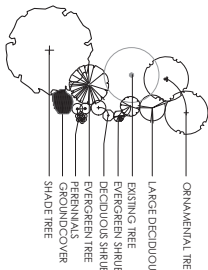




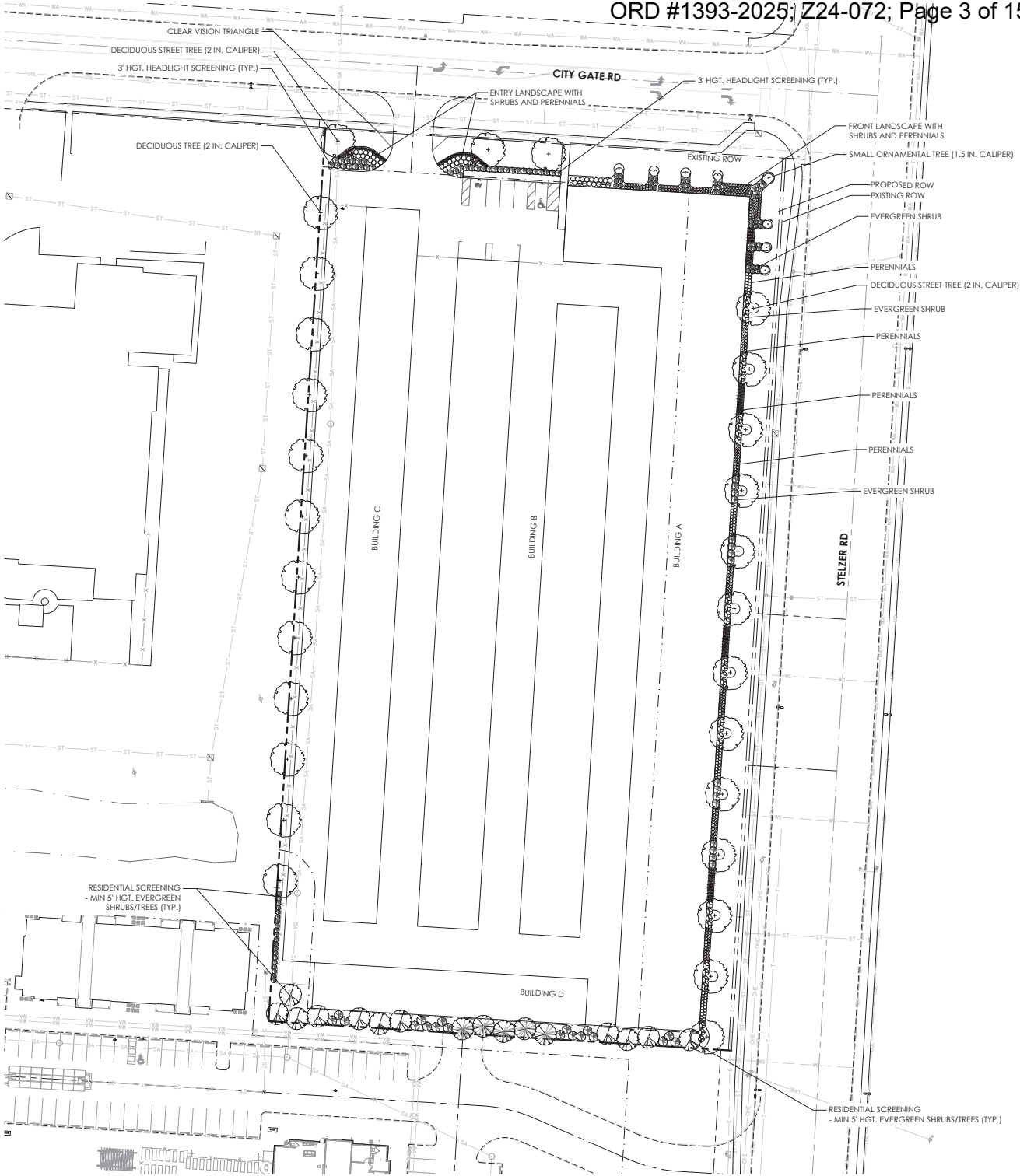
1. ALL PLANTS SHALL MEET OR EXCEED STANDARD SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANNING BEDS SHALL HAVE A MINIMUM 3' DEEP BARRIERED HARDWOOD BARK MULCH. MULCH HEIGHTS IN A CONTINUOUS BED.
5. ALL PLANNING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANNING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUIV.
7. SOODING /SEEDING BY LANDSCAPE CONTRACTOR.
8. THE CONTRACTOR, IN ORDER TO MEET THE REQUIREMENTS OF THE SPEC, SHALL MAKE AN APPROXIMATE WALK ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREEED TO BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRAPDED AND SEEDED/ SOODED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIFICATIONS

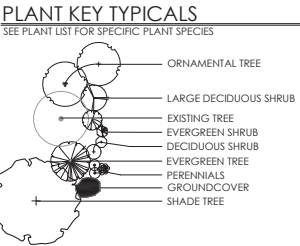


[1]	DATE	3/12/25	<div><div>LAND PLANNING</div><div>4876 Cemetery Road p (614) 487-1964</div></div> <div><div>LANDSCAPE ARCHITECTURE</div><div>Hilliard, OH 43026 www.farisplanninganddesign.com</div></div>	<div>CARDINAL SELF STORAGE STELTZER ROAD</div> <div>PREPARED FOR</div> <div>ELLIS COMPANY</div> <div>1301 DUBLIN ROAD, SUITE 200 COLUMBUS, OHIO 43215</div>	LANDSCAPE PLAN	<table><tr><td></td><td></td><td></td><td></td><td>REVISIONS</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>					REVISIONS										
									REVISIONS												
PROJECT	24167																				
SHEET																					

Final Landscape Plan Received 5/12/2025; Z24-072; Sheet 2 of 2



COLUMBUS ZONING CODE LANDSCAPE REQUIREMENTS	
CODE	PROPOSED
PARKING LANDSCAPING AND SCREENING - 3312.21(D)	
1A. FOR HEADLIGHT SCREENING, SCREENING SHALL BE PROVIDED IN A LANDSCAPED AREA AT LEAST 4' IN WIDTH AND SHALL CONSIST OF AN OPAQUE FENCE [...], LANDSCAPED BARRY MOUND OF 1:3 (VERTICAL:HORIZONTAL) SLOPE, WALL, PLANTING OR COMBINATION THEREOF INSTALLED, REPAIRED, REPLACED AND MAINTAINED TO A TOTAL HEIGHT OF NO LESS THAN 3' ABOVE THE PARKING LOT GRADE AND TO AN OPACITY OF NOT LESS THAN 75%. PLANTS SHALL REACH REQUIRED HEIGHT AND DENSITY SPECIFIED WITHIN THREE YEARS OF INSTALLATION.	SCREENING PROVIDED AS CONTINUOUS EVERGREEN SHRUB PLANTING EQUALING A MINIMUM HEIGHT OF 3' ALONG NORTH SIDE WHERE VEHICULAR USE IS ADJACENT TO PUBLIC ROAD
SCREENING - 3321.09(B)	
A PROPERTY WITH NON RESIDENTIAL ZONING CLASSIFICATION ABUTTING RESIDENTIALLY ZONED PROPERTY SHALL PROVIDE SCREENING THAT SHALL INCLUDE A FENCE, WALL, LANDSCAPED BARRY MOUND, DENSELY PLANTED STRIP OR COMBINATION THEREOF INSTALLED, REPAIRED, REPLACED AND MAINTAINED TO A TOTAL HEIGHT OF NO LESS THAN 5' ABOVE THE FINISHED GRADE AND TO A YEAR-ROUND OPACITY OF NOT LESS THAN 75%. PLANT MATERIAL SHALL REACH REQUIRED HEIGHT AND DENSITY SPECIFIED WITHIN THREE YEARS OF INSTALLATION.	SCREENING PROVIDED AS CONTINUOUS EVERGREEN SHRUB/TREELINE ADJACENT TO RESIDENTIALLY ZONED PROPERTY ON THE SOUTHERN BOUNDARY AND A PORTION OF THE WESTERN BOUNDARY.
GENERAL LANDSCAPING STANDARDS - 3321.13	
WHEN USED TO MEET A REQUIRED LANDSCAPING OR SCREENING PROVISION, PLANTS SHALL HAVE A MINIMUM SIZE AT THE TIME OF PLANTING AS FOLLOWS: DECIDUOUS TREES OF 2" CALIPER, ORNAMENTAL TREES OF 1.5" CALIPER, EVERGREEN TREES AT 4' TALL, SHRUBS AT 2' TALL, AND ORNAMENTAL GRASSES IN NO. 2 CONTAINER.	PLANTS SELECTED TO MEET MINIMUM SIZE REQUIREMENTS



