





WANDERL & SCHNELL, ARCHITECTS, INC.  
350 EAST FIRST AVENUE  
COLUMBUS, OHIO 43201

BUCKEYE SELF STORAGE

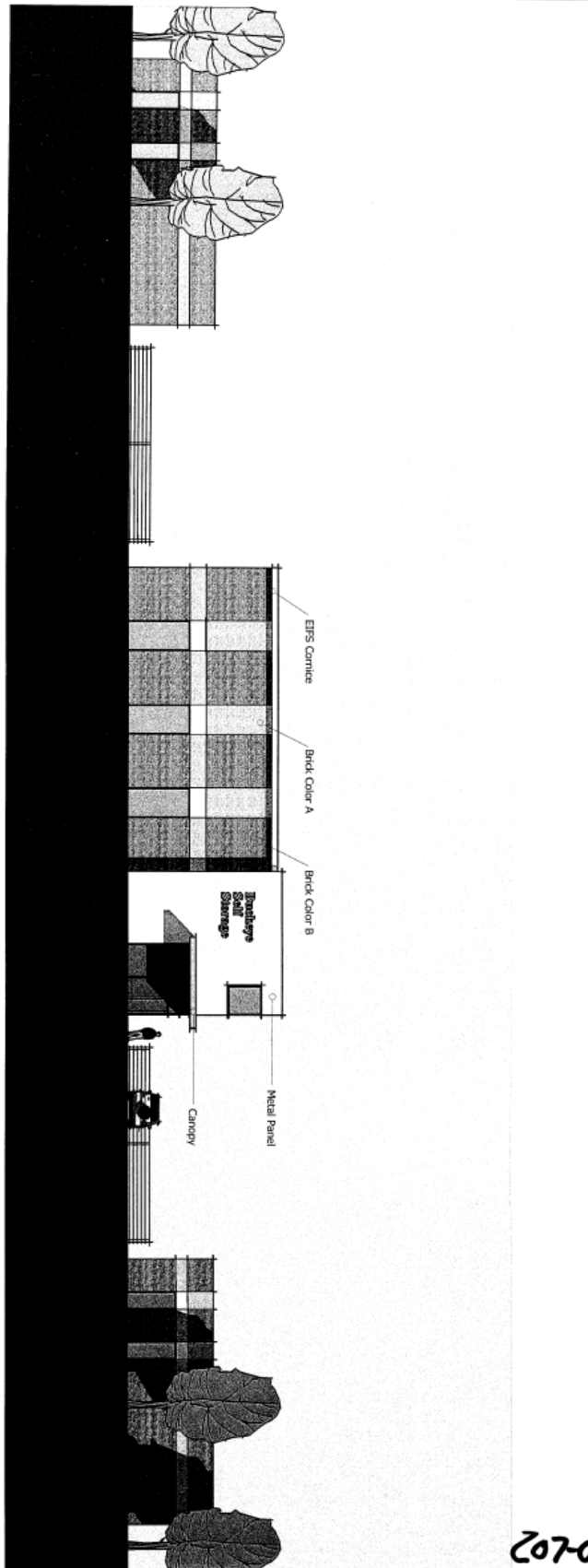
SAVHILL RD.  
COLUMBUS, OHIO

ELEVATION  
MAY, 2007

Z07-001

FINAL RECEIVED DRAWN BY 8/28/07

*Allen & Pm  
August 28, 2007*



Z07-001

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 12, 2007**

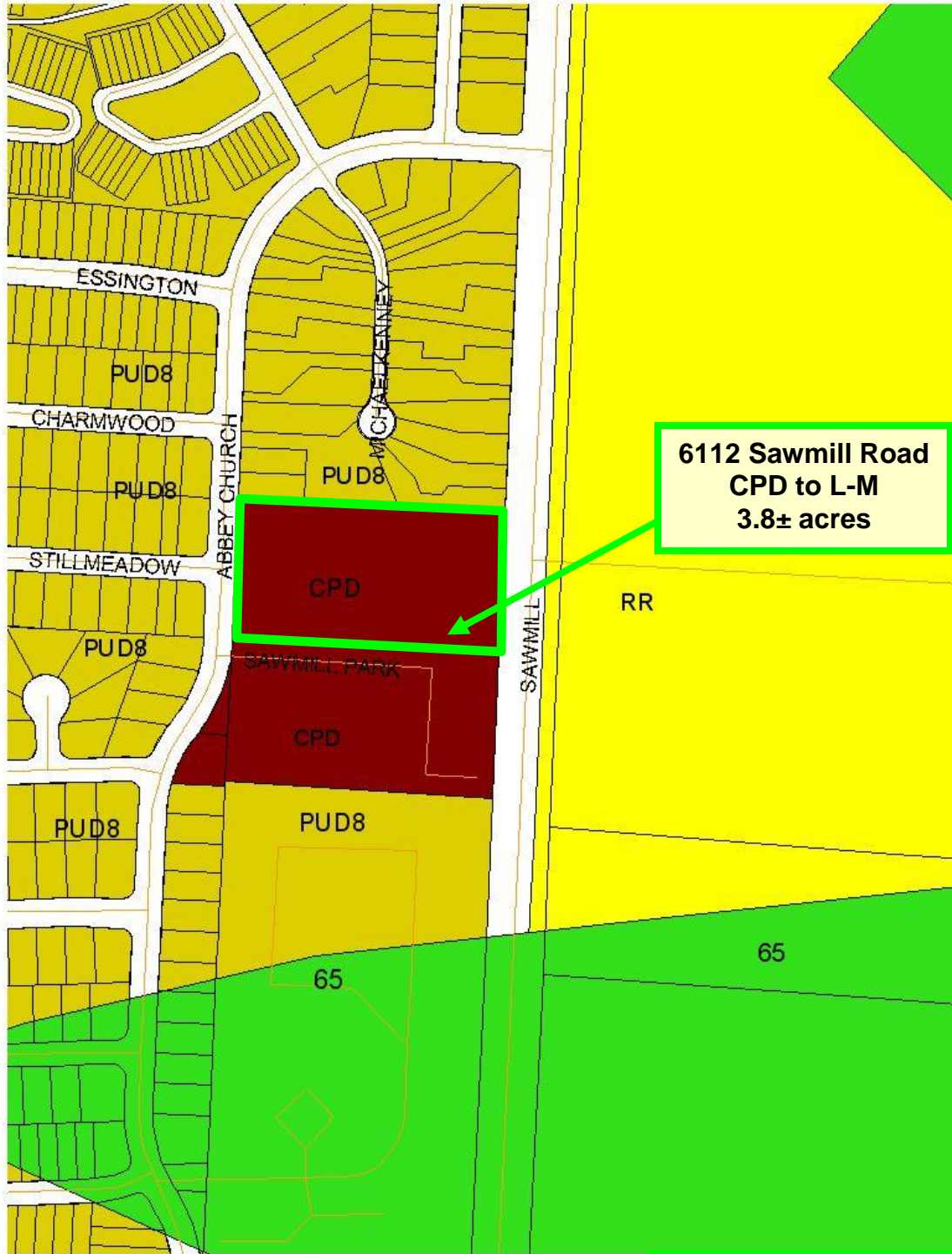
- 1. APPLICATION: Z07-001**
- Location:** **6112 SAWMILL ROAD (43017)**, being 3.8± acres located on the west side of Sawmill Roads, 760± feet south of Abbey Church Road. (590-180080).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** L-M, Limited Manufacturing District.
- 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:**

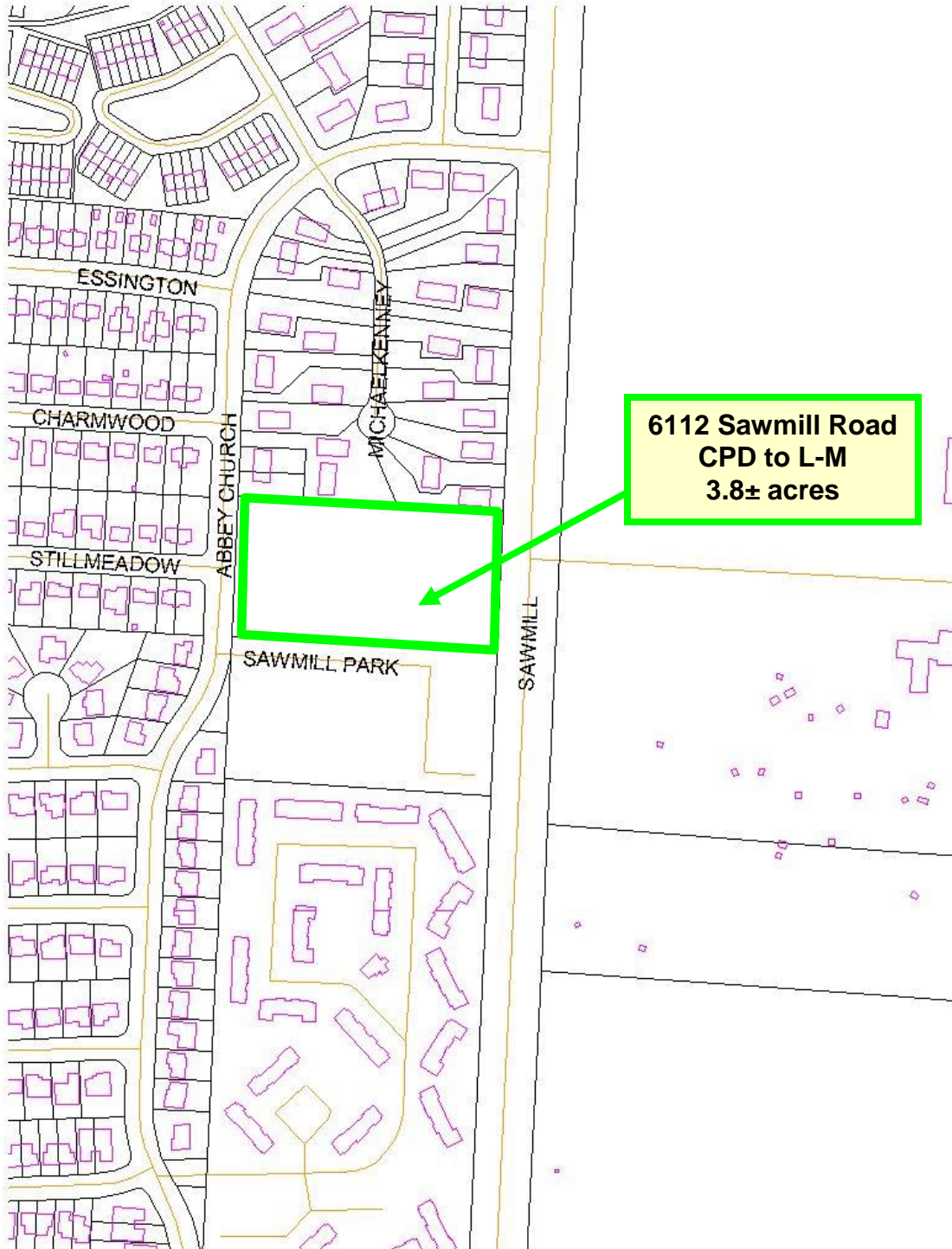
- The applicant is requesting the L-M, Limited Manufacturing District to allow uses permitted in the C-1 through C-4 along with a self-storage facility.
- To the north are multi-family dwellings zoned in the PUD-8 Planned Unit Development District. To the east across Sawmill Road is a farm zoned in RR, 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, (1991)*, borders Subarea 5, which is currently being updated.
- The current zoning for this site, Z78-085B, approved in 1978, also includes the adjacent parcel to the south which is developed with multi-family dwellings. That zoning required that there be only one curb cut for the site, to be shared for both parcels. However, over the years, two curb cut plans were submitted to the City and approved by mistake. The Transportation Division finds that the turn lane length for this site is not adequate to support the proposed high intensity commercial uses. The Transportation Division requests that the C-4, P-1, and P-2 uses be eliminated to allow only self storage and/or C-2 uses on this site based on the constraints imposed by the existing turn lane capacity.
- Staff requested that the applicant limit the storage activities to storage aimed toward homeowners such as storage of furniture, household good, recreational vehicles and so on. Homeowners would make fewer trips in and out of the facility than would a business, thus the impact on the adjacent residences would be less than a business using this as warehouse space. Staff also proposed this solution because businesses often begin operating directly out of these facilities.

