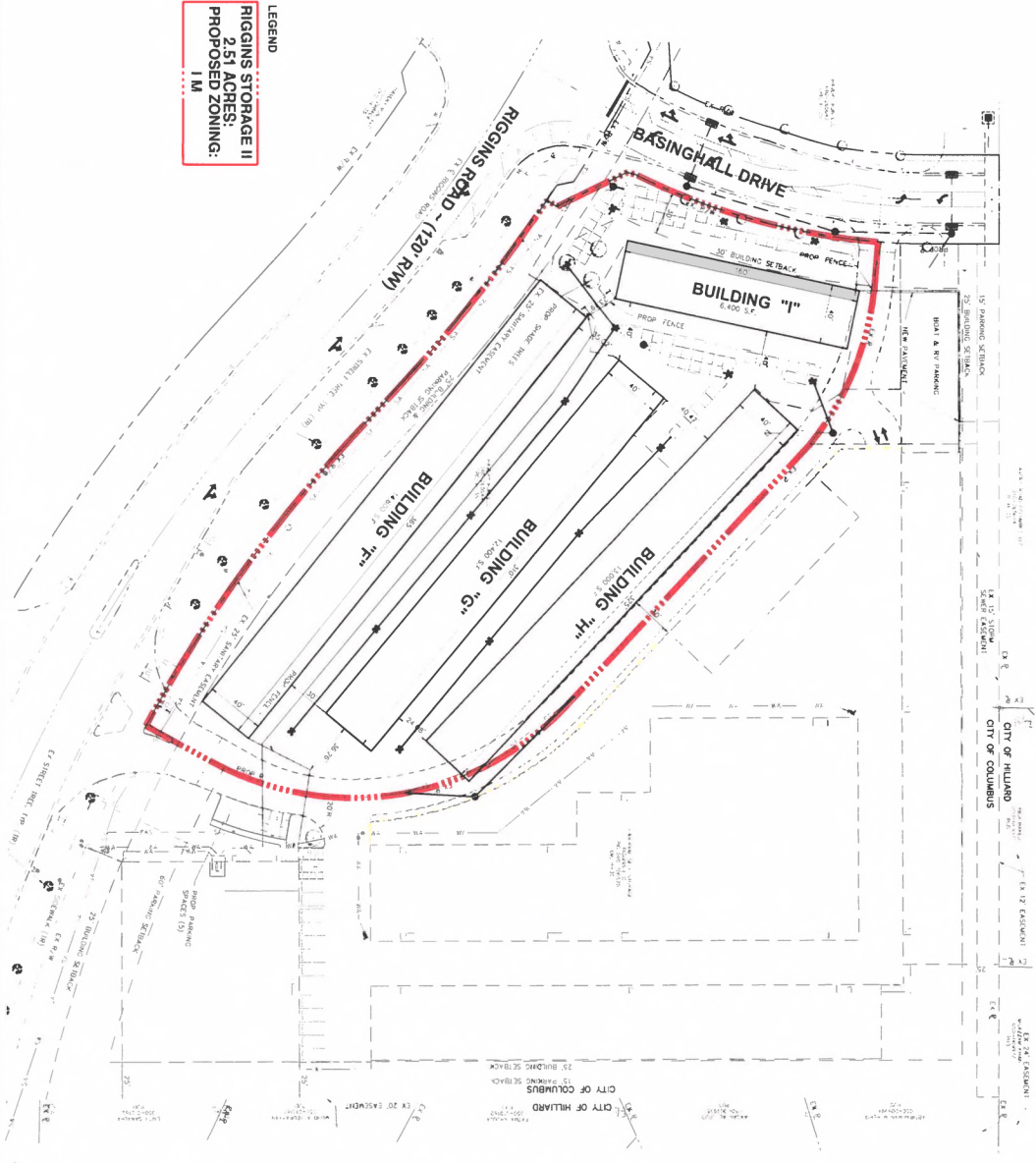


*Handwritten signature and date:*  
 P-16-22

# SITE PLAN FOR RIGGINS STORAGE II 2022



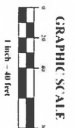
**SITE DATA TABLE**

NET AREA	2.51 AC (109,514 SF)
CONCRETE ZONING	1.25 AC (54,000 SF)
TOTAL BUILDING AREA	46,400 SF
STRUCTURE COVERED AREA	42,400 SF
PARKING PROVIDED	3 SURFACE SPACES
IMP SPACES PROVIDED	1 SPACES (1 VEH ACCESSIBLE)
BICYCLE PARKING REQUIRED	1 BICYCLE PARKING
2 BICYCLE PARKING PROVIDED	1 - 0 TRUCK RACKS
3 SPACES (1 TRUCK RACK)	1 BICYCLE PARKING
1 BICYCLE PARKING PROVIDED	1 BICYCLE PARKING
1 BICYCLE PARKING PROVIDED	1 BICYCLE PARKING
1 BICYCLE PARKING PROVIDED	1 BICYCLE PARKING

