



PLANNED BY:
CROSSING WATERS ENGINEERING, INC.
 425 BENTLEY BLVD
 COLUMBUS, OHIO 43260
 614.291.1111
 WWW.CROSSINGWATERS.COM

*Approved by Robert E. Waters
 September 20, 2012*

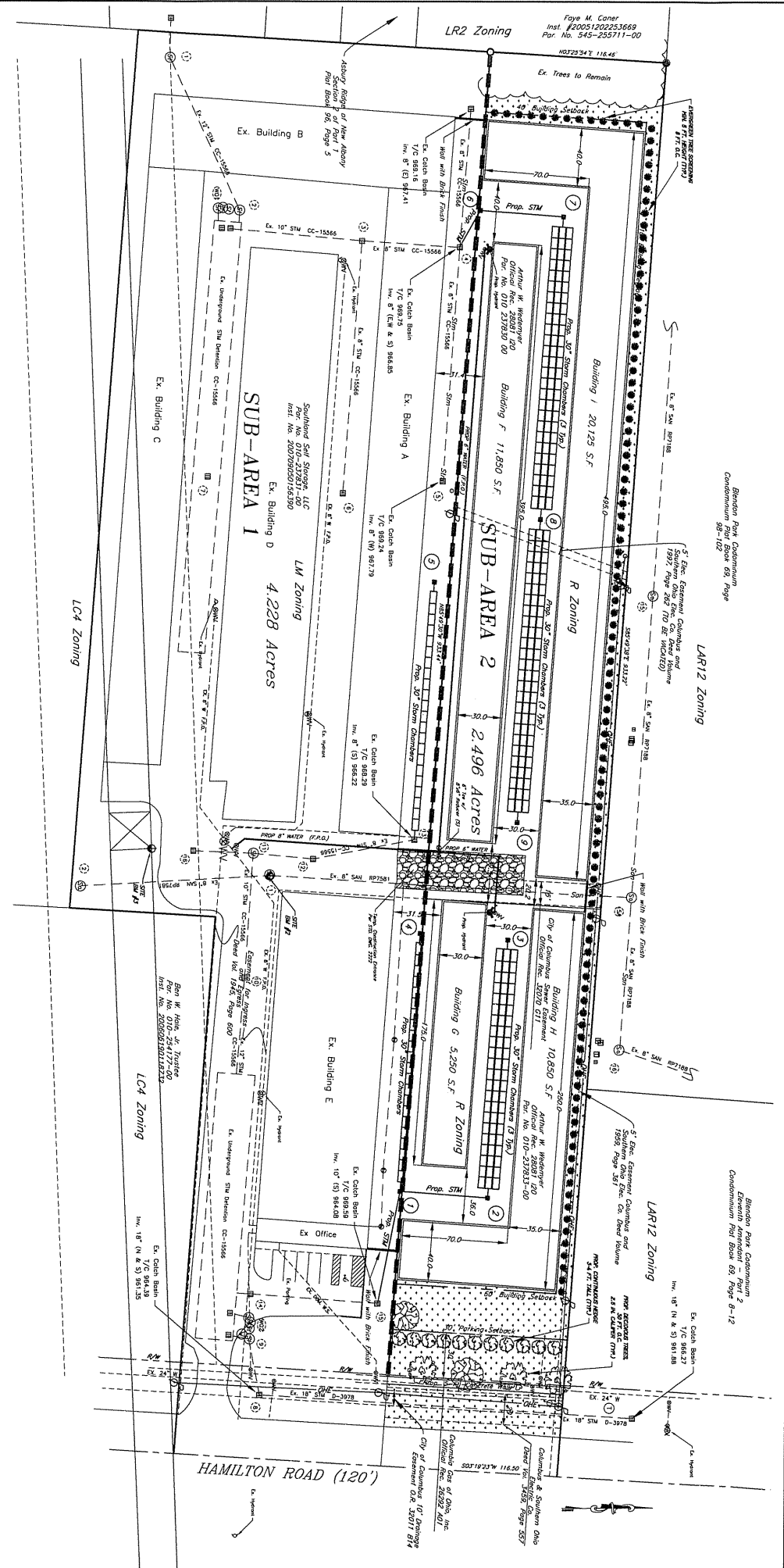
NO.	REVISION	BY	DATE	RECORD DRAWING

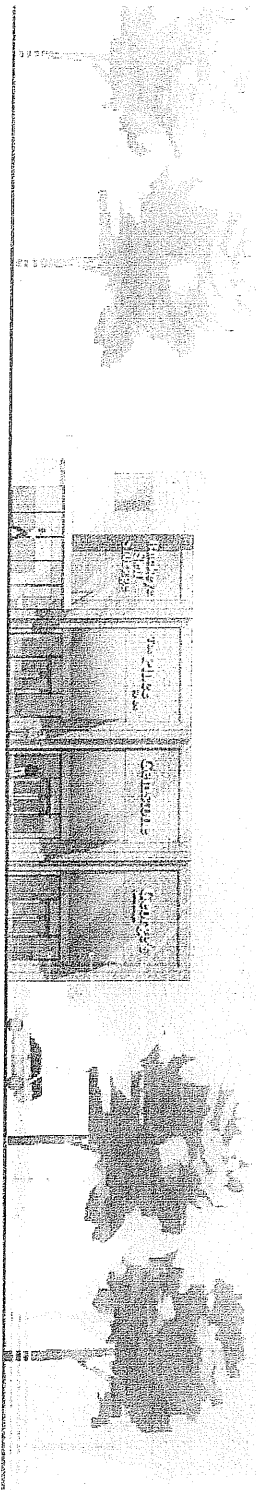
CROSSING WATERS ENGINEERING, INC.
 P.O. BOX 27, 240 S. MAIN ST., SUITE A
 SINKS CREEK, OHIO 43151 (740) 746-0250

