

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 11, 2010**

4. **APPLICATION:** **Z09-041 (ACCELA # 09335-00000-00367)**  
**Location:** **2183 HILLIARD-ROME ROAD (43026)**, being 4.0± acres located on the west side of Hilliard-Rome Road, 116± feet south of Reebok Drive. (560-168617)  
**Existing Zoning:** C-2, Commercial District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Self-storage.  
**Applicant(s):** The Ellis Company Limited; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Hart Family Farms LLC; 4145 Wilshire Drive; York, PA 17402.  
**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 self-storage and truck rental on this vacant site. The site was zoned to the C-2, Commercial District in 1974. The C-2, Commercial District allows mainly office uses.
- To the north, west and western half of the south property line are single-family dwellings zoned in the SR, Suburban Residential District. Along the eastern half of the south property line is a shopping center zoned in the C-3, Commercial District. To the east across Hilliard-Rome Road are an office, daycare and a single-family dwelling zoned in the C-2, Commercial and AR-12, Apartment Residential Districts.
- The site is located within the boundaries of the *West Columbus Interim Development Concept* (1991) which calls for single-family development on the site.
- The proposed L-M, Limited Manufacturing District would permit self-storage uses and truck rental. The L-M text includes development standards for building materials, prohibits doors along the perimeter unless required by building or fire code, lighting and landscaping. The L-M Text also commits to a site plan.
- The *Columbus Thoroughfare Plan* identifies Hilliard Rome Road as a 4-2D arterial and Roberts Road as a 4-2 arterial requiring, respectively, a minimum of 60 feet of right-of-way and 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS RECOMMENDATION**: Approval.

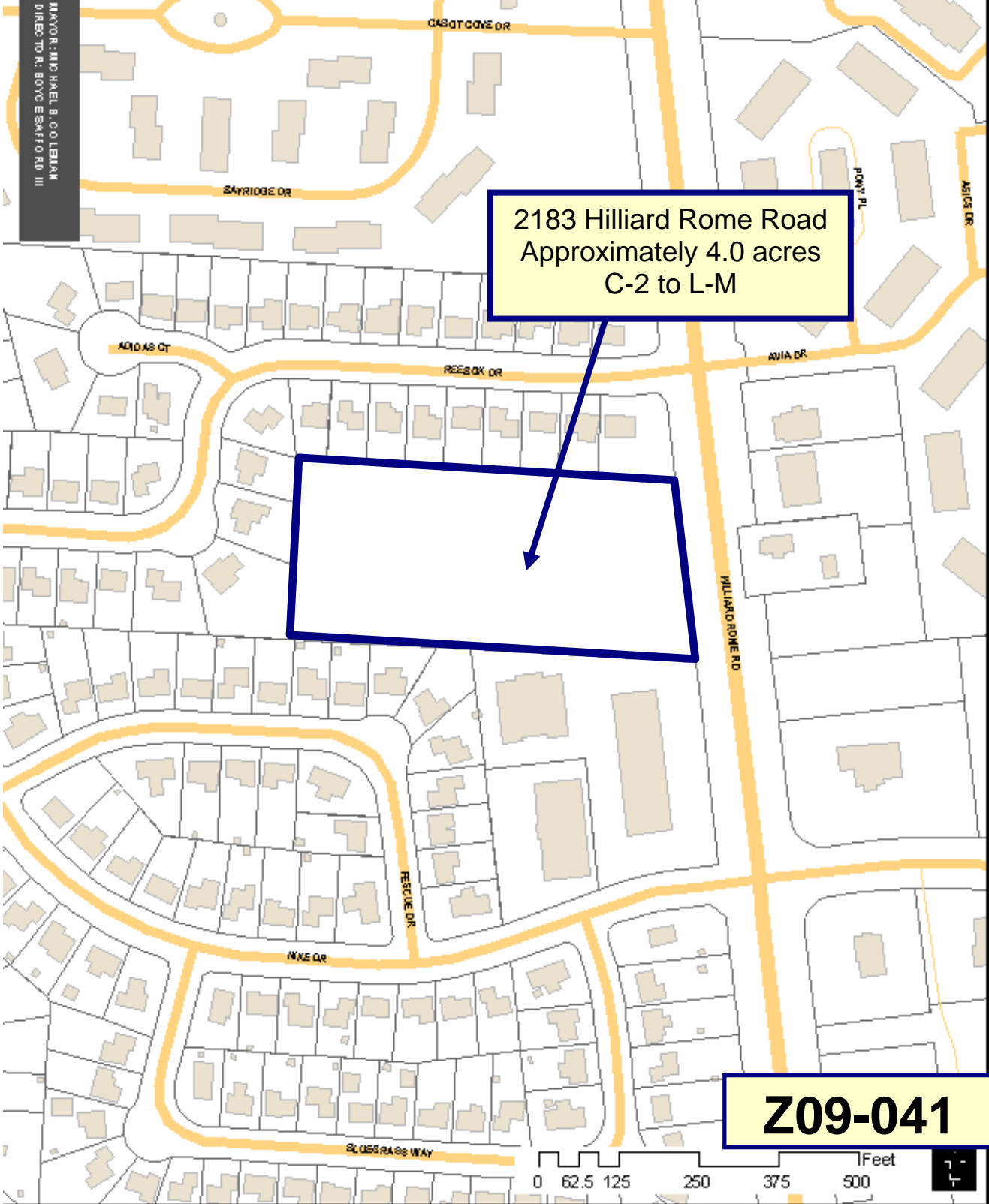
The proposed L-M, Limited Manufacturing District would allow C-2 uses and self-storage. The request is not consistent with *The West Columbus Interim Development Concept: 1991*, which recommends single-family dwellings for the site. Single-family residential development or office development under the existing C-2, Commercial zoning is preferable to this proposal but Staff cannot ignore the fact the property has not developed with either of these uses. Furthermore, although, self-storage would not be the first choice of Staff for development of the site, this use is a low intensity nonresidential use. This use is 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. The proposed treatment of the perimeter also ensures compatibility with the surrounding dwellings. Finally, the buffering, lighting controls, building material restrictions, the screening of mechanicals also help ensure compatibility with the adjacent residences. Staff finds that the proposed self-storage use is compatible with the development in the area given the development standards included in the text and the site plan.





