

TVSS POLARIS - SITE PLAN  
CANDLELITE LANE  
COLUMBUS, OH

PREPARED FOR:  
BREXTON, LLC  
815 GRANDVIEW AVE  
SUITE 300  
COLUMBUS, OH 43215



10

СИМС  
ЕА7Н

DATE:	10/10/2016	NO.:	876	BY:		DESCRIPTION
DD#:	BE2407010					
RAINY BY:	SEF					
RECHECK BY:	SEF					

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 13, 2016**

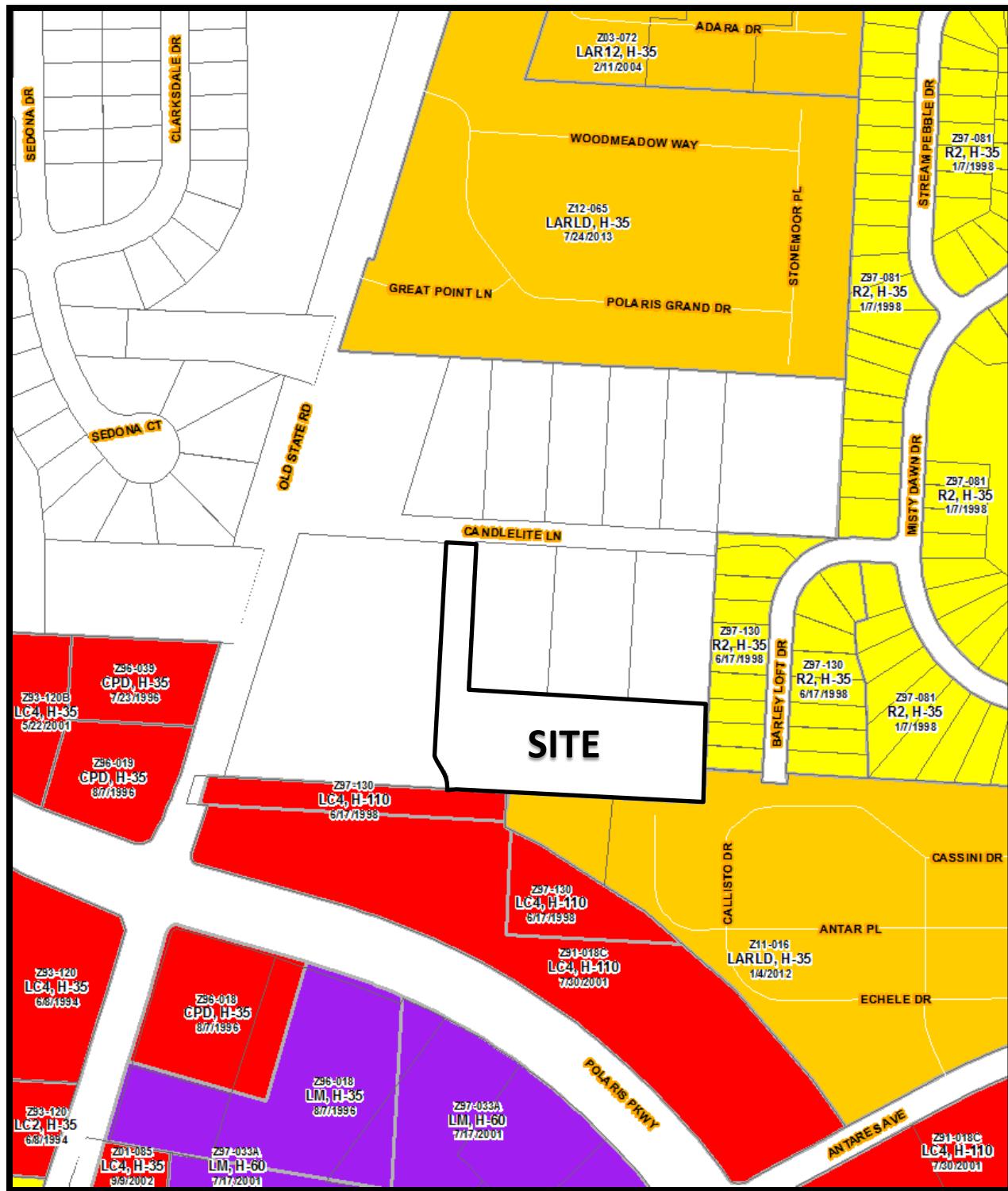
<b>3. APPLICATION:</b>	<b>Z16-046</b>
<b>Location:</b>	<b>1520 CANDLELITE LANE (43235)</b> , being 3.09± acres located on the south side of Candlelite Lane, 350± feet west of South Old State Road (31834103007001; Far North Columbus Communities Coalition).
<b>Existing Zoning:</b>	R, Rural District (Annexation Pending).
<b>Request:</b>	L-M, Limited Manufacturing District.
<b>Proposed Use:</b>	Self-storage facility.
<b>Applicant(s):</b>	Brexton; c/o Melanie Wollenberg, Agent; 815 Grandview Avenue; Columbus, OH 43215.
<b>Property Owner(s):</b>	Two Polaris Company; 4835 Munson Street NW; Canton, OH 44718.
<b>Planner:</b>	Michael Maret; 614-645-2749; <a href="mailto:mjmaret@columbus.gov">mjmaret@columbus.gov</a>

