



RESIDUAL PARCEL
1.8 acres

ARCHITECTURAL SITE PLAN

SCALE: 0" = 30'-0"

PREMIER
February 25, 2025
SITE PLAN
0 30'

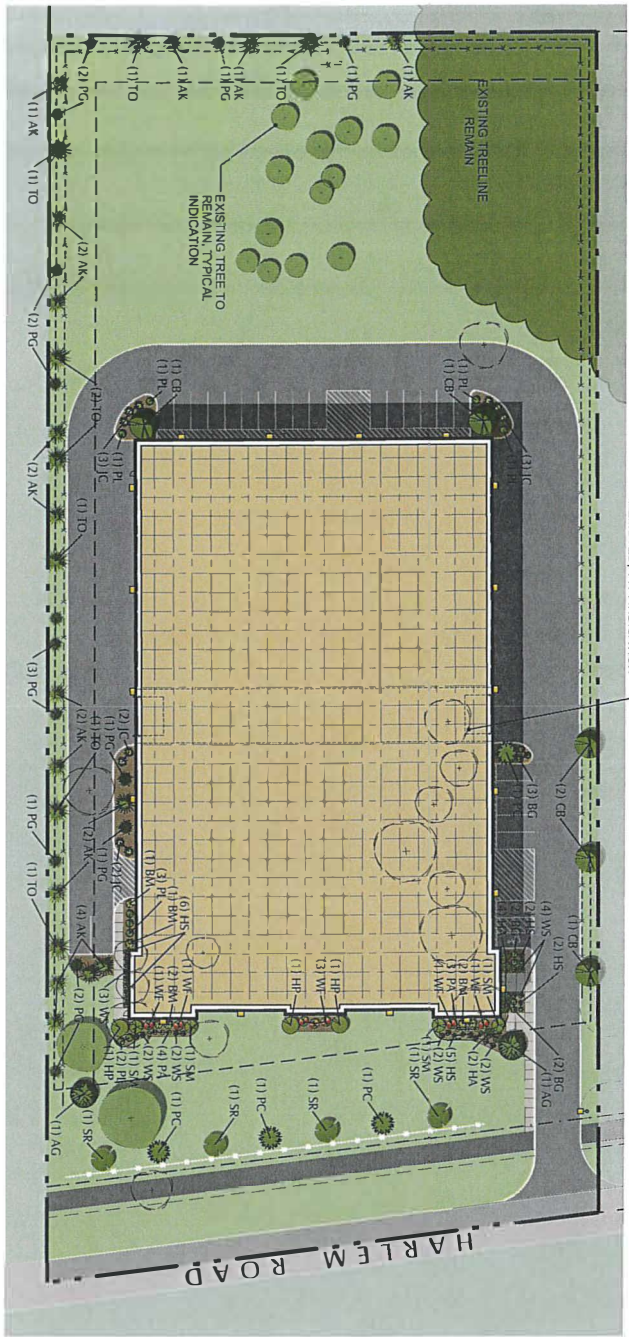
PREMIER STORAGE
PROPOSED SELF-STORAGE FACILITY
HARLEM ROAD

SIGNATURE: *[Signature]*
DATE: 02.25.25
24.072
SP. 1

DSC ARCHITECTS
9310 10th Street
New York, NY 10020
ARCHITECTS

PROJECT DATA

LOT SIZE:	4.4 Acres
ZONING:	Rural Residential "RR" Existing: Proposed: Limited Manufacturing "M"
BUILDING AREA:	114,000 sq'
BUILDING COVERAGE:	30%
Max. Allowed:	30%
Imperious Coverage:	70%
Max. Allowed:	51%
Imperious Coverage:	70%
Max. Allowed:	51%
PARKING:	Required: 1 sp / 50 units = 13 Spaces Provided: 25 Spaces



EXISTING TREE TO BE REMOVED, TYP. INDICATION

LANDSCAPE PLAN

SCALE: 0"=30' 1"=30'-0"

