

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2014**

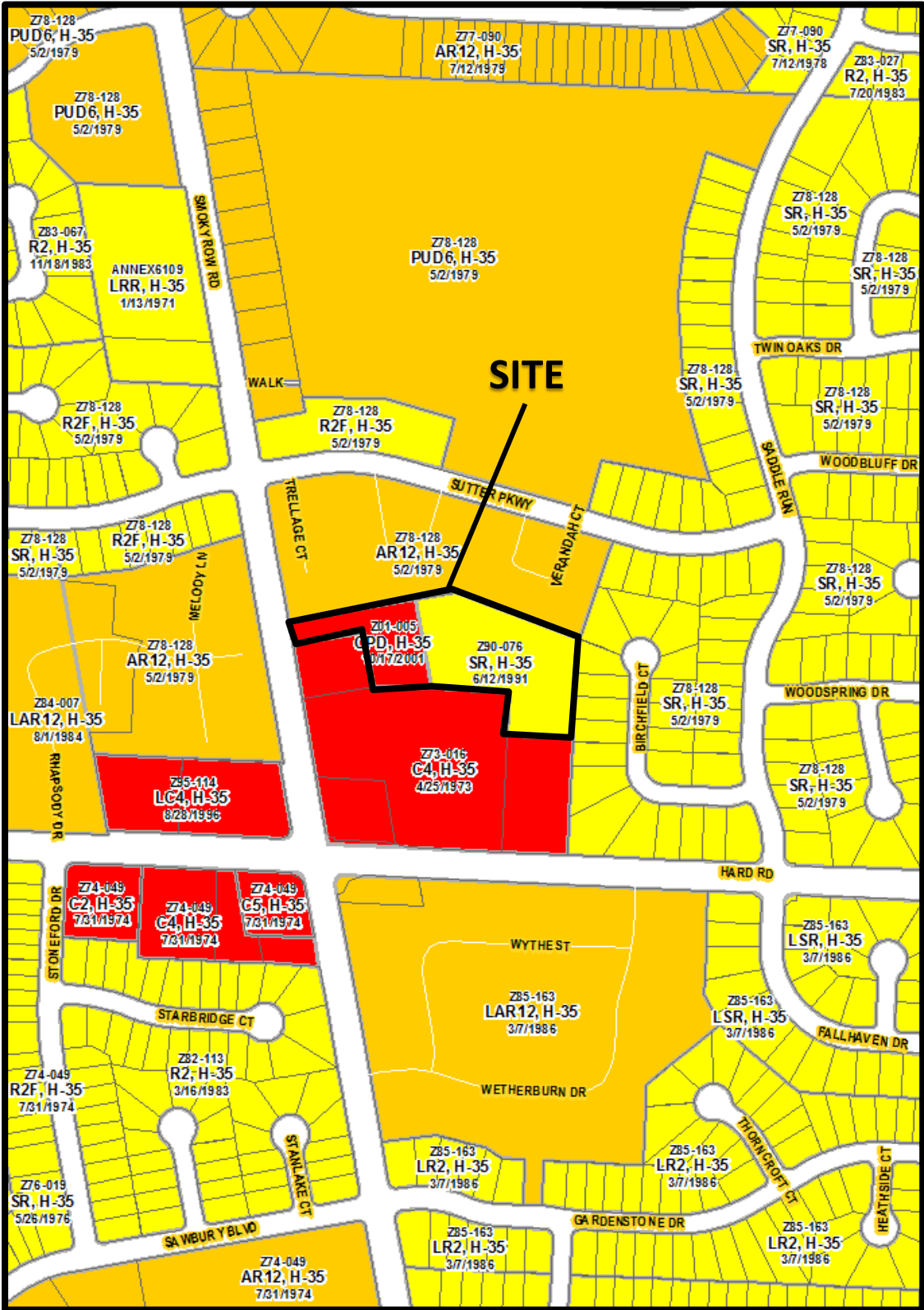
1. **APPLICATION:** **Z14-031 (14335-00000-00467)**
Location: **7860 SMOKEY ROW ROAD (43065)**, being 3.3± acres located on the east side of Smokey Row Road, 540± feet north of Hard Road (610-204659; Far Northwest Coalition).
Existing Zoning: CPD, Commercial Planned Development, and SR, Suburban Residential Districts.
Request: C-2, Commercial District.
Proposed Use: Commercial development.
Applicant(s): The Ellis Company; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.
Property Owner(s): Werner Family Investments et al.; P.O. Box 340497; Columbus, Ohio 43234.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