**BACKGROUND:**

- The site consists of an undeveloped single parcel currently undergoing annexation from Orange Township and having the PC, Planned Commercial and Office District zoning designation from said township. A rezoning to the L-M, Limited Manufacturing District is not comparable to the township zoning, but is necessary for the proposed development of a self-storage facility on the site.
- To the north of the site are single-unit dwellings in Orange Township. To the south are undeveloped lands and apartments in the L-C-4, Limited Commercial and L-ARLD, Limited Apartment Residential districts, respectively. To the east are single-unit dwellings in the R-2, Residential District. To the west is a shopping center undergoing annexation and rezoning (Z16-047) to the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Far North Area Plan* (2014) which recommends “parks and open space” for this location, however the site is not held by the City of Columbus or any other public agency. Planning supports other uses at this site that would be compatible with the adjacent residential and commercial uses, including the proposed self-storage facility which has low traffic counts and minimal noise.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The limitation text commits to a site and landscaping plan and includes use restrictions for C-2, Commercial District uses, and less objectionable manufacturing uses. Development standards, including buffering, landscaping and screening, building design, building height, and setbacks, are being committed to as well.

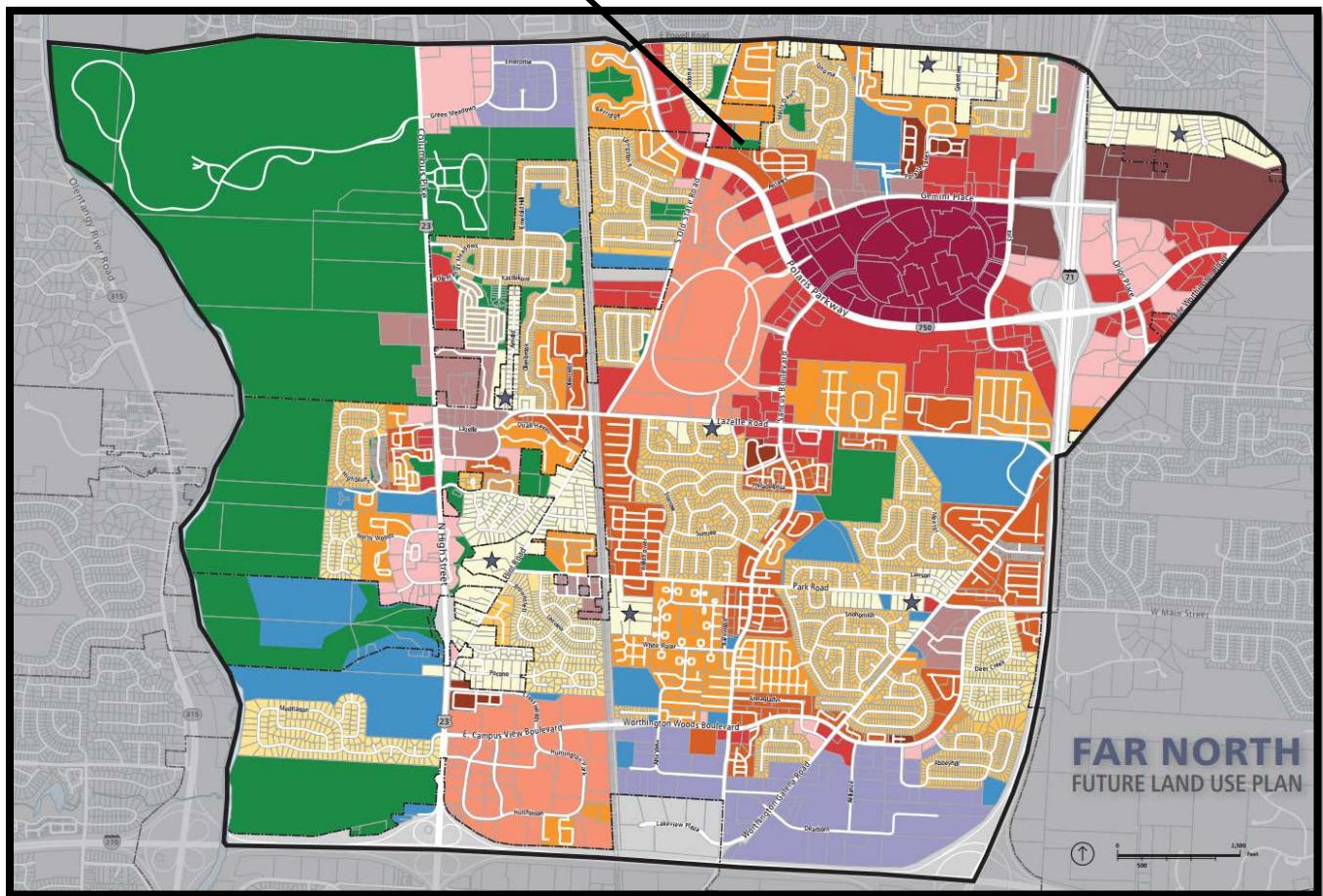
**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-M, Limited Manufacturing District will permit the development of a self-storage facility with accessory uses. While not consistent with the *Far North Area Plan*, both the Far North Columbus Communities Coalition and staff support the self-storage use on the site. The applicant has provided necessary commitments for buffering, landscaping, and use restrictions to ensure that neighboring residential uses will not be disturbed by the self-storage use.