- #### LANDSCAPE NOTES
- LANDSCAPING INDICATED REPRESENTS GENERAL CONCEPT OF ALTERING SELECTED PLANTINGS, QUANTITIES AND PLACEMENTS AS LANDSCAPE CONTRACTOR IS TO PROVIDE LANDSCAPING IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF ANSI Z601 AMERICAN STANDARD FOR NURSERY STOCK, AND ALL PLANTING OPERATIONS SHALL ADHERE TO AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 - CALLIPER MEASUREMENTS ARE TO BE TAKEN 6" ABOVE NORMAL GRADE FOR TREES LESS THAN 6" IN CALIPER.
 - MINIMUM SIZE OF ALL PLANT MATERIAL AT INSTALLATION TO BE 2" CALIPER MEASUREMENTS & ORGANIC MULCH BED AT ISOLATED EVERGREEN TREES.
 - DELIVER ALL PLANT MATERIALS AFTER PREPARATIONS HAVE BEEN COMPLETED AND INSURE ALL IMMEDIATELY. IF PLANTING IS DELAYED AND WIND, DO NOT PRUNE BEFORE DELIVERY. PROTECT PLANTS IN DAMAGE, DO NOT DESTROY PLANTS THROUGH BENDING OR BRUSHING. DO NOT DESTROY PLANTS THROUGH DELIVERY.
 - INSTALLATIONS OF PLANTINGS, LAWNS, AND MULCHES TO BE PER STANDARD INDUSTRIAL PRACTICE. PROVIDE FREE-FORM SHAPED ORGANIC MULCH BED AT ALL PLANTING AREAS. AT ISOLATED EVERGREEN TREES, PROVIDE MULCH BED WITH 12" PLANTING AREAS.
 - MULCH TO BE DOUBLE SHIPPED HARDWOOD MULCH 3" DEPTH AT BEDS. MULCHING MUST BE 1-2" EAR AGED AND MUST NOT COME FROM SHREDDING TREE MATERIAL TAKEN FROM SITE. PROVIDE MULCH TO BE BARRIER (1" THICK OR EQUIV.) AT UNPLANTED AREAS.
 - LOCATIONS ON PLAN TO BE USED AS A GUIDE. SLIGHT RELOCATION MAY OCCUR DUE TO FIELD CONDITIONS & TO PROVIDE THE MOST AESTHETIC ARRANGEMENT.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CLEANUP AND DISPOSAL OF ALL STUMPUS & WASTE MATERIALS OFF OF THE OWNERS PROPERTY.
 - CONTRACTOR SHALL WAARRANTY ALL PLANT MATERIALS AND MULCH TO BE FREE FROM DISEASE AND PEST INFESTATION FOR A PERIOD OF ONE GROWING SEASON TO ALLOW FOR ROOT ESTABLISHMENT. PLANTS THAT ARE UNHEALTHY OR NO ADDITIONAL CHARGE TO OWNER.
 - CONFIRM LOCATIONS OF ALL UTILITIES & SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
 - TOPSOIL MUST BE BACK FILLED TO PROVIDE POSITIVE DRAINAGE OF THE LANDSCAPE AREA.
 - ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR EQUIV. PAK MIX BY OHIO PRAIRIE NURSERY OR EQUIV.
 - CONTROLLED HANDMADE, SOFTWARE, PLUMPS, VALVES, ETC. SYSTEM TO BE DESIGNED BY IRRIGATION SYSTEM MANUFACTURER AT THE CONSTRUCTION.
 - CONTRACTOR TO PROVIDE PROTECTION FOR EXG. TREES TO MAINTAIN EXISTING GRADE
 - ERECT ORANGE CONSTRUCTION FENCES BENEATH TREE TRUNKS TO PROTECT FROM CONSTRUCTION TRAFFIC WITHIN 1' FOR EVERY 1" OF TRUNK DIAMETER OR TO TREE DRIPLINE, WHICHEVER IS GREATER
 - IF EXISTING TREES CANNOT BE SALVAGED DUE TO DAMAGE OR DISEASE, PROVIDE NEW TREES TO MATCH EXISTING SPECIES OR AS DIRECTED BY CITY OF COLUMBUS.

