

SITE DATA

STREET ADDRESS:	775 GEORGESVILLE ROAD, COLUMBUS OH 43238
ASAP NUMBER:	2025-0003, 575-14441, 570-14448
ASAP CONVEYANCE:	AS SHOWN (GEORGESVILLE ROAD)
EXISTING ZONING CATEGORY:	L-4, LIMITED MANUFACTURING (21-40)
PROPOSED ZONING CATEGORY:	L-4, LIMITED MANUFACTURING (21-40)
EXISTING AND PROPOSED:	USE: INDUSTRIAL, MANUFACTURING, TRUCK AND EQUIPMENT REPAIR, ACCESSORY OFFICE, AND OUTDOOR AMUSEMENT (RECREATION)
EXISTING LOT:	4331,000 SF
PROPOSED LOT:	4331,000 SF
EXISTING AND PROPOSED:	0 SQUARED (STORAGE), 126 PROVIDED
EXISTING AND PROPOSED:	187 SPACES
EXISTING AND PROPOSED:	12 SPACES, 12 PROVIDED
EXISTING AND PROPOSED:	126 SPACES, 126 PROVIDED
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- NOTES**
1. THE BUILDING FOOTPRINT FOR PROPOSED BUILDING "B" IS ALTERNATIVE AND MAY CHANGE WITH CONSTRUCTION DOCUMENTS FOR PERMIT.
 2. THE CITY OF COLUMBUS REQUESTS THE EXISTING LOT BE REDUCED TO 4331,000 SQ. FT. TO ACCOMMODATE THE PROPOSED BUILDING FOOTPRINT AND PARKING LOT. THE CITY OF COLUMBUS REQUESTS THE EXISTING LOT BE REDUCED TO 4331,000 SQ. FT. TO ACCOMMODATE THE PROPOSED BUILDING FOOTPRINT AND PARKING LOT.
- EXISTING ITEM TO BE LOCATED WITHIN PROPOSED P/W REDUCTION

LEGEND

EXISTING SUBJECT PROPERTY LINE	FROM FLOODPLAIN (100-1000)
EXISTING ADJACENT PROPERTY LINE	PROPOSED STRUCTURE
EXISTING LOT OR WAY	PROPOSED PARKING
EXISTING BLOCK OF PARKING	PROPOSED CANAL
EXISTING DRIVE	PROPOSED CANAL
EXISTING SIGN	PROPOSED CANAL
EXISTING BUILDING	PROPOSED CANAL
EXISTING CONCRETE	PROPOSED CANAL
EXISTING GRASS	PROPOSED CANAL

U-HAUL CO. OF CENTRAL OHIO
ZONING SITE PLAN
775 GEORGESVILLE ROAD
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

8800 Lyra Drive
Columbus, OH 43240
P.O. Box 6633
www.centralsc.com

DATE: JUNE 18, 2025
DRAWN BY: [Signature]
SCALE: 1"=40' PROJECT NO. 322-249

ZONING SITE PLAN
C250

Final Site Plan Received 6.18.2025; Z24-003; Sheet 1 of 1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2024**

- 4. APPLICATION:** [Z24-003](#)
- Location:** **775 GEORGESVILLE RD. (43228)**, being 32.4± acres located on the west side of Georgesville Road and the south side of Sullivant Avenue (570-207035, 570-144441 & 570-144448; Greater Hilltop Area Commission).
- Existing Zoning:** L-M, Limited Manufacturing District.
- Request:** L-M, Limited Manufacturing District (H-60).
- Proposed Use:** Self-storage and accessory uses.
- Applicant(s):** U-Haul of Central Ohio, Inc. c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Arec 36 LLC, c/o Dean Haske; 775 Georgesville Road; Columbus, OH 43228.
- Planner:** Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