**LEGEND**  
 RIGGINS STORAGE II  
 2.51 ACRES  
 PROPOSED ZONING:  
 1 M

**LEGEND**

- EXISTING HOLE (TO BE FILL)
- PROPOSED SHADE DRIVE
- PROPOSED STREET HOLE
- PROPOSED MANHOLE INLET
- REVISION SCHEMATIC FOR 2022/20
- SHRINE TOWER MARK
- PROPOSED PARKING COUNT



**INDEXED BY APPLICATION**  
 ADVANCED ESTATE DISTRICT INC  
 425 BELLEVUE ROAD  
 COLUMBUS, OH 43220  
 PHONE: (614) 498-8222  
 FAX: (614) 428-7755  
 EMAIL: INFO@ADVANCEDESTATEINC.COM

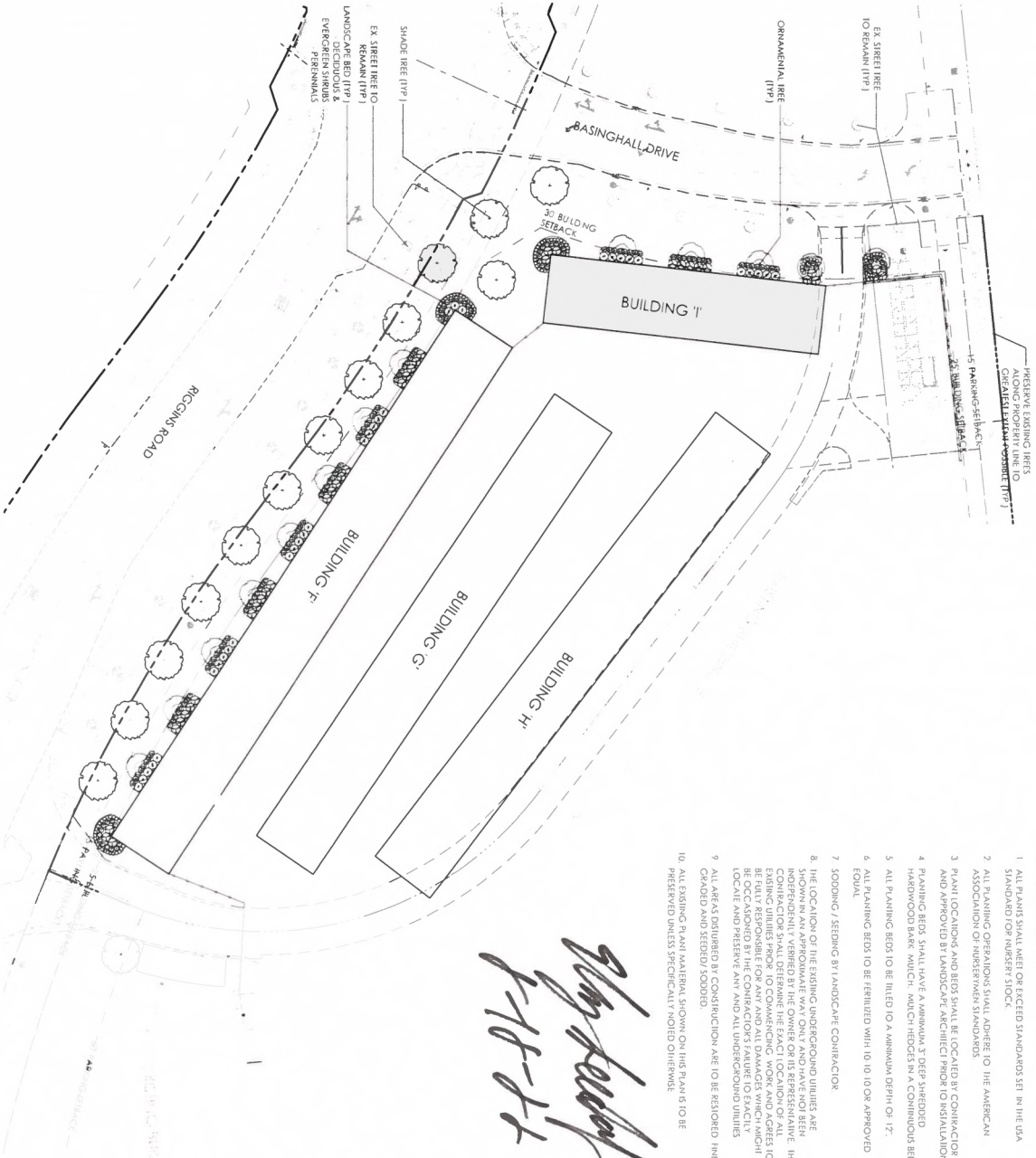
**CONTRACTOR: THE ESTATE COMPANY**  
 1350 OGBURN ROAD, STE 200  
 COLUMBUS, OH 43240  
 PHONE: (614) 498-8222  
 CONTACT: TUCKER LUTTS  
 EMAIL: TUCKER@ESTATECOMPANY.COM

