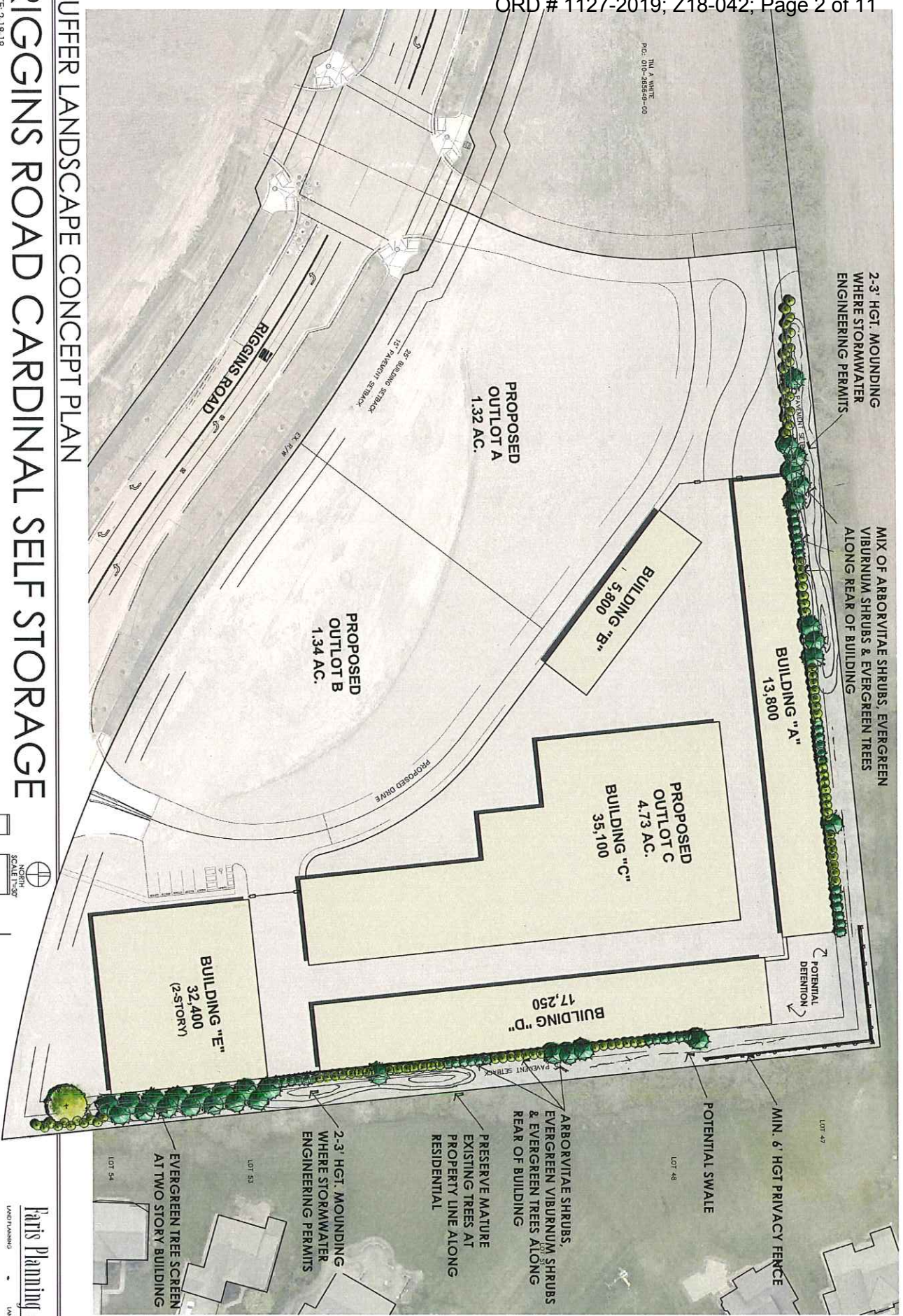
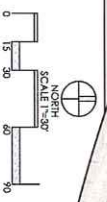