PREMIER FEBRUARY 25, 2025
 301 014th Avenue
 Columbus, OH 43260-4153
 (614) 277-1330

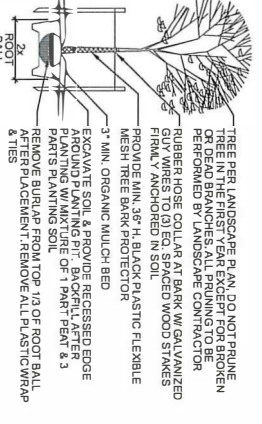
PROPOSED SELF-STORAGE FACILITY
 HARLEM ROAD



PLANTING LIST

ITAL COMMON NAME	BOTANIC NAME	QTY.	SIZE	COND.	SPD	MAT HGT.
AG SERVICENAY	AMELANCHIER GRANDIFLORA	2	4"	BAB	15'	20'
AK KOREAN PIR	ABIES KOREANA	16	4"	BAB	15'	30'
CB FRANS FONTAINE	CARRANUS BETULUS	5	2.5"	BAB	15'	35'
PC JACK DWARF	LYRUS CALLERYANA	4	4"	BAB	10'	15'
OG NORWAY SPRUCE	PICEA ABIES	14	4"	BAB	8'	25'
SR SUMMER STORM	SYRINCA BERICULATA	4	2.5"	BAB	12'	20'
LR LILAC TREE	SYRINCA X GREEN GEM	7	-	NO. 3	3'	3'
GR GREEN GEM	BLUXUS X GREEN GEM	6	-	NO. 3	5'	5'
BM BOXWOOD	BLUXUS MCKROPHYLLA	6	-	NO. 3	5'	5'
HA ANNABELLE	JAPONICA WINTER GEM	6	-	NO. 3	5'	5'
HP HYDRANGEA	HYDRANGEA ARBORESCENS	3	-	NO. 3	8'	8'
SEA GREEN JUNIPER	HYDRANGEA	3	-	NO. 3	8'	8'
PL LITTLE DEVIL	JUNIPERUS X PRITZERIANA	10	-	NO. 3	5'	5'
SM PALUBIN DWARF	PHYSGARPLUS DONNA	9	-	NO. 3	4'	4'
MEYER LILAC	MAY LITTLE DEVIL	4	-	NO. 3	7'	5'
GR GREEN GIANT	SPRINGA MEYER	8	-	NO. 3	10'	30'
ARBORVITAE	THULIA X PLICATA	7	-	NO. 2	5'	5'
WEIBELA	WEIBELA FLORIDA	15	-	NO. 3	3'	2'
SPILLED WINE	GOLDEN JACKPOT	15	-	NO. 3	3'	2'
HS STELLA DORO	WEIBELA	15	-	NO. 3	3'	2'
PA PRIME TIME	HEMEROCALLIS STELLA DORO	15	-	CIP NO. 2	2'	2'
RUSSIAN SAGE	PEROVSKIA ATRIPICICOLA	7	-	NO. 1	2'	3'