**CITY OF COLUMBUS OHIO**  
 SITE PLAN  
 FOR  
**RIGGINS STORAGE II**

SCALE: 1" = 40'  
 DATE: 08/24/2022

SHEET 1 / 1

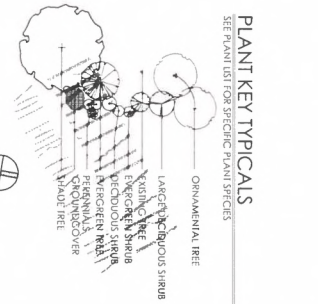
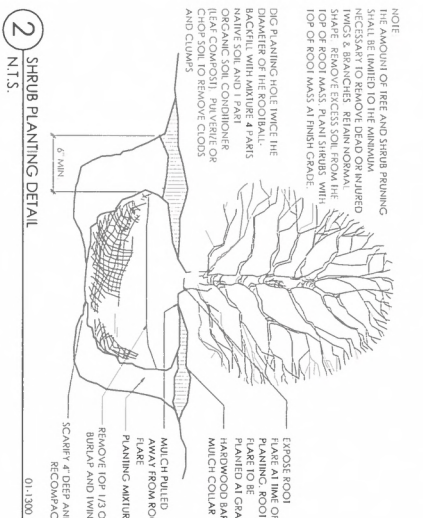
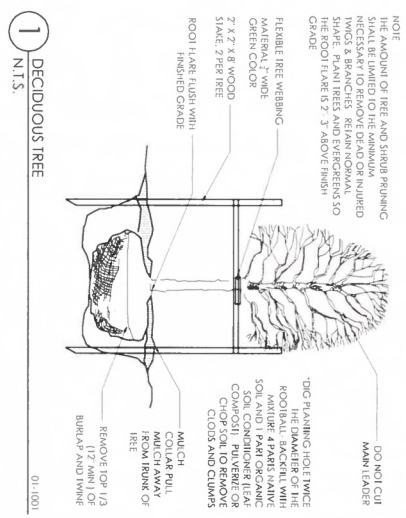
Landscaping Plan - Sheet 1



*Play School*  
8-18-22

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARDS FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERY MEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH - MATCH HEDGES IN A CONTINUOUS BED EQUAL.
5. ALL PLANTING BEDS TO BE FILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SOODING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN VERIFIED BY CONTRACTOR. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO IDENTIFY LOCAL AND SUBSURFACE UTILITIES AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED TO ORIGINAL GRADE AND SEEDED / SOODING.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.



REVISIONS	DATE	DESCRIPTION
	07/01/22	

<p><b>Faris Planning &amp; Design</b></p> <p>LANDSCAPE ARCHITECTURE</p> <p>411/2 Columbia Road St. Louis, MO 63108</p>	<p><b>RIGGINS ROAD CARDINAL SELF STORAGE</b></p> <p>THE ELLIS COMPANY</p> <p>1301 DUBLIN ROAD #100 COLUMBIAS, MO 63215</p>	<p><b>OVERALL LANDSCAPE PLAN</b></p>
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DATE	07/01/22
PROJECT	XXXXXX
SHEET	L-1

