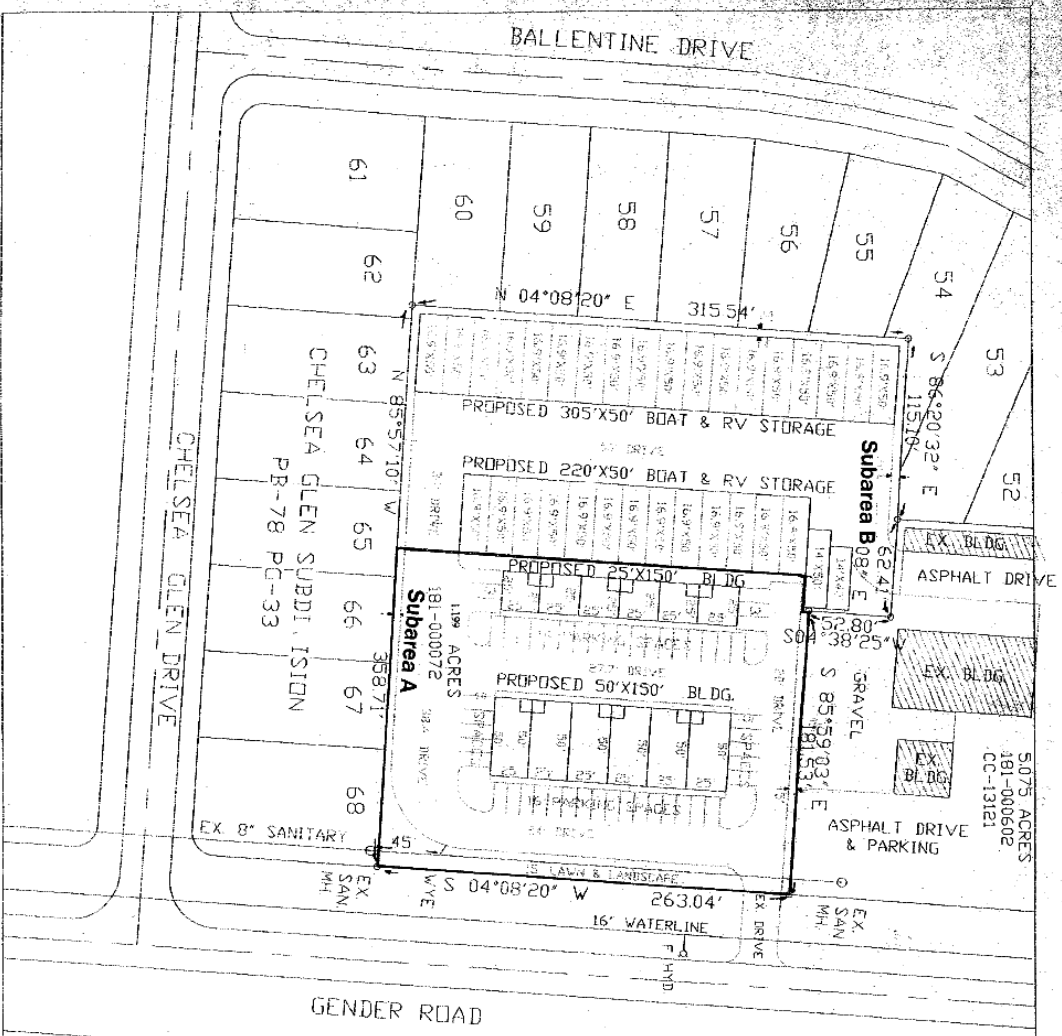


Z06-012



Richard B. Reynolds III
 FINAL RECEIVED 3/2/07 2:28 PM



PROPOSED DEVELOPMENT PLAN
 FOR A 2.383 ACRE TRACT IN
 THE SECTION 13, TOWNSHIP 11,
 RANGE 21, CITY OF COLUMBUS,
 FRANKLIN COUNTY, OHIO.
 FOR
 SOUTH SIDE SALES COMPANY

