

NOT PART OF APPLICATION

SITE

Gender Road



Z17-042 FINAL RECEIVED 12/27/2017 PAGE 1 OF 2

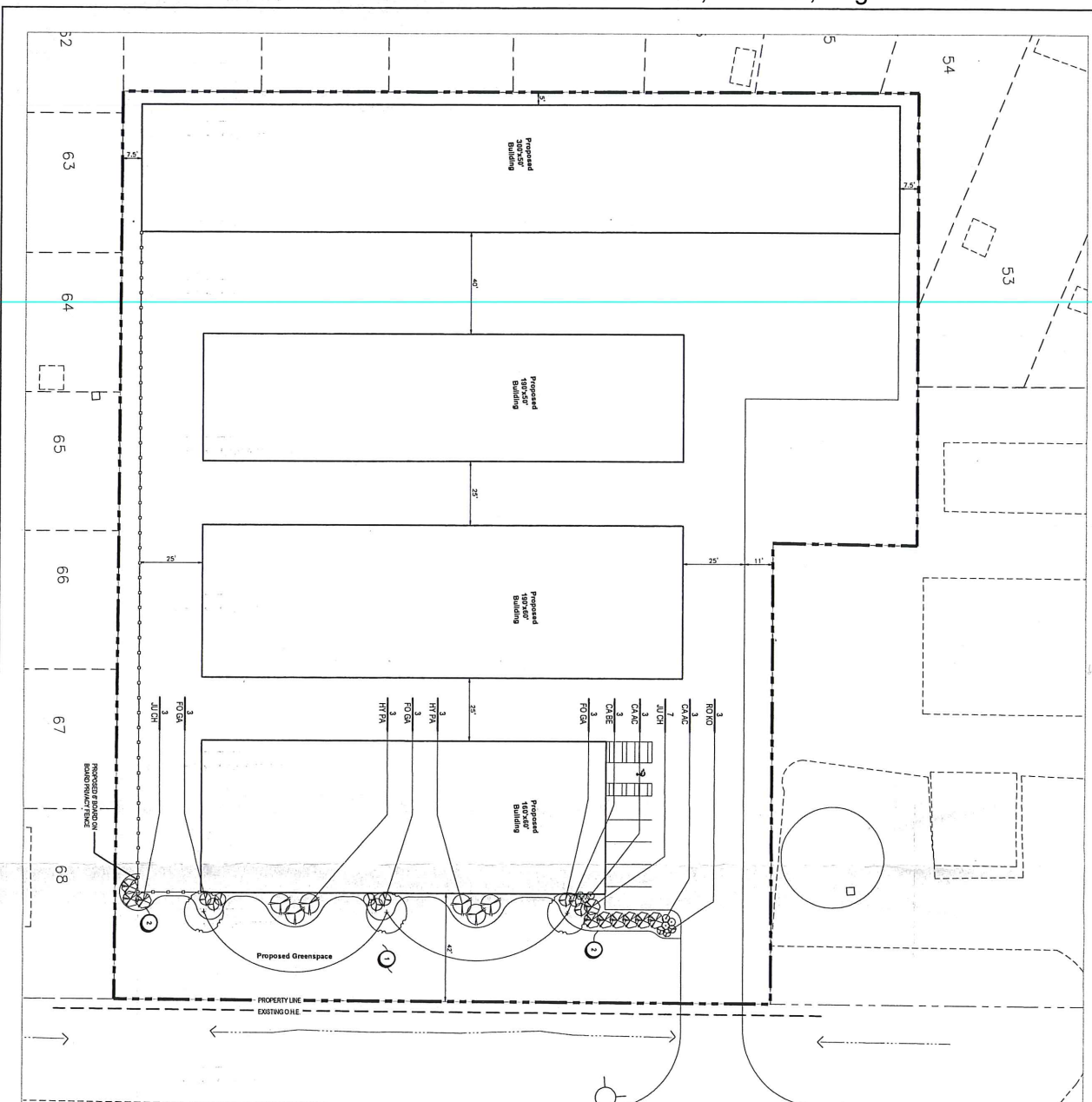
John B. Reynolds III 12/27/17

Project: E171032	Date: Nov. 20, 2017
Sheet: 1/1	Scale: 1" = 20'

H**S**
Harral and Stevenson
 Engineering - Surveying - Planning
 120 E. Main Street, Suite A
 Columbus, Ohio 43113
 Ph: 740.497.4432
 www.harralstevenson.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 4975 GENDER ROAD
JOHNSON STORAGE
 SITE CONCEPT

Mark	Revisions Description



QTY.	SYM.	PLANT LIST	HT.	WIDTH	DEPTH	SPACING	NOTES
3	CAR	Carrollianus Tree Form*	7'-0"	9'-0"	9'-0"	PER PLAN	MATCH ROOM
		Evergreen Shrub					
10	JUCH	Juglans x Pedunculata, 5-6' Caliper*	2 1/2"	8'-0"	8'-0"	5'-0"	
SHRUBS							
9	FOGA	Forsythia x Intermedia	1 1/2"	8'-0"	8'-0"	PER PLAN	
6	HTFA	Hydrangea paniculata, 'Vanilla'	3 1/2"	8'-0"	8'-0"	PER PLAN	
3	ROMO	Redondo Rose*	1 1/2"	8'-0"	8'-0"	PER PLAN	
		Double Red Rosewood Rose					
GLASSES, GROUNDCOVERS, & WIVES							
6	CACG	Chamaenerion x lanatum, 1/2" Caliper*		8'-0"	17'-0"		
		Red Top					