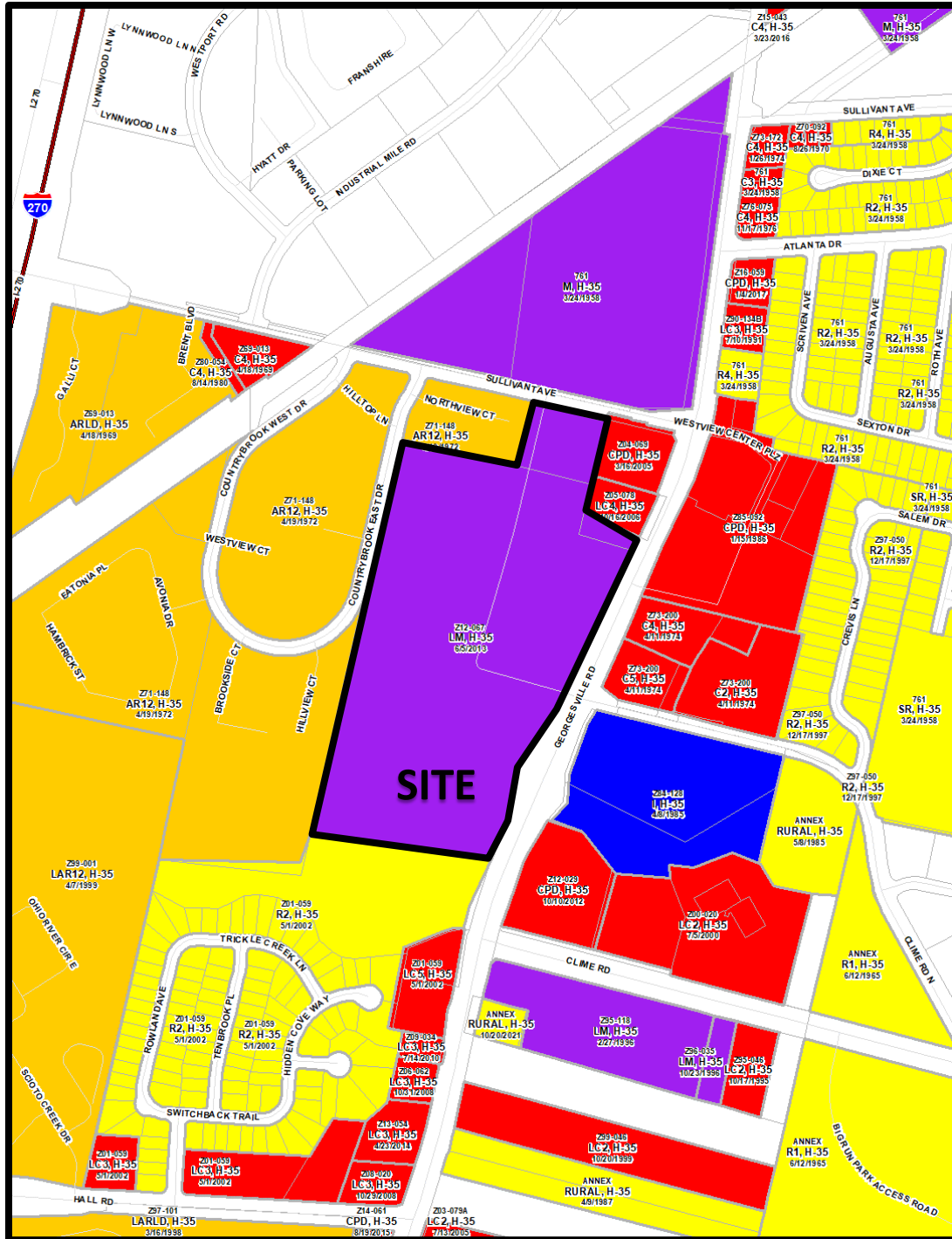
- The 32.4 acre site consists of three parcels developed with truck and storage rental facilities all in the L-M, Limited Manufacturing District. The requested L-M, Limited Manufacturing District will allow for truck and equipment rentals, warehousing, a shop maintenance facility, recreational vehicle storage (covered and open), shipping container storage (inside) and shipping, and accessory office uses.
- North of the site is a warehouse in the M, Manufacturing District, a multi-unit residential development in the AR-12, Apartment Residential District and a strip mall in the CPD, Commercial Planned Development District. South of the site is an undeveloped parcel in the R-2, Residential District. East of the site are eating and drinking establishments in the C-4, Commercial District and C-5, Commercial District, as well as a healthcare center in the I, Institutional District. West of the site is a multi-unit residential development in the AR-12, Apartment Residential District.
- The site is within the planning boundaries of the *Hilltop Land Use Plan* (2019), which recommends “Mixed Use 3 (>45 du/ac)” land uses at this location. The Plan also includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions and supplemental development standards that address building height, building setbacks, site access, landscaping, screening, building design, dumpsters, and lighting. Additionally, a commitment to develop the site in accordance with the submitted site plan is included in the text.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of