Z06-012

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 8, 2007**

- 4. APPLICATION: Z06-012**
Location: **4975 GENDER ROAD (43110)**, being 2.38± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive (010-260512).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-C-2, Limited Commercial and L-M, Limited Manufacturing Districts.
Proposed Use: Office and storage development.
Applicant(s): Storage One Co.; c/o Jackson B. Reynolds III, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Storage One Co.; P.O. Box 145; Carroll, OH 43112.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

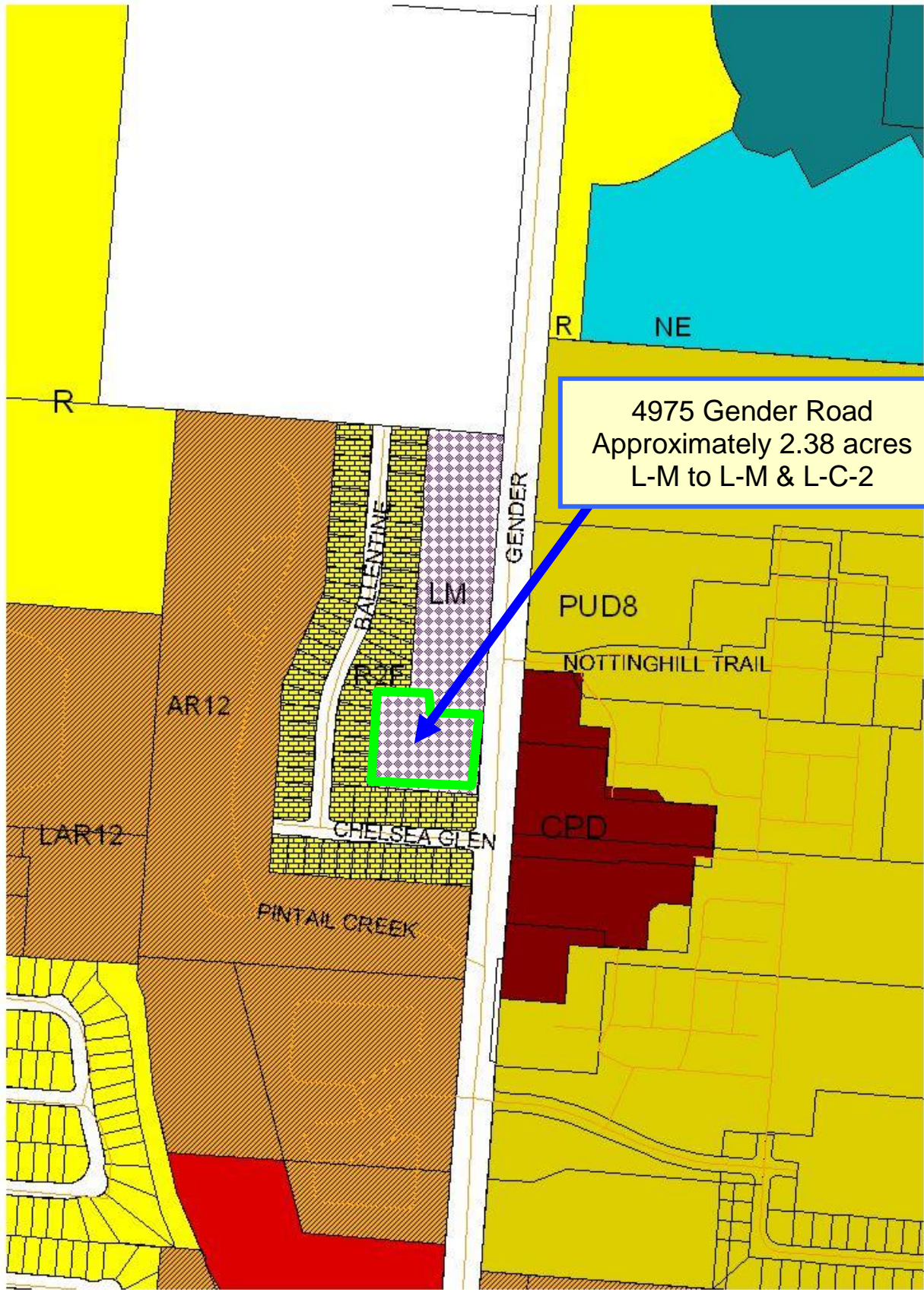
BACKGROUND:

- This 2.38± acre site was zoned to the L-M, Limited Manufacturing District in 2001 for a self service mini storage facility with ancillary sales and rental of goods and materials used in moving and storage (Z01-080) despite Staff's recommendation of disapproval. The site is developed with a single-family dwelling and a barn. This application was tabled at the April 13, 2006 Development Commission meeting. The applicant has amended the request and now is requesting the L-C-2, Limited Commercial and L-M, Limited Manufacturing Districts to allow uses C-2, Office uses as well as an indoor boat and recreational vehicle storage facility.
- To the north is the self service mini storage facility mentioned above zoned in the L-M, Limited Manufacturing District. To the east across Gender Road is vacant land zoned in the CPD, Commercial Planned Development and multi-family dwellings under construction in the PUD-8, Planned Unit Development Districts. To the south and west is a developed single-family subdivision zoned in the R-2F Residential District.
- The site is located within the boundaries the *Southeast Area Plan* (2000), which recommends residential use as the most appropriate land use.
- The proposed L-M, Limited Manufacturing District commits to a site plan that shows the proposed buildings backing up to the abutting residential properties. The walls facing the residences will be buff colored split face block, as requested by the residents. The remainder of the buffering against the abutting residences consists of a six foot high privacy fence along the south property line, a densely planted planting strip along the west property line and a split face block wall along the north property line, all as requested by the neighboring residents. The applicant also commits to lighting controls, limits on building materials, the screening of mechanicals and limits on the hours of operation for the vehicle storage facility.

- The *Columbus Thoroughfare Plan* identifies Gender Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