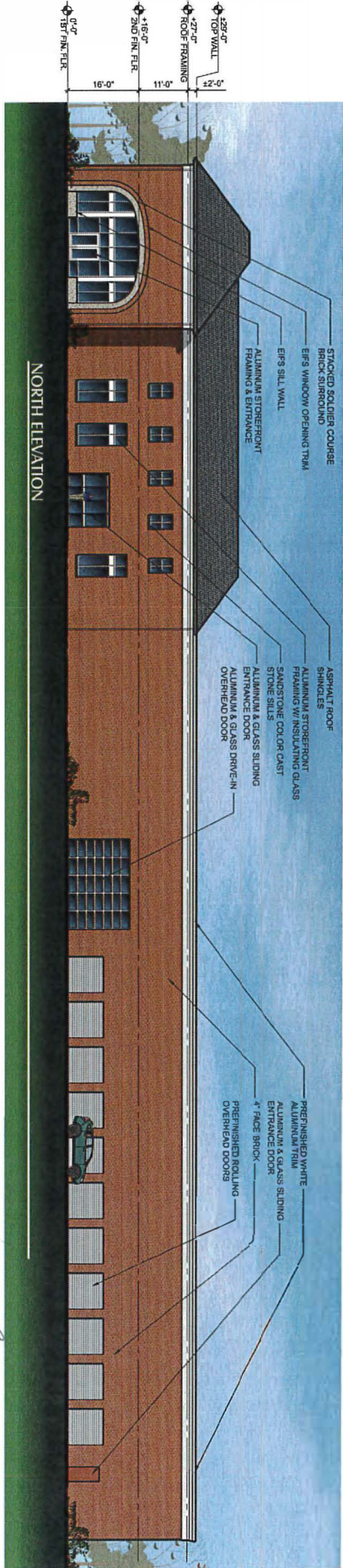
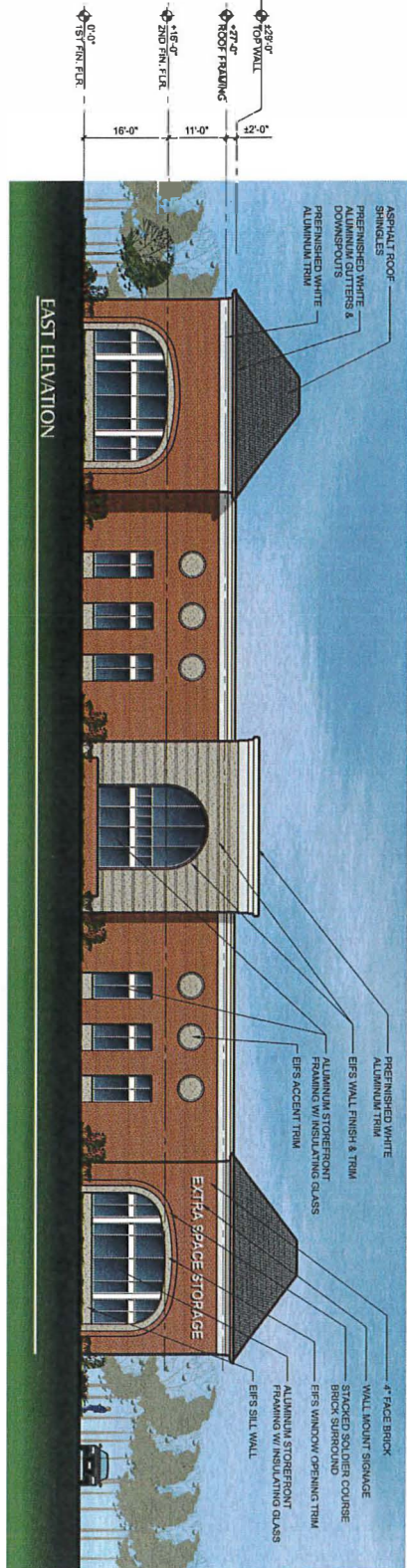
** INDICATES EVERGREEN TREE / SHRUB



