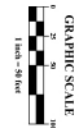


Joe Ingram Eng 8/4/20

SITE STATISTICS:

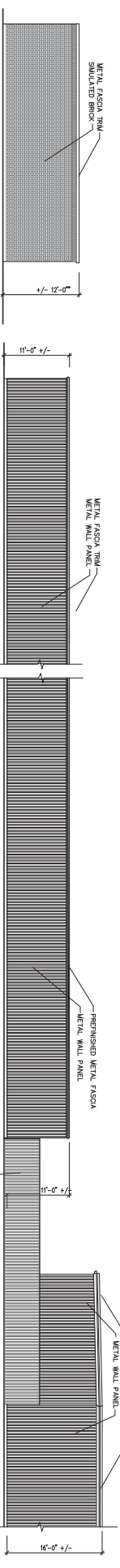
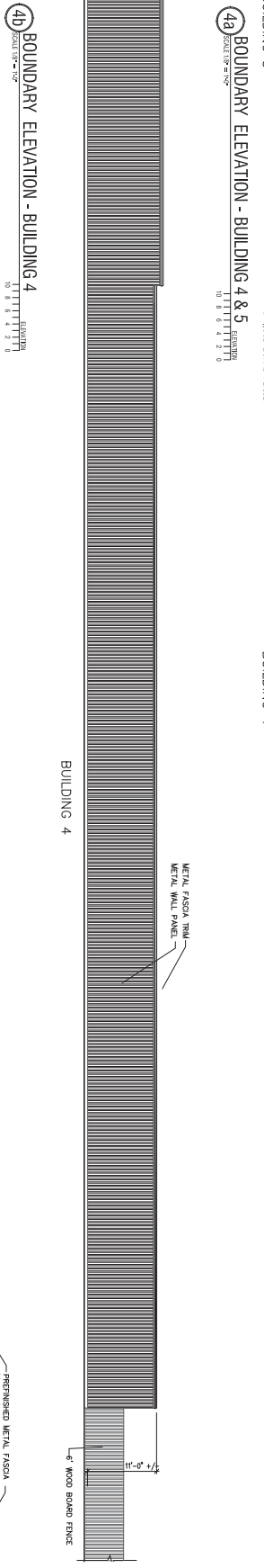
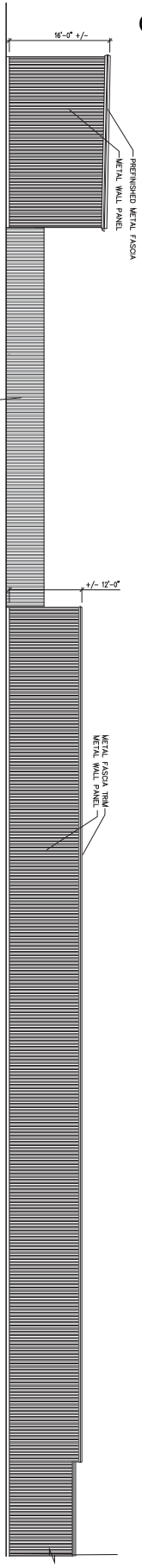
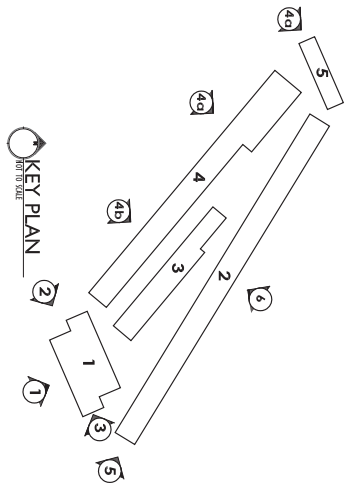
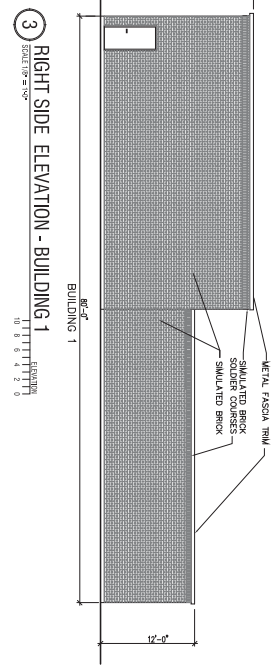
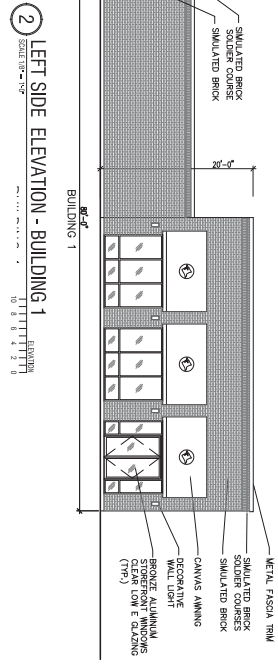
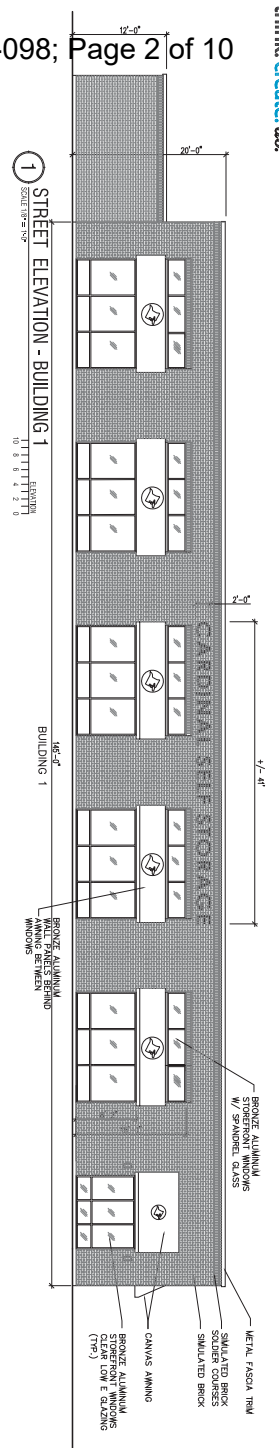
SITE AREA	3.14 ACRES
TOTAL IMPAVED AREA	26,420 SF (INCLUDES ASP. & GRVT)
COMBUST. STORAGE	0
TOTAL PARKING SPACES REQUIRED	1 SPACES/1,000 SF STORAGE + 1 SPACES/1,000 SF STORAGE LINES + 10 SPACES
TOTAL SPACES PROVIDED	11 SPACES (1 ADA SPACE)



CITY OF COLUMBUS, FINANCIAL COUNTY, INDIANA
CARDINAL STORAGE - TRABUE ROAD
 SITE LAYOUT EXHIBIT
 FOR
CARDINAL STORAGE - TRABUE ROAD

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
 79 SOUTH BOWLING GREEN, SUITE 100
 COLUMBUS, INDIANA 47202
 PHONE: 618-432-2222
 FAX: 618-432-2255
 WWW.ADVANCEDCIVILDESIGN.COM

SCALE: 1" = 50'
 DATE: JUN 23, 2020
 SHEET: 1 / 1



Handwritten notes:
 Joe I
 8/4/20
 [Signature]

CARDINAL SELF STORAGE - TRABUE RD

A1 | BUILDING ELEVATIONS
 08.07.2020
archhall
 ARCHITECTURAL ALLIANCE

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 9, 2020**

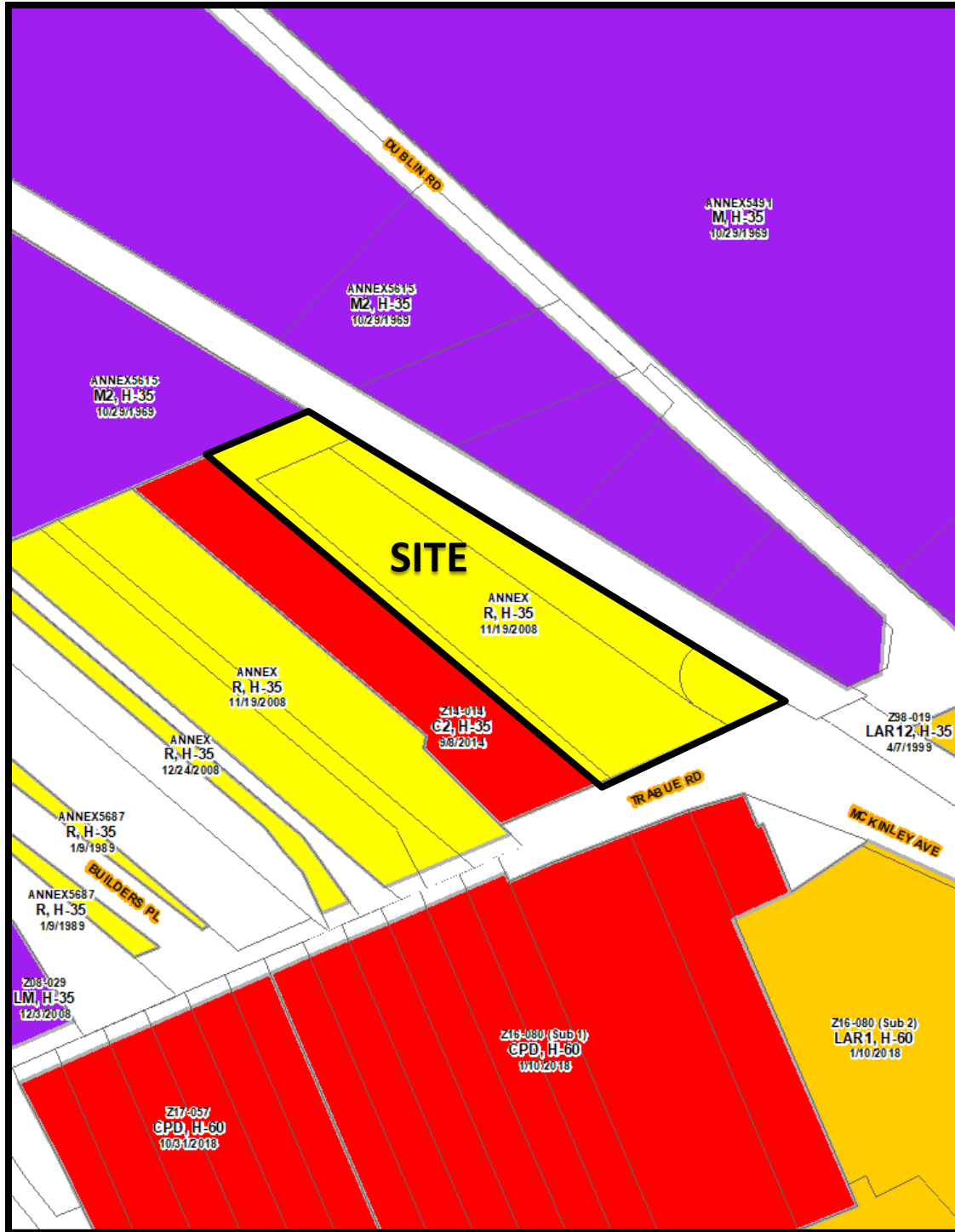
- 7. APPLICATION: Z19-098**
Location: **3370 TRABUE RD. (43228)**, being 3.4± acres located on the north side of Trabue Road, 235± feet west of Dublin Road (203-287898, 203-287901, & 203-287902; West Scioto Area Commission).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District (H-60).
Proposed Use: Self-storage facility.
Applicant(s): Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Lilda Delewese, Trustee; 5573 Brickston Place; Hilliard, OH 43026.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site consists of three parcels zoned in R, Rural District that are being used by a landscaping company for storage and mulch production. The applicant proposes the L-M, Limited Manufacturing District in order to construct a self-storage facility.
- To the north and east of the site are railroad tracks and manufacturing uses in the M-2, Manufacturing District. To the south, across Trabue Road, is a future commercial development in the CPD, Commercial Planned Development District. To the west is a contractor’s office in the C-2, Commercial District.
- The site is located within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Mixed Use (Neighborhood)” land uses for this location, described as “local centers of economic activity” exemplified by “smaller scale retail, office, or institutional uses, including gas stations with conveniences stores that are built to Urban Commercial Overlay (UCO) standards.”
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan and includes development standards addressing setbacks, site access, and lighting.
- Concurrent CV19-133 has been filed to vary the building and parking setback lines. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The Columbus Multimodal Thoroughfare Plan identifies Trabue Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

