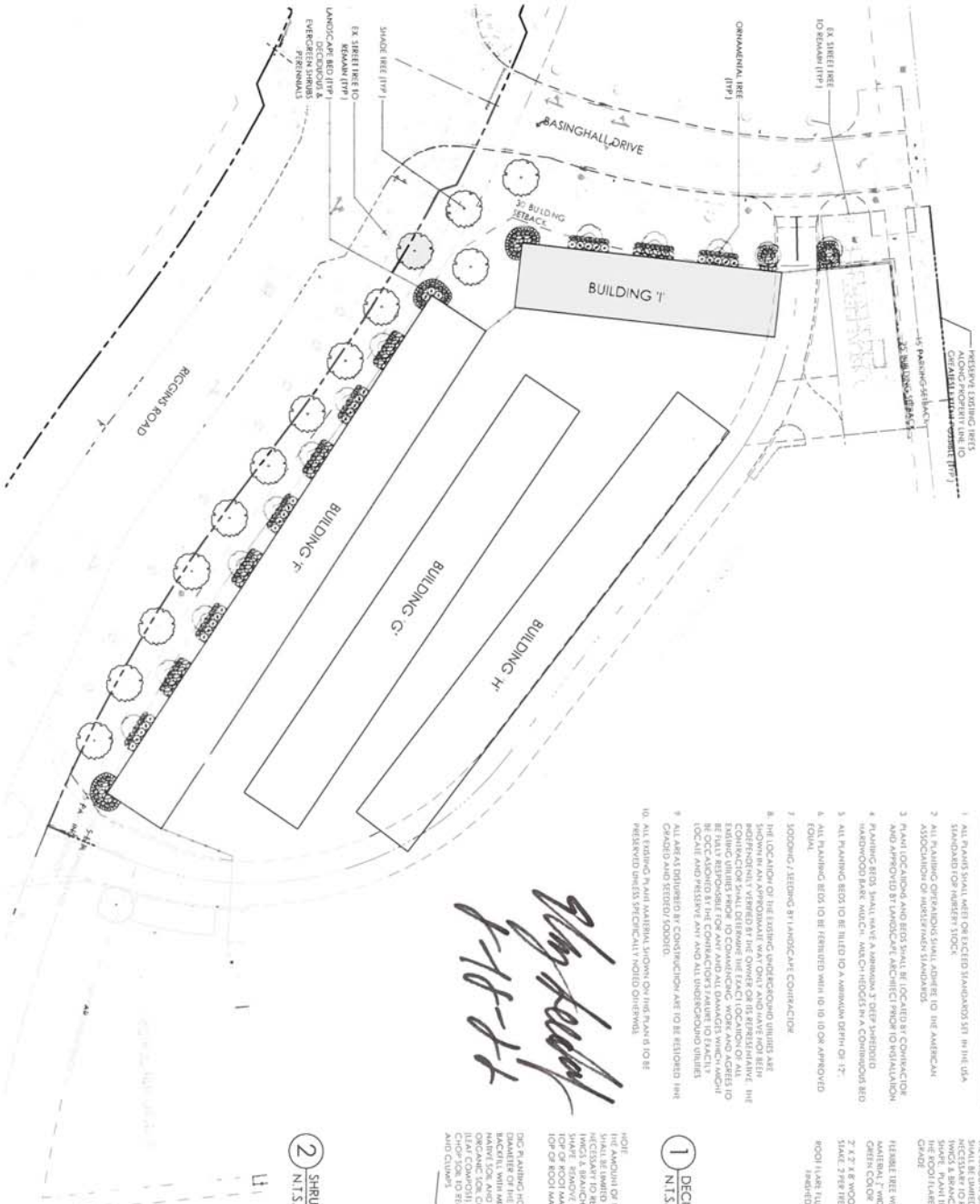
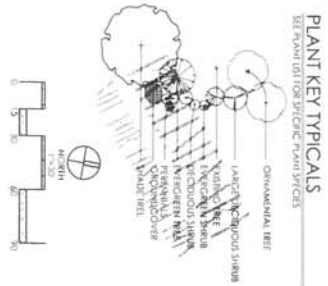
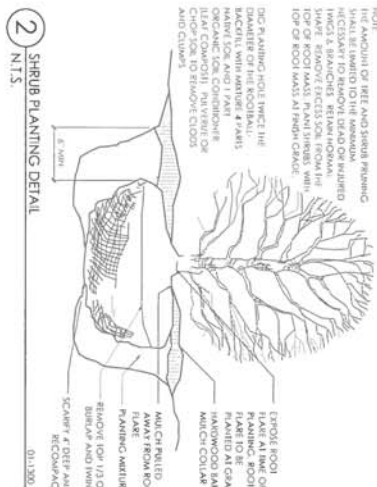
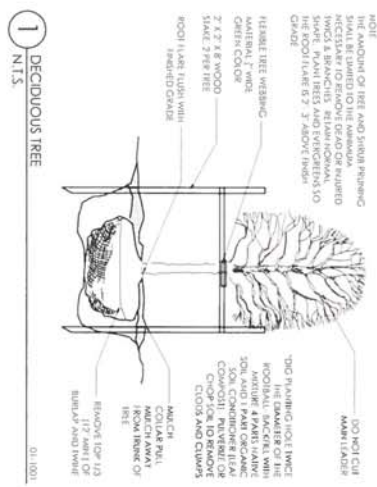


