

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-161
Location: 1941 STELZER RD. (43219), being 4.1± acres located at the southwest corner of Stelzer Road and Citygate Drive (520-181149, 010-181147 & 010-181148; Northeast Area Commission).
Pending Zoning: L-M, Limited Manufacturing District.
Proposed Use: Self-storage facility and limited commercial uses.
Applicant(s): Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Magoo Properties Inc.; PO Box 09764; Columbus, OH 43209.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The requested Council variance will allow for reduced development standards. Variances for a reduced building setback line from 60 feet to 20 feet along the Stelzer Road frontage and a reduced distance separation from residentially-zoned property from 25 feet to 10 feet along the southern property line are included in this request.
- A Council variance is required because the pending L-M, Limited Manufacturing District does not allow reductions to the proposed development standards.
- North of the site is an undeveloped parcel in the CPD, Commercial Planned Development District. East of the site are undeveloped parcels in the R, Rural District within Mifflin Township. West of the site is a mental health facility in the L-M, Limited Manufacturing District and the CPD, Commercial Planned Development District. South of the site is an apartment complex in the AR-1, Apartment Residential District.
- The Applicant has received a recommendation of disapproval from Staff and a recommendation of approval from the Development Commission for a concurrent rezoning request (Z24-072) to the L-M, Limited Manufacturing District.
- The site is within the planning boundaries of the *Northeast Area Plan* (2007), which recommends “Office-Light Industrial” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The *Northeast Area Plan* recommends that standards for future development along Stelzer Road should be consistent with the development standards utilized in the Citygate development. Staff notes the proposed site plan with Z24-072 includes buildings fronting Stelzer Road, consistent with Plan design guidelines. Although staff is not supportive of the proposed self-storage use due to the inconsistency with the Plan’s land use recommendation for job-generating office or industrial uses, the variances are supported.

STATEMENT OF HARDSHIP

Property Address: 1941 Stelzer Road

Applicant: Cardinal Self Storage LLC

Application: CV24-161

The subject property is located at the southwest corner of Stelzer Road and City Gate Drive. The applicant has submitted a rezoning application to rezone the subject property to L-M Limited Manufacturing for a self-storage facility. In accordance with the Columbus Citywide Planning Policies (C2P2) Design Guidelines, the applicant wishes to construct five (5) single-story buildings along the road frontage of Stelzer Road and City Gate Drive.

The applicant is requesting a variance from Section 3363.24 requiring a building line setback of 60 feet being one-half of the right-of-way width of Stelzer Road as shown on the Columbus Multimodal Thoroughfare Plan to allow for a building setback of 20 feet from the right of way of Stelzer after dedication per the Columbus Multimodal Thoroughfare Plan.

The applicant is requesting a variance from Section 3363.27(b)(2) requiring a minimum distance of 25 feet to any residential or apartment residential district to allow for a 10 foot building setback along the southern property line.

Factors for consideration:

Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

The subject site has been zoned to allow for C-4 and C-5 uses since 2008 and no interested developers have acquired the property. The proposed variances will allow the site to be developed for a self-storage facility that can be constructed closer to the neighboring roadways which is consistent with the C2P2 Design Guidelines.

Whether the variance is substantial.

The applicant is seeking to reduce the required setbacks by 40 feet along the Stelzer Road and 15 feet along the southern property line.

Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

This area is primarily an industrial park with a mixture of commercial and industrial uses existing at the City Gate Drive / Stelzer Road intersection. There is some multi-family development to the south of the site. Self-storage facilities are very low intensity uses with limited traffic, lighting or noise. In comparison to the C-4 and C-5 uses (such as fast

food and gas stations) which are currently permitted, the proposed self-storage facility is very compatible with the surrounding development. The requested variances will allow the self-storage facility to have buildings more consistent in height with the residential uses to the south, thereby avoiding any significant change to the character of the neighborhood.

Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

The grant of the above variances will not adversely affect the delivery of governmental services in any way.

Whether the property owner purchased the property with knowledge of the zoning restriction.

The applicant is in contract to purchase the property for the development of a self-storage facility.

Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

There is no other method available other than the requested variances in order to construct the buildings closer to the neighboring roadways.