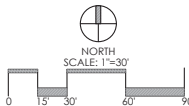
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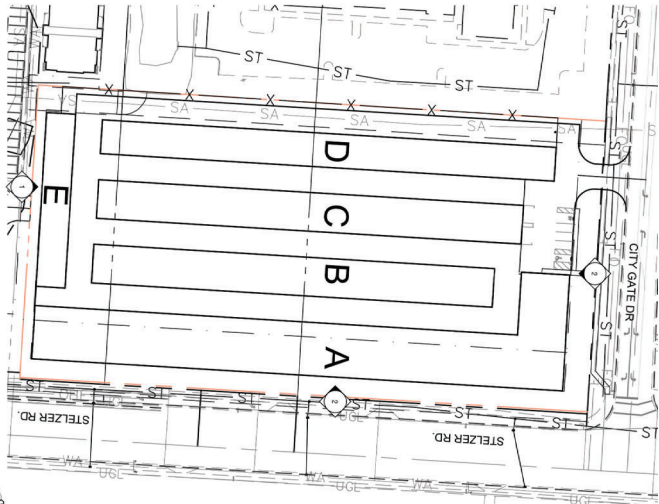
LANDSCAPE REQUIREMENT PLAN

STELTZER ROAD STORAGE

PREPARED FOR ELLIS COMPANY

DATE: 3.12.25

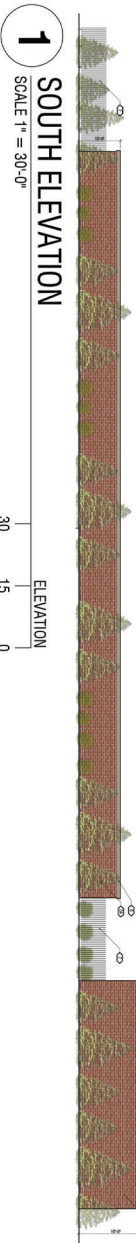




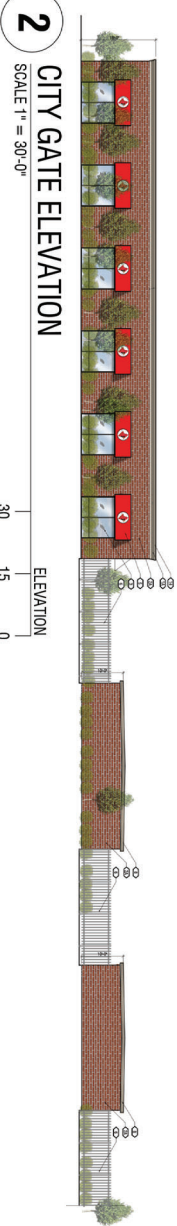
SITE PLAN
NOT TO SCALE

[Handwritten signature]
5/12/25

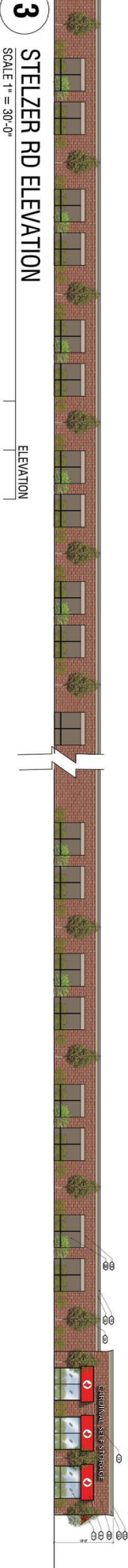
1 SOUTH ELEVATION
SCALE 1" = 30'-0"

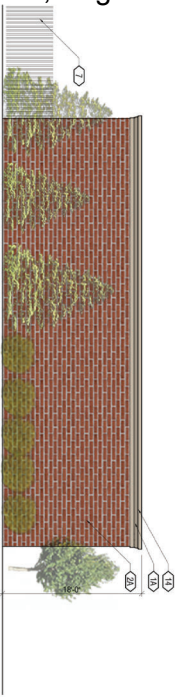


2 CITY GATE ELEVATION
SCALE 1" = 30'-0"



3 STELZER RD ELEVATION
SCALE 1" = 30'-0"





1 BLDG A - SOUTH ELEVATION

SCALE 1/16" = 1'-0"

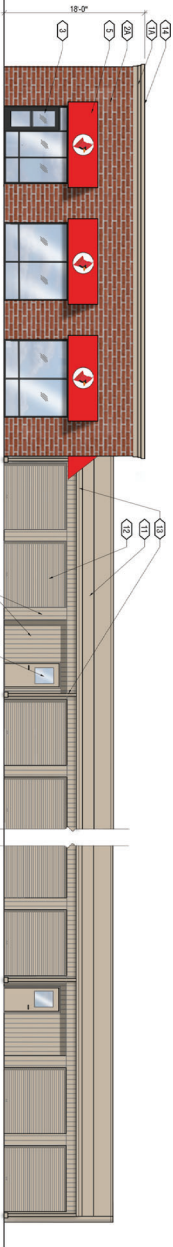
ELEVATION
10 8 6 4 2 0



2 BLDG A - CITY GATE DR ELEVATION

SCALE 1/16" = 1'-0"