Landscaping Plan - Sheet 1



GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE ISA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATION AND BEDS SHALL BE LOCATED BY CONSIDERING AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP HARDWOOD HARDWOOD BARK MULCH - MAX ON HEIGHTS IN A CONFINED BED.
5. ALL PLANTING BEDS TO BE FILLED TO A MINIMUM DEPTH OF 12" TOTAL.
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED FERTILIZER.
7. JOBBING / SETTING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN RECONFINED / VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREED TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR AS A RESULT OF THE CONSTRUCTION PROJECT TO EXISTING UTILITIES AND SERVICES AND ALL UNDERGROUND UTILITIES SHALL BE FULLY RECONFINED BY THE CONTRACTOR PRIOR TO BE RELOCATED AND AS NECESSARY.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED TO ORIGINAL AND BETTER CONDITION.
10. ALL EXISTING IN ARI MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.



REVISIONS	DATE	DESCRIPTION

Faris Planning & Design LANDSCAPE ARCHITECTS 4615 CAMPBELL ROAD DUBLIN, OH 43017	RIGGINS ROAD CARDINAL SELF STORAGE THE ELLIS COMPANY 351 DUBURN ROAD #100 COLUMBUS, OH 43215	OVERALL LANDSCAPE PLAN
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DATE	07/01/22
PROJECT	XXXXXX
SHEET	L-1

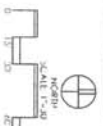


Handwritten signature
 8-18-22

DEVELOPMENT PLAN

CARDINAL STORAGE RIGGINS ROAD - 2

PREPARED FOR: THE ELLIS COMPANY
DATE: 7/2/22



Farris Planning & Design

LANDSCAPE ARCHITECT
 1011 S. 10TH ST., SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 www.farrisplanning.com

Elevations - Sheet 1

think create. da.



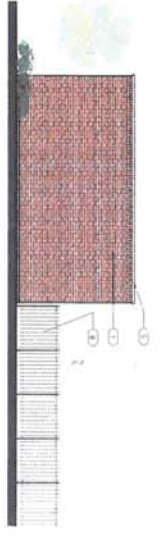
1 BLDG F OVERALL STREET ELEVATION
SCALE 1" = 30'-0"



1a STREET ELEVATION - BUILDING F
SCALE 1" = 20'-0"



1b STREET ELEVATION CONT. - BUILDING F
SCALE 1" = 20'-0"



2 S.E. SIDE ELEVATION - BUILDING F
SCALE 1" = 20'-0"

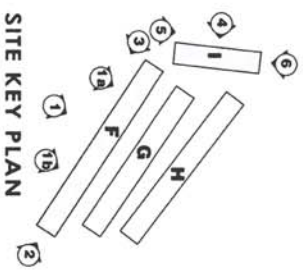


3 N.W. SIDE ELEVATION - BUILDING F
SCALE 1" = 20'-0"

Handwritten signature and initials: [Signature] R-T-H

EXT ELEV CODED NOTES

- 1 WATER MANAGED USE BRICK TO MATCH EXISTING BUILDINGS
- 2 WATER MANAGED BUS SYSTEM WITH 4.5MM PINE FINISH WITH AESTHETIC JOINTS. COLOR SW 7206-1022AA
- 3A BRONZE ALUMINUM STOREFRONT WINDOW. CLEAN LOWE GLAZING TO MATCH EXISTING BUILDING.
- 3B BRONZE ALUMINUM STOREFRONT WINDOWS w SPANDOL GLASS
- 4 CANVAS FIRMING TO MATCH EXISTING
- 5 METAL FASCIA TRIM TO MATCH EXISTING
- 6 OCCUPY THE METAL SECURITY FENCE
- 7 6-0 HIGH WOOD FENCE TO MATCH EXISTING



