
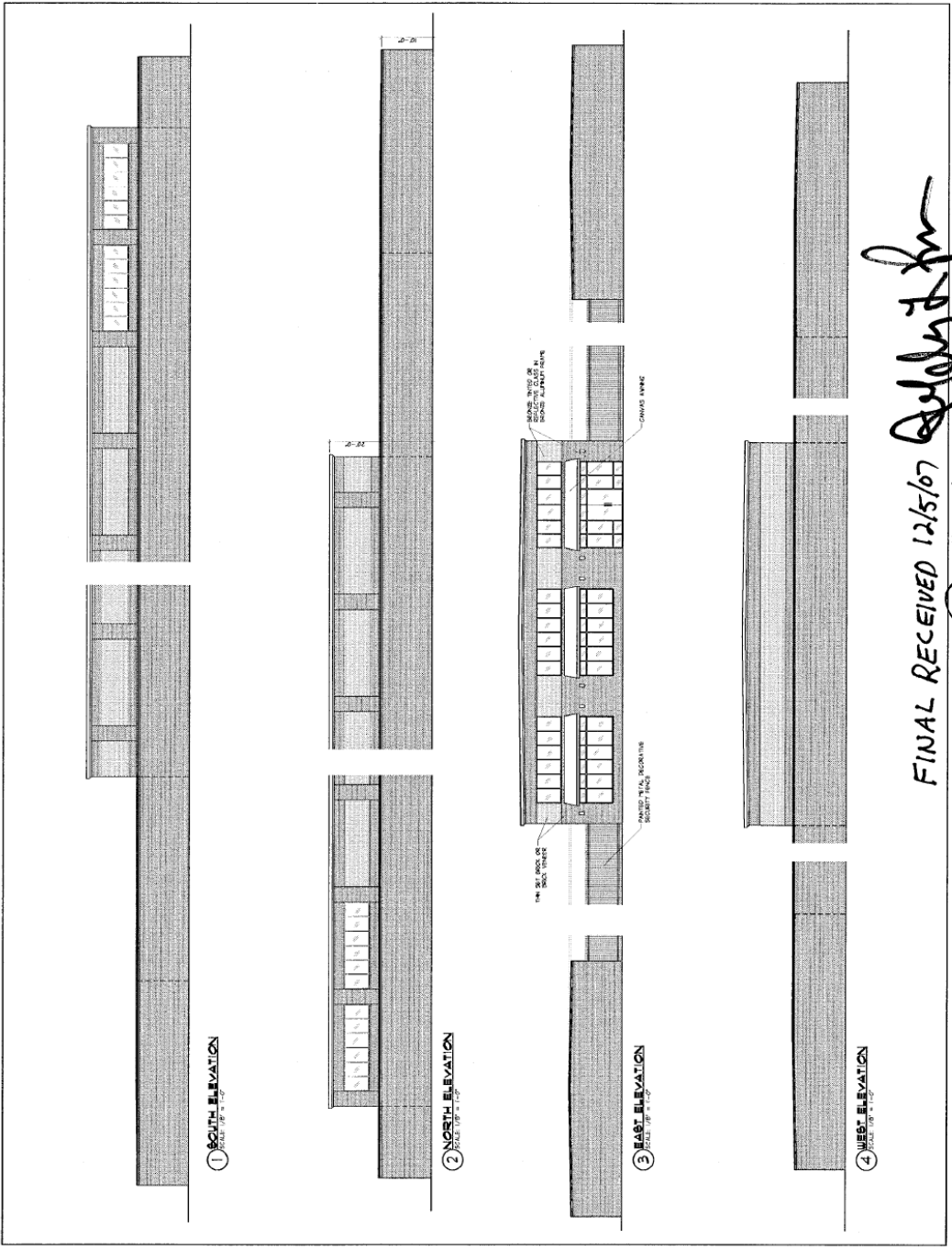




**Z07-001**

<p><b>ARCHITECTURAL ALLIANCE</b>        1100 NORTH HILL        COLUMBIA, MISSOURI 65203        TEL: 314.444.4444        FAX: 314.444.4444        WWW: AAALL.COM</p>		<p>PROJECT NUMBER: <b>A701</b>        DRAWING TITLE: <b>ELEVATION</b>        SHEET NUMBER: <b>4.1</b></p>	<p><b>PRELIMINARY</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"> <p><b>Scale</b></p> <p>1" = 8'-0" (Overall)</p> <p>1/4" = 1'-0" (Detail)</p> </td> <td style="width: 70%;"> <p><b>Notes</b></p> <p>1. All elevations are shown in perspective.</p> <p>2. All elevations are shown in black and white.</p> <p>3. All elevations are shown in 1/4" = 1'-0" scale.</p> </td> </tr> </table>	<p><b>Scale</b></p> <p>1" = 8'-0" (Overall)</p> <p>1/4" = 1'-0" (Detail)</p>	<p><b>Notes</b></p> <p>1. All elevations are shown in perspective.</p> <p>2. All elevations are shown in black and white.</p> <p>3. All elevations are shown in 1/4" = 1'-0" scale.</p>
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*FINAL RECEIVED 12/5/07*  
*Dana Hitt*  
*12/5/07*