ELEVATION
10 8 6 4 2 0



3 BLDG A - WEST ELEVATION

SCALE 1/16" = 1'-0"

ELEVATION
10 8 6 4 2 0

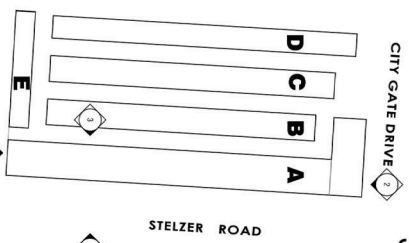


4 BLDG A - STELZER RD ELEVATION

SCALE 1/16" = 1'-0"

ELEVATION
10 8 6 4 2 0

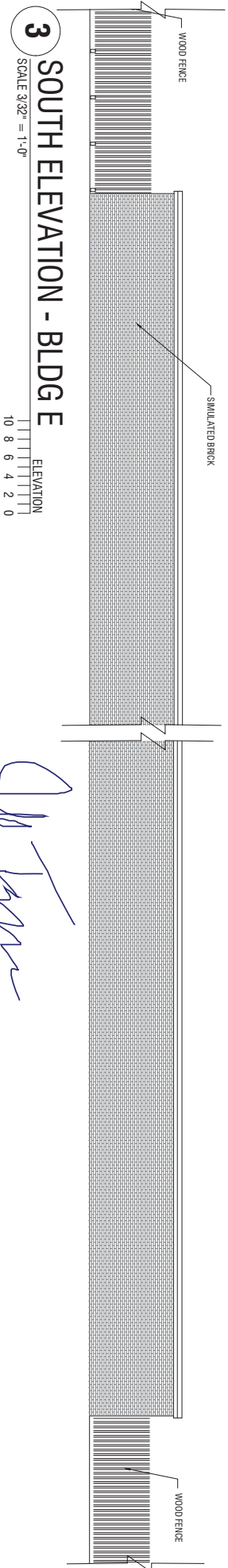
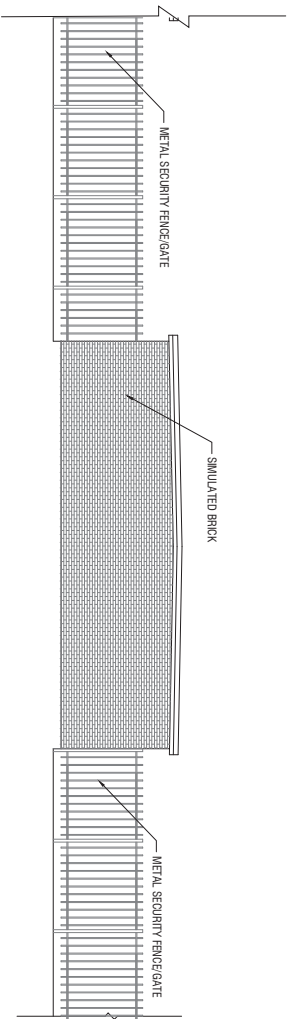
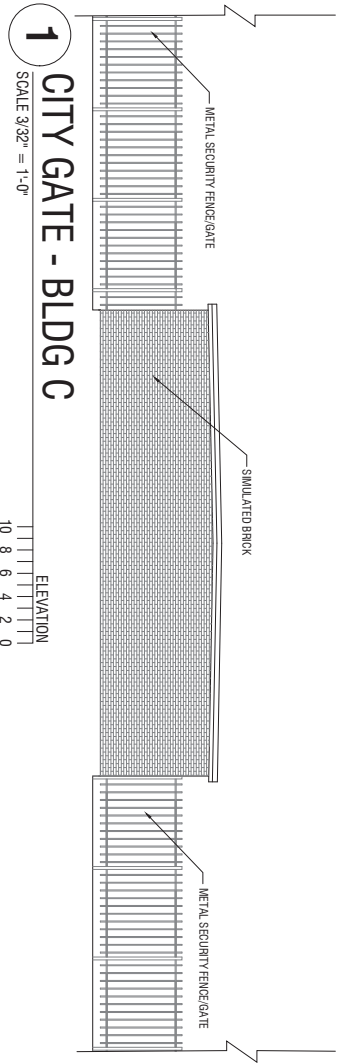
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BLDG KEY PLAN