TREE PLANTING DETAIL

SCALE: N.T.S.
 DATE: 2A.022
 02.25.25

DSC ARCHITECTS
 811 14TH AVENUE
 COLUMBUS, OH 43260
 (614) 277-1330

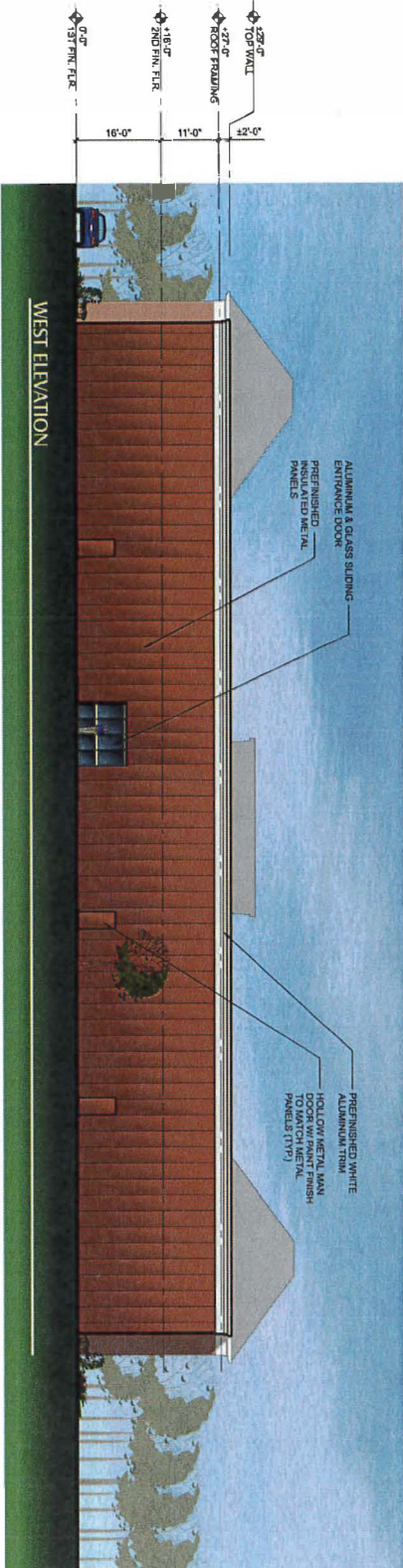
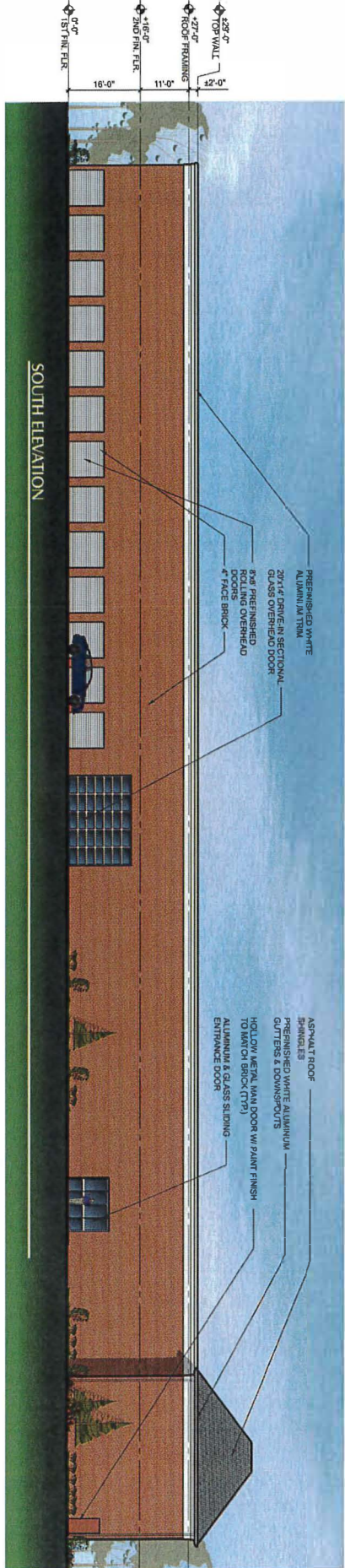


PREMIER
 FEBRUARY 25, 2025
 EXTERIOR ELEVATIONS
 10' (57.25' - 1.0')

PREMIER STORAGE
 PROPOSED SELF-STORAGE FACILITY
 HARTLEM ROAD

SIGNATURE
 DATE

24.0172
 02.25.25
 DSC ARCHITECTS
 9188



PREMIER
 February 25, 2025
 EXTERIOR ELEVATIONS
 0" = 10' (1/32" = 1'-0")

PREMIER STORAGE
 PROPOSED SELF-STORAGE FACILITY
 HARBEM ROAD

[Signature]
 SIGNATURE
 DATE

[Professional Seal]
 02.28.25

24.072
DSC
 ARCHITECTS

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 13, 2025**

- 4. APPLICATION: Z24-059**
Location: 6955-6999 HARLEM RD. (43081), being 4.40± acres located on the west side of Harlem Road, 882± feet north of Central College Road (010-278013 and part of 545-330400; Rocky Fork-Blacklick Accord Panel).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Self-storage facility.
Applicant(s): Spencer Piszczak; 5605 Granger Road, Suite 100; Cleveland, OH 44131.
Property Owner(s): Norman Singer; 5918 Wyndale Drive; Westerville, OH 43081.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