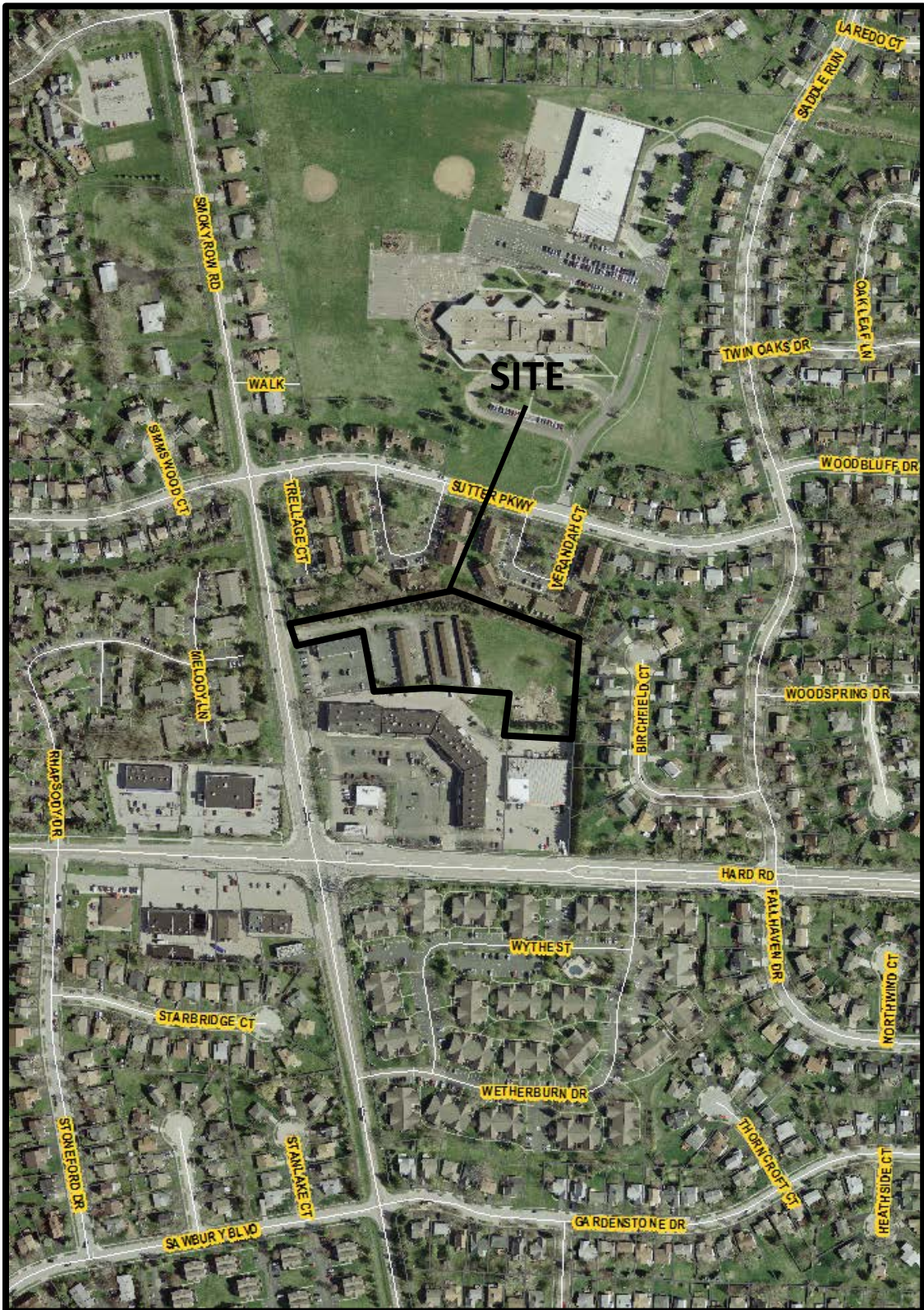
- The 3.3± acre site is partially developed with a self-storage facility (via Council Variance) and zoned CPD, Commercial Planned Development and SR, Suburban Residential District. The applicant requests a rezoning to the C-2, Commercial District to allow commercial development. A Companion Council Variance (CV14-036) has also been requested to allow the demolition of the existing car wash and self-storage facility and develop a new self-storage facility on the site. However, the CV application is heard only by City Council and will not be considered at this Development Commission meeting.
- Surrounding the site to the north and west are multi-unit residential developments in the AR-12, Apartment Residential District. To the east are single unit dwellings in the SR, Suburban Residential District and to the south is commercial development in the C-4, Commercial District.
- The site is located within the boundaries of the *Northwest Plan (2007)*, but the Plan does not include a specific land use recommendation for this site. It does, however, recommend that infill development be compatible with existing development. Staff requests 100% opaque screening in the form of landscaping and plantings to the north and east of the site in order to mitigate the effect of non-compatible development with adjacent residential units. The proposed commercial development is compatible with the commercial uses located to the south and west of the site. The applicant has agreed to this condition, and has included landscaping commitments in the site plan associated with the Council Variance application.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation had not been received at the time this report was written.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-2, Commercial District will allow commercial development and Staff supports the intended use of the property. The request is consistent with the *Northwest Plan* (2007) with respect to land use recommendations, and with the zoning and development patterns of the area.