REVISED 07.07.2022

Elevations - Sheet 2

think create. da.



4 STREET ELEVATION - BUILDING I

SCALE 1" = 20'-0"

ELEVATION
20 10 0



5 SOUTH SIDE ELEVATION - BUILDING I

SCALE 1" = 20'-0"

ELEVATION
20 10 0



6 NORTH SIDE ELEVATION - BUILDING I

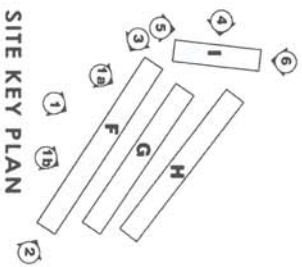
SCALE 1" = 20'-0"

ELEVATION
20 10 0

Clay Ledyard
8-18-22

EXT ELEV CODED NOTES

- 1) MAIN BUILDING USE BRICK TO MATCH EXISTING BUILDINGS
- 2) WATER MANUFACTURING SYSTEM WITH 4-SEASONER PANEL WITH ASTERICE WHITE COLOR. SW 7566-11020A
- 3A) BRIDGE ALUMINUM STOREFRONT WINDOWS. CLEAN LOWE. ALUMINUM PANEL ON EXTERIOR AND ALUMINUM
- 3B) BRIDGE ALUMINUM STOREFRONT WINDOWS w/ SPANGLER GLASS
- 4) CANVAS AWNING TO MATCH EXISTING
- 5) METAL, SQUARE TUB TO MATCH EXISTING
- 6) VERTICAL LINE METAL SIGNPOST FINISH
- 7) 4-4' HIGH WINDOWS FINISH TO MATCH EXISTING



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 11, 2022**

- 2. APPLICATION: Z22-034**
Location: **5050 RIGGINS RD. (43026)**, being 2.51± acres located at the northeast corner of Riggins Road and Avery Road (part of 010-265649; Hayden Run Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Self-storage facility.
Applicant(s): Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty.; 1301 Dublin Road, Suite 200; Columbus, OH 43215.
Property Owner(s): Havery Run LLC; 4220 Shire Cove Road; Hilliard, OH 43065.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