SOUTHLAND SELF STORAGE
 10000 W. STATE ST., SUITE 100
 COLUMBUS, OHIO 43240 (614) 291-1111

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 SITE DEVELOPMENT PLAN

CONTRACT: JOB NO.: CR-12005
 DRAWN BY: RAJ SCALE: 1" = 30'
 CHECKED BY: JAS DATE: 09/12/2012
 APPROVED BY: RAJ SHEET: 1 OF 1





EAST ELEVATION

W 8 A

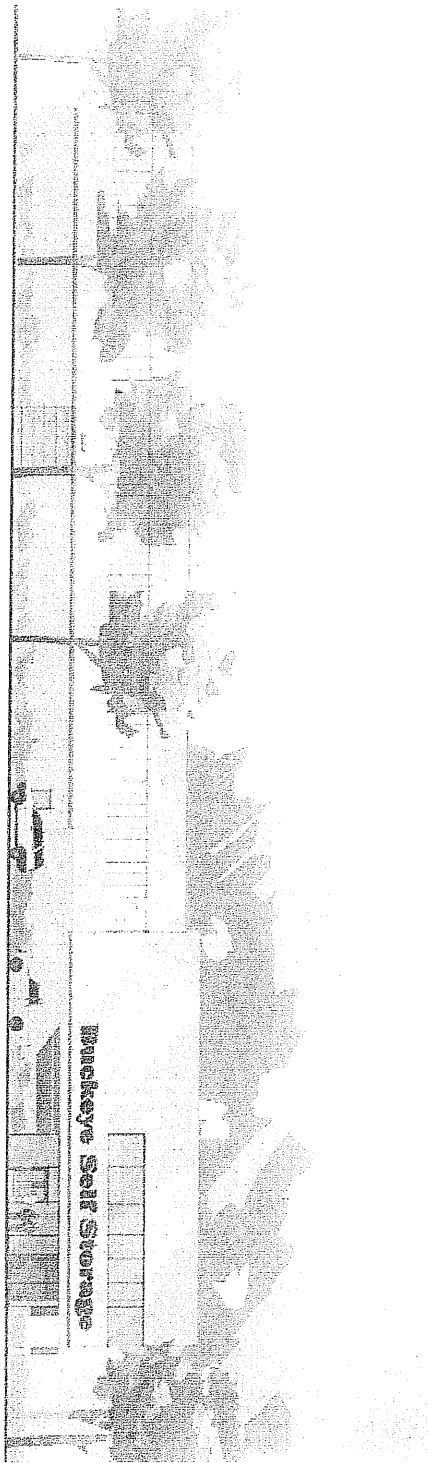
THE CHASE CENTER, 10000 W 8 A
 COLUMBUS, OHIO 43240

