remainder of said 10.841 acre tract and the west line of said 4.678 acre tract:

1. S 05° 43' 33" E, 47.78 feet;
2. Along a curve to the right having a central angle of 04° 26' 16", a radius of 445.00 feet, an arc length of 34.47 feet, and a chord bearing and distance of S 03° 30' 25" E, 34.46 feet to an angle point in the west line of said 4.678 acre tract to the TRUE POINT OF BEGINNING of the land herein described as follows;

Thence the following five (5) courses along the west line of said 4.678 acre tract and the east line of the remainder of said 10.841 acre tract:

1. N 88° 42' 42" E, 26.5± feet;
2. Along a curve to the right having a central angle of 38° 40' 52", a radius of 200.00 feet, an arc length of 135.02 feet, and a chord bearing and distance of S 71° 56' 51" E, 132.47 feet;
3. S 52° 36' 25" E, 225.1± feet;
4. Along a curve to the right having a central angle of 75° 15' 40", a radius of 200.00 feet, arc length of 262.71 feet, and a chord bearing and distance of S 14° 58' 36" E, 244.23 feet
5. S 22° 39' 14" W, 50.8± feet to the southwest corner of said 4.678 acre tract and the southeast corner of the remainder of said 10.841 acre tract, and being in the northerly right of way line of Riggins Road (C.R. 432, RW Varies) as dedicated in Plat Book 120, Page 82;

Thence the following three (3) courses along the south line of the remainder of said 10.841 acre tract and the northerly right of way line of Riggins Road (C.R. 432) as dedicated in Plat Book 120, Page 82:

1. Along a curve to the right having a central angle of 14° 21' 45", a radius of 952.00 feet, an arc length of 238.64 feet, and a chord bearing and distance of N 60° 07' 03" W, 238.01 feet;
2. N 52° 56' 11" W, 50.0± feet;
3. Along a curve to the left having a central angle of 08° 30' 39", a radius of 1072.00 feet, an arc length of 159.24 feet, and a chord bearing and distance of N 57° 11' 31" W, 159.09 feet;

Thence the following four (4) courses across the remainder of said 10.841 acre tract:

1. N 28° 21' 56" E, 7.8± feet;
2. N 31° 38' 04" W, 53.0± feet;
3. N 07° 33' 42" E, 6.1± feet;
4. Along a curve to the left having a central angle of 21° 57' 01", a radius of 445.00 feet, an arc length of 170.48 feet and a chord bearing and distance of N 09° 41' 13" E, 169.44 feet to the TRUE POINT OF BEGINNING, containing 2.51± acres, more or less.

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a self-storage facility or those uses permitted in the L-M, Limited Manufacturing District in accordance with Ordinance #2366-2022 (Z22-034).

**SECTION 3.** That this ordinance is further conditioned on the applicant obtaining all applicable permits and Certificates of Occupancy for the proposed development.

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