

Exhibit A



Exhibit B



Jeffrey A. Brown
9/24/10

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2016**

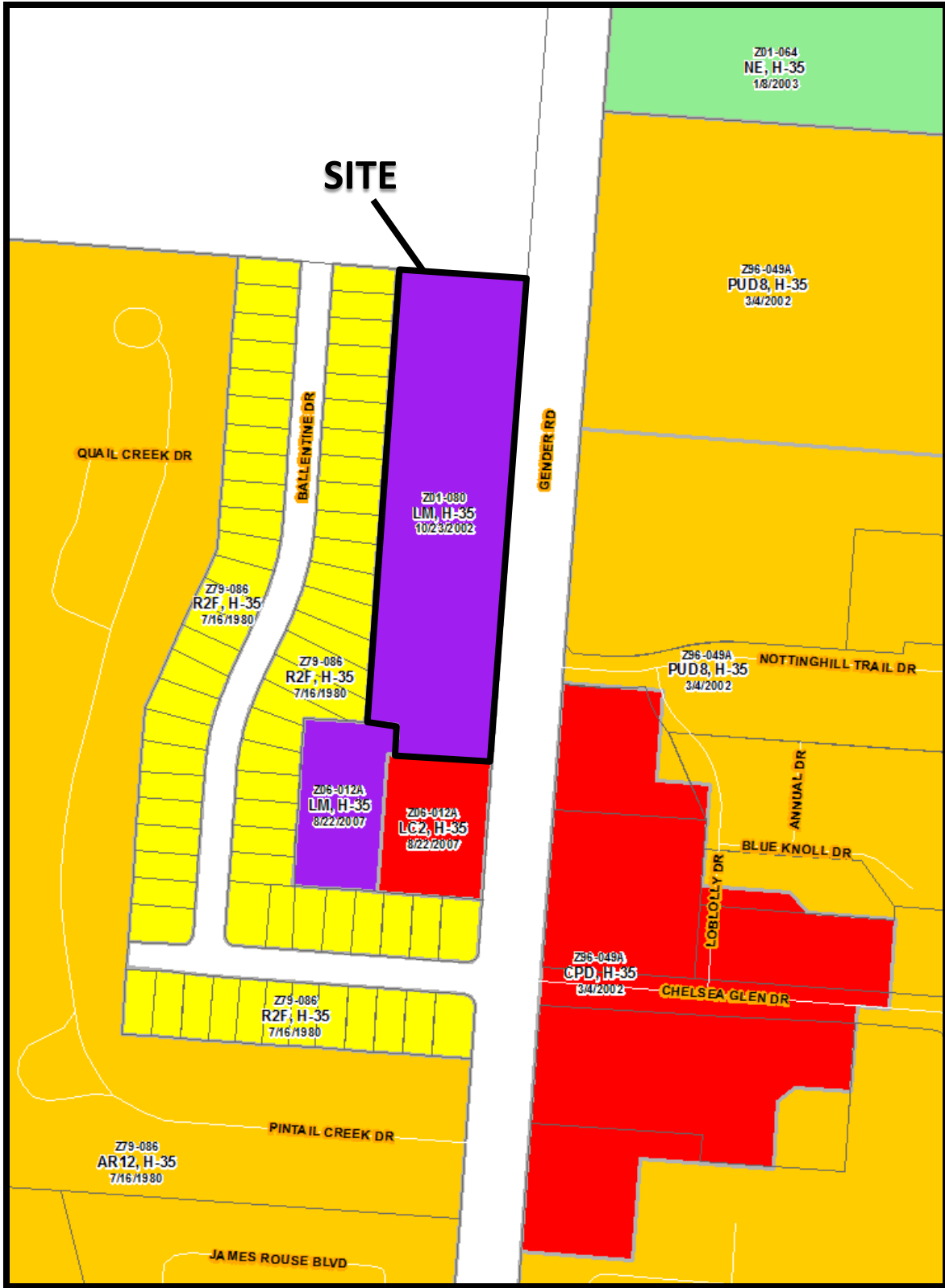
- 2. APPLICATION: Z16-022**
- Location:** 4965 GENDER ROAD (43110), being 5.1± acres on the west side of Gender Road, 380± feet north of Chelsea Glen Drive (010-260513; Greater South East Area Commission).
- Existing Zoning:** L-M, Manufacturing District.
- Request:** L-M, Manufacturing District.
- Proposed Use:** Self-storage facility and a resident watchman quarters.
- Applicant(s):** Public Storage Inc; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** PS Midwest Two Gender Windmill LLC; 11955 Springcreek Drive; Pickerington, OH 43147.
- Planner:** Michael Maret; 645-2749; mjmaret@columbus.gov