BUCKEYE SELF STORAGE

3070 NORTH JAMNATH RD.
 COLUMBUS, OHIO

DATE: 08/20/12
 ELEVATION

Debra D. Jones
 September 20, 2012



SOUTH ELEVATION

VP SA

DATE: 08/20/12 08:00 AM
 PROJECT: BUCKEYE SELF STORAGE
 DRAWING: SOUTH ELEVATION

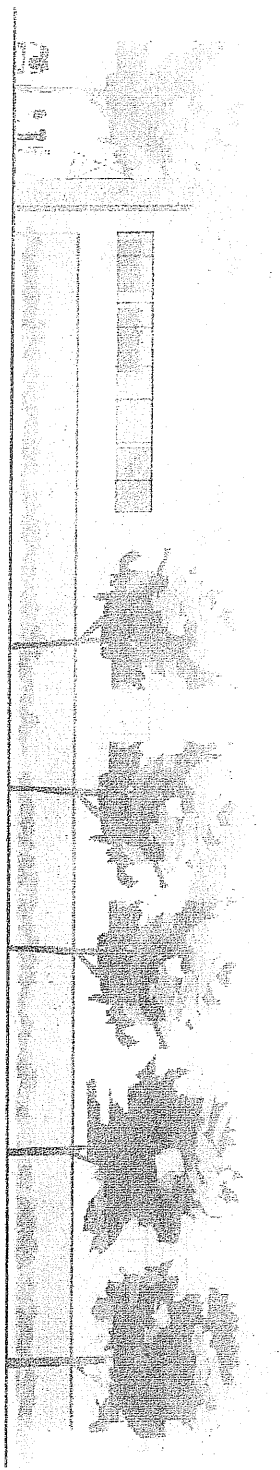
BUCKEYE SELF STORAGE

3000 WEST LAMAR AVENUE
 COLUMBUS, OH 43228

LEWIS
 08/20/12

2012

Jeffery M. ...
 September 20, 2012



NORTH ELEVATION

MS 104

BUCKEYE SELF STORAGE

BUCKEYE SELF STORAGE

2005 NORTH HAMILTON RD.
COLUMBUS, OHIO

DATE: 08/20/12

Jeffrey D. Jones
September 20, 2012

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 12, 2012**

