

PROVIDED	48	2	51
Standard	48	2	51
Access			
Driveway			
Other			
<b>TOTAL</b>	<b>48</b>	<b>2</b>	<b>51</b>

**CUMULATIVE STORAGE, GROSS SQUARE FOOTAGE**

Building	Gross Square Footage
PROP. BUILDING 1A	1,000,000
PROP. BUILDING 1B	2,000,000
PROP. BUILDING 1C	3,000,000
PROP. BUILDING 1D	4,000,000
PROP. BUILDING 1E	5,000,000
PROP. BUILDING 1F	6,000,000
PROP. BUILDING 1G	7,000,000
PROP. BUILDING 1H	8,000,000
PROP. BUILDING 1I	9,000,000
PROP. BUILDING 1J	10,000,000
PROP. BUILDING 1K	11,000,000
PROP. BUILDING 1L	12,000,000
PROP. BUILDING 1M	13,000,000
PROP. BUILDING 1N	14,000,000
PROP. BUILDING 1O	15,000,000
PROP. BUILDING 1P	16,000,000
PROP. BUILDING 1Q	17,000,000
PROP. BUILDING 1R	18,000,000
PROP. BUILDING 1S	19,000,000
PROP. BUILDING 1T	20,000,000
PROP. BUILDING 1U	21,000,000
PROP. BUILDING 1V	22,000,000
PROP. BUILDING 1W	23,000,000
PROP. BUILDING 1X	24,000,000
PROP. BUILDING 1Y	25,000,000
PROP. BUILDING 1Z	26,000,000
<b>TOTAL</b>	<b>26,000,000</b>

**CUMULATIVE RETAIL OFFICE GROSS SQUARE FOOTAGE**

Building	Gross Square Footage
PROP. BUILDING 1A	1,000,000
PROP. BUILDING 1B	2,000,000
PROP. BUILDING 1C	3,000,000
PROP. BUILDING 1D	4,000,000
PROP. BUILDING 1E	5,000,000
PROP. BUILDING 1F	6,000,000
PROP. BUILDING 1G	7,000,000
PROP. BUILDING 1H	8,000,000
PROP. BUILDING 1I	9,000,000
PROP. BUILDING 1J	10,000,000
PROP. BUILDING 1K	11,000,000
PROP. BUILDING 1L	12,000,000
PROP. BUILDING 1M	13,000,000
PROP. BUILDING 1N	14,000,000
PROP. BUILDING 1O	15,000,000
PROP. BUILDING 1P	16,000,000
PROP. BUILDING 1Q	17,000,000
PROP. BUILDING 1R	18,000,000
PROP. BUILDING 1S	19,000,000
PROP. BUILDING 1T	20,000,000
PROP. BUILDING 1U	21,000,000
PROP. BUILDING 1V	22,000,000
PROP. BUILDING 1W	23,000,000
PROP. BUILDING 1X	24,000,000
PROP. BUILDING 1Y	25,000,000
PROP. BUILDING 1Z	26,000,000
<b>TOTAL</b>	<b>26,000,000</b>



Z06-087  
Final Site Plan  
June 5, 2007  
1 of 2



COLUMBUS, OHIO  
SITE DEVELOPMENT EXHIBIT  
FOR  
**BUCKEYE SELF STORAGE**  
5327 NORTH HAMILTON ROAD

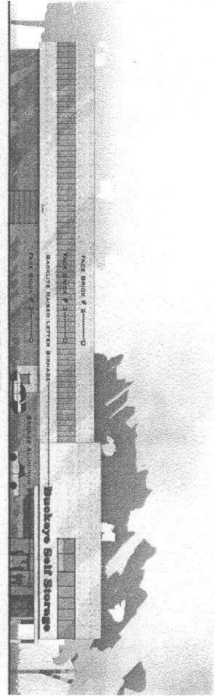
Date	Job No.
June 5, 2007	2006-2213
Scale	Sheet
1" = 40'	1/1



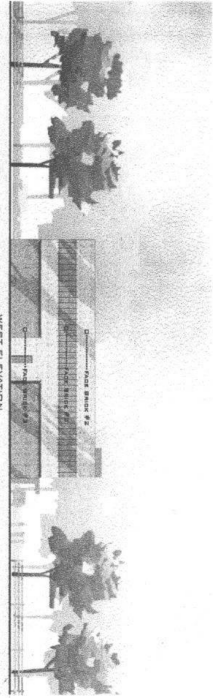
MANDEL & SCHMIDT, ARCHITECTS INC.  
350 EAST FIRST AVENUE  
COLUMBUS, OHIO 43201

BUCKEYE SELF STORAGE

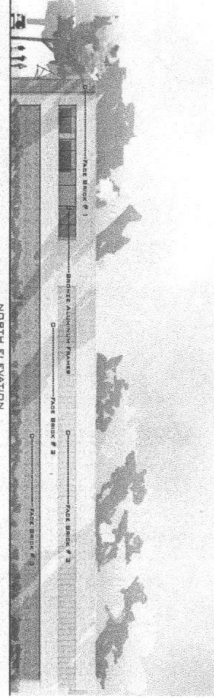
5927 NORTH HAMILTON RD.  
COLUMBUS, OHIO



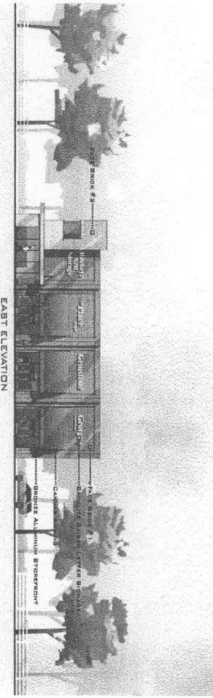
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

*Robert F. ...*

June 5, 2007  
Arlene Stran

ELEVATION  
JUNE, 2007  
Final Plan  
(2 of 2)

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 10, 2007**

- 8. APPLICATION: Z06-087**  
**Location:** **5327 NORTH HAMILTON ROAD (43230)**, being 4.2± acres located on the west side of Hamilton Road, 500± feet north of Thompson Road (010-237831).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Manufacturing and/or commercial development.  
**Applicant(s):** The Ellis Company, Ltd.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street; Columbus, OH 43215.  
**Property Owner(s):** Beth Messiah Congregation; P.O. Box 297786; Columbus, Ohio 43229.  
**Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

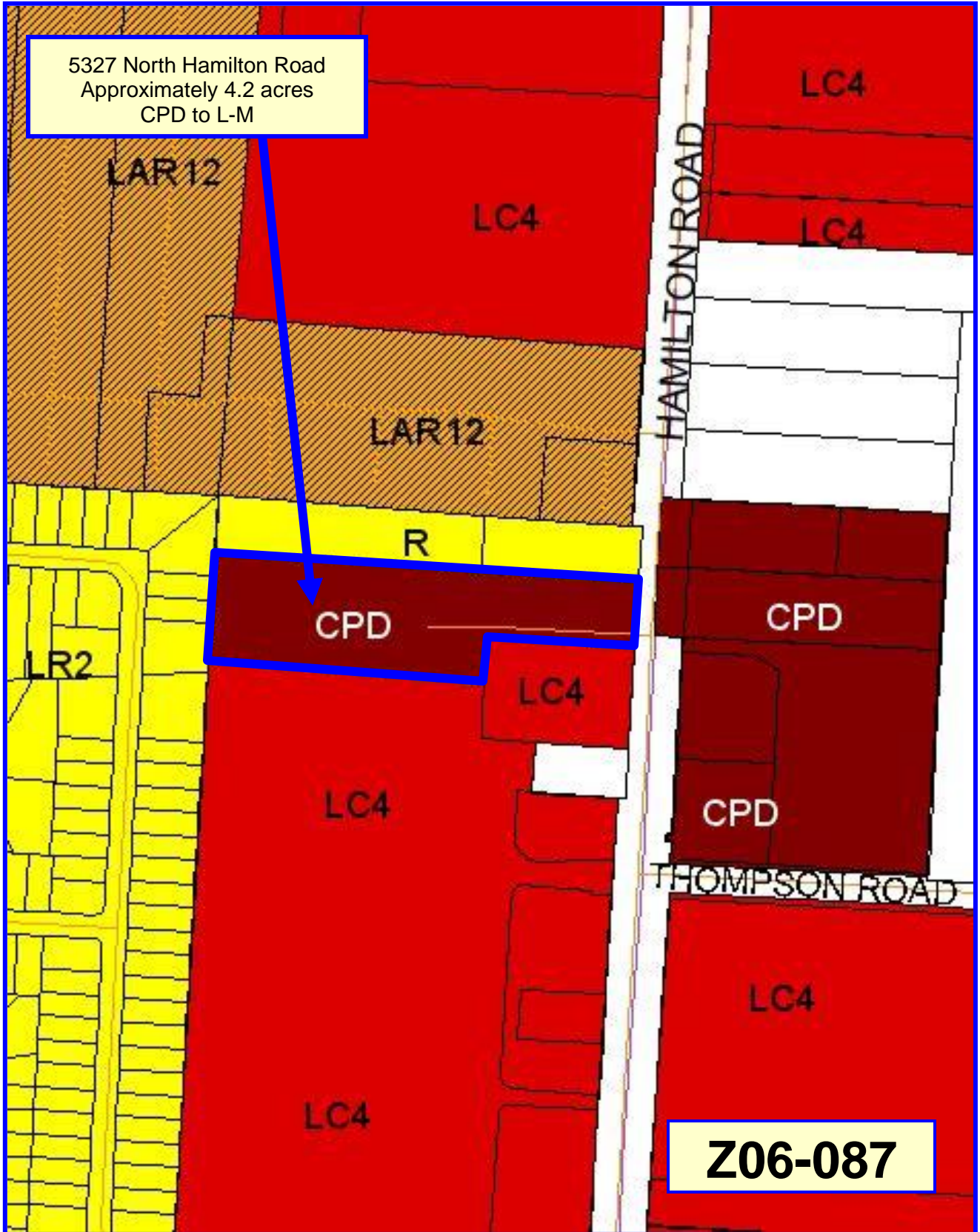
**BACKGROUND:**

- The 4.2± acre site is developed with a religious facility and zoned in the CPD, Commercial Planned Unit Development District. The property was rezoned to CPD in 2004, allowing C-2 uses (Ordinance # 1674-2004). The applicant is requesting the L-M, Limited Manufacturing district to allow specified C-4 uses and self-storage units.
- To the north of the site is a single-family residence in the R, Rural District. To the east, across Hamilton Road, is a shopping center in the CPD, Commercial Planned Development District. To the south is undeveloped land in the L-C-4, Limited Commercial District. To the west is a single-family subdivision in the L-R-2, Limited Residential District.
- The proposed L-M district limits the manufacturing uses to self-storage units, which are required to have their doors open internal to the site. The C-4 uses are limited to the eastern portion of the site, while the C-2 uses may occur anywhere on the site. There is screening required along the north, south and west boundaries, with the existing trees and vegetation within the 40 foot setback required to be maintained along the west boundary. There are landscaping, lighting, and building material standards. The applicant is committing to elevations for the building closest to Hamilton Road.
- The site is located within the boundaries of the *Northland Plan: Volume II* (2002), in the Blendon District.
- The *Columbus Thoroughfare Plan* identifies Hamilton Road as a 4-2D arterial requiring a minimum of 60 feet right-of-way from centerline.