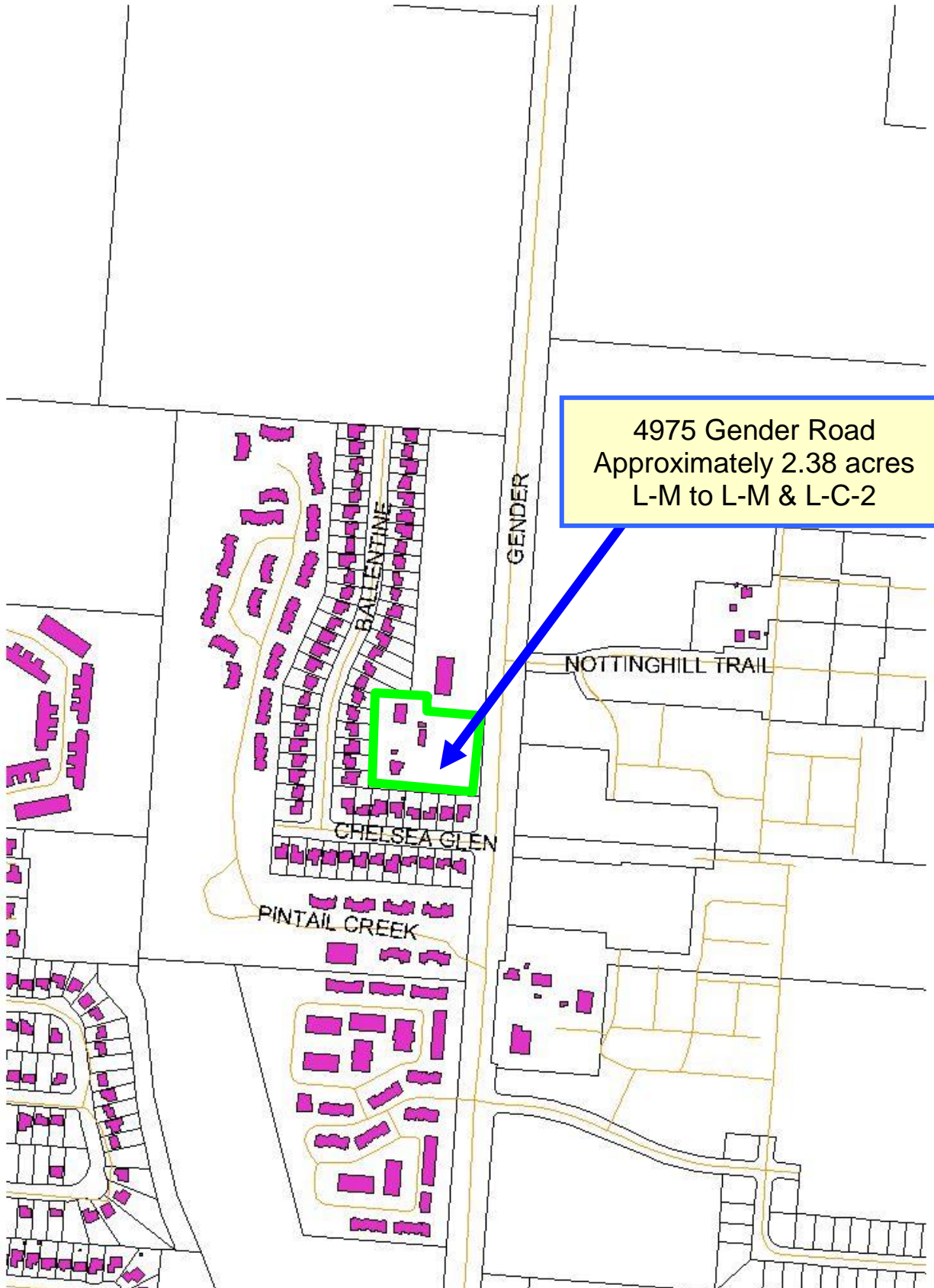
CITY DEPARTMENTS' RECOMMENDATION: Approval.

While the proposed land use does not comply with the Southeast Area Plan (2000), which calls for residential use for the site, Staff realizes that Council's 2001 approval of the rezoning to the L-M, Limited Manufacturing District and the subsequent development of self-storage on the north of this site make this recommendation all but obsolete. Staff finds that the proposal for enclosed vehicle storage on the western portion of the site and for office uses along the Gender Road frontage to the east to be less intense than what could currently be developed with the existing L-M, Limited Manufacturing limitation text (Z01-080). The proposed offices and enclosed vehicle storage are compatible with the adjacent residences due to the enclosed nature of vehicle storage facility and the orientation of the vehicle storage doors toward the interior of the site. The proposed development could serve the adjacent residents. Finally, the buffering lighting controls, building material limits, the screening of mechanicals and limits on the hours of operation provided for in the text also help ensure compatibility with the adjacent residences.



