

BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT
1.923 AC.
INSTR# 200912220184728
(R, H-35)
490-166345-00

LANDSCAPING LEGEND

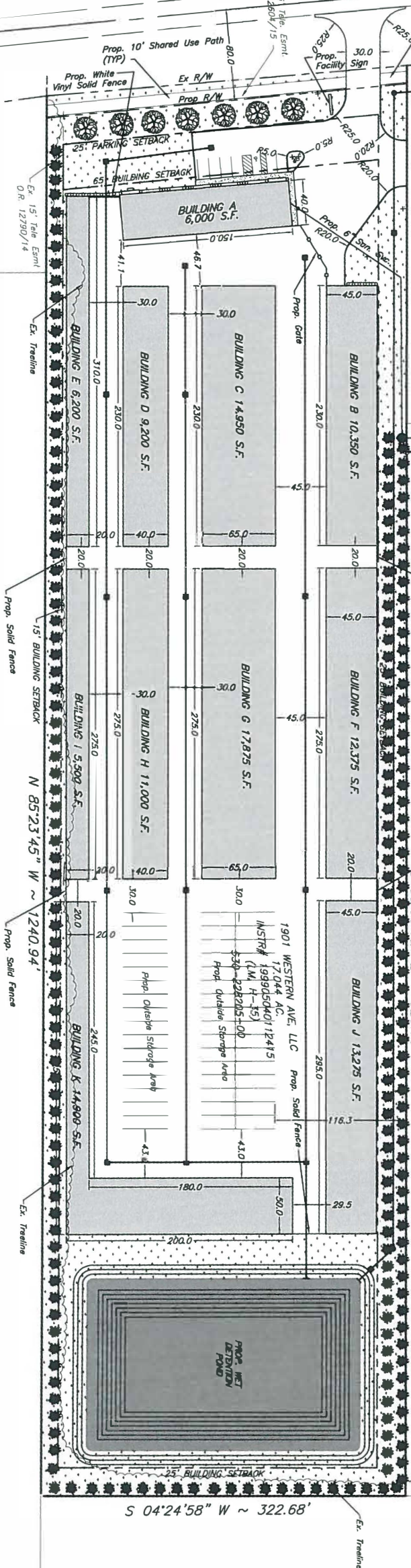
- PERMANENT SEEDED GREENSPACE AREAS (HYDRO-SEED, TYP)
- PROPOSED ACER R. - RED SUNSET MARLE SHADE TREES - 2-INCH MINIMUM CALIPER B SHADE TREES TOTAL
- PROPOSED EVERGREEN TREE 224 EVERGREEN TREES TOTAL
- PROPOSED ARBORWICK TREE / SHRUBS

BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT
164.473 AC.
INSTR# 200712100211706
181-000196-00

ABBIE CONE APARTMENTS II, LLC
5.193 AC.
INSTR# 201411040146505
(LAR12, H-35)
530-294106-00

ABBIE CONE INVESTMENT CONDOMINIUM C.P.B. 241, PG. 67 (LAR12, H-35)

THOMAS R. LAMP
29.166 AC.
(R, H-35)
530-166397-00



NOTE: ALL MATURE TREES ALONG THE SOUTH PROPERTY LINE SHALL REMAIN WITHIN 5-FT OF THE PROPERTY LINE

NOTE: PROPOSED STORMWATER POND AND DRAINAGE SYSTEM

BRICE GROVE APARTMENTS, LLC
28.78 AC.
INSTR# 200006120115526
(PUD6, H-35)
530-251520-00

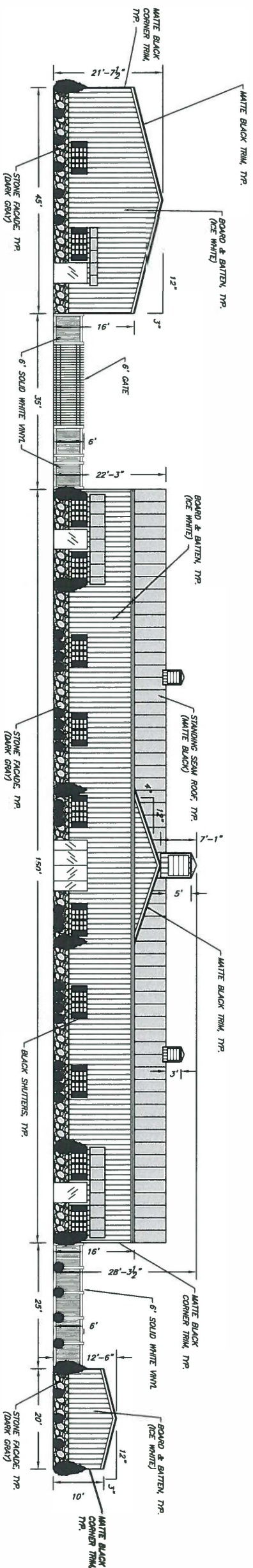
PREPARED BY:
CROSSING WATERS ENGINEERING, INC.
700 S. State St., Suite A
Sugar Grove, Ohio 43153
(740) 270-0000
www.crossingwatersinc.com

