

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2013**

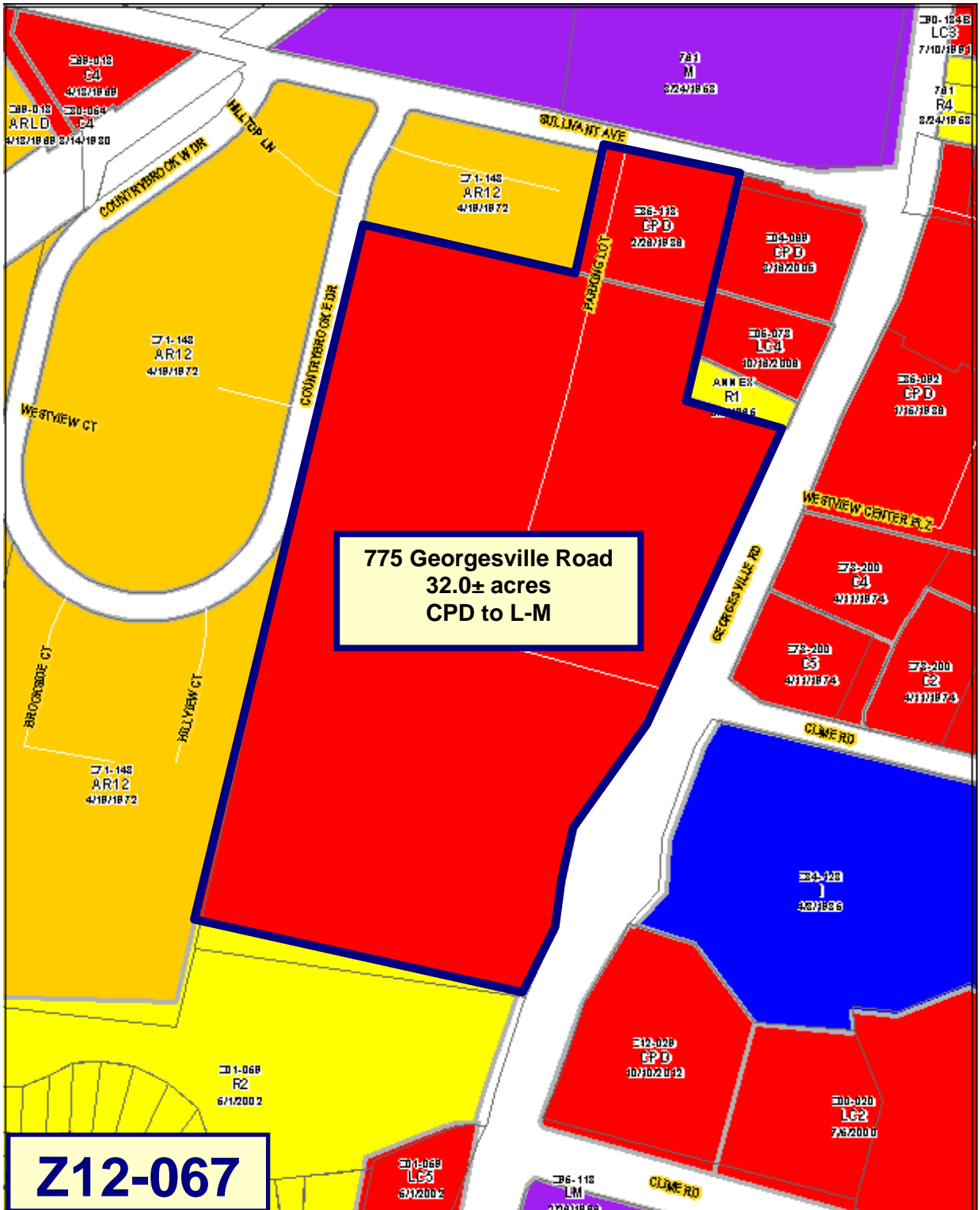
- 5. APPLICATION:** **Z12-067 (ACCELA # 12335-00000-00697)**
Location: **775 GEORGESVILLE ROAD (43228)**, being 32.0± acres located on the west side of Georgesville Road, 502± feet south of Sullivant Avenue (570-207035; Greater Hilltop Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Self-storage, truck rental, RV storage, truck and equipment maintenance.
Applicant(s): Amerco Real Estate Company; c/o David B. Pollock; 2727 North Central Avenue, Unit 7H; Phoenix, AZ 85004.
Property Owner(s): Meijer Stores LP; 2727 Walker NW; Grand Rapids, MI 49504.
Planner: Dana Hitt, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The site is the site of a former retail facility that is currently vacant. The applicants wish to occupy the existing structure with self-storage, truck rental, RV storage, and truck / equipment maintenance. Some of the self-storage will be outside of the existing structure as shown on the attached site plan. The applicant also requests to allow up to 204,232 square feet of C-2 office uses.
- To the north are retail uses zoned in the L-C-4 and CPD Districts and multi-unit dwellings zoned in the AR-12, Apartment Residential District. To north across Sullivant Avenue is a party house zoned in the M, Manufacturing District. To the south is vacant land zoned in the R-2, Residential District. To the west are multi-unit dwellings zoned in the AR-12, Apartment Residential District. To the east across Georgesville Road are office and restaurants zoned in the C-4 and C-5, Commercial Districts and the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *The Greater Hilltop Plan Amendment* (2010), which recommends community commercial development for the site.
- The proposal commits to the site plan and provides for screening around the perimeter of the site and the external storage units, limitations on building heights, the orientation of doors on the storage units as well as building material commitments.
- The *Columbus Thoroughfare Plan* identifies Georgesville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