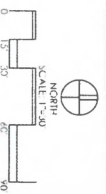


DEVELOPMENT PLAN

CARDINAL STORAGE RIGGINS ROAD - 2

PREPARED FOR: THE ELLIS COMPANY  
DATE: 7/5/22

*Handwritten signature*  
 8-18-22

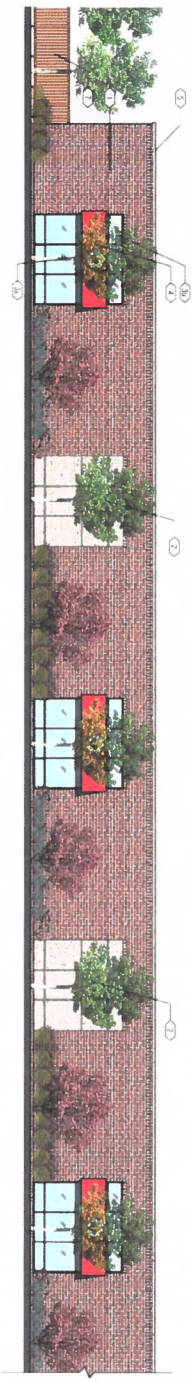


Elevations - Sheet 1

think create. da.



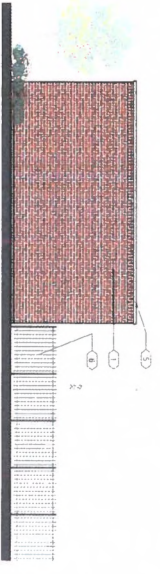
**1** BLDG F OVERALL STREET ELEVATION  
SCALE 1" = 30'-0"



**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"

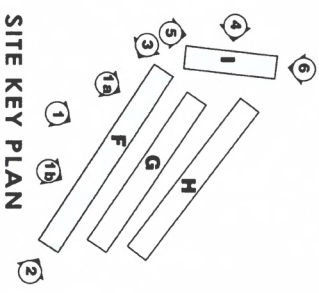


**3** N.W. SIDE ELEVATION - BUILDING F  
SCALE 1" = 20'-0"

EXT ELEV CODED NOTES

- 1) WATER MANAGED EIFS SYSTEM TO MATCH EXISTING BUILDINGS
- 2) WATER MANAGED EIFS SYSTEM WITH A SAND FINE FINISH WITH ACRYLIC JOINTS. COLOR: SW 7500 - TORONTO
- 3A) BRIDGE ALUMINUM STOREFRONT WINDOWS - CLEAR LOW E GLAZING TO MATCH EXISTING BUILDING
- 3B) BRIDGE ALUMINUM STOREFRONT WINDOWS w/ SPANREL GLASS
- 4) CANVAS AWNING TO MATCH EXISTING
- 5) METAL FASCIA TRIM TO MATCH EXISTING
- 6) DECORATIVE METAL SECURITY FENCE
- 7) 6'-0" HIGH WOOD FENCE TO MATCH EXISTING

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



SITE KEY PLAN

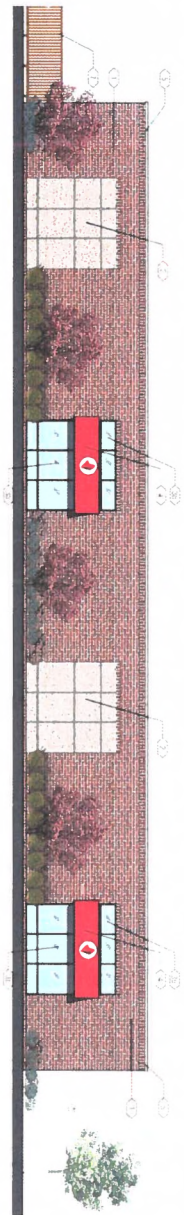
CARDINAL SELF STORAGE - RIGGINS ROAD-PHASE 2  
ZONING SUBMITTAL | EXTERIOR ELEVATIONS

REVISED 07.07.2022



Elevations - Sheet 2

think. create. do.



**4** STREET ELEVATION - BUILDING I

SCALE 1" = 20'-0"

ELEVATION  
0 10 20



**5** SOUTH SIDE ELEVATION - BUILDING I

SCALE 1" = 20'-0"

ELEVATION  
0 10 20



**6** NORTH SIDE ELEVATION - BUILDING I

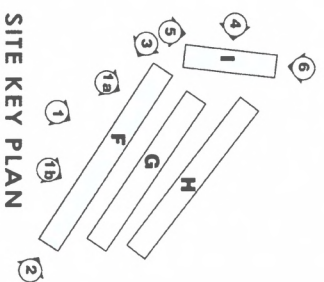
SCALE 1" = 20'-0"