John Taylor, Esq.
 4-4-2019

BUFFER LANDSCAPE CONCEPT PLAN

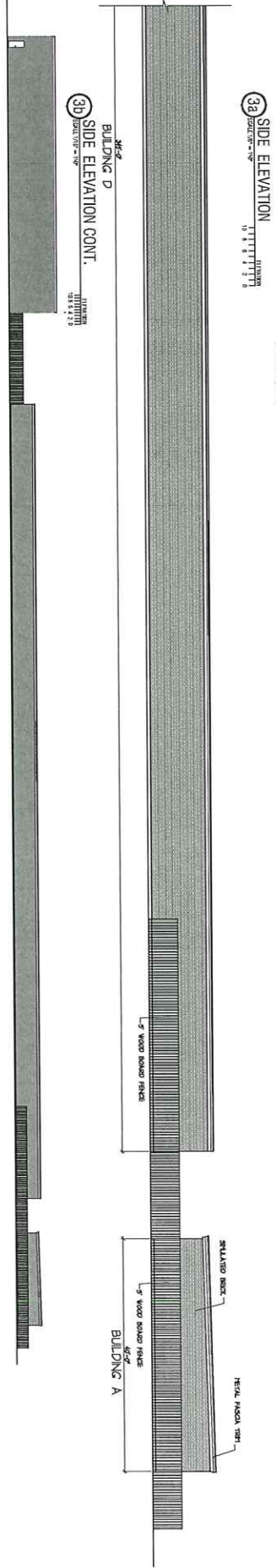
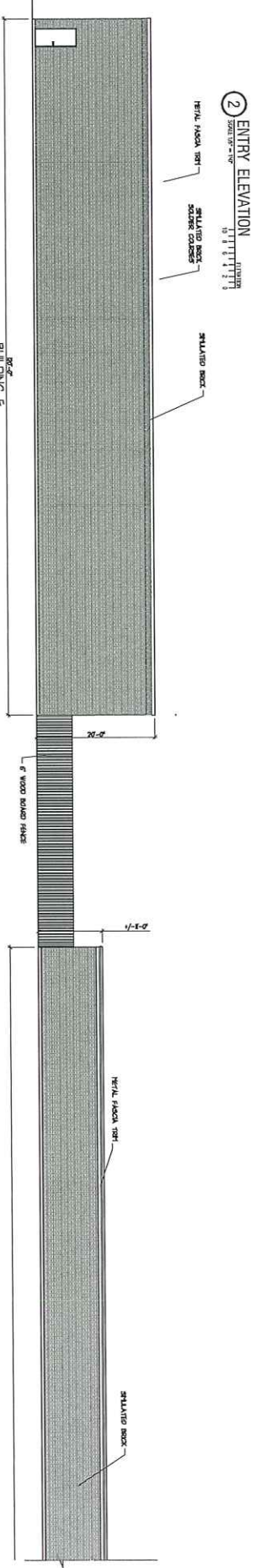
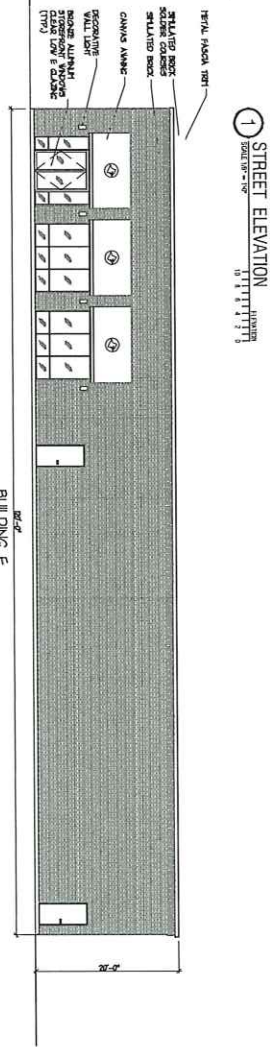
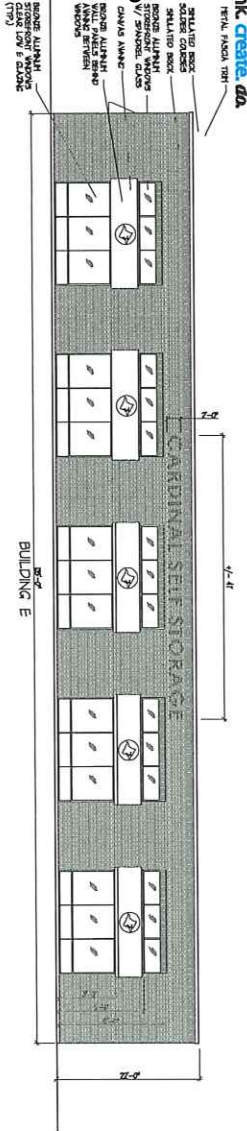
RIGGINS ROAD CARDINAL SELF STORAGE