Robert A. Waters
8/14/2020




CROSSING WATERS ENGINEERING, INC.		4014 GENDER ROAD	
P.O. BOX 27, 200 S. MAIN ST., SUITE A		COLUMBUS, FRANKLIN COUNTY, OHIO	
SUGAR GROVE, OHIO 43155		ZONING SITE PLAN	
CONTRACT	JOB NO.:	SCALE:	DATE:
DRAWN BY: SKT	CM-80005	1" = 50'	08/04/2020
CHECKED BY: RAB			
APPROVED BY: RAB		SHEET: 1 OF 2	

Z20-044 Final Received 8/14/2020



WEST ELEVATION FROM GENDER ROAD

Z20-044 Final Received 8/14/2020



 CROSSING WATERS ENGINEERING, INC.

 4014 GENDER ROAD

 COLUMBUS, FRANKLIN COUNTY, OHIO

 43115

 (614) 746-0290

 www.crossingwatersinc.com

Robert E. Miller

 8/14/2020



CROSSING WATERS ENGINEERING, INC. P.O. BOX 87, 280 S. MAIN ST., SUITE A SUGAR GROVE, OHIO 43155 (740) 746-0290		4014 GENDER ROAD COLUMBUS, FRANKLIN COUNTY, OHIO 43115	
BUILDING ELEVATIONS WITH LANDSCAPING		JOB NO.: CW-20005	
CONTRACT:	SAT	SCALE:	3/32" = 1'
DRAWN BY:	RAB	DATE:	08/04/2020
CHECKED BY:	RAB	SHEET:	2 OF 2
APPROVED BY:	RAB		

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2020**

- 9. APPLICATION: Z20-044**
- Location:** **6395 ABBIE TRAILS DR. (43110)**, being 9.23± acres located on the east side of Gender Road, 725± feet south of Abbie Trails Drive (530-228205; Greater South East Area Commission).
- Existing Zoning:** L-M, Limited Manufacturing District.
- Request:** L-M, Limited Manufacturing District (H-35).
- Proposed Use.** Update site plan for self-storage facility.
- Applicant(s):** 1901 Western Avenue LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.
- Property Owner(s):** The Applicant.
- Planner:** Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