Z14-031
7860 Smokey Row Road
Approximately 3.3 acres



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7860 Smokey Row Road
Approximately 3.3 acres

Proehl, Victoria J.

From: John Murley <jmurley@columbus.rr.com>
Sent: Tuesday, October 07, 2014 11:44 PM
To: Proehl, Victoria J.
Cc: 'Jeff Brown'
Subject: 7860 Smokey Row Road Far Northwest Coalition input (Z14-031 and CV14-036)

Ms. Proehl,

The Far Northwest Coalition met and heard the application from The Ellis Company (represented by Smith and Hale) for the property at 7860 Smokey Row Road. This actually involved two components. The first was a rezoning from CPD and SR to C-2 (zoning application Z14-031). The second was a council variance (CV14-036) that allows the applicant to “permit new self storage facility, replace car wash and existing self storage.” We felt that the proposed C-2 classification was consistent with the surrounding shopping plaza and that an M classification (typically the zoning used for storage facilities) would not be appropriate given the adjacent residential property. We further felt that the proposed usage in the council variance was a very good fit for this property. In particular, the site plan’s structures and surrounding landscaping provide an effective buffer between the site and surrounding residential neighbors. We therefore support both the zoning and the council variance.

We suggested that additional clarification be provided in the council variance site plan showing the location of the front gate, the height of the proposed down lighting near the entrance, and a location where trash dumpsters would be (if they will be present). The applicant agreed to include this information and we have no further concerns.

Respectfully,

John Murley
President, Far Northwest Coalition

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 460, 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

<p>1. The Ellis Companv. Ltd. 1301 Dublin Rd., Suite 200 Columbus, OH 43215</p>	<p>2. Werner Familv Investments P.O. Box 340497 Columbus, OH 43235</p>
<p>3. Smoky Row Plaza LLC 6494 Latcha Rd. Walbridge, OH 43465</p>	<p>4.</p>

SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 10th day of February, in the year 2015

Natalie C Timmons
SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/15



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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 checks payable to the Columbus City Treasurer