

Z16-046, Final Received 11/8/2016, Page 1 of 1

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

- 3. APPLICATION: Z16-046**
Location: **1520 CANDLELITE LANE (43235)**, 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).
Existing Zoning: R, Rural District (Annexation Pending).
Request: L-M, Limited Manufacturing District.
Proposed Use: Self-storage facility.
Applicant(s): Brexton; c/o Melanie Wollenberg, Agent; 815 Grandview Avenue; Columbus, OH 43215.
Property Owner(s): Two Polaris Company; 4835 Munson Street NW; Canton, OH 44718.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

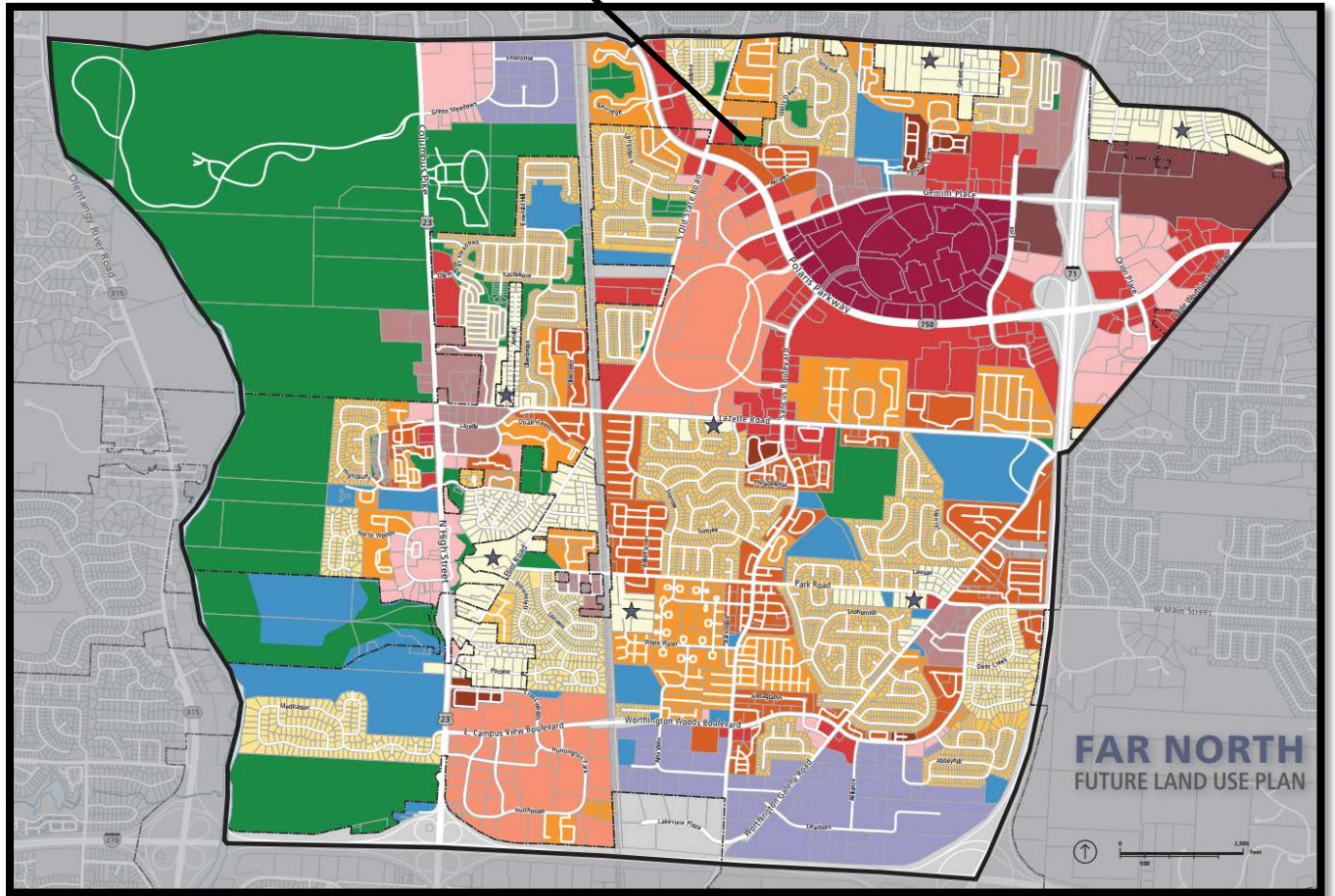
- The site consists of an undeveloped single parcel currently undergoing annexation from Orange Township and having the PC, Planned Commercial and Office District zoning designation from said township. A rezoning to the L-M, Limited Manufacturing District is not comparable to the township zoning, but 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.

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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

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

Signature of Authorized Representative

11-0

James Calmeson

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 & 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 # 216-046STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

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>Gilte + Associates Inc</u> <u>4835 Munsen St NW</u> <u>Canta OH 44718</u> 100 units AMN: HARRY GILTE III	2. <u>GETI Enterprises LTD</u> <u>4835 Munsen St NW</u> <u>Canta, OH 44718</u> 225 units AMN: HARRY GILTE III
3. <u>330.494-6688</u>	4. <u>330.494-6688</u>

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 8 day of Aug, in the year 2016

SIGNATURE OF NOTARY PUBLIC



LIANA M. DAUBNER
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