DATE: 2-18-19



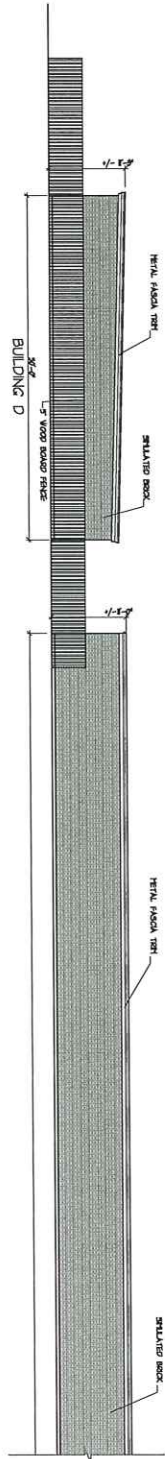
Paris Planning & Design
 LAND PLANNING
 240 N. 4th Street
 P.O. Box 87754
 Chicago, IL 60687
 312.461.1111
 www.parisplanning.com

John Thompson, Esq.
 4-4-2019

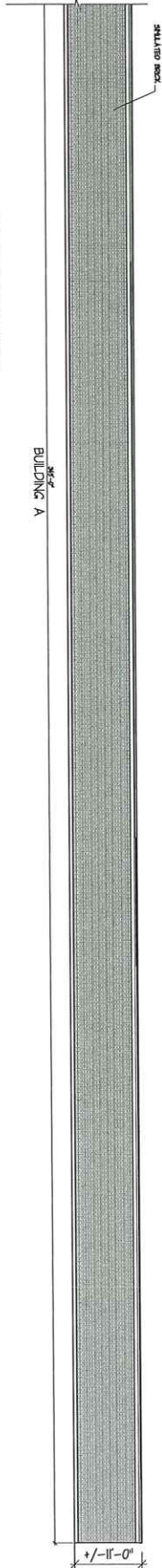


CARDINAL SELF STORAGE - RIGGINS RD
 AT | BUILDING ELEVATIONS
 03/29/2019
archall
 ARCHITECTURE & INTERIORS

John Tompa, Esq.
 4-4-2019



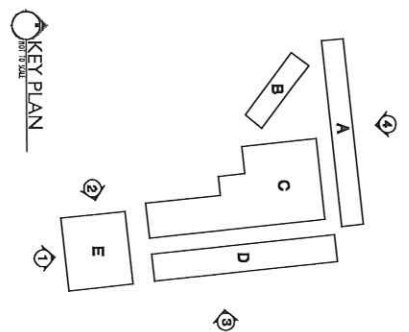
49 REAR ELEVATION
SCALE: 1/8\"/>



48 REAR ELEVATION CONT.
SCALE: 1/8\"/>



4 FULL REAR ELEVATION
SCALE: 1/8\"/>



KEY PLAN

CARDINAL SELF STORAGE - RIGGINS RD

A2 | BUILDING ELEVATIONS
03.29.2019

archall
ARCHITECTURAL ALLIANCE

John Tegen, Esq.
4-4-2019

SHEET 2

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2019**

- 6. APPLICATION: Z18-042**
Location: 4996 RIGGINS ROAD (43026), being 4.73± acres located on the north side of Riggins Road, 146± feet west of Amber Lane (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): White Family Farm Ltd.; 17200 Waldo Road; Marysville, OH 43020.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