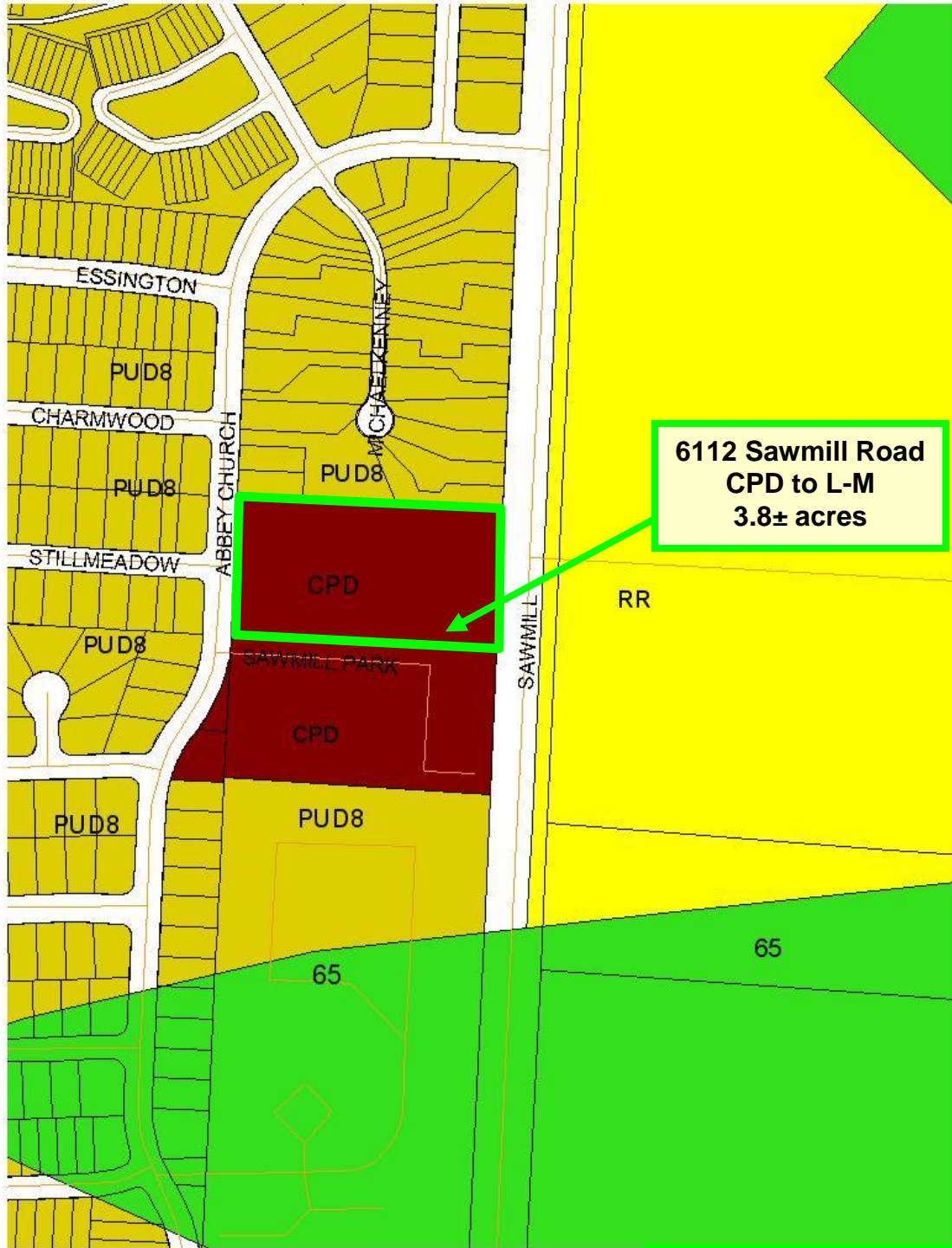
**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 8, 2007**

- 2. APPLICATION: Z07-001 (RECONSIDERATION)**
- Location:** 6112 SAWMILL ROAD (43017), being 3.8± acres located on the west side of Sawmill Roads, 760± feet south of Abbey Church Road. (590-180080).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Self-storage.
- Applicant(s):** The Ellis Company, Ltd.; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Woodland Plaza, Ltd.; 3016 Maryland Avenue; Columbus, OH 43209.
- Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

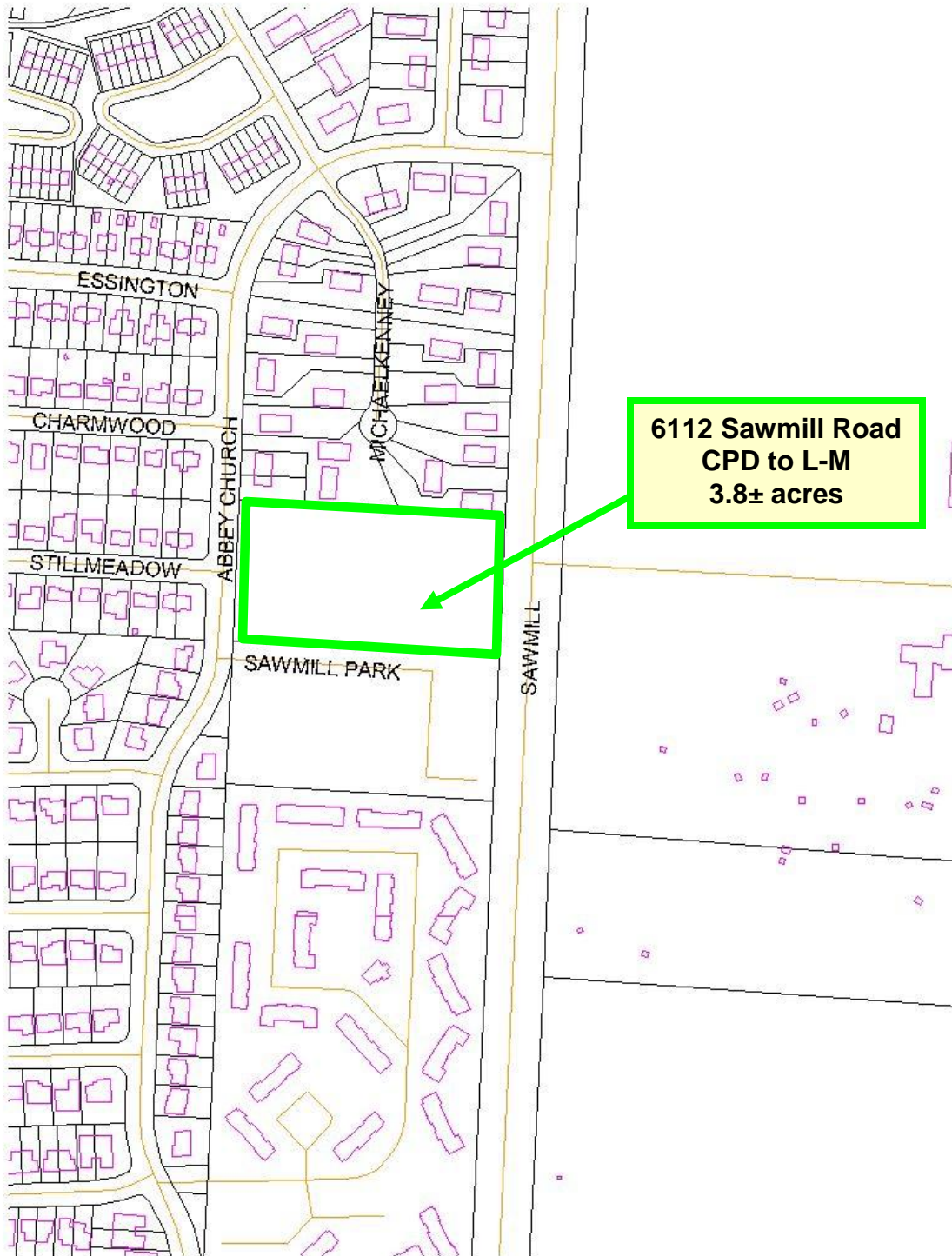
- The applicant is requesting the L-M, Limited Manufacturing District to allow uses permitted in the C-2 Commercial District along with a self-storage facility and truck rentals. This proposal was recommended for disapproval at the April 12, 2007 meeting of the Development Commission with a vote of 2-2. The applicant is seeking reconsideration and is adding additional brick to the facility as shown in the attached elevations. The applicant had already agreed to add some brick to the facility during the April 12<sup>th</sup> meeting.
- To the north are multi-family dwellings zoned in the PUD-8 Planned Unit Development District. To the east across Sawmill Road is a farm zoned in RR, Rural Residential District. To the south are multi-family dwellings zoned in the CPD, Commercial Planned Development District. To the west are single-family dwellings zoned in the PUD-8 Planned Unit Development District.
- This site falls within the boundaries of *The Northwest Plan, (2007)*, but not within a designated subarea.
- At the April 12<sup>th</sup> Development Commission meeting, the Staff recommendation was changed to approval once the applicant restricted the uses to just C-2 uses, storage and truck rental, restricted the hours of operation, upgraded the buffering and specified lighting height and color.
- The *Columbus Thoroughfare Plan* identifies Sawmill Road as a 4-2D arterial, requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval. The proposed offices and storage are low intensity nonresidential uses as recommended by the *Northwest Plan (1991)*. These uses are compatible with the adjacent residences due to the enclosed nature of the storage facility and the orientation of the storage doors toward the interior of the site. This site will be accessed off of Sawmill Road instead of the residential streets. The proposed treatment of the perimeter also ensures compatibility with the surrounding dwellings. The prohibition of electricity in the storage units further limits the intensity of use. Finally, the buffering, lighting controls, building material restrictions, the screening of mechanicals and limits on the hours of operation provided in the text also help ensure compatibility with the adjacent residences.