ADDITIONAL PLANTING NOTES:
 1. ALL GROUNDCOVERS AND PERENNIALS TO BE PLANTED DURING THE SPRING PLANTING WINDOW. FALL GROUNDCOVER AND PERENNIAL PLANTINGS WILL NOT BE ACCEPTED.
 2. COORDINATE PLANTING TIMES WITH OWNERS REPRESENTATIVE TO INCREASE SUCCESS OF GROUNDCOVER AND PERENNIAL PLANTINGS.

CODED NOTES:

① TREE AREA
 ② LANDSCAPE AREA - PROVIDE 2' DEPTH HARDWOOD MULCH

SHRUB PLANTING

NOTES:
 1. TOP OF ROOT BALL TO BE 2'-3"
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LINES.
 3. 3" DEPTH HARDWOOD BARK MULCH
 4. 1 1/2" DEPTH HARDWOOD BARK MULCH
 5. FRESH GRADE
 6. BACKFILL PLANTING MIX
 7. EXISTING SOIL
 8. UNDISTURBED SOIL OR COMPACTED BACKFILL

SHADE TREE PLANTING

NOTES:
 1. TOP OF ROOT BALL TO BE 2'-4"
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LINES.
 3. 3" DEPTH HARDWOOD BARK MULCH
 4. 1 1/2" DEPTH HARDWOOD BARK MULCH
 5. FRESH GRADE
 6. BACKFILL PLANTING MIX
 7. EXISTING SOIL
 8. UNDISTURBED SOIL OR COMPACTED BACKFILL

SHADE TREE PLANTING

NOTE:
 REMOVE STAKES AFTER 2 WKS.

Project: E171032
Date: Dec. 6, 2017
Scale: 1" = 20'

G2 Planning + Design
 Urban Design
 Landscape Architecture
 720 E. Broad Street
 Columbus, OH 43215
 Ph: 614.553.9230
 Web: www.g2planning.com

Harral and Stevenson
 Engineering - Surveying - Planning
 120 E. Main Street, Suite A
 Circleville, Ohio 43113
 Ph: 740.697.4432
 www.harralstevenson.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 4975 GENDER ROAD
JOHNSON STORAGE
 LANDSCAPE PLAN

Revisions

Mark	Description

Z17-042 FINAL RECEIVED 12/27/2017 PAGE 2 OF 2

John B. Reynolds III 12/27/17

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 14, 2017**

- 4. APPLICATION: Z17-042**
Location: 4987 GENDER ROAD (43110), being 1.12± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive (part of 010-260512; Greater South East Area Commission).
Existing Zoning: L-C-2, Limited Commercial District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Self-storage complex.
Applicant(s): J. Johnson Investments LLC; c/o Jackson B. Reynolds, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Michael Maret; 614-645-2749; mjimaret@columbus.gov

BACKGROUND:

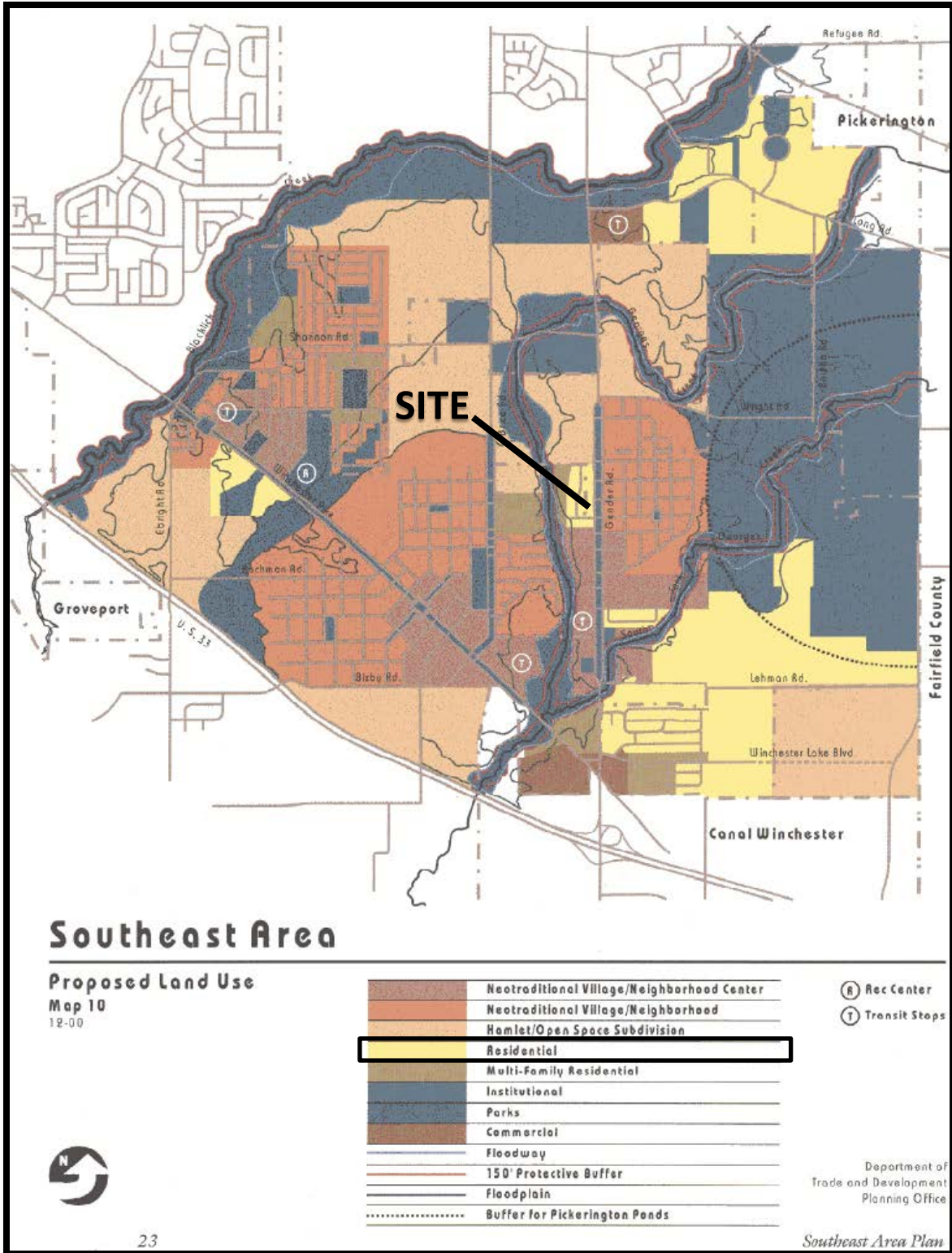
- The 1.12± acre site consists of an undeveloped portion of a parcel zoned in the L-C-2, Limited Commercial District. The applicant proposes to develop the site with a self-storage complex in the L-M, Limited Manufacturing District in conjunction with the remaining portion of the parcel already appropriately zoned L-M.
- To the north of the site is a self-storage complex in the L-M, Limited Manufacturing District. To the south of the site are single-unit dwellings zoned in the R-2F, Residential District. To the east of the site are condominiums and undeveloped land in the PUD-8, Planned Unit Development District and CPD, Commercial Planned Development District. To the west of the site is the remaining portion of the parcel, currently undeveloped and also slated for development in conjunction with the subject site, zoned in the L-M, Limited Manufacturing District.
- This site is located within the planning area of the *Southeast Area Plan (2000)*, which recommends residential land uses for this location. Deviation from the plan is appropriate at this location as it is not currently zoned for residential uses, nor does it add an incompatible use as self-storage facilities exist adjacent to the site and along the Gender Road corridor.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The development text restricts the uses on site to a self-storage and ancillary office. Development standards are included for maximum building height, access, buffering and landscaping, building design, and lighting. Commitments to a site plan and landscaping plan are included.
- 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 a self-storage complex development that is comparable and compatible with the adjacent developments along the Gender Road corridor. While the proposal is not consistent with the land use recommendations of the *Southeast Area Plan*, it does not add incompatible uses to the area. Screening and landscaping will ensure that the facility does not negatively affect the surrounding residential properties.



Z17-042
4987 Gender Road
Approximately 1.12 Acres
L-C-2 to L-M



Z17-042
4987 Gender Road
Approximately 1.12 Acres
L-C-2 to L-M



Z17-042
4987 Gender Road
Approximately 1.12 Acres
L-C-2 to L-M



STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number:

217-042

Address:

4987 GENDER RD, CW, O 43110

Group Name:

GREATER SOUTH EAST AREA COMMISSION

Meeting Date:

OCT 24, 2017

Specify Case Type:

- BZA Variance / Special Permit
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)

- Approval
Disapproval

NOTES:

LISA SCHACHT, ZONING CHAIR, MOVED TO SUPPORT APPLICATION. JAMIE ALLEN SECONDED. MOTION WAS SUPPORTED AND PASSED.

Vote:

8-0

Signature of Authorized Representative:

Lisa Schacht LISA SCHACHT
ZONING CHAIR

GREATER SOUTH EAST AREA COMMISSION
RECOMMENDING GROUP TITLE

614 496 5482
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 # 217-042

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III
of (COMPLETE ADDRESS) 37 W. Broad St., 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

Table with 2 columns and 2 rows containing party information: 1. James and Janet Johnson, 2. J. Johnson Investment LLC, 3. (empty), 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Jackson B. Reynolds III

Subscribed to me in my presence and before me this 24th day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Natalie C. Timmons

My Commission Expires:

Handwritten date 9/4/2020

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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020



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 all checks payable to the Columbus City Treasurer