BACKGROUND:

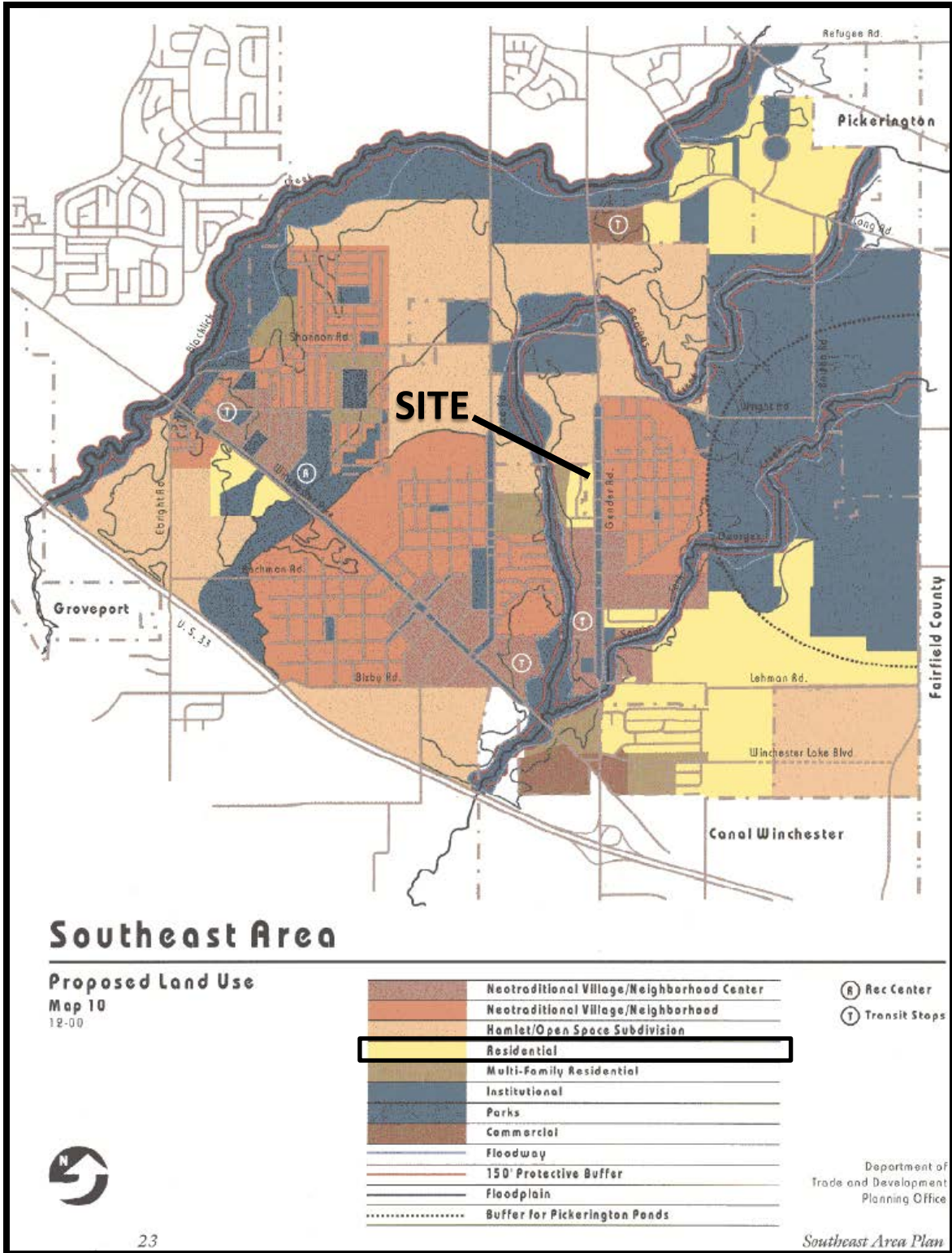
- The 5.1± acre site consists of a single parcel that is developed with a self-storage facility. The site is currently zoned in the L-M, Limited Manufacturing District. The applicant proposes a new L-M, Limited Manufacturing District in order to update the existing limitation text.
- The site is surrounded by properties zoned in the R-2F, Residential District, PUD-8, Planned Unit Development, L-C-2, Limited Commercial District, CPD, Commercial Planned Development District, and L-M, Limited Manufacturing District. It is bordered by undeveloped property to the south, a single-family subdivision to the west, and condominiums to the east. To the north is an agricultural field and church in Madison Township.
- This site is located within the planning area of the *Southeast Area Plan* (2000), which recommends residential land uses for this location.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The development text restricts the use to a self-service mini storage facility with inside storage only and a resident watchman quarters and commits the development to a site plan configuration. Development standards are maintained for building height, access, landscaping & screening, building design, with slight changes to the original proposal. Changes from the current limitation text focus on the addition of a barn storage building as an exception to height requirements and changes to storage building design.
- The *Columbus Thoroughfare Plan* identifies Gender Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-M, Limited Manufacturing District will allow slight changes to an already existing and operational self-storage facility which is undergoing management changes and rebranding. While the proposal is not consistent with the land use recommendations of the *Southeast Area Plan*, it does not expand the boundaries of self-storage facility. Maintenance of existing screening and landscaping will ensure that the facility does not negatively affect the surrounding residential properties.