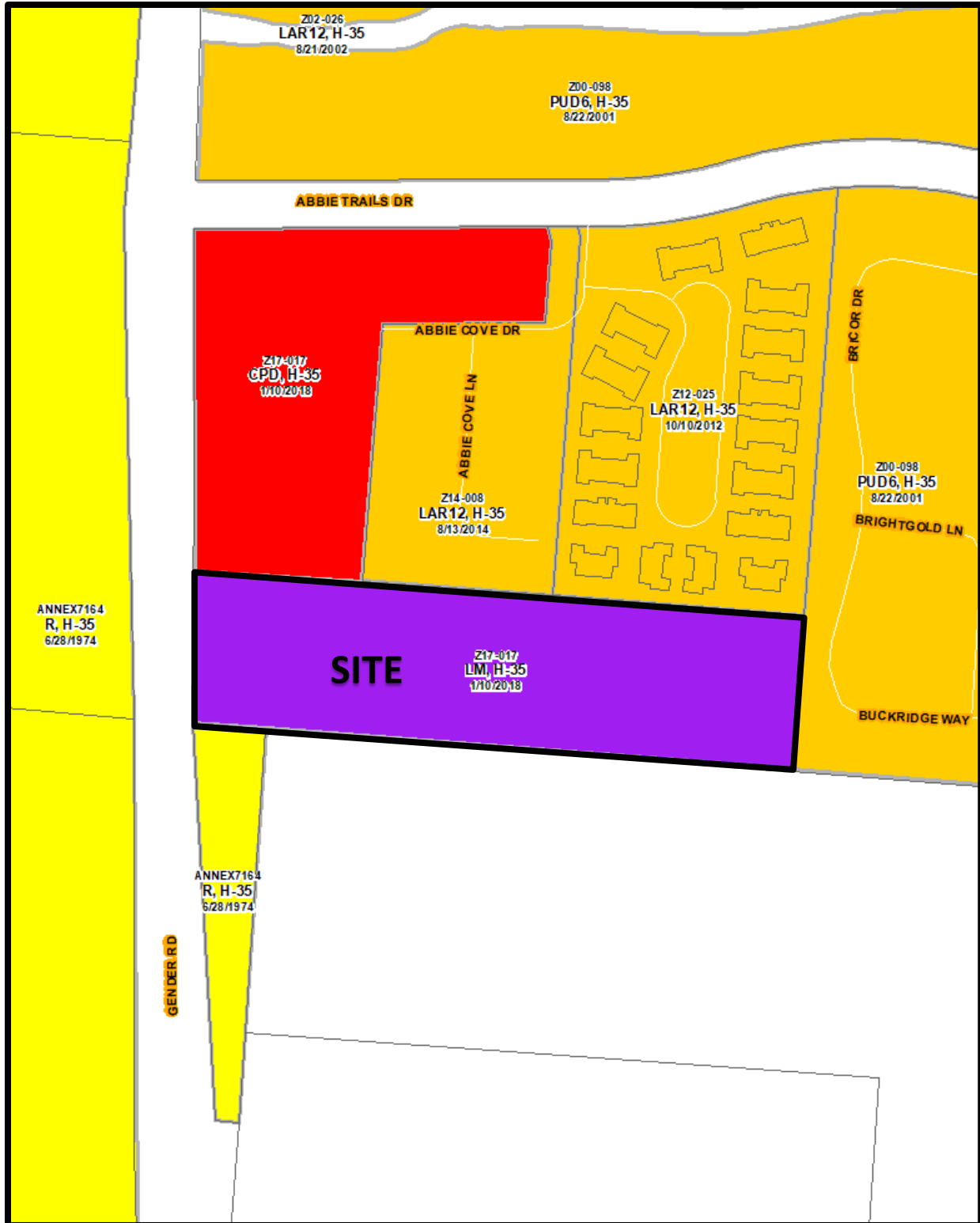
BACKGROUND:

- The 9.23± acre site consists of a portion of one undeveloped parcel zoned in the L-M, Limited Manufacturing District (Z17-017). The applicant proposes the L-M, Limited Manufacturing District in order to revise the limitation text to allow outdoor storage of boats and RVs, and to update the site plan and building setbacks for a proposed self-storage facility.
- North of the site is undeveloped land zoned in the CPD, Commercial Planned Development District and multi-unit residential developments zoned in the L-AR-12, Limited Apartment Residential District. South of the site is parkland in Madison Township with a portion zoned in the R, Rural District. East of the site is a multi-unit residential development zoned in the PUD-6, Planned Unit Development District. West of the site across Gender Road is undeveloped land in the R, Rural District.
- Concurrent Council variance CV20-060 has been filed to reduce building setback and distance separation requirements for outdoor storage uses adjacent to residential districts. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- This site is within the boundaries of the *South East Land Use Plan* (2018), which recommends industrial and warehouse land uses at this location. The Plan also includes complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The limitation text establishes use restrictions and development standards that address setbacks and traffic access, and includes a commitment to a site plan and elevations.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Gender Road as a