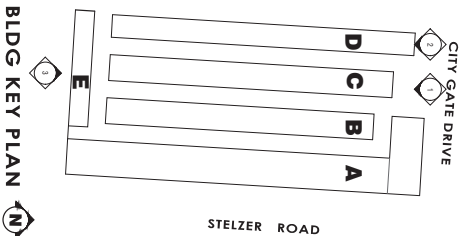
EXT ELEV CODED NOTES

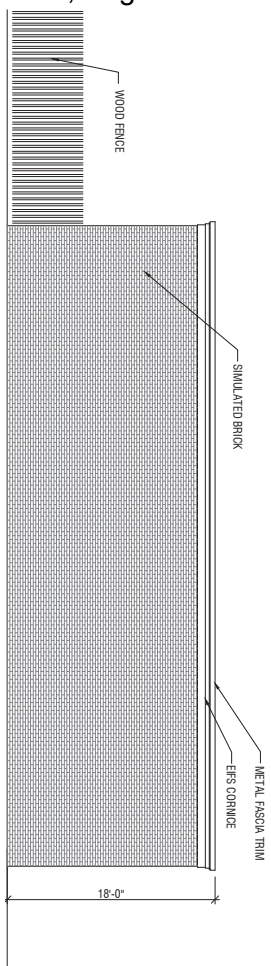
- <1> ERS CORNER (WHITE) MARKED BY SYSTEM WITH A SAND FINE FINISH
- <2> WITH KERATEX JOINTS, COLOR: SW 7500 - LONDA (LANT)
- <3> TYPERS: HAWKINS, COLOR: SW 7500 - LONDA (LANT)
- <4> SIMULATED BRICK, COLOR: TBN
- <5> SMOOTH ERS PANEL AND TBN - COLOR: SW 7500 - LONDA (LANT)
- <6> DARK BROWN ALUMINUM STEREOFORM WINDOWS, DOOR
- <7> GLASS LANT ERS PANEL
- <8> WALL MOUNTED SPARKS - WHITE
- <9> GROUND FINISH
- <10> DECORATIVE METAL SECURITY FENCE - LONDA BROWN
- <11> 6-4" HONEYWOOD FENCE
- <12> METAL FENCE TBN - COLOR: TBN
- <13> METAL PANELS - TBN COLOR
- <14> HOLLOW METAL DOOR - TBN COLOR
- <15> METAL ROOF - COLOR: TBN
- <16> METAL OVERHEAD DOOR - TBN COLOR
- <17> ALUMINUM GITTER ALUMINUM FASCIA - TBN COLOR
- <18> ALUMINUM FASCIA - COLOR TO MATCH ERS



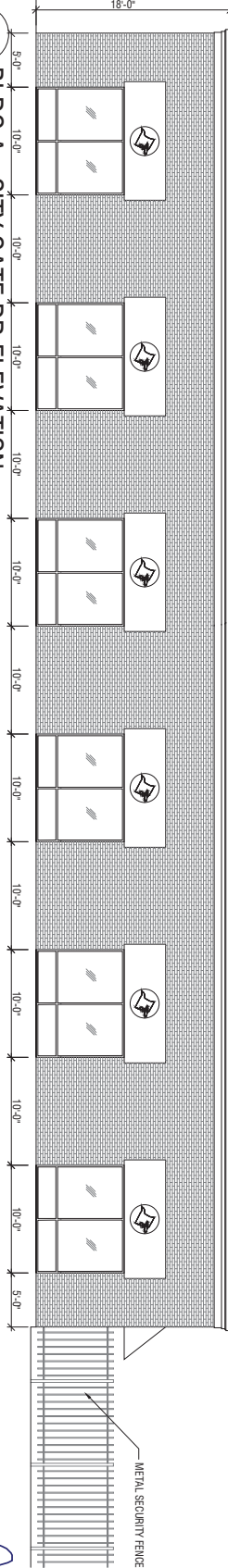
John T...