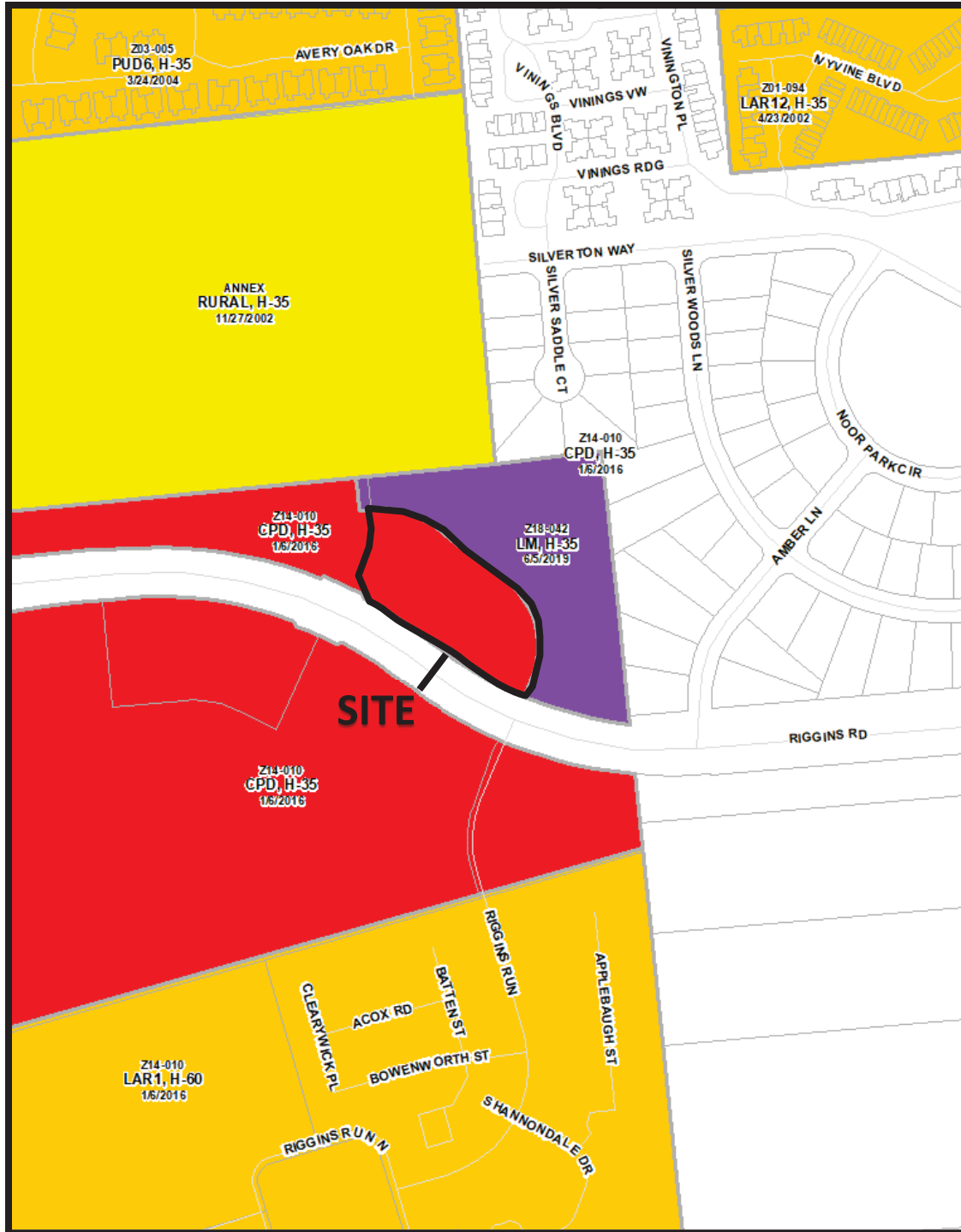
BACKGROUND:

- The site is undeveloped in the CPD, Commercial Planned Development District. The requested L-M, Limited Manufacturing District will permit a self-storage facility, expanding the adjacent facility.
- To the north and east of the site is a self-storage facility in the L-M, Limited Manufacturing District. To the south, across Riggins Road, and west is undeveloped land in the CPD, Commercial Planned Development District.
- Concurrent CV22-045 has been filed to vary the building setback line. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Interim Hayden Run Corridor Plan* (2004), which recommends “Neighborhood Center” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Hayden Run Civic Association, whose recommendation is for approval.
- The limitation text commits to self-storage use with the submitted site plan, and includes development standards addressing setbacks, site access, landscaping, building design, and lighting.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