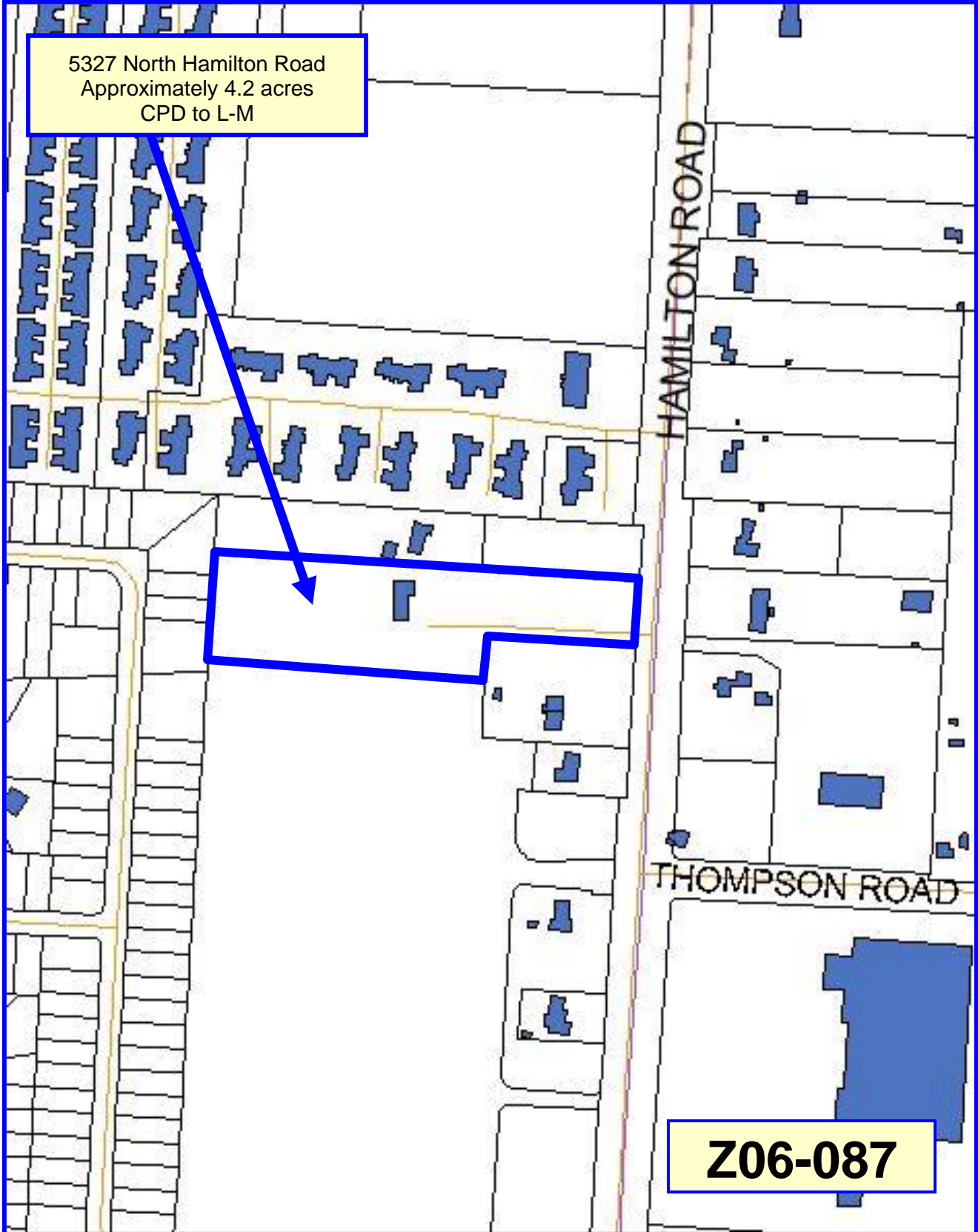
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.\*\*

The applicant requested to be on the agenda although not all issues had been resolved. Staff supports the proposed land use and the development standards, including the screening, landscaping, site design, and limiting the C-4 uses to Building E. However, at the time of this report all issues had not been resolved. Issues remaining include setbacks shown on the site plan which do not match those committed to in the text and total number of parking spaces, consequently staff recommends disapproval of the request at this time.