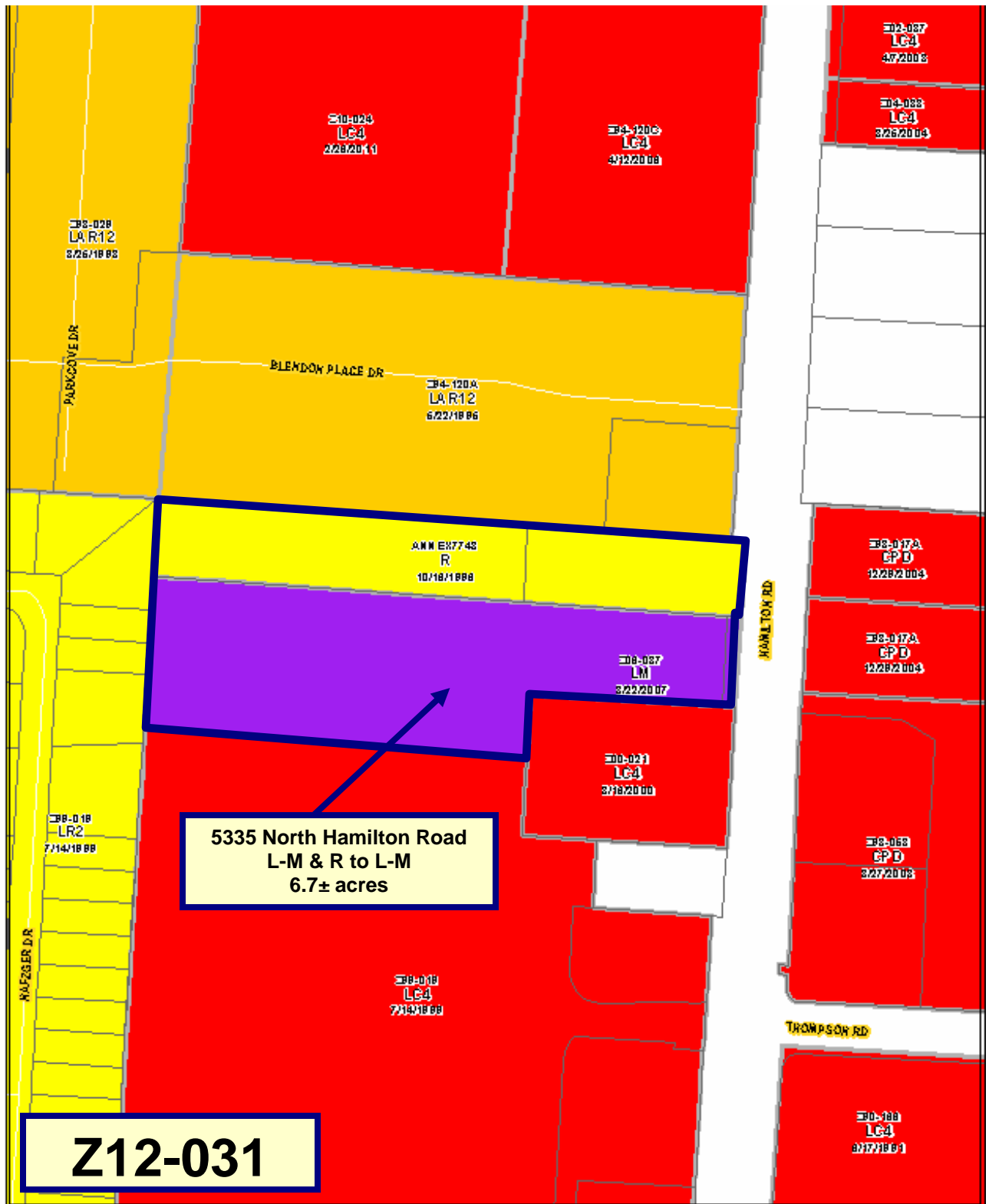
- 4. APPLICATION: Z12-031 (12335-00000-00227)**
Location: **5335 NORTH HAMILTON ROAD (43230)**, being 6.7± acres located on the west side North Hamilton Road, 590± feet north of Thompson Road. (010-237830).
Existing Zoning: L-M, Limited Manufacturing and R, Rural Districts.
Request: L-M, Limited Manufacturing District.
Proposed Use: Self Storage
Applicant(s): Cardinal Self Storage LLC; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Southland Self Storage; 1301 Dublin Road, Suite 200; Dublin, OH 43215
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