Z16-046  
1520 Candlelite Lane  
Approximately 3.09 acres  
R (Annexation Pending) to L-M

## SITE



## → Parks & Open Space

Parks should be integrated into residential neighborhoods and/or located adjacent to preserved open spaces. Parks are either publicly- or privately-owned recreational facilities and include golf courses. Open space should be conserved lands that are not suitable for development, such as the floodway and floodplain, wetlands, major wood stands, steep slopes and ravines, and species habitat. These are natural areas that do not provide recreational facilities.

Z16-046  
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Approximately 3.09 acres  
R (Annexation Pending) to L-M



Z16-046  
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Mayor Michael B. Coleman

## STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

Z16-046 & Z16-047

Address

1520 Candlelite Ln.

Group Name

Far North Columbus Communities Coalition

Meeting Date

9/6/2016

Specify Case Type

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

Recommendation  
(Check only one)

- Approval
- Disapproval

NOTES: Approved as submitted.

Vote

11-0

Signature of Authorized Representative

James Calmason

SIGNATURE

FNCCC President

RECOMMENDING GROUP TITLE

614/832-9083

DAYTIME PHONE NUMBER

Please FAX this form to **Zoning** at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



## REZONING APPLICATION

## Department of Building &amp; Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

## 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.

APPLICATION #

Z16-046

STATE OF OHIO  
COUNTY OF FRANKLIN

Two Polaris

Melanie Wallerberg  
115 Beaverton Ave Columbus OH 43215

Being first duly cautioned and sworn (NAME) of (COMPLETE ADDRESS) Clo Buxton 815 Beaverton Ave 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

1. <u>Giltz &amp; Associates Inc 4835 Munson St NW Canton OH 44718</u>	2. <u>GETI Enterprises LTD 4835 Munson St NW Canton, OH 44718</u>
3. <u>AHM: HARRY Giltz III 330.494.6688</u>	4. <u>AHM: HARRY Giltz III 330.494.6688</u>

Check here if listing additional parties on a separate page.

## SIGNATURE OF AFFIANT

Melanie Wallerberg

Subscribed to me in my presence and before me this

8 day of AUG, in the year 2016

## SIGNATURE OF NOTARY PUBLIC

Julia Taylor  
6-2019

Commission Expires:

LIANAH M. DAUBNER Disclosure Statement expires six months after date of notarization.

NOTARY PUBLIC

STATE OF OHIO

Recorded in

Franklin County

My Comm. Exp. 6/2/19

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