ELEVATION  
0 10 20

*Handwritten signature: Clay Deady*  
*Handwritten initials: F-18-22*

**EXT ELEV CODED NOTES**

- 1 WATER MANAGED EPS BRICK TO MATCH EXISTING BUILDINGS
- 2 WATER MANAGED EPS SYSTEM WITH A SAND FIBER FINISH WITH AESTHETIC JOINTS COLOR SW7206 - 10208A
- 3A BRIDGE ALUMINUM STOREFRONT WINDOWS CLEAR LOW E GLAZING TO MATCH EXISTING DISTANCE
- 3B BRIDGE ALUMINUM STOREFRONT WINDOWS w SPANDREL GLASS
- 4 CANVAS SWIRLS TO MATCH EXISTING
- 5 METAL FASCIA TRIM TO MATCH EXISTING
- 6 IRIDESCENT METAL STAINLESS FINISH
- 7 6"x6" HIGH WOOD FINISH TO MATCH EXISTING



**SITE KEY PLAN**

**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; [kpriebe@columbus.gov](mailto:kpriebe@columbus.gov)

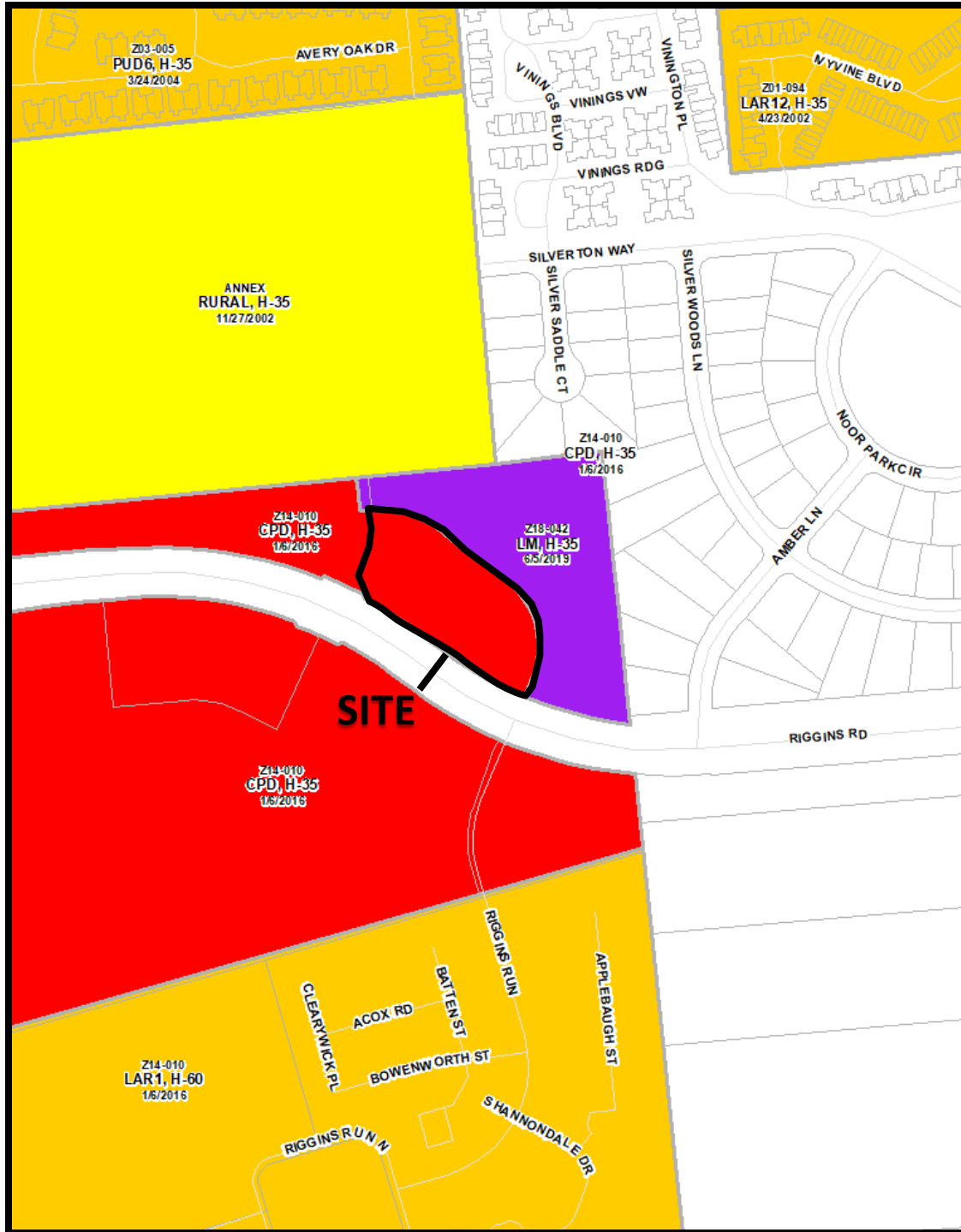
**BACKGROUND:**

- 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

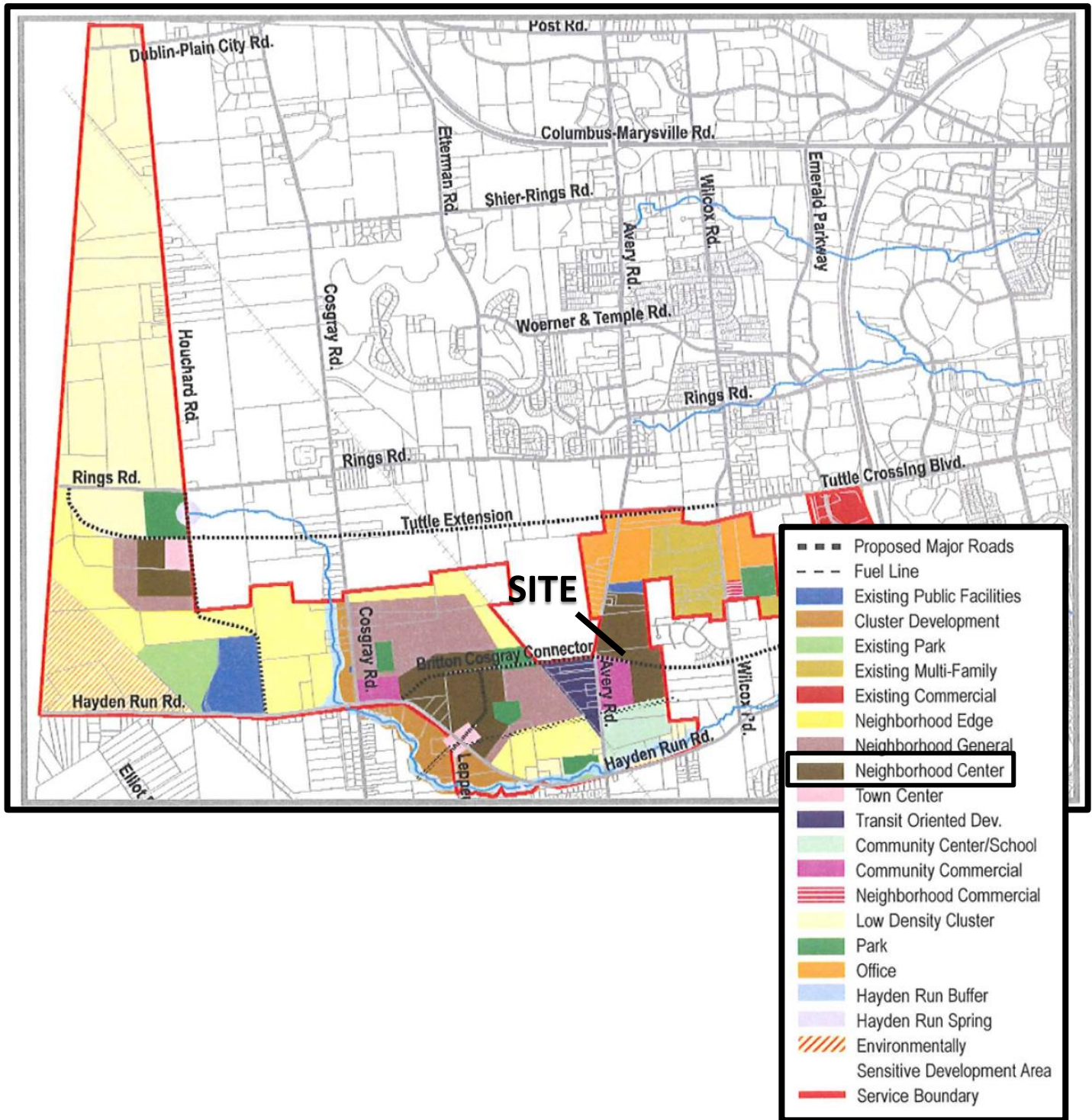
across both the Riggins Road and Basinghall Drive frontages. The request does not introduce an incompatible use to the area.



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.***