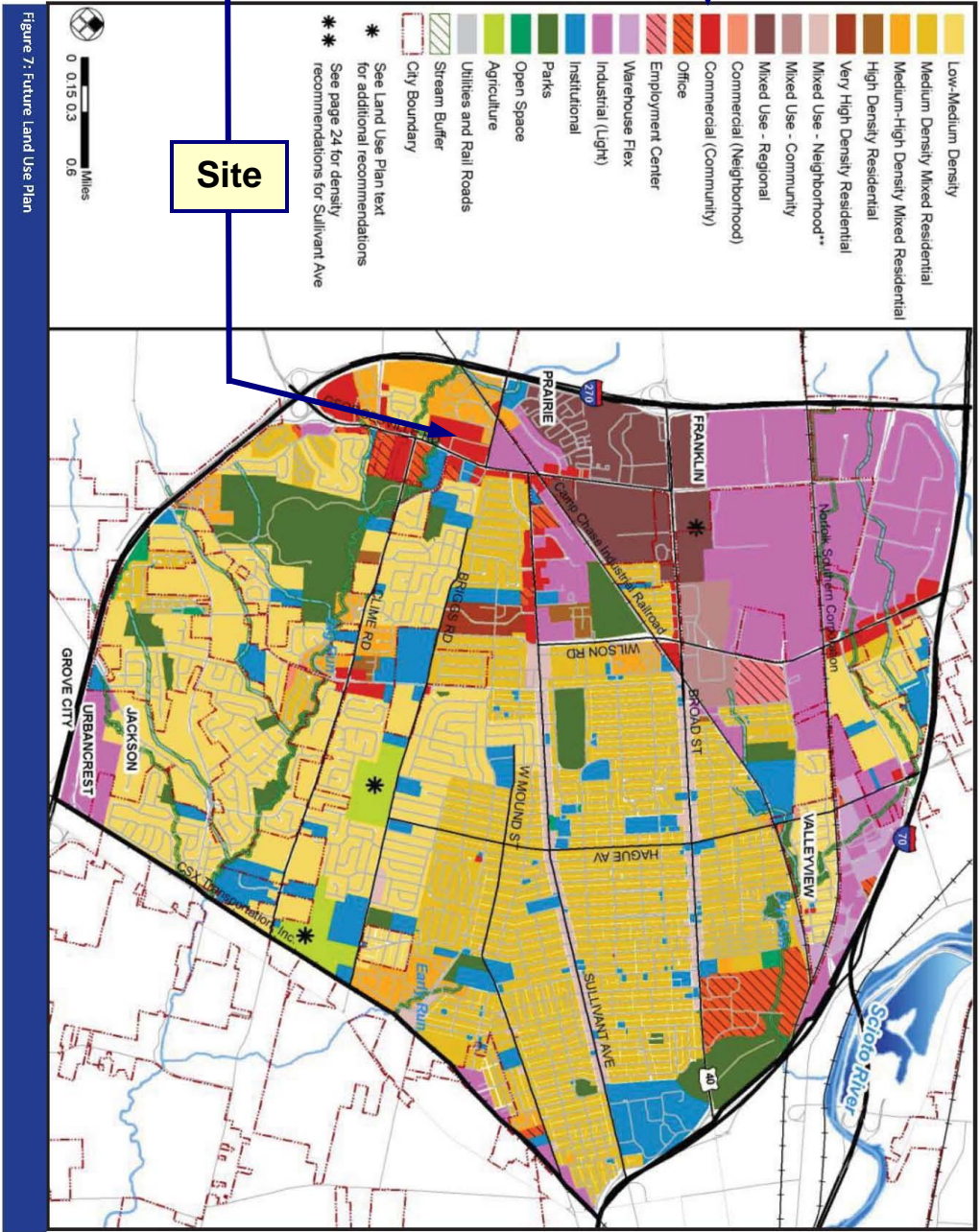
CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposal is not consistent with *The Greater Hilltop Plan Amendment* (2010), which recommends community commercial development for the site. However, given the nature of this portion of the corridor, Planning Staff does not see a conflict with the proposed use. Given the proposed screening and use limitations, Staff is confident this will integrate well with the area. Furthermore, this will put a large vacant tract and structure back into productive use. Due to these factors, Staff supports the proposed rezoning and deviation from the recommendation of *The Greater Hilltop Plan Amendment* (2010).