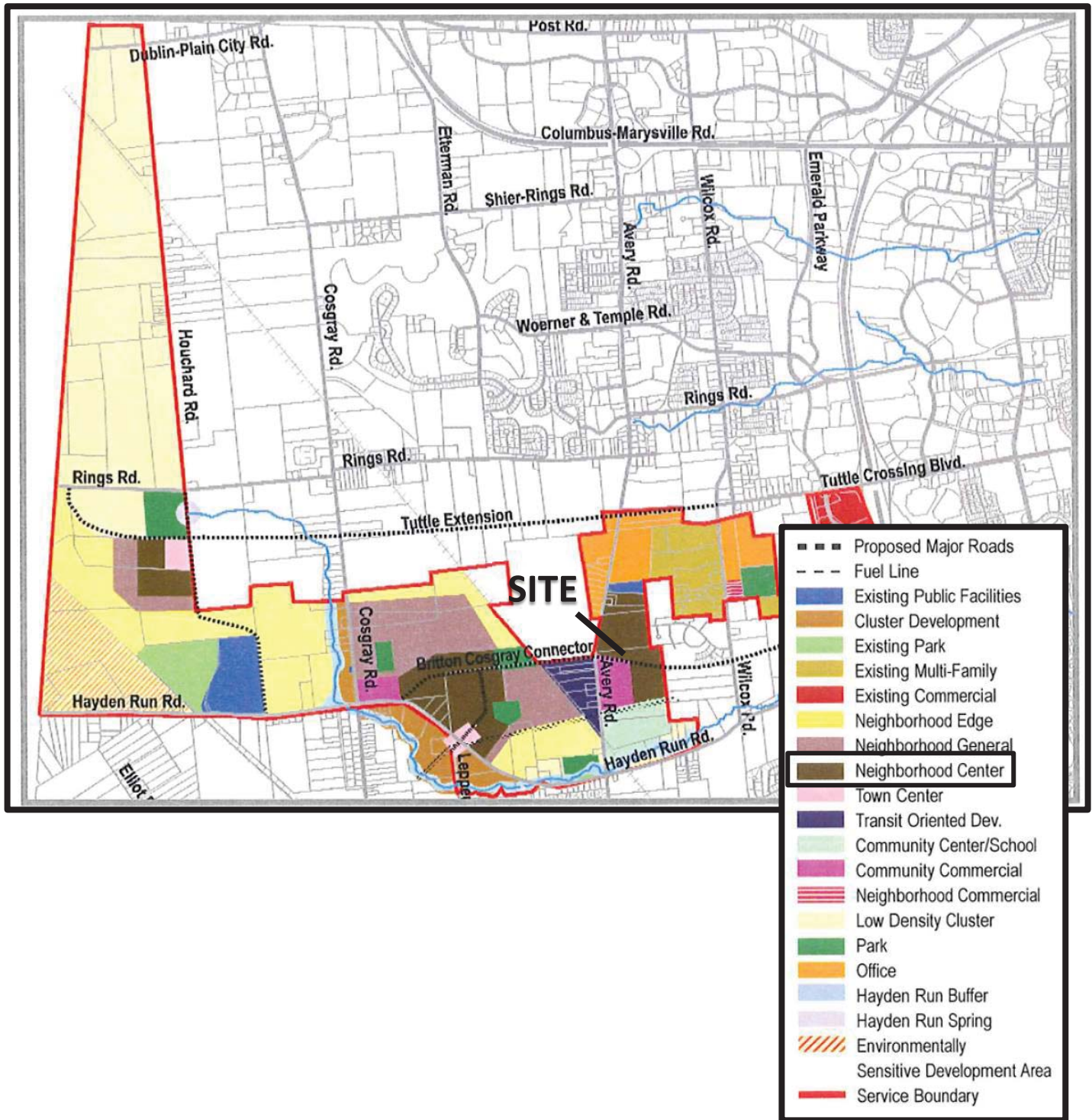
The requested L-M, Limited Manufacturing District will allow a self-storage facility that is compatible with the development standards of the adjacent self-storage facility. Planning Division staff believes that the proposal is generally consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines, as the building elevations include a consistent level of finish

across both the Riggins Road and Basinghall Drive frontages. The request does not introduce an incompatible use to the area.



Z22-034
5050 Riggins Rd.
Approximately 2.51 acres
CPD to L-M

Interim Hayden Run Corridor Plan (2004)



Z22-034
 5050 Riggins Rd.
 Approximately 2.51 acres
 CPD to L-M



Z22-034
5050 Riggins Rd.
Approximately 2.51 acres
CPD to L-M

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z22-034

Address 5050 RIGGINS RD

Group Name HAYDEN RUN CIVIC ASSOCIATION

Meeting Date 6/29/2022

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 3-0 Approval

Signature of Authorized Representative [Signature]

Recommending Group Title Vice-President

Daytime Phone Number 614-401-9534

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-034 & CV22-045

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

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Cardinal Self Storage LLC c/o Cole Ellis 469-8222 1301 Dublin Road Suite 200 Columbus OH 43215 0 Columbus Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman

Sworn to before me and signed in my presence this 24th day of May, in the year 2022

Veronica Lees
SIGNATURE OF NOTARY PUBLIC

09/03/2025
My Commission Expires

Notary Seal Here



Veronica Lees
Notary Public, State of Ohio
My Commission Expires 09-03-25

This Project Disclosure Statement expires six (6) months after date of notarization.