CITY OF COLUMBUS, OHIO  
DEPARTMENT OF DEVELOPMENT

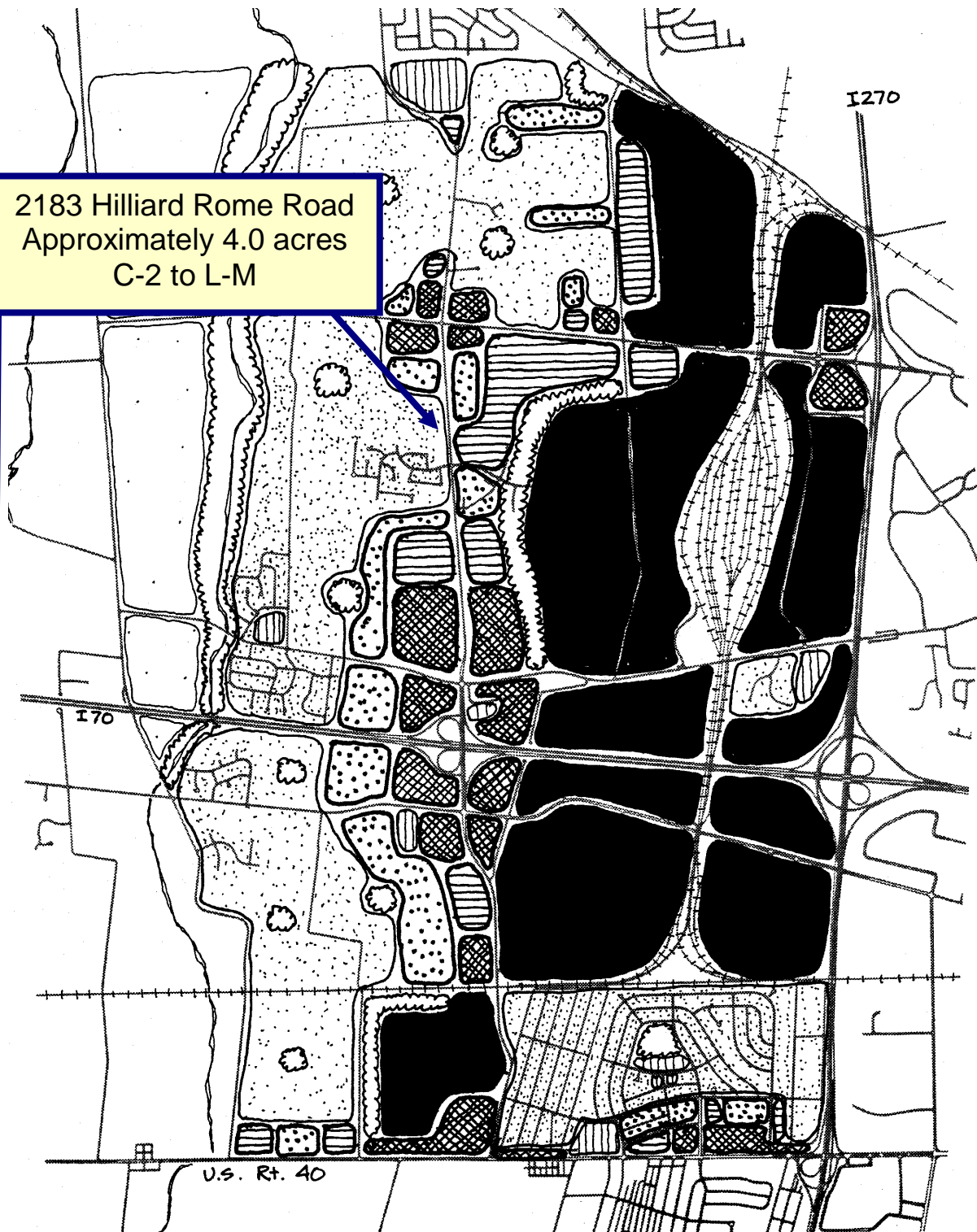
MANOR, JIM; HANEL, B. COLEMAN  
DIRECTOR; R. BOVO; ESARFORO, RD III



2183 Hilliard Rome Road  
Approximately 4.0 acres  
C-2 to L-M

**Z09-041**

2183 Hilliard Rome Road  
Approximately 4.0 acres  
C-2 to L-M



Recommended Land Use WEST COLUMBUS

Residential SFD (low)	Residential Multi-F.	Institutional	Commercial
Residential SFD	Open Space/Park	Office/Transitional	Industrial/Manuf.

**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation



Date: March 11, 2010

Application #: Z09-041	Requested: L-M	Address: 2183 HILIARD ROME ROAD (43026)					
# Hearings:	Length of Testimony: <sup>(20)</sup> 6:22 → 6:42	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	Position: <input type="checkbox"/> Conditional Approval				
# Speakers Support: <sup>(2)</sup> Opposition:	Development Commission Vote: <sup>(3)</sup> Yes <sup>(1)</sup> No <sup>(1)</sup> Abstain	Area Comm/ Civic Assoc: <sup>(2)</sup> <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>ABSTAIN</b> Fitzpatrick	<b>ABSENT</b> Ingwersen	<b>NO</b> Anderson	<b>Y</b> Cooley	<b>Y</b> Conroy	<b>Y</b> Onwukwe	<b>Vacant</b>
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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>							
<b>INGWERSEN:</b>							
<b>ANDERSON:</b> Concern about varying from area plan, esp. w/ Staff's expressed concerns							
<b>COOLEY:</b> Change of Use from Area Plan appropriate for development pattern in this area w/ this building impact.							
<b>CONROY:</b> Deviation from plan feels more opportunistic than planned for. Considering the lack of an area commission, it is a concern that the community had no organized voice. Yes, note was only due to prior dev. support in similar area. Also stormwater potential w/ increasing up 4 acres of permeable land.							
<b>ONWUKWE:</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 # 209-041

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC  
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

<p>1. The Ellis Company, Ltd. 1301 Dublin Rd., Suite 200 Columbus, OH 43215 Cole Ellis - 469-8222 20 Columbus based employees</p>	<p>2. Hart Family Farms LLC 4146 Wilshire Dr. York, PA 17402 Zero Columbus based employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 13<sup>th</sup> day of January, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick

My Commission Expires:

9/4/2010

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



NATALIE C. PATRICK  
Notary Public, State of Ohio  
My Commission Expires 09-04-10