6112 Sawmill Road  
CPD to L-M  
3.8± acres

**Z07-001**



**Z07-001**



**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

Date: April 12, 2007

Application #: Z07-001	Requested: L-M	Address: 6112 SAWMILL ROAD(43017)					
# Hearings: 1	Length of Testimony: 45 min	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers: 2 Support: 1   Opposition: 1	Development Commission Vote: 2 Yes 2 No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: 4 Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	+	-		+		-
+ = Positive or Proper - = Negative or Improper							
Land Use		+	-		+		-
Use Controls		+	-		+		+
Density or Number of Units		+	-		+		-
Lot Size							
Scale		+	-		+		
Environmental Considerations		-	-		-		-
Emissions							
Landscaping or Site Plans		+	-		+		-
Buffering or Setbacks		+	+		+		
Traffic Related Commitments							
Other Infrastructure Commitments		+			+		+
Compliance with City Plans		+			+		
Timeliness of Text Submission		-	-		-		-
Area or Civic Assoc. Recommendation		-	-		-		-
Governmental or Public Input							
<b>MEMBER COMMENTS:</b>							
<b>FITZPATRICK:</b>							
INGVERSEN: I FEEL THE ACCOMMODATION OF CONDITIONS & LIMITATIONS OFFERED OFFSET THE RESISTANCE TO U/M ZONING							
BARNES: INAPPROPRIATE USE CONSIDERING MANNER IN WHICH THIS DEVELOPMENT OCCUPIES THE SITE & AFFECT ON NEIGHBORING RESIDENTIAL PROPERTIES.							
ANDERSON:							
COOLEY: NEARLY COMPLETE ACCOMMODATION TO STAFF AND CIVIC ASSOCIATE REQUESTS. NOT OPTIMAL, BUT MAXIMUM ACCOMMODATION TO FIT AREA NEEDS.							
ONWUKWE:							
CONROY: Given the lack of support by Civic Assoc, use is inappropriate on site. There have been a great deal of work put to limiting the impact - further coordination with Civic Assoc is recommended							

**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

Date: November 8, 2007

Application #: <b>Z07-001</b> (RECONSIDERATION)	Requested: L-M	Address: 6112 SAWMILL ROAD (43017)						
# Hearings:	Length of Testimony: 6:00 → 6:20	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval						
# Speakers: <b>3</b> Support: <b>2</b> Opposition: <b>1</b>	Development Commission Note: Yes <b>2</b> No <b>0</b> Abstain <b>0</b>	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval						
<b>Position</b> Y=Yes N=No (write out ABSENT or ABSTAIN)	<b>Fitzpatrick</b>	<b>Ingwersen</b>	<b>Barnes</b>	<b>Anderson</b>	<b>Cooley</b>	<b>Onwukwe</b>	<b>Conroy</b>	
+ = Positive or Proper - = Negative or Improper								
Land Use								
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<b>MEMBER COMMENTS:</b>								
<b>FITZPATRICK:</b>								
<b>INGWERSEN:</b>								
<b>BARNES:</b>								
<b>ANDERSON:</b>								
<b>COOLEY:</b>								
<b>ONWUKWE:</b>								
<b>CONROY:</b>								



City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

### 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 207-001

Being first duly cautioned and sworn (NAME) David L. Hodge / Smith & Hale  
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. The Ellis Company, Ltd. 57 E. Chestnut St. Columbus, OH 43215  20 Columbus based employees	2. Woodland Plaza, Ltd. 3016 Maryland Ave. Columbus, OH 43209
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7<sup>th</sup> day of June, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



PAULA V. PRICE  
Notary Public, State of Ohio  
My Commission Expires 07-13-07