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REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME GREATER HILLTOP AREA COMMISSION MEETING DATE 2/5/2013
CASE NUMBER Z12-067 Case Type Council Variance Rezoning
ZONING ADDRESS 775 GEORGETOWN RD 43228 APPLICANT AMERLO REAL ESTATE COMPANY
PERSON[S] REPRESENTING APPLICANT AT MEETING DAVID POLLOCK

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

Table with 3 columns: Condition number (1-8), Applicant Response Yes, Applicant Response No.

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

APPROVAL FOR ZONING CHANGE REQUESTED ON THE CONDITION OF ACQUISITION OF OWNERSHIP BY AMERLO REAL ESTATE COMPANY TO IMPLEMENT THE USE AND PLAN PRESENTED TO THE GREATER HILLTOP AREA COMMISSION.

Recommending Commission / Association / Accord Partner Vote: For 13 Against 0

Signature / Title of Authorized Representative [Signature] Zoning Committee CO-CHAIR, VICE CHAIR GHAC

Daytime Phone Number 614-653-7653

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval".

PLEASE NOTE: incomplete information will result in the rejection of this submittal. For all questions regarding this form and fees please call: 614-645-4522 Please make all checks payable to the Columbus City Treasurer



REZONING APPLICATION

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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.

APPLICATION # Z12-067

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DAVID B Pollock
of (COMPLETE ADDRESS) 2727 N CENTRAL AVE, PHOENIX, AZ. 85004
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

1. <u>AMERCO REAL ESTATE CO.</u> <u>2727 N CENTRAL AVE</u> <u>PHOENIX, AZ. 85004</u>	2.
3. <u>CONTACT: DAVID POLLOCK</u> <u>602-263-6502</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 12 day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

2/19/2013

This Project Disclosure Statement expires six months after date of notarization.



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