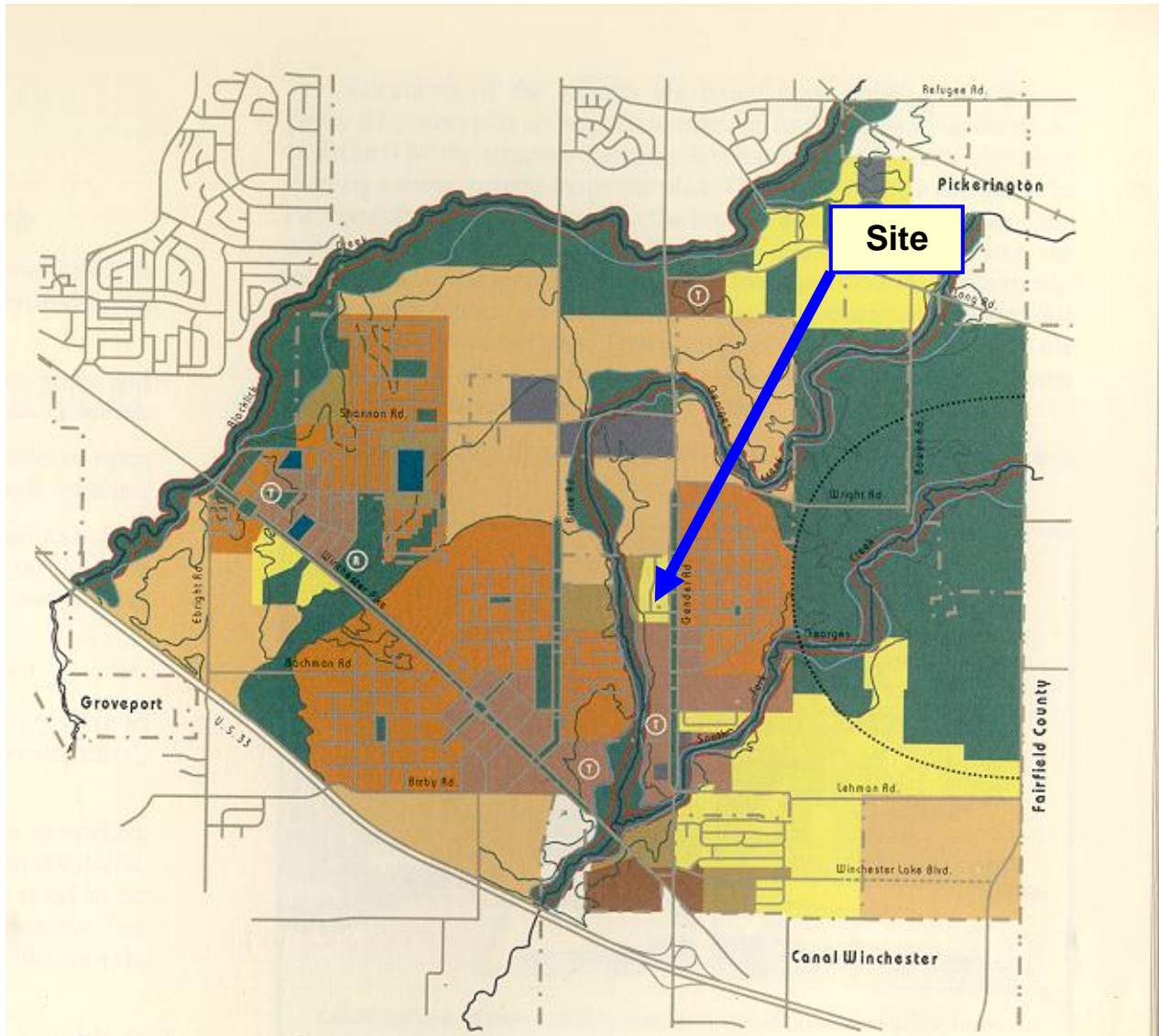
4975 Gender Road
Approximately 2.38 acres
L-M to L-M & L-C-2

Z06-012



4975 Gender Road
Approximately 2.38 acres
L-M to L-M & L-C-2

Z06-012



Southeast Area

Proposed Land Use

Map 10
12-00



	Neotraditional Village/Neighborhood Center
	Neotraditional Village/Neighborhood
	Hamlet/Open Space Subdivision
	Residential
	Multi-Family Residential
	Institutional
	Parks
	Commercial
	Floodway
	150' Protective Buffer
	Floodplain
	Buffer for Pickerington Ponds

- Rec Center
- Transit Stops



Department of
Trade and Development
Planning Office

Southeast Area Plan

Z06-012



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 206-012

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Storage One Co. P.O. Box 145 Carroll, OH 43112	2. Jim Johnson P.O. Box 145 Carroll, OH 43112
3.	4.

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this 3rd day of January, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick
9/4/2010

My Commission Expires:

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



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10