\*\* The issues were resolved prior to the Development Commission meeting and staff now recommends approval.







5327 North Hamilton Road  
Approximately 4.2 acres  
CPD to L-M

HAMILTON ROAD

THOMPSON ROAD

**Z06-087**



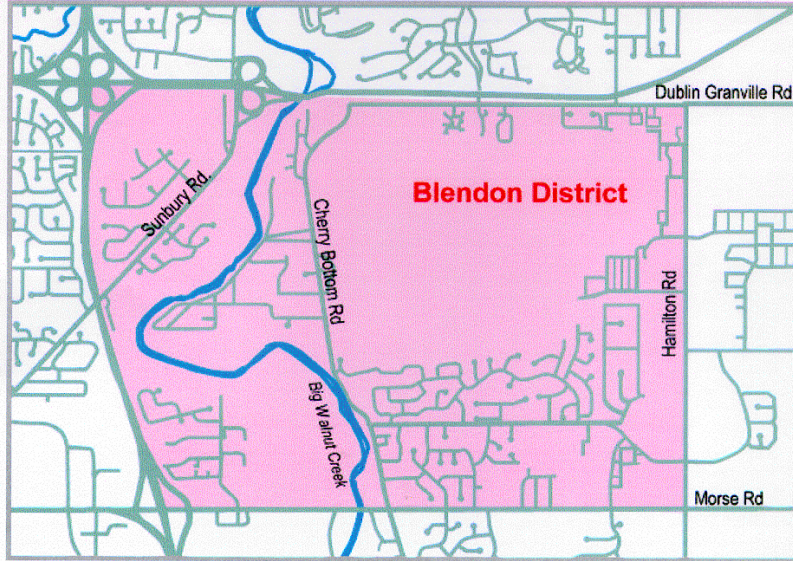
5327 North Hamilton Road  
Approximately 4.2 acres  
CPD to L-M

**Z06-087**



### Blendon District

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



Blendon District





**It is the recommendation of Northland Plan – Volume II that:**

- *Future redevelopment or rezoning of parcels currently zoned in Columbus adhere to the Northland Development Standards*
- *Future development of the prime opportunity site at the southeast corner of SR-161 and I-270 take into consideration views from the freeway and buffer the residential areas to the south. Recreation and Parks consideration of this site for future recreation purposes is encouraged, however it is acknowledged that the site currently is zoned CPD, commercial planned development.*
- *Infill development that is compatible with surrounding land-uses be encouraged.*
- *Adequate buffering of any development adjacent to the Blendon Woods Metro Park be provided in consultation with Metro Parks.*



**NORTHLAND  
COMMUNITY  
COUNCIL  
DEVELOPMENT COMMITTEE**

# Fax

<b>To:</b> Jeffrey Brown	<b>From:</b> Jeff Murray
<b>Fax:</b> 614-221-4409	<b>Pages:</b> 1
<b>Phone:</b> 614-221-4255	<b>Date:</b> 3/1/07
Z06-087	
<b>Re:</b> 5327 N. Hamilton Rd.	<b>Email:</b> jlbrown@smithandhale.com

Dear Mr. Brown

Our committee supports this application as presented at the May, 2007 Columbus Development Commission meeting.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray  
Chairperson, Development Committee  
Northland Community Council

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



# PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # \_\_\_\_\_

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. The Ellis Company, Ltd. 57 E. Chestnut St. Columbus, OH 43215  20 Columbus based employees	2. Beth Messiah Congregation P.O. Box 297786 Columbus, OH 43229
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21st day of July, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

does not expire



*This Project Disclosure Statement expires six months after date of notarization.*  
DAVID L. HODGE  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.