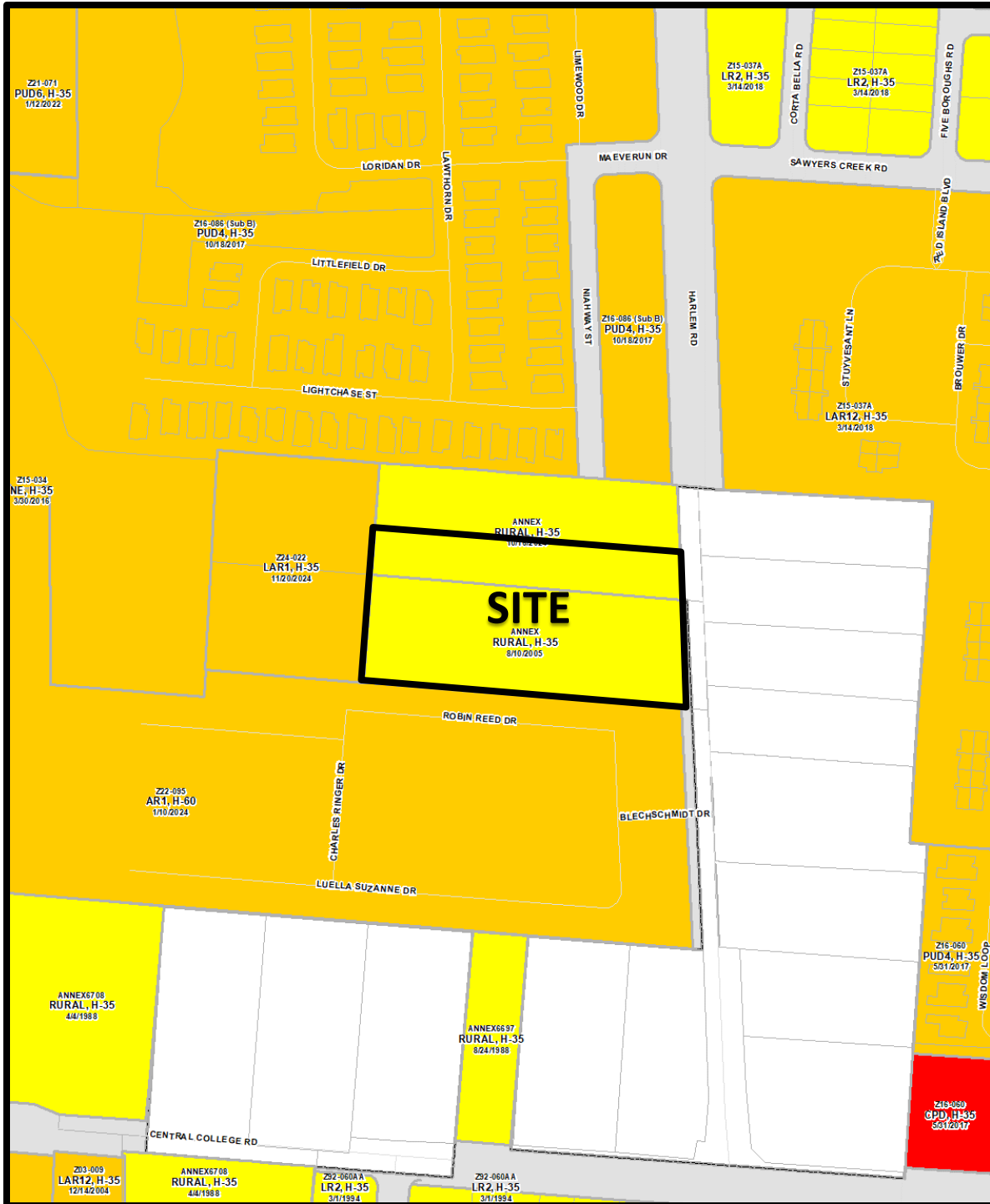
- The site consists of one parcel developed with a single unit dwelling, and a part of an undeveloped parcel in the R, Rural District. The requested L-M District will allow a self-storage facility.
- To the north of the site are single-unit dwellings in the PUD-4, Planned Unit Development District. To the south is a multi-unit residential development under construction in the AR-1, Apartment Residential District. To the east are single-unit dwellings in the R, Rural District located within Plain Township. To the west are a multi-unit residential development under construction in the L-AR-1, Limited Apartment Residential District.
- The site is within the planning boundaries of the *Rocky Fork Blacklick Accord (2003)*, which recommends “Village Residential” and “Natural/Rural Corridor” land uses at this location.
- The site is located within the boundaries of the Rocky Fork Blacklick Accord Panel, whose recommendation is for approval.
- The limitation text restricts the use of the property to self-storage facility and includes supplemental development standards addressing building and parking setbacks, lot coverage, building height, traffic access, overnight parking, landscaping and street trees, fencing, shared-use path, building design, lighting, and signage.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies this portion of Harlem Road as a Suburban Commuter Corridor requiring 80 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: ~~Conditional Approval.~~ **Approval***