Z16-022
4965 Gender Road
Approximately 5.1 Acres
L-M to L-M



23

Z16-022
4965 Gender Road
Approximately 5.1 Acres
L-M to L-M



Z16-022
4965 Gender Road
Approximately 5.1 Acres
L-M to L-M

THE GREATER SOUTHEAST AREA COMMISSION

ZONING RECOMMENDATION AND VOTE

Application # Z16-022
 Address 4965 Gonder Rd
 Description _____

Zoning Committee Recommendation

 X APPROVE DISAPPROVE

Commission vote

Commissioner Johnson	<u> ✓ </u> YES	<u> </u> NO	<u> </u> ABSTAIN
Commissioner Brown	<u> ✗ </u> YES	<u> </u> NO	<u> ✓ </u> ABSTAIN
Commissioner Bunting	<u> ✓ </u> YES	<u> </u> NO	<u> </u> ABSTAIN
Commissioner Chambers	<u> ✓ </u> YES	<u> </u> NO	<u> </u> ABSTAIN
Commissioner Harris	<u> ✓ </u> YES	<u> </u> NO	<u> </u> ABSTAIN
Commissioner E. Kempner	<i>absent</i> <u> </u> YES	<u> </u> NO	<u> </u> ABSTAIN
Commissioner M.M. Kempner	<i>absent</i> <u> </u> YES	<u> </u> NO	<u> </u> ABSTAIN
Commissioner Palmer	<u> </u> YES	<u> </u> NO	<u> </u> ABSTAIN
Commissioner Schacht	<u> ✓ </u> YES	<u> </u> NO	<u> </u> ABSTAIN
" Chris Andrews	<u> ✓ </u>		
" Jamie Allen	<u> ✓ </u>		
" Carl Chastain	<u> ✓ </u>		
GSEAC Chair <u> Ava Johnson </u>		Date <u> 4/26/16 </u>	
GSEAC Secretary <u> Marian Harris </u>		Date <u> 4/26/16 </u>	

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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 # 216-022

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

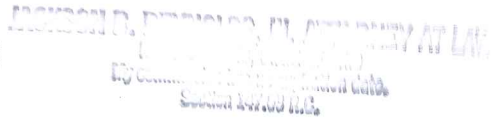
<p>1. PS Midwest Two Gender Windmill LLC 11955 Springcreek Drive Pickerington, OH 43147 0 number of Columbus based employees Rick McKeever 727-560-7022</p>	<p>2. Public Storage Inc. 701 Western Avenue Glendale, CA 91201 6 number of Columbus based employees (888) 612-9889</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 5th day of April, in the year 2016

[Signature]
SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____
Notary Seal Here



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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer