

Z09-028

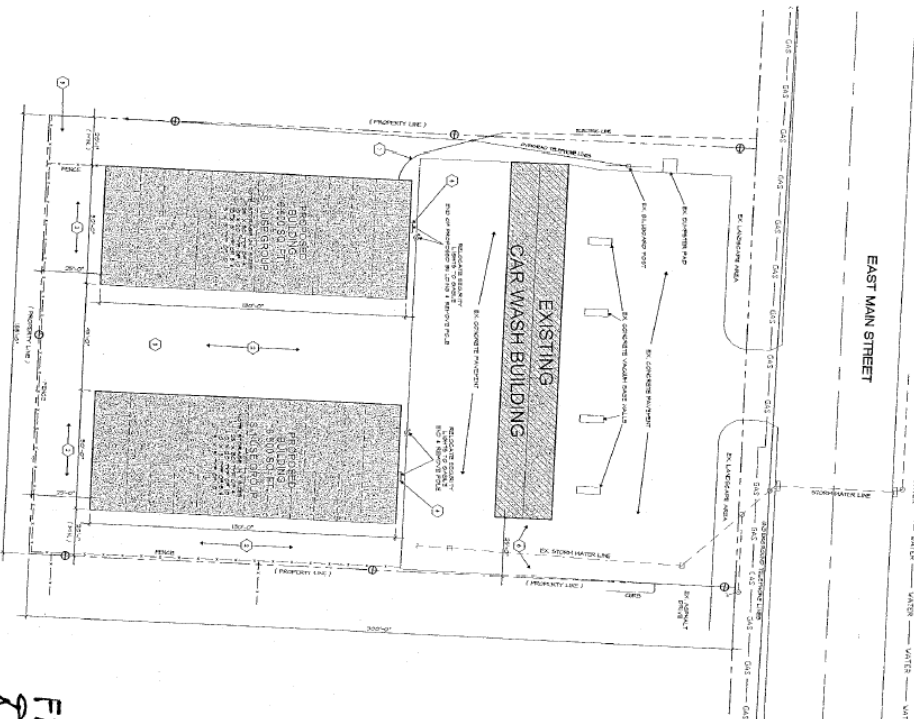
ZONING DISTRICT - L-M LIMITED MANUFACTURING

ARCHITECTURAL SITE PLAN

1:250



FINAL RECEIVED:  
11/4/09



GENERAL NOTES

1. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF COLUMBUS.
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CODED NOTES

1. INTERFERING WITH THE RIGHT-OF-WAY AND THE ADJACENT PROPERTY.
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UNDERGROUND UTILITIES  
TWO WORKING DAYS  
BEFORE YOU DIG  
CALL THE UTILITY SERVICE  
CITY OF COLUMBUS  
NON-EMERGENCY  
MUST BE CALLED DIRECTLY



825  
10814 PINE STREET  
COLUMBUS, OH 43215  
PH: (614) 321-1111  
FAX: (614) 321-1111

BUCKEYE PRIDE  
STORAGE BUILDINGS - PHASE I  
4925 EAST MAIN STREET  
COLUMBUS, OHIO 43215



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10814 PINE STREET  
COLUMBUS, OH 43215  
PH: (614) 321-1111  
FAX: (614) 321-1111



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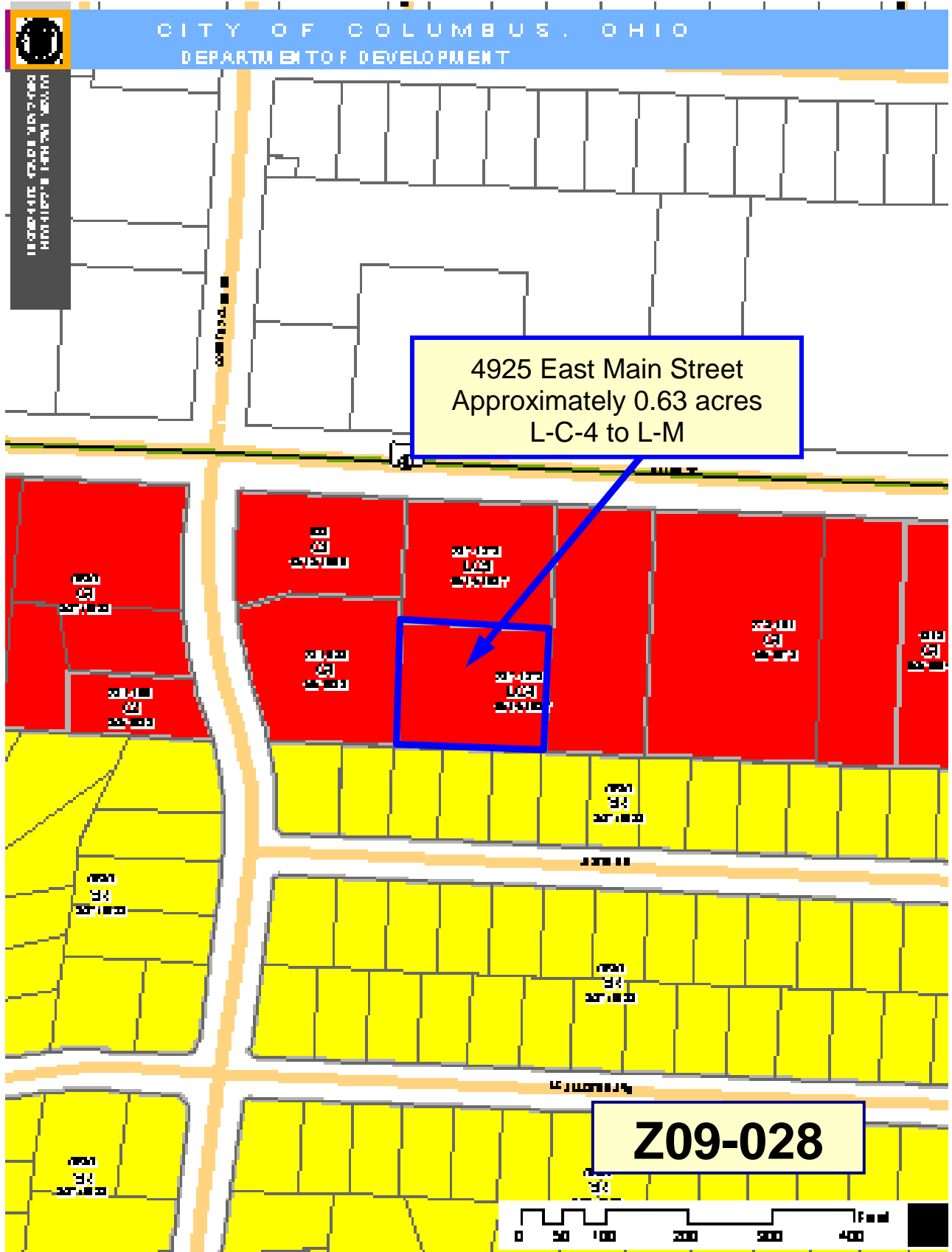
**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 8, 2009**

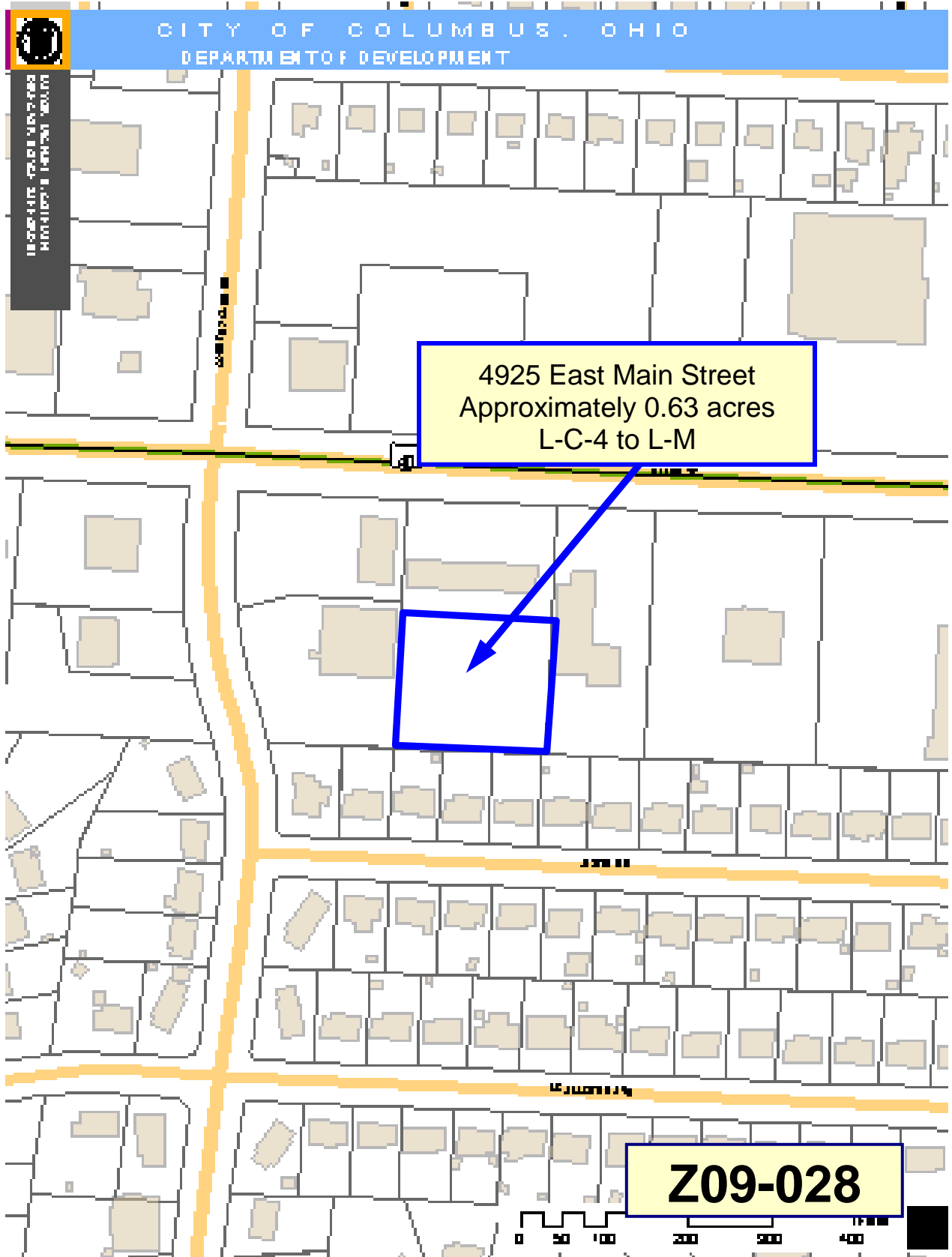
- 5. APPLICATION:** **Z09-028 (ACCELA # 09335-00000-00190)**  
**Location:** **4925 EAST MAIN STREET (43227)**, being 0.63± acres located on the south side of East Main Street, 200± feet east of Country Club Road.  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** To permit self storage use.  
**Applicant(s):** Connie J. Klema; P.O. Box 991; Pataskala, Ohio 43062.  
**Property Owner(s):** Mark Heatwole; 391 Bryn Du Drive; Granville, Ohio 43023.  
**Planner:** Dana Hitt, AICP; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

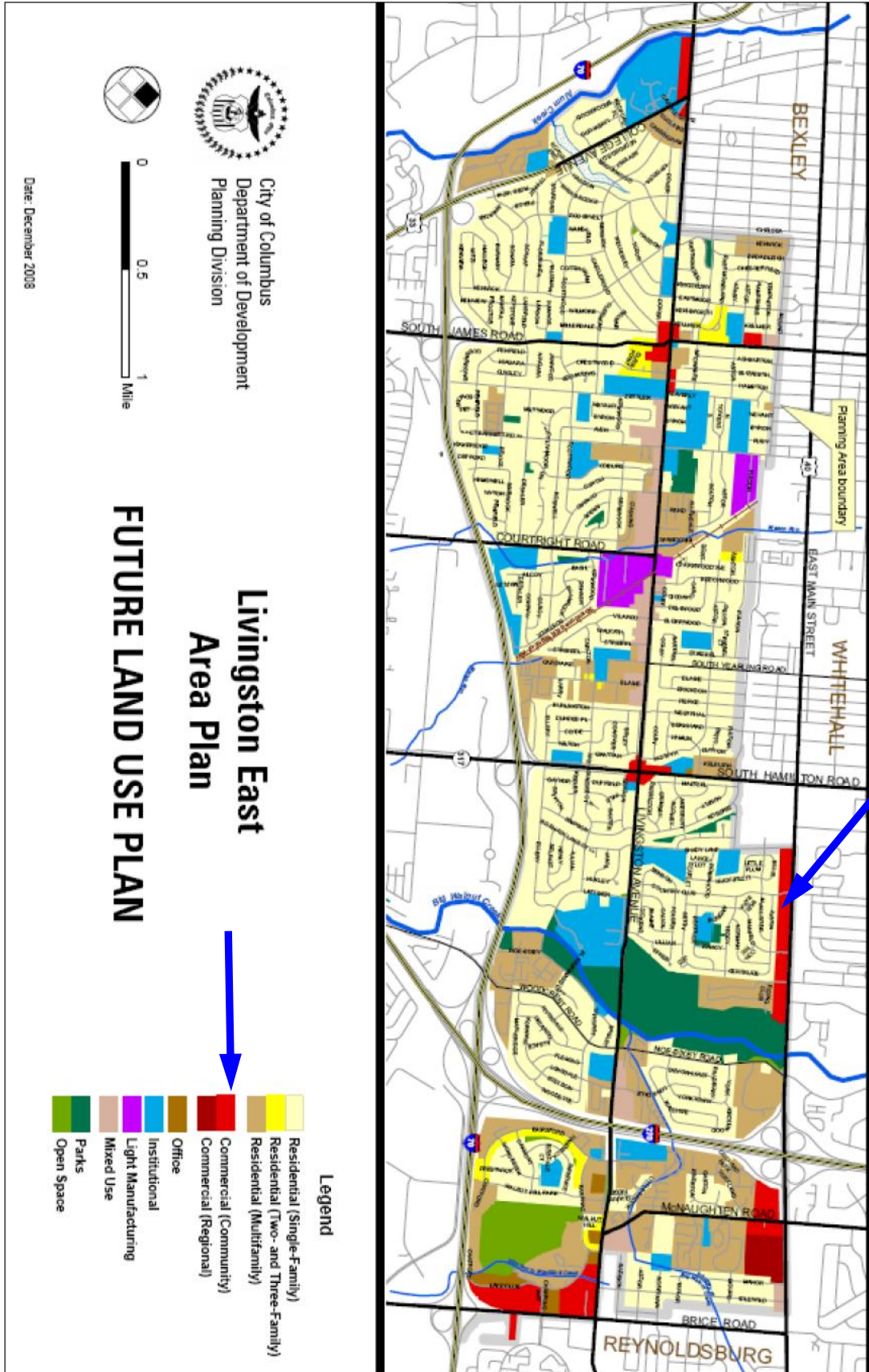
**BACKGROUND:**

- The applicant is requesting the L-M, Limited Manufacturing District to develop a self storage facility on the vacant parcel.
- To the north is a carwash owned by the applicant and zoned in the L-C-5, Limited Commercial District. To the east is a retail building zoned in L-C-4, Limited Commercial District. To the south are single-family dwellings zoned in the SR, Suburban Residential District. To the west is a retail building zoned in the C-4, Commercial District.
- The site lies within the boundaries of the *Livingston Avenue East Plan* which was adopted by Columbus City Council in September 21, 2009. The recently adopted Plan recommends community commercial development for the site.
- The L-M text will allow for all less objectionable storage uses except for lumber yards and contractor storage yards and the bulk storage of fuel. The limitation text commits to the site plan, provides building material limitations and for the maintenance of the existing vegetation along the south property line to be supplemented with new evergreens. The limitation text also prohibits doors from facing the south property line.

**CITY DEPARTMENTS RECOMMENDATION:** Approval. The requested L-M, Limited Manufacturing District would allow for a self-storage facility. The limitations prohibiting doors from facing the residences to the south along with the landscaping along the south property line will ensure that the proposal is compatible with the existing surrounding development.







City of Columbus | Department of Development | Building Services Division | 757 Cardyn 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 # 209-028

Being first duly cautioned and sworn (NAME) CONNIE J. KLEMA, ATTORNEY  
of (COMPLETE ADDRESS) P.O. Box 991 PATASKALA OH 43062  
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 formats

Name of business or individual  
Business of individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

MARK HEATWOLE (SUBJECT PORTION OF PROPERTY IS VACANT) 391 Bryn Du Dr. GRANVILLE OH 43023	

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

SIGNATURE OF AFFIANT Connie J. Klem

Subscribed to me in my presence and before me this 20<sup>th</sup> day  
of May, in the year 2009

SIGNATURE OF NOTARY PUBLIC Karen Shirley

Commission Expires:

THIS PROJECT DISCLOSURE STATEMENT expires six months after date of notarization.



NOTARY PUBLIC  
IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES  
AUGUST 20, 2011