

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2018**

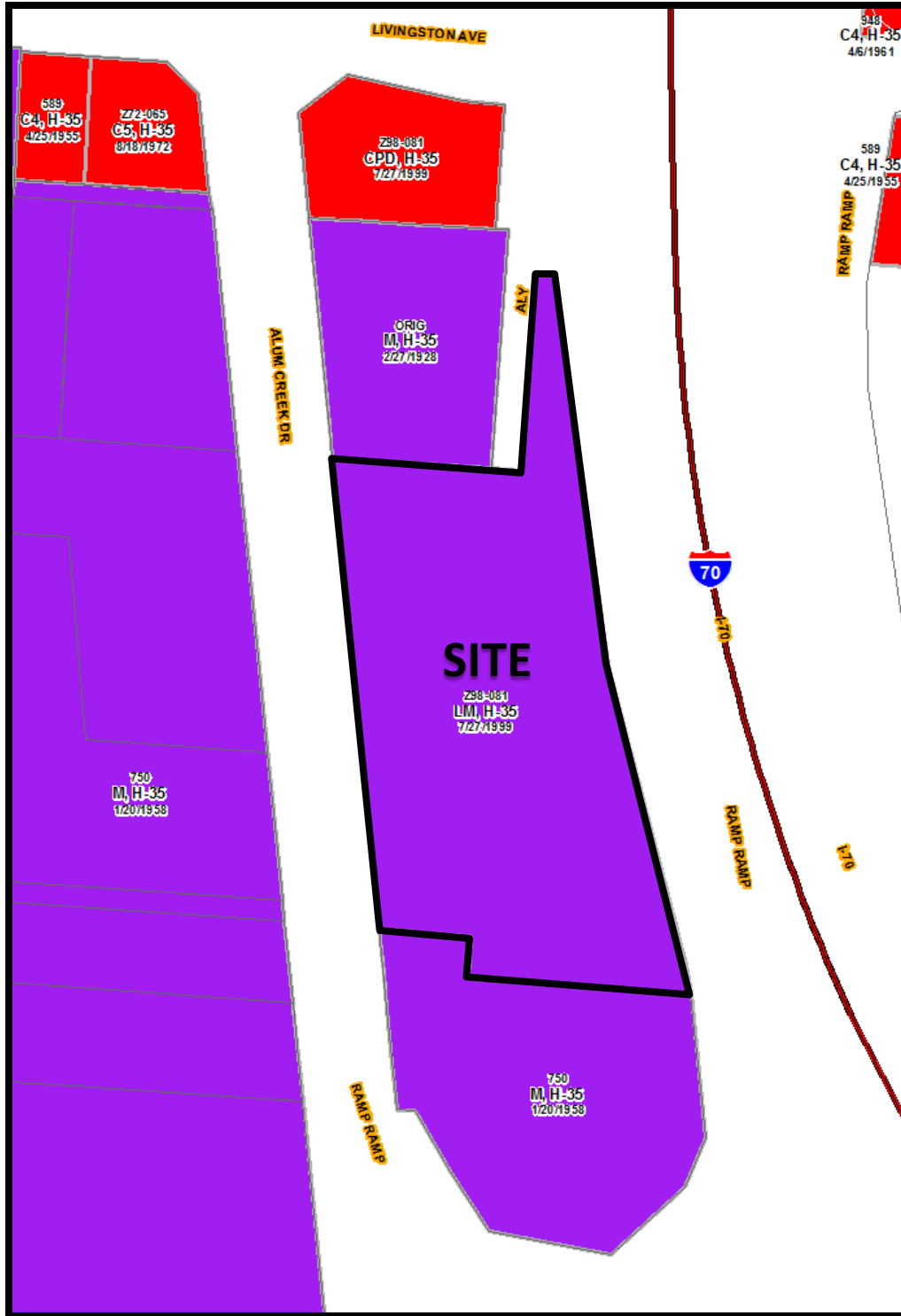
- 1. APPLICATION: Z18-026**
- Location:** **1030 ALUM CREEK DRIVE (43209)**, being 3.47± acres located on the east side of Alum Creek Drive, 350 feet south of East Livingston Avenue (010-016649; Livingston Avenue Area Commission).
- Existing Zoning:** L-M, Limited Manufacturing District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Self-storage facility with accessory truck rental.
- Applicant(s):** U-Haul Company of Ohio, Inc.; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
- Property Owner(s):** WCOL, LLC; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