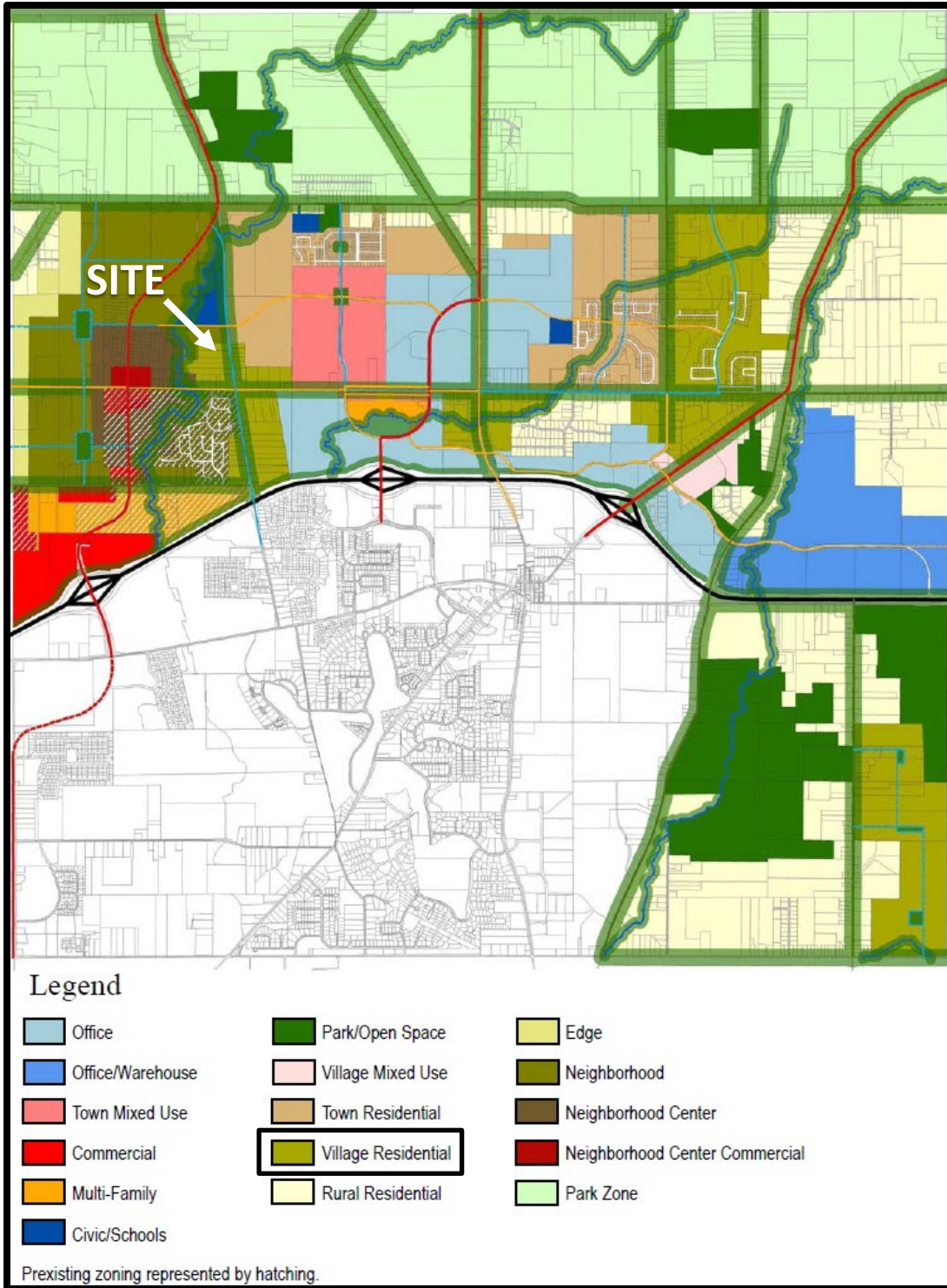
The requested L-M. Limited Manufacturing District will allow the site to be redeveloped with a self-storage facility as demonstrated by the submitted site plan and building elevations. The