Georgesville Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

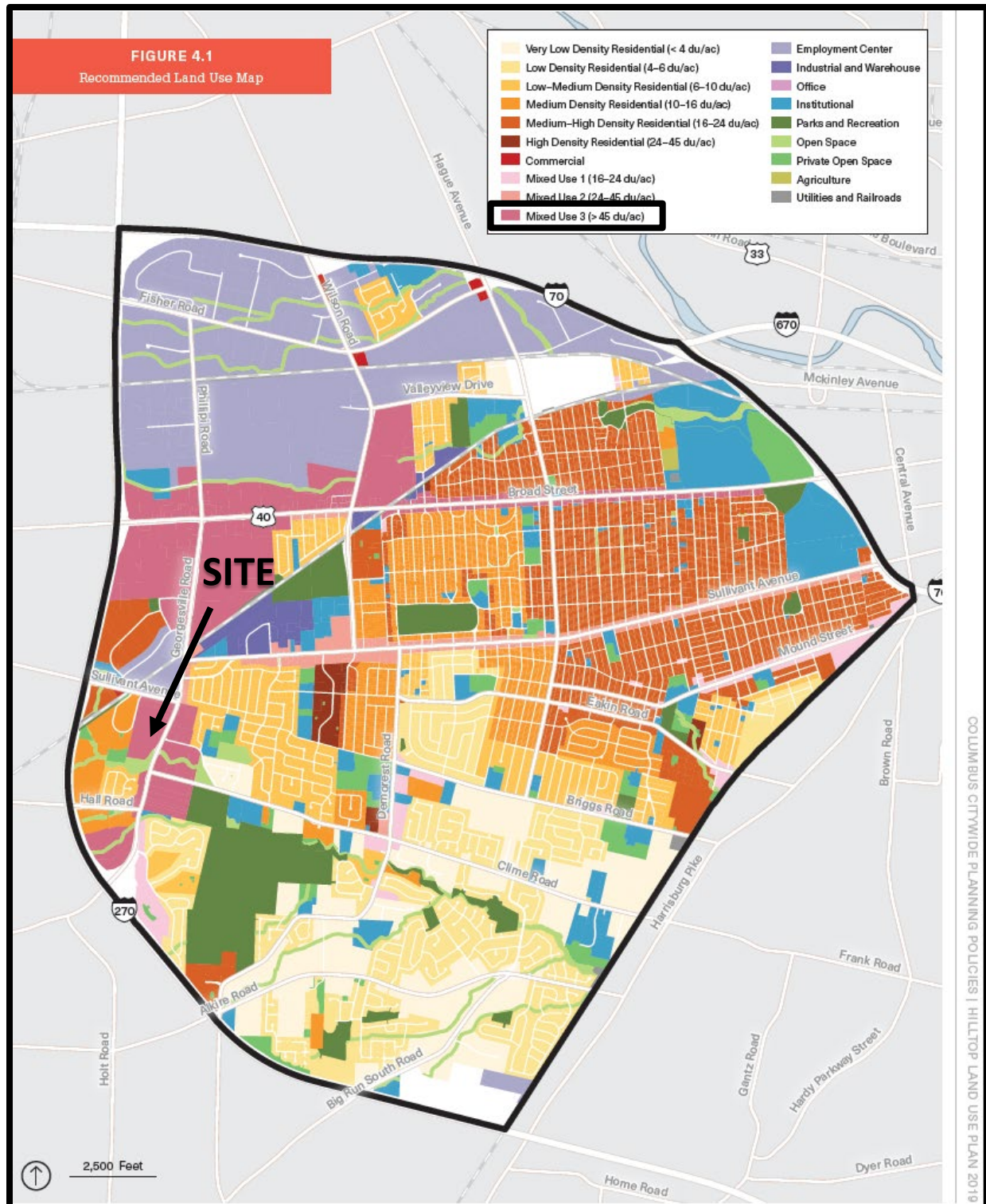
CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional Approval~~ **Approval**

The requested L-M, Limited Manufacturing District will allow truck and equipment rentals, warehousing, a shop maintenance facility, recreational vehicle storage (covered and open), shipping container storage (inside) and shipping, and accessory office uses. The proposal is consistent with the land use recommendations of the *Hilltop Land Use Plan*. ~~While staff supports the proposed uses, there are outstanding comments from the Department of Public Service regarding the limits of the additional right of way dedication and the location of the right of way centerline along Georgesville Road. Once the outstanding comments have been reviewed and any resulting comments or commitments have been addressed by the Department of Public Service, City Departments' recommendation will be for full approval.~~

***Conditions have been met to receive City Departments' recommendation of approval.**



Z24-003
775 Georgesville Rd.
Approximately 32.4 acres
L-M to L-M



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Approximately 32.4 acres
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Standardized Recommendation Form

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

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 Z24-003

Address 775 GEORGESVILLE ROAD

Group Name GREATER HILLTOP AREA COMMISSION

Meeting Date MARCH 5, 2024

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation
 (Check only one)

☒ Approval

☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

12-0

[Signature] zoning co-chair

Greater Hilltop Area Commission

614-216-6306

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.

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs**PROJECT DISCLOSURE STATEMENT**APPLICATION #: Z24-003

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) Donald Plankof (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215

deposes and states that he 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:

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. Arec 36, LLC 775 Georgesville Road, Columbus, OH 43228 Number of Columbus-based employees: Zero (0) Contact: Jon Hartman, (330) 687-7620	2. U-Haul of Central Ohio, Inc. 775 Georgesville Road, Columbus, OH 43228 Number of Columbus-based employees: 203 Contact: Jon Hartman, (330) 687-7620
3. -----	4. -----

☐ Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT

*Donald Plank*Sworn to before me and signed in my presence this 20th day of June, in the year 2025

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

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