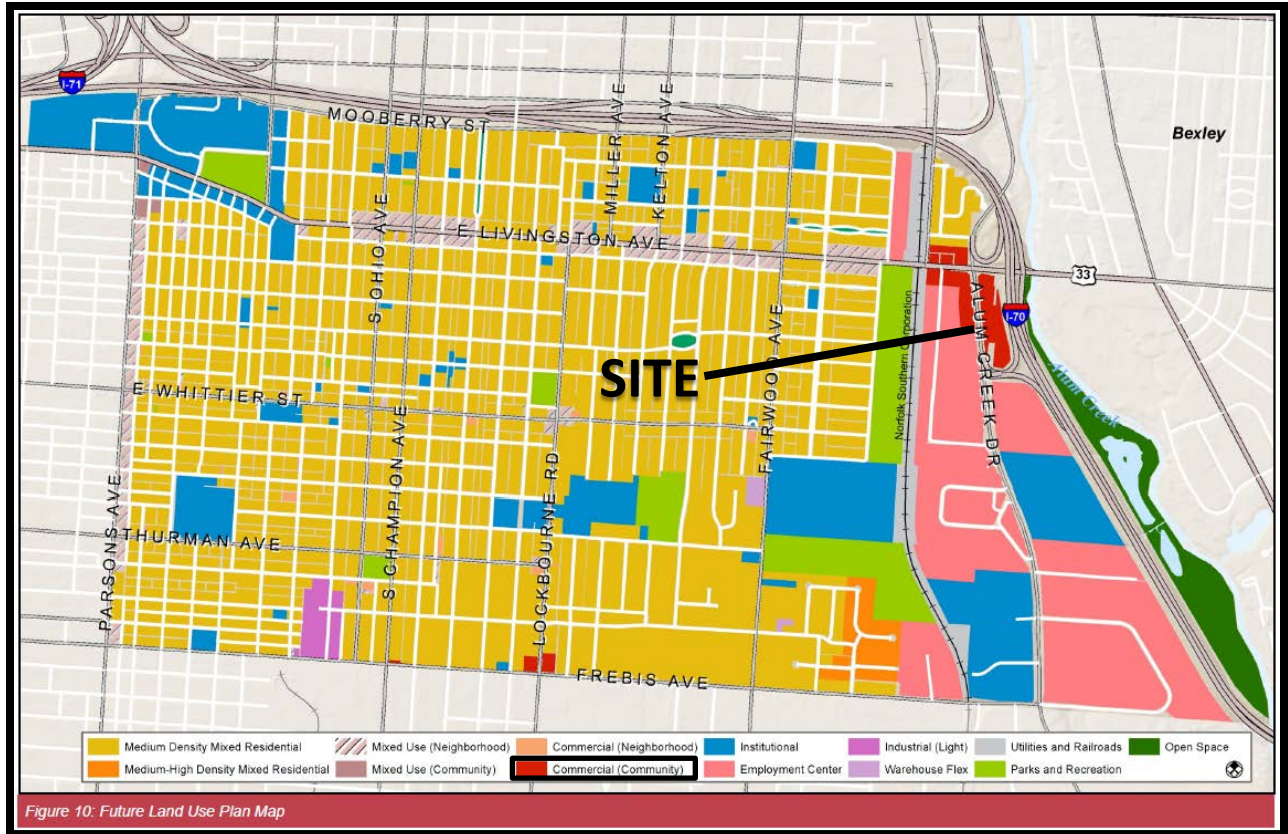
- The 3.47± acre site is developed with a self-storage facility in the L-M, Limited Manufacturing District. The applicant requests a new L-M district to allow accessory truck rental, including display of vehicles, in conjunction with the self-storage facility.
- North of the site is a fast food restaurant in the M, Manufacturing District. South of the site are retail uses in the M, Manufacturing District. East of the site is Interstate 70 right-of-way. West of the site are a fast food restaurant, car wash, and gas station in the M, Manufacturing District.
- The site is within the boundaries of the *Near Southside Area Plan* (2011), which recommends “community-commercial” land uses at this location.
- The site is located within the boundaries of the Livingston Avenue Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions as well as commitments to maintain the existing parking setback, traffic access, and street trees along Alum Creek Drive. The site will be maintained in accordance with the submitted site plan.
- The *Columbus Thoroughfare Plan* identifies Alum Creek Drive as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will update the permitted uses to allow accessory truck rental, including the display of rental vehicles, in conjunction with the existing self-storage facility. The limitation text includes customary use restrictions while also maintaining the existing parking setback, traffic access, and street trees along Alum Creek Drive. The proposal is consistent with the development pattern along Alum Creek Drive.