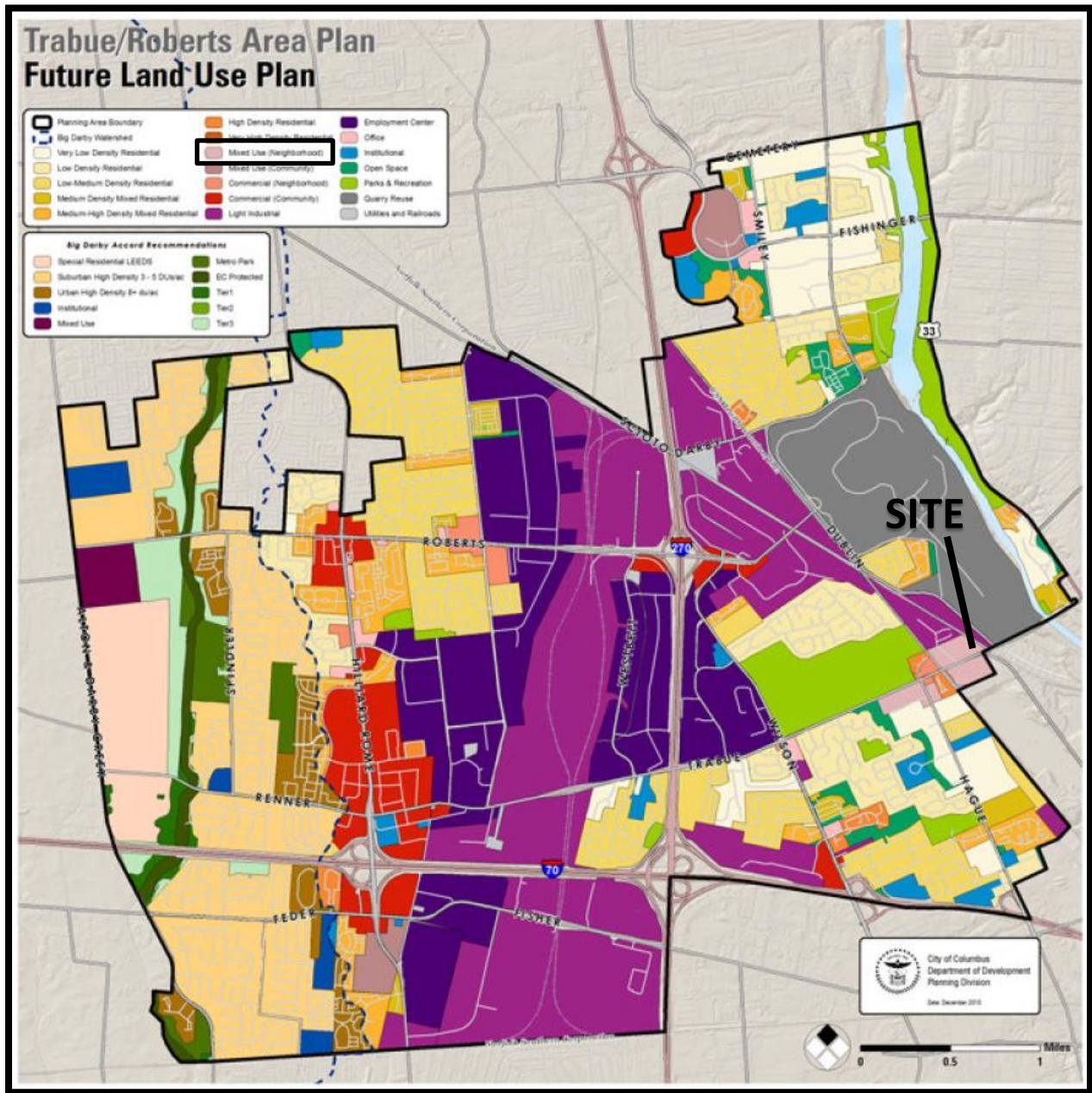
CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested L-M, Limited Manufacturing District will allow a self-storage facility that is compatible with the development standards of adjacent industrial development. However, Staff finds the proposed use of self-storage inconsistent with the recommendations of the *Trabue/Roberts Area Plan*. Staff would consider self-storage on this block if it were part of a larger redevelopment strategy that included a mix of uses, and was either hidden to the rear of the site or otherwise presented along Trabue Road as a commercial storefront typology, consistent with the Plan's recommendations. Should this application be recommended for approval, the Planning Division requests that there be a condition included that the applicant provide revised Trabue Road frontage elevations for review by staff, with the goal of having the proposed building being complementary to the Mixed Use recommendation for this area. Additionally, the Division of Traffic Management is generally supportive of the traffic access configuration; however, there will need to be additional refinement of the right-in only portion of the access point. The proposed concrete island will need to be modified and the access point layout may need to be adjusted in order to more effectively deter the left-in movement.



Z19-098
3370 Trabue Rd.
Approximately 3.4 acres
R to L-M

Trabue Roberts Area Plan (2011)



Z19-098
3370 Trabue Rd.
Approximately 3.4 acres
R to L- M



Z19-098
3370 Trabue Rd.
Approximately 3.4 acres
R to L-M

ORD #2009-2020

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z19-098

Address: 3370 Trabue Road

Group Name: West Scioto Area Commission

Meeting Date: 02/20/2020

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

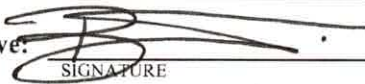
- Approval
- Disapproval

(Check only one and list basis for recommendation below)

NOTES:

Applicant has agreed to revised language in the Limitation Text Section II (Permitted Uses) to read: "Self-Storage Facility and no other uses."

Vote: 6 for, 1 against, 2 absent

Signature of Authorized Representative: 
SIGNATURE

West Scioto Area Commission
RECOMMENDING GROUP TITLE

614-565-9261
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, 111 N. Front St, Columbus, OH 43215.

Meeting Date: 7/9/2020

Application #: Z19-098	Request: L-M	Address: 3370 TRABUE RD. (43228)				
# Hearings: _____	Length-of Testimony: _____	Staff	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Disapproval
		Position:	<input type="checkbox"/>	Conditional Approval		
# Speakers Support: _____ Opposition: _____	Development Commission Vote: <u>3</u> Yes <u>1</u> No <u>1</u> Abstain	Area Comm/	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Disapproval
		Civic Assoc:	<input type="checkbox"/>	Conditional Approval		
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Golden	Conroy	Onwukwe
	A	Y	Y	N	ABSNT	Y
+ = Positive or Proper - = Negative or Improper						
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						
MEMBER COMMENTS:						
FITZPATRICK:						
INGWERSEN:						
ANDERSON:						
GOLDEN: Despite the addition of windows to make the self storage building appear more like a building for human inhabitation on the street-facing elevations, I believe staff's recommendation for the self storage to be part of a larger mixed use development is correct. This will not add to the corridor and is not in line with the area plan which recommends commercial storefront.						
CONROY:						
ONWUKWE:						

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

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 indicate 'NONE' in the space provided.

APPLICATION #: Z19-098 & CV19-133

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Cardinal Self Storage LLC 1301 Dublin Road, Suite 200 Columbus, Ohio 43215 _____ Columbus Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 19th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Signature]
NA



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.
Project 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