5/12/25

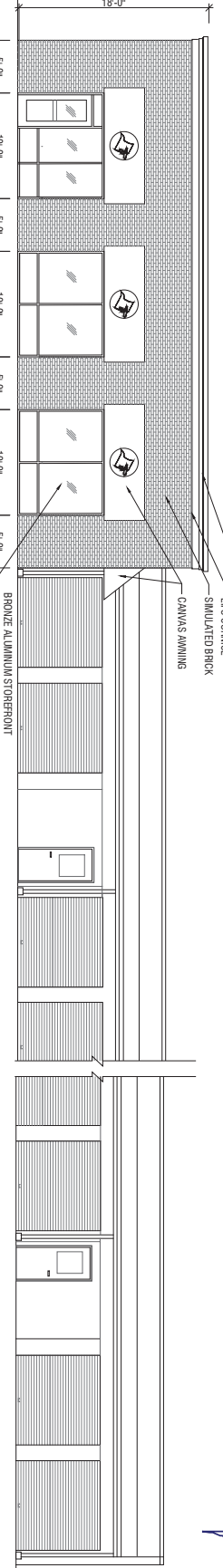




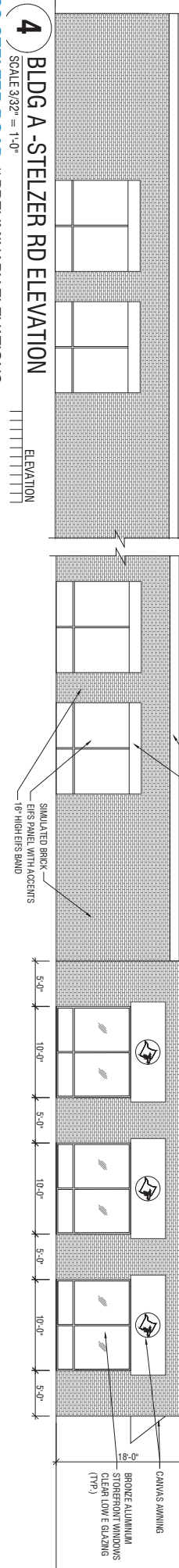
1 BLDG A - SOUTH ELEVATION
SCALE 3/32" = 1'-0"
ELEVATION
10 8 6 4 2 0