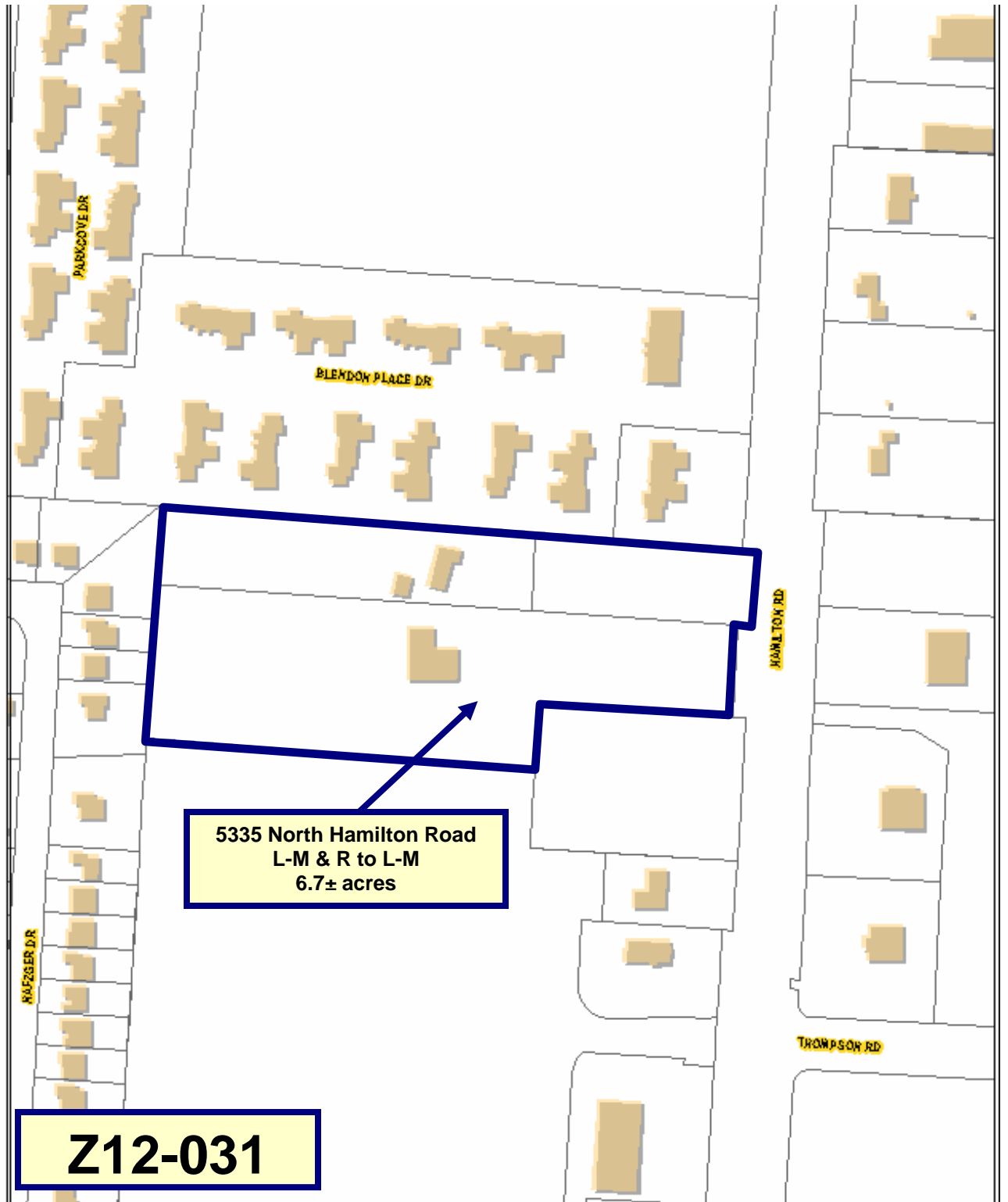
BACKGROUND:

- The 6.7± acre site is developed with a self-storage facility and a vacant dwelling zoned in the L-M, Limited Manufacturing and R, Rural Districts, respectively. The applicant is applying for a rezoning to expand their self-storage facility onto the site of the vacant dwelling.
- To the north of the site are multi-unit dwellings in the L-AR-12, Limited Apartment Residential District. To the east, across Hamilton Road, is retail development in the CPD, Commercial Planned Development District. To the south is vacant land in the L-C-4, Limited Commercial District. To the west is a single-family subdivision in the L-R-2, Limited Residential District.
- The proposed L-M district limits the manufacturing uses to self-storage units, which will be prohibited from having doors face the exterior of the site. Screening is provided along the north and west boundaries. The applicant commits to the use of a brick finish on the north sides of buildings H and I as well as the east side of building H.
- The site lies within the Blendon District of the *Northland Plan Volume II* (2002).
- The *Columbus Thoroughfare Plan* identifies Hamilton Road as a 4-2D arterial requiring a minimum of 60 feet right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff supports the proposed land use. Given the screening, the commitment to brick finishes on the walls facing the adjacent dwellings, the proposed buildings will appear like a brick wall with trees in front to the adjacent residents. The commitment to prohibit doors from facing the adjacent dwellings helps ensure that noise will not be an issue to the adjacent residents. Due to these limitations and the low level of activity generated by these types of facilities, Staff finds the proposed self-storage facility to be compatible with the land use and zoning pattern in the area.





LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing
EXISTING DISTRICT: CPD, Commercial Planned District, R, Rural
PROPERTY ADDRESS: 5335 Hamilton Road
OWNER: Southland Self Storage LLC, Arthur W Wedemeyer
APPLICANT: Cardinal Self Storage LLC
DATE OF TEXT: 7/5/12
APPLICATION: Z12-031

1. INTRODUCTION: The southern portion of the site was zoned for self storage and commercial uses in 2007 (Z06-087). A 20 foot setback was established to the property to the north which is zoned R, Rural. The applicant now has the property to the north under contract and wants to expand the self storage uses on that parcel. He also wants to eliminate the 20 foot setback along the common border because he would now control both parcels.

Subarea 1 (south parcel)

2. PERMITTED USES: Those uses listed in C-4 zoning classification of the Columbus City Code, truck rentals, and self-storage units. No M, Manufacturing uses shall be permitted other than the self-storage units. The following uses shall also be prohibited:

- Animal Shelter
- Armored car, investigation, guard and security services
- Automobile sales, leasing and rental
- Astrology, fortune telling and palm reading
- Blood and organ banks
- Butcher shops, fish, meat and seafood markets
- Cabarets and nightclubs
- Check cashing and loans
- Coin-operated laundries
- Community food pantry
- Crematory
- Display advertising
- Drive-in motion picture theaters
- Farm equipment and supply stores
- Funeral homes and services
- Garden, landscaping and nursery centers and sales
- Halfway house
- Hospitals
- Lawn and garden equipment and supplies stores
- Missions/temporary shelters
- Outdoor power equipment stores
- Pawn broker
- Performing arts, spectator sports and related industries
- Repossession services
- Used merchandise stores
- Warehouse clubs and super centers

The C-4 uses shall be limited to only Building E in the area identified on the site plan. C-2 uses may occur on the whole site.

3. DEVELOPMENT STANDARDS: Unless otherwise specified in the following text, the Development Standards shall be as specified in Chapter 3363 of Columbus City Code (M, Manufacturing District).

A. Density, Height, Lot and/or Setback Requirements

1. The parking setback shall be 30 feet from Hamilton Road; building setback shall be 60 feet from Hamilton Road.
2. The building and parking setback from the west property line shall be 40 feet in Subarea 1 ; and the building and parking setbacks from a portion of the south property line (beginning at the southwest corner of the site and extending eastward along the south property line a distance of 580± feet) shall be 10 feet in Subarea 1.

B. Access, Loading, Parking and/or Traffic Related Commitments

1. If C-4 uses in Subarea 1 exceed 4,000 sq. ft., a right turn lane shall be provided on Hamilton Road to the specifications of the Department of Public Service.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. A tree row shall be established along Hamilton Road containing one tree spaced every 30' along roadway. Trees shall be planted approximately 1' from the right-of-way and shall have a minimum of 2 ½" on planting.