- The applicant has declined to do this. Instead, the applicant has proposed to restrict the hours of the facility. The applicant also said that there would be no electricity or lights in the storage units but has not included these commitments in the limitation text. Staff would like this language included.
- The screening of the detention pond to the west does not ensure compatibility with the dwellings already present to the west of the proposed development. The goal is to screen the dry detention basin from view of the existing dwellings to the west. The trees proposed for screening are sparse and do not adequately screen the facility. Thus, compatibility per *The Northwest Plan* is not obtained. Due to the close proximity of the dry detention basin to the existing dwellings to the west, Staff would like language regarding maintenance of the basin provided in the limitation text as well to further ensure the basin will not become filled with weeds.
  - The applicants have not provided a densely planted planting strip per the Zoning Code which equates to an average spacing of one tree per every eight feet as determined to by the City Attorney's office. This proposal does not comply with the Zoning Code unless the applicants provide this amount of trees or provide 25 foot setbacks along the north and south property lines per section 3363.27(2).
  - The applicant has not limited the type and color of light fixtures as outlined in the Sawmill Corridor Standards.
  - 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:** Disapproval \*. As proposed the proposed facility falls far short of being compatible with the surrounding development as called for in *The Northwest Plan* for several reasons. Overall the treatment of the perimeter as proposed does not ensure compatibility with the surrounding dwellings. Staff would like to see additional language prohibiting lights and electricity in the storage units as proposed by the applicant's attorney to further limit the intensity of use. Finally, the Transportation Division finds that the turn lane length for this site is not adequate to support high intensity uses. The Transportation Division requests that the C-4, P-1 and P-2 uses be eliminated to allow only self storage and/or C-2 uses on this site due to the constraints imposed by the existing turn lane capacity.

\* At the meeting the Applicant's Agent addressed these issues to Staff's satisfaction resulting in Staff's position being changed to approval.



**Z07-001**



**Z07-001**

**APPENDIX B: PERFORMANCE CRITERIA****■ PLANNED COMMERCIAL DEVELOPMENT**

The following performance criteria should be addressed as appropriate when preparing development plans for commercial development in the Northwest planning area:

**Development Impacts**

- compatibility with adjacent development
- environmental impacts
- limiting the permitted uses
- noise impacts
- storm drainage impacts

**Traffic and Accessibility**

- acceleration and deceleration lanes
- handicapped access
- number and frequency of curb cuts
- parking requirements
- pedestrian and bicycle facilities
- public transit facilities
- traffic impacts

**Site Treatment**

- graphic and signage requirements
- ground area coverage of buildings, parking, etc.
- height limitations
- landscaping requirements
- lighting requirements and limitations
- parking lot landscaping
- proposed site plan and building elevations
- preservation of existing vegetation
- setbacks, buffering, and screening
- visual impacts

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