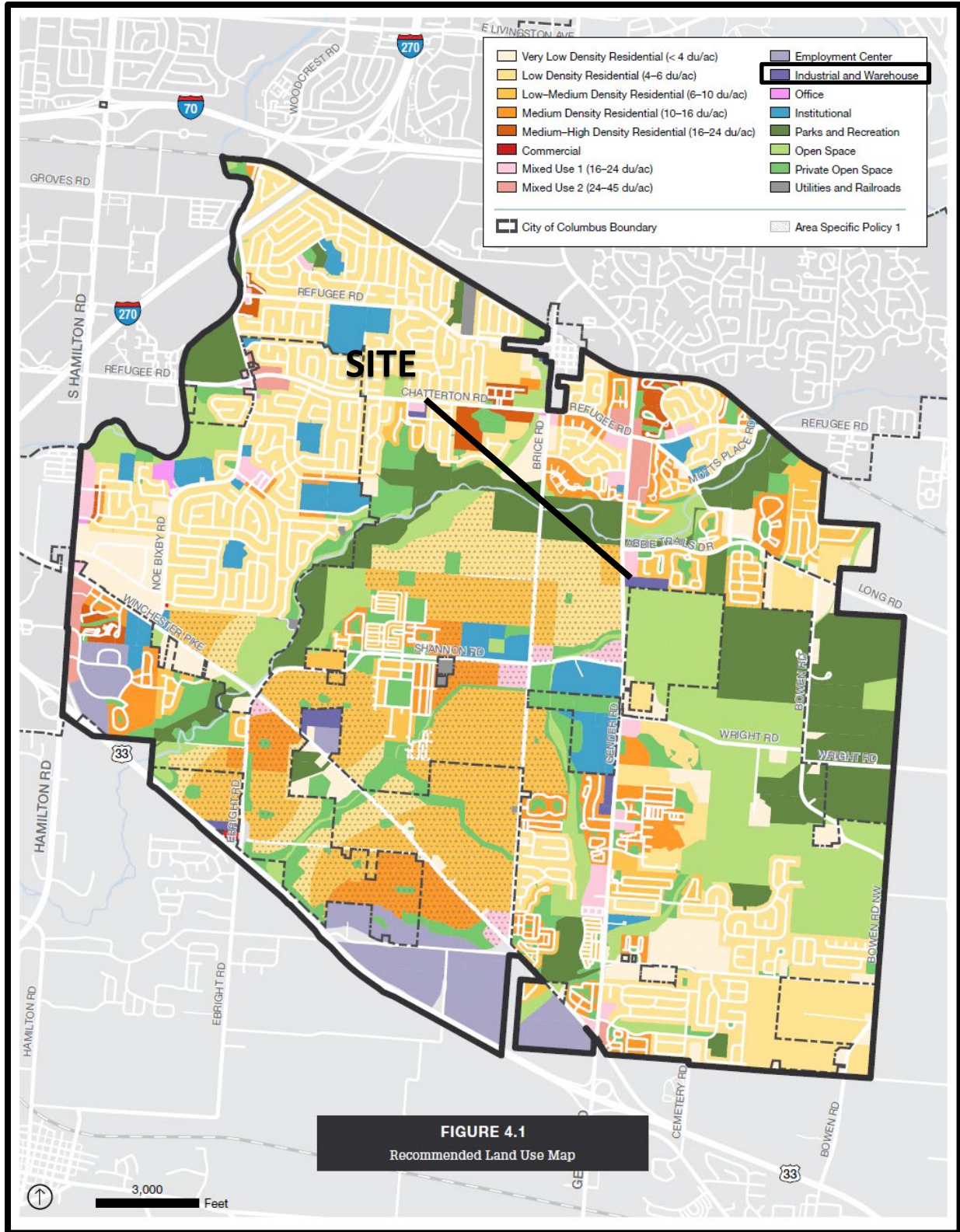
Suburban Commuter Corridor with 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-M, Limited Manufacturing District permits the development of a self-storage facility with outdoor storage. The limitation text establishes use restrictions and supplemental standards that address setbacks and traffic access. The text also includes a commitment to a site plan and elevations which demonstrate the proposed development's compatibility with C2P2 Design Guidelines. The proposed use is consistent with recommendations of *South East Land Use Plan*, and does not introduce an incompatible use to the area.



Z20-044
6395 Abbie Trails Dr.
Approximately 9.23 acres
L-M to L-M



Z20-044
6395 Abbie Trails Dr.
Approximately 9.23 acres
L-M to L-M



Z20-044
6395 Abbie Trails Dr.
Approximately 9.23 acres
L-M to L-M

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

Case Number: Z20-044

Address: 6395 Abbie Trail Dr, CW, 43110

Group Name: Greater South East Area Commission

Meeting Date: June 23, 2020

Specify Case Type:

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

Recommendation:

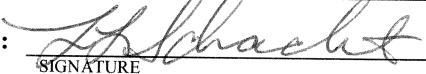
(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES: _____

Anonymous vote to support the zoning application as presented.

Vote: 9 affirmative, 0 opposed

Signature of Authorized Representative: 

SIGNATURE

Zoning Chair

RECOMMENDING GROUP TITLE

614-496-5482

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.

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 #: Z20-044

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Browd St., 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. 1901 Western Avenue LLC PO Box 1010 Lancaster, OH 43130 Jeff Barr 740-407-6261 number of Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jeffrey L. Brown

Subscribed to me in my presence and before me this 26th day of May in the year 2020

SIGNATURE OF NOTARY PUBLIC

Jackson B. Reynolds III

My Commission Expires:

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

Notary Seal Here



Jackson B. Reynolds III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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