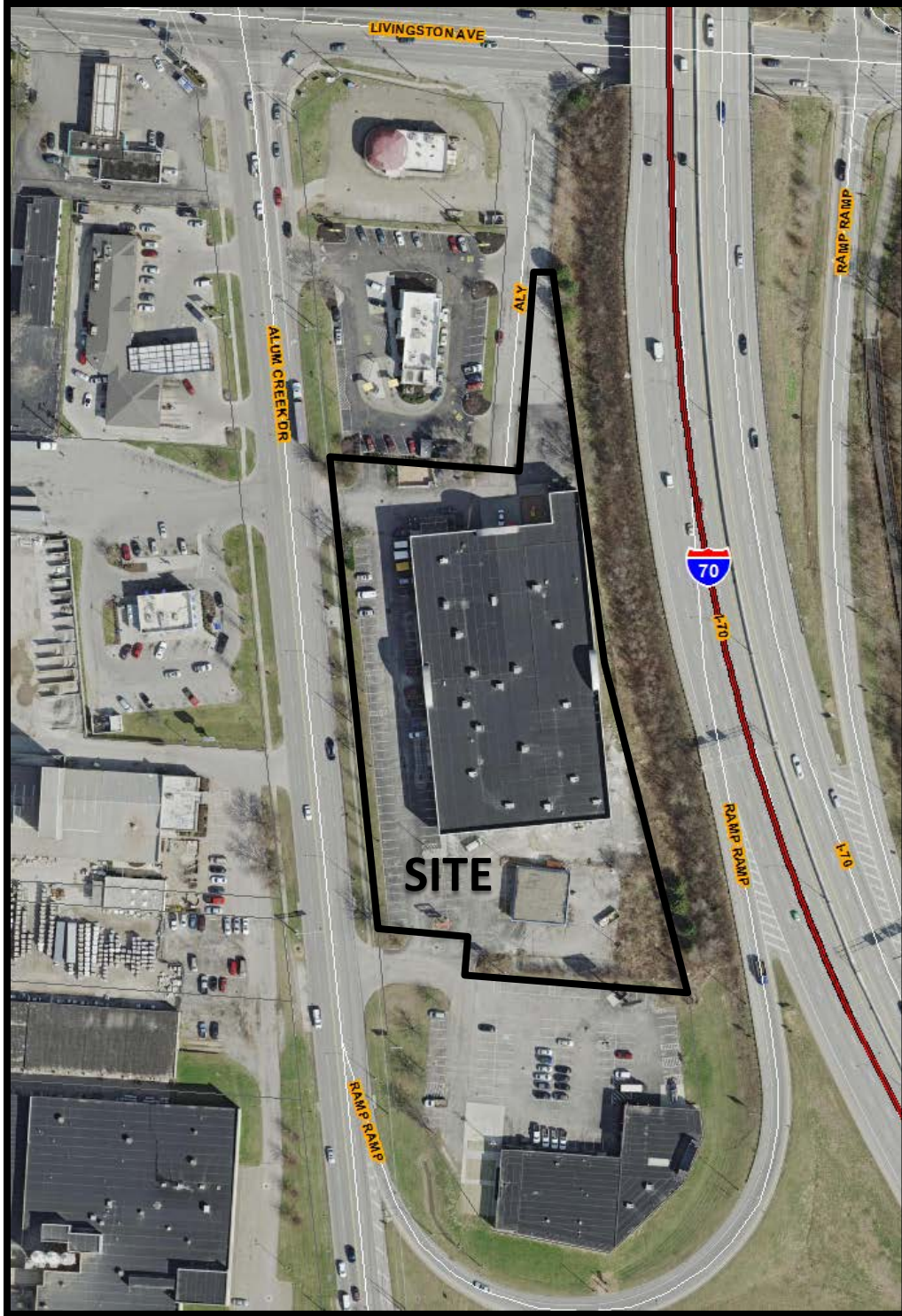


Z18-026
1030 Alum Creek Drive
Approximately 3.47 acres
From L-M to L-M



Community Commercial	12,500 sf/acre	Supports retail, office, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported. Community commercial uses should be located along arterials and at key intersections.
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 1030 Alum Creek Drive
 Approximately 3.47 acres
 From L-M to L-M



Z18-026
1030 Alum Creek Drive
Approximately 3.47 acres
From L-M to L-M

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

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

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

(PLEASE PRINT)

Case Number:

Z18-026

Address:

1030 Alum Creek Dr

Group Name:

U-Haul Co. of Ohio

Meeting Date:

9-18-2018

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:

Applicant: Dave Perry agreed to:

- ① Try and provide 60% of the employment from LAVA-C community.
- ② No vehicle repairs on site.
- ③ Work on traffic flow of its customers entering and exiting the property.

Vote:

6 FOR / 1 AGAINST

Signature of Authorized Representative:

[Handwritten Signature]

SIGNATURE

Chair - LAVA-C

RECOMMENDING GROUP TITLE

614 596 4418

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.

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 #: Z 18 - 026

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm) of (COMPLETE ADDRESS) 411 E Town Street, 2nd FL, 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

Table with 2 columns and 2 rows listing interested parties. Row 1: U-Haul Company of Ohio, Inc. (2980 Morse Road, Columbus, Ohio 43231, 108 employees, contact: Dean Haske). Row 2: Amerco Real Estate Company (2727 North Central Avenue, Suite 500, Phoenix, Arizona 85004, 6 employees, contact: Parul Batala). Rows 3 and 4 are empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank (handwritten signature)

Donald Plank

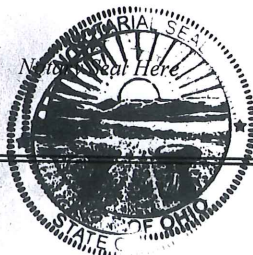
Subscribed to me in my presence and before me this 25th day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC

(handwritten signature)

My Commission Expires:

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



Craig J. Moncrief, Attorney At Law NOTARY PUBLIC - STATE OF OHIO My commission has no expiration date

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