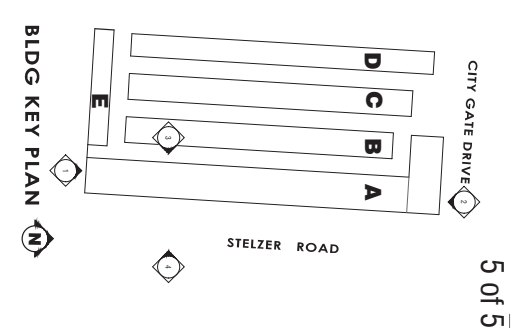
2 BLDG A - CITY GATE DR ELEVATION
SCALE 3/32" = 1'-0"
ELEVATION
10 8 6 4 2 0



3 BLDG A - WEST ELEVATION
SCALE 3/32" = 1'-0"
ELEVATION
10 8 6 4 2 0



4 BLDG A - STELZER RD ELEVATION
SCALE 3/32" = 1'-0"
ELEVATION
10 8 6 4 2 0



Signature
5/12/25

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 08, 2025**

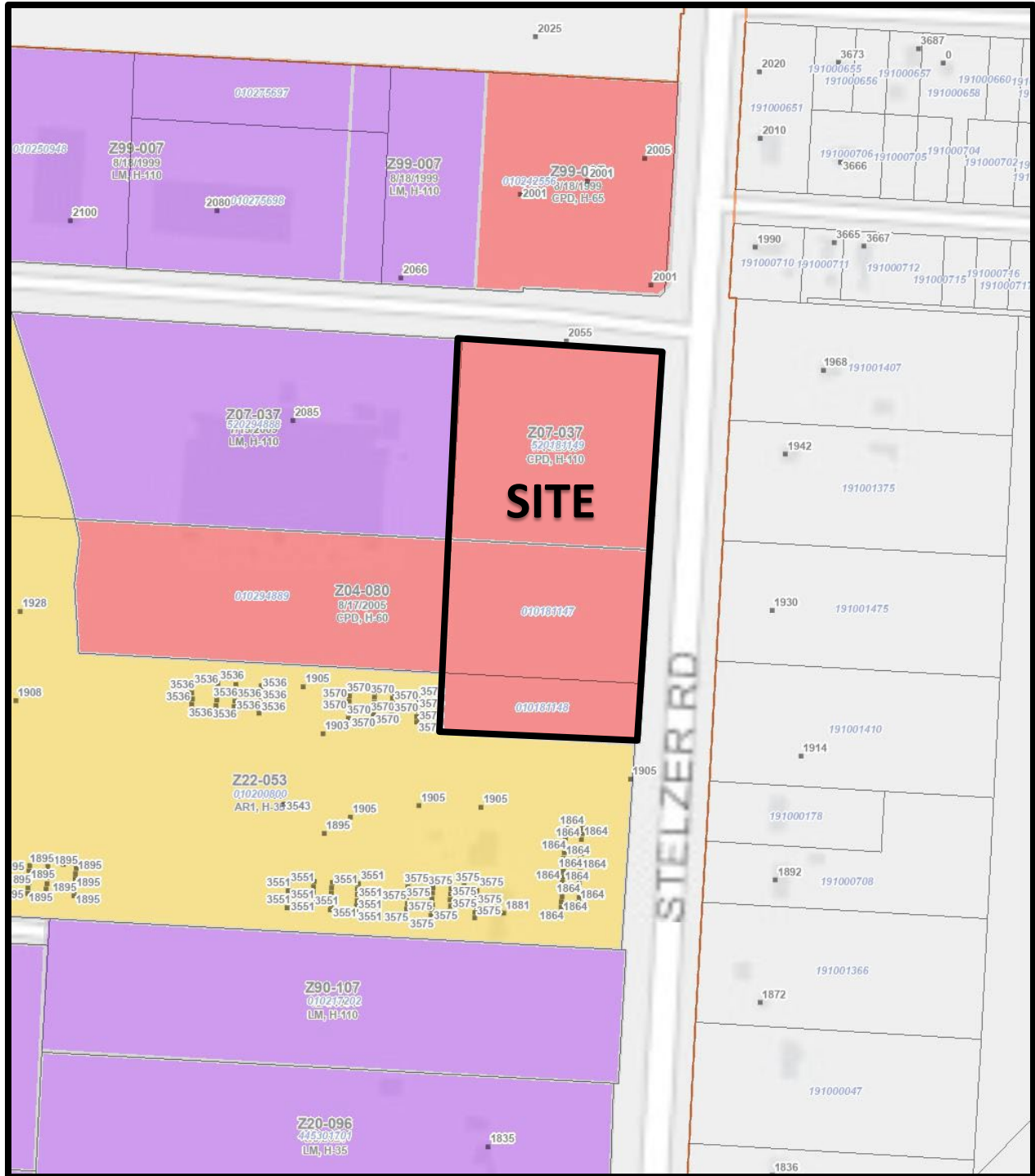
- 7. APPLICATION: Z24-072**
Location: **1941 STELZER RD. (43219)**, being 4.1± acres located at the southwest corner of Stelzer Road and Citygate Drive (520-181149, 010-181147 & 010-181148; Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-M, Limited Manufacturing District (H-60).
Proposed Use: Self-storage facility and limited commercial uses.
Applicant(s): Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Magoo Properties Inc.; PO Box 09764; Columbus, OH 43209.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