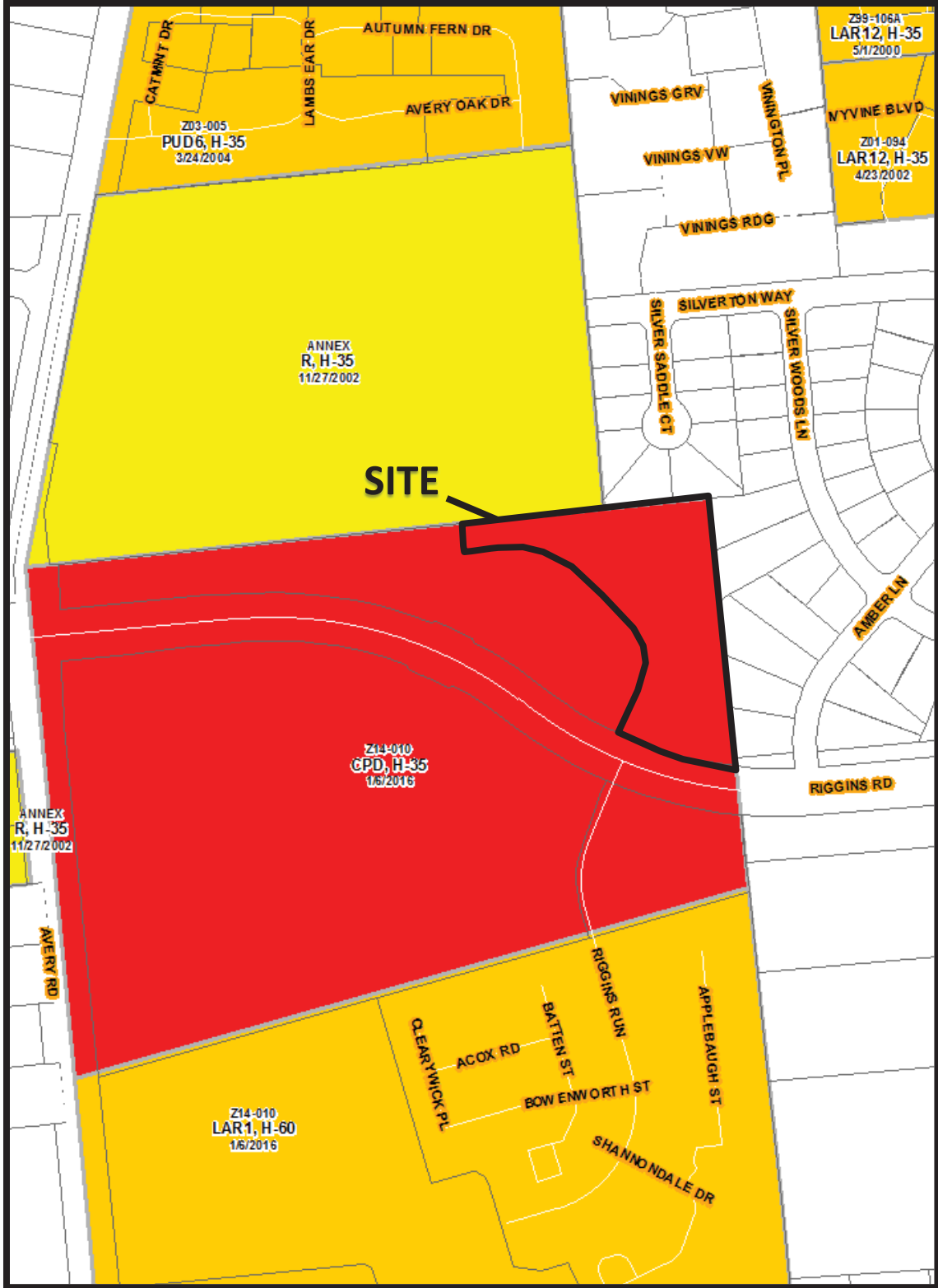
BACKGROUND:

- The site is undeveloped in the CPD, Commercial Planned Development District. The applicant is requesting the L-M, Limited Manufacturing District to permit a self-storage facility.
- To the north of the site is vacant land in the R, Rural District. To the south is vacant land and multi-unit residential development in the CPD, Commercial Planned Development District and L-AR-1, Limited Apartment Residential District, respectively. To the northeast and east are single-unit dwellings in Franklin County. To the west is vacant land in the CPD, Commercial Planned Development District.
- Companion CV19-024 has been filed to vary the building setback. 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 a site plan and includes development standards addressing setbacks, site access, landscaping, and lighting.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ ***Approval .**

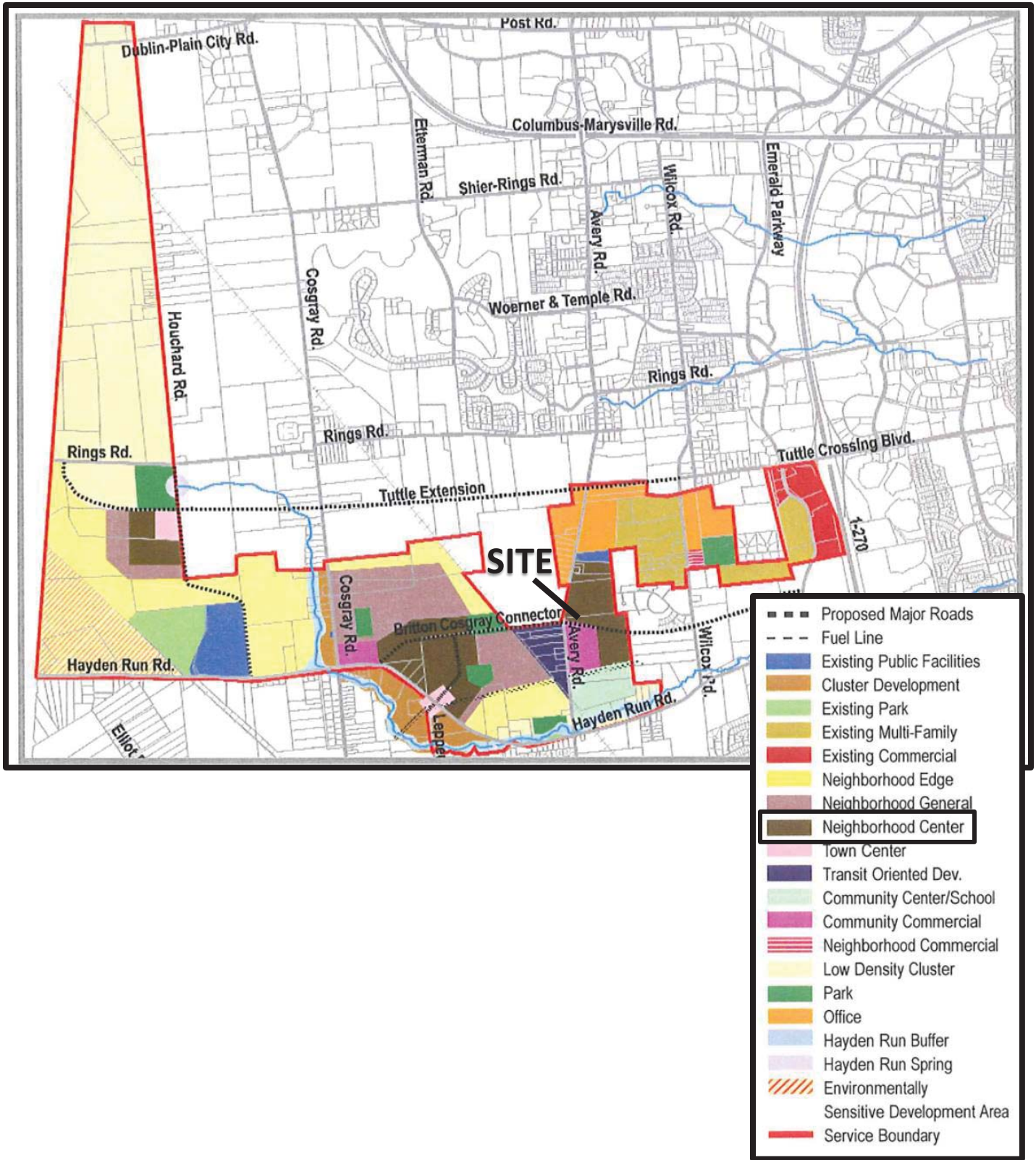
The requested L-M, Limited Manufacturing District will allow construction of a self-storage facility. The proposal includes landscaping and screening commitments in consideration of nearby residential uses. Planning Staff believes that the proposal is generally consistent with *Columbus Citywide Planning Policies (C2P2) Design Guidelines*. The Division of Traffic Management requests commitments for the following: 1) right-of-way dedication as committed to in Application #Z14-010 and 2) upon construction of the potential future drive connection between the western proposed drive and the eastern proposed drive adjacent to Building "E", the proposed access to the western proposed drive will need to be removed and access will need to be taken from the potential future drive connection. Additionally, due to the potential for high intensity uses in proposed "Outlot A" and "Outlot B" and the proximity to Riggins Road of the parking area adjacent to Building "E", the proposed maneuvering for parking spaces adjacent to Building "E" within the eastern proposed drive is not supported by the Division of Traffic Management. Upon resolution of these traffic issues, Staff's recommendation will be updated to approval.