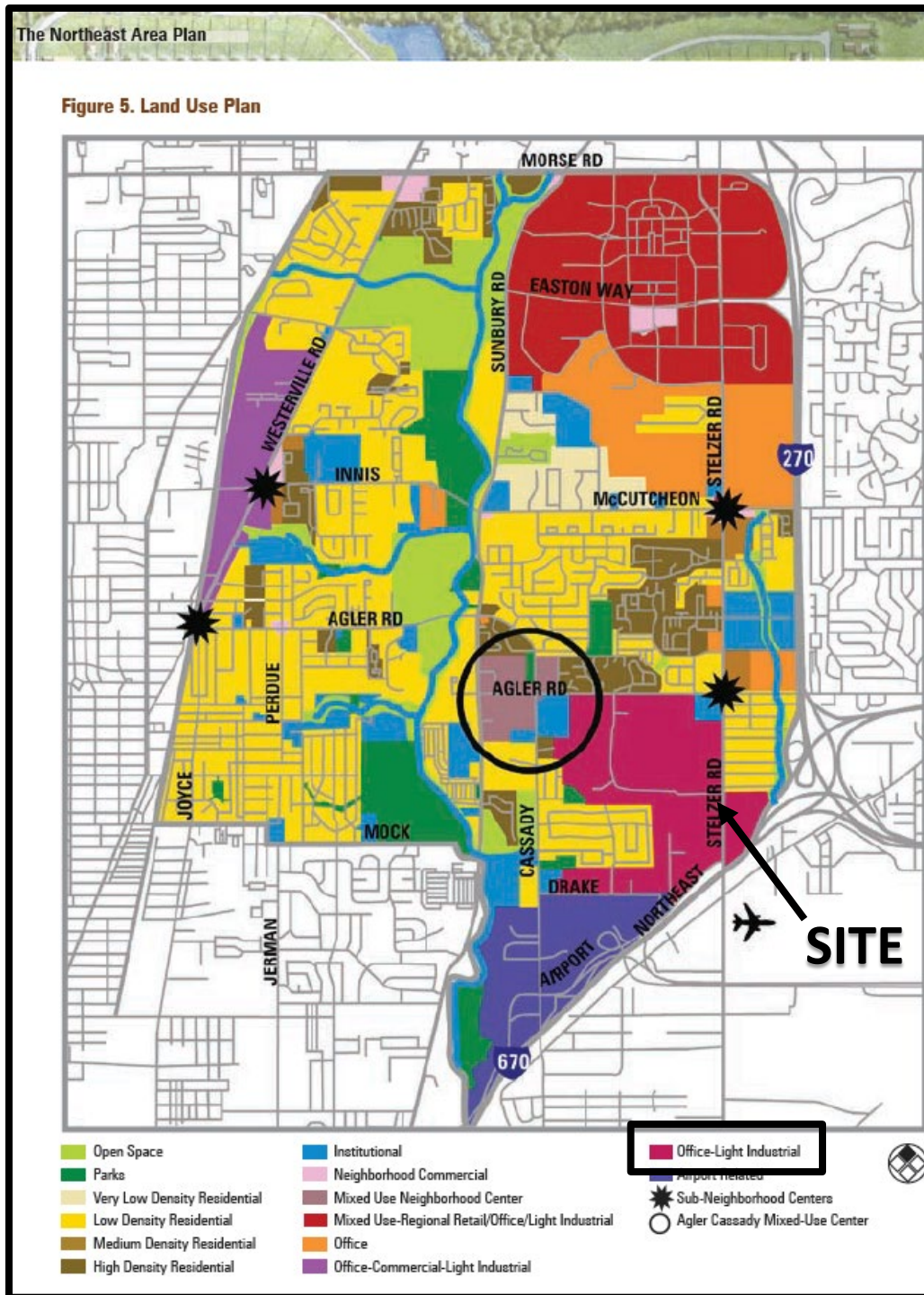
Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The proposed self-storage facility is very consistent with development in the area. It will provide a quiet, less-intensive use on the property than the C-4 and C-5 uses currently permitted under the existing CPD zoning. Self-storage facilities do not create an increase in traffic, noise, and use of city services. Further, the facility will be minimally obtrusive as all lights will be motion-activated and downward facing (no pole lights). The self-storage facility will provide an ideal transition from the multi-family uses to the south to the more intensive commercial and industrial development to the north. Building closer to the roadways allows the self-storage facilities to utilize lower buildings that are more consistent in terms of height with the residential uses to the south.



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CV24-161
1941 Stelzer Rd.
Approximately 4.10 acres



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Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Case Number Z24-072 & CV24-161

Address 1941 STELZER ROAD

Group Name NORTHEAST AREA COMMISSION

Meeting Date March 13, 2025

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:

Favorable recommendation based on requested exterior improvements and increased privacy modifications.

Vote 8 Yes, 0 No

Signature of Authorized Representative Commissioner Moore

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-161

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 they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Cardinal Self Storage LLC c/o Cole Ellis 614-469-8222 1301 Dublin Road, Suite 200, Columbus, OH 43215 <u>6</u> Columbus Employees	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

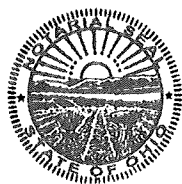
Sworn to before me and signed in my presence this 16th day of December, in the year 2024

Michelle L. Parmenter

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MICHELLE L. PARMENTER
Notary Public, State of Ohio
Commission #: 2017-RE-667580
My Commission Expires 10-16-2027

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