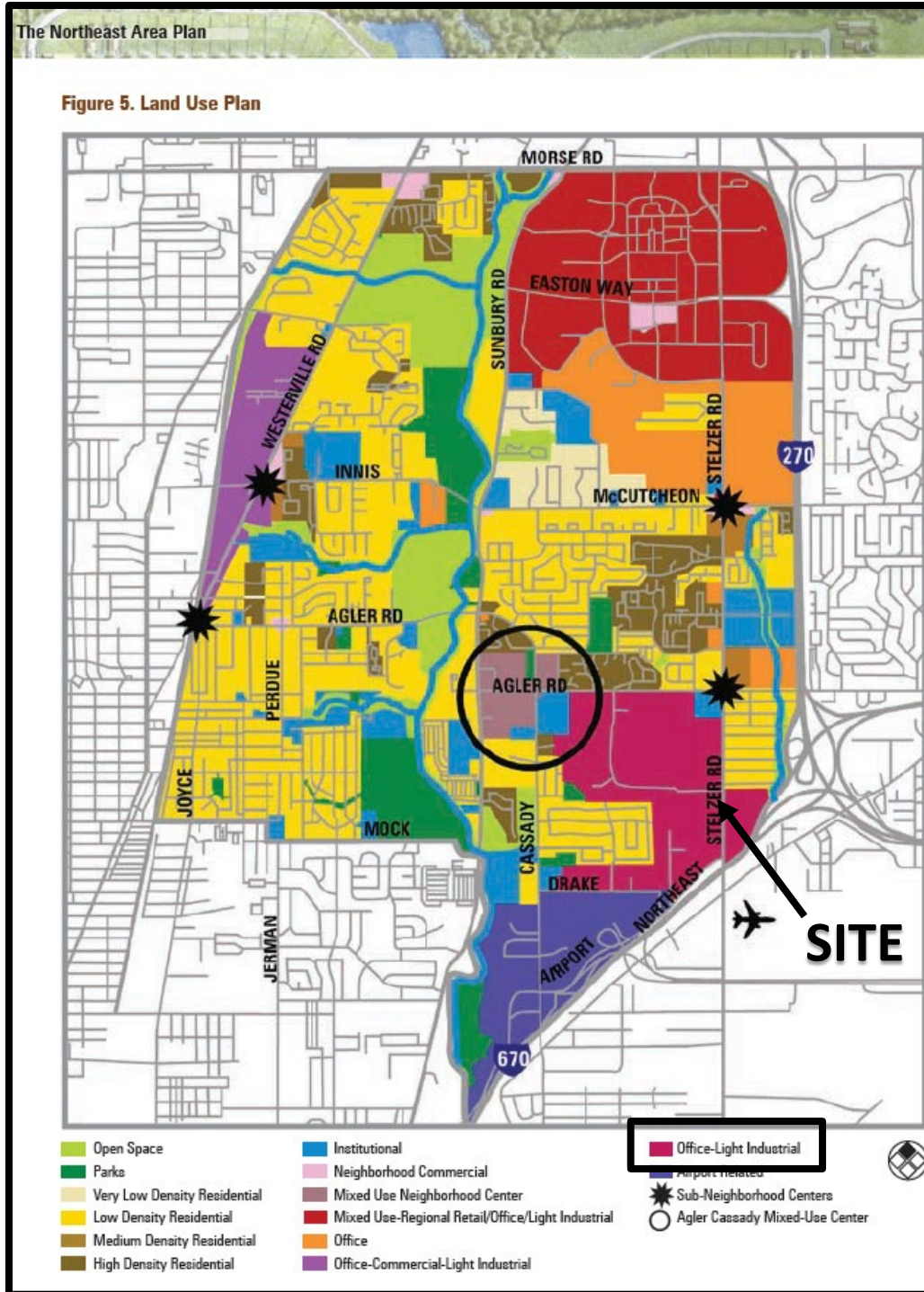
- The 4.1 acre site consists of three undeveloped parcels in the CPD, Commercial Planned Development District. The requested L-M, Limited Manufacturing District will allow for a self-storage facility and limited commercial uses as allowed with the submitted limitation text and site plan.
- North of the site is an undeveloped parcel in the CPD, Commercial Planned Development District. East of the site are undeveloped parcels in the R, Rural District within Mifflin Township. West of the site is a mental health facility in the L-M, Limited Manufacturing District and the CPD, Commercial Planned Development District. South of the site is an apartment complex in the AR-1, Apartment Residential District.
- Concurrent CV24-161 has been filed to reduce building setbacks. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Northeast Area Plan* (2007), which recommends “Office-Light Industrial” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The limitation text establishes permitted uses and supplemental development standards that address building setbacks, site access, landscaping and screening, exterior design, and lighting. The text also includes a commitment to develop the site according to the submitted site plan, landscape plan, and building elevations, if developed with a self-storage facility. If the site is developed with something other than a self-storage facility, then only the parking and building setbacks on the site plan will apply.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Stelzer Road as Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested L-M, Limited Manufacturing District will allow the site to be developed with a self-storage facility and limited commercial uses as allowed with the submitted limitation text and site plan. The text includes appropriate use restrictions and development standards, as well as a commitment to develop the site in accordance with the submitted site plan, landscape plan, and building elevations. The *Northeast Area Plan* recommends prioritizing income-generating uses, such as future job sites should include a density of at least ten employees per gross acre. The proposed use is inconsistent with these recommendations.



Z24-072
1941 Stelzer Rd.
Approximately 4.10 acres
CPD to L-M



Z24-072
 1941 Stelzer Rd.
 Approximately 4.10 acres
 CPD to L-M

CPD to L-M

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z24-072 & CV24-161

Address 1941 STELZER ROAD

Group Name NORTHEAST AREA COMMISSION

Meeting Date March 13, 2025

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval

(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Favorable recommendation based on requested exterior improvements and increased privacy modifications.

Vote 8 Yes, 0 No

Signature of Authorized Representative Commissioner Moore

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-072

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

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215

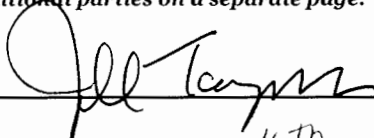
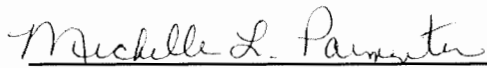
deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Cardinal Self Storage LLC c/o Cole Ellis 614-469-8222 1301 Dublin Road, Suite 200, Columbus, OH 43215 <u>6</u> Columbus Employees	2.
3.	4.

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

SIGNATURE OF AFFIANT


Sworn to before me and signed in my presence this 16th day of December, in the year 2024


SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires

**MICHELLE L. PARMENTER**

Notary Public, State of Ohio

Commission #: 2017-RE-667580

My Commission Expires 10-16-2027

This Project Disclosure Statement expires six (6) months after date of notarization.