Plan recommends "Village Residential" land uses for this location, which may include a "diversity of commercial and attached residential uses in close proximity to each other." Staff considers the proposed self-storage facility to be consistent with both the land use recommendation and the existing development pattern in the area. ~~Department of Public Service requests adjustments to the site plan to show shared-use path connectivity across the residual property to the north. Upon resolution of the above comments from DPS, City Departments' recommendation can be revised to full approval.~~

***Condition has been met.**



Z24-059
6955 Harlem Rd.
Approximately 4.40 acres
R to L-M



Z24-059
6955 Harlem Rd.
Approximately 4.40 acres
R to L-M



Z24-059
6955 Harlem Rd.
Approximately 4.40 acres
R to L-M

**THE ROCKY FORK-BLACKLICK ACCORD
IMPLEMENTATION PANEL
December 19, 2024
RECORD OF PROCEEDINGS**

Z24-059 (6955-6999 Harlem Road)

Review and action regarding a Columbus application to rezone parts of parcels 010-278013 and 220-001876 generally located on the west side of Harlem Road and north of Central College Road.

Acreage: 4.4 +/-
Current Zoning: Rural
RFBA District: Village Residential
Proposed Zoning: Limited-Manufacturing
Applicant(s): Spencer Piszczak (Premier Development Partners)
Property Owner(s): Norman Singer

STAFF COMMENTS:

The proposal was considered for conceptual review at the November 21, 2024 meeting, where the staff and panel's comments surrounding street trees and elevations that align with neighborhood character and RFBA architectural design guidelines were noted. The applicant has taken steps to address this feedback.

Staff finds the proposed land use appropriate given the emerging development pattern in the area. Additionally, staff finds the site design to be generally appropriate as the applicant has taken steps to adhere to the Accord design standards by incorporating a pitched roof, see-through glass, massing, and traditional and natural building materials.

MOTION:

To recommend approval of a City of Columbus rezoning application within the Accord study area as presented.

RESULT:

This motion was approved (4-3-0)

Ms. Boni	Yes
Mr. Chappellear	No
Mr. Harper	No
Mr. Herskowitz	No
Mr. Paul	Yes
Mr. Sellers	Yes
Mr. Siebenaler	Yes



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-059

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) Spencer Piszczak
of (COMPLETE ADDRESS) 5605 Granger Road Suite 100 Cleveland OH 44131

deposes and states that they are 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:

For Example: Name of Business or individual
Contact name and number
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

1. <u>THIRD PARTY MANAGER TIBD c/o S.P.</u> Premier Development Partners 5605 Granger Road Suite 100 Cleveland, Ohio 44131 (0 employees) <u>2 S.P.</u>	2. Norman Singer 5918 Wyndale Drive Westerville, Ohio 43081 (0 employees)
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 7 day of November, in the year 2024

[Signature]
SIGNATURE OF NOTARY PUBLIC

10/18/27
My Commission Expires

Notary Seal Here



Charlotte Tam
Notary Public, State of Ohio
My Commission Expires:
October 18, 2027

This Project Disclosure Statement expires six (6) months after date of notarization.