***Note: The Division of Traffic Management conditions have been met.**



Z18-042
4996 Riggins Road
Approximately 4.73 acres
CPD to L-M

Interim Hayden Run Corridor Plan (2004)



Z18-042
 4996 Riggins Road
 Approximately 4.73 acres
 CPD to L-M



Z18-042
4996 Riggins Road
Approximately 4.73 acres
CPD to L-M



DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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

Case Number: Z18-042 & CV19-024

Address: 4996 Riggins Road

Group Name: Cardinal Storage

Meeting Date: January 8, 2019

- Specify Case Type: [] BZA Variance / Special Permit, [] Council Variance, [x] Rezoning, [] Graphics Variance / Plan / Special Permit

- Recommendation: (Check only one) [x] Approval, [] Disapproval

NOTES: The Hayden Run Civic Association met with the Cardinal Self Storage owner and his representative at a Zoning Committee Meeting in January as well as a public Civic Meeting in February - and APPROVE the proposed Rezoning with the following conditions: 1) Mounding of dirt around the back of the facility to reduce noise to the existing residential neighborhoods around the facility 2) Extensive Native plant plantings - both to help to preserve the watershed, insect/ animal life and to beautify the neighborhood in a more sustainable way.

Vote:

Signature of Authorized Representative: Rebecca S. Obester
SIGNATURE
The Hayden Run Civic Association
RECOMMENDING GROUP TITLE
614-702-8706
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.



Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not leave blank space in the space provided.

Z18-042

APPLICATION #: CM9-024

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq. of (COMPLETE ADDRESS) 4996 Riggins Road 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 (include contact name and number) Business or individual's address City, State, Zip Code Number of Columbus based employees (Limited to 4 lines per box)

Table with 2 columns and 2 rows containing business details for White Family Farm Ltd and Cardinal Self Storage LLC.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman signature

Subscribed to me in my presence and before me this 4th day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook signature

My commission Expires:



Deanna R. Cook, Attorney At Law NOTARY PUBLIC STATE OF OHIO My commission has no expiration date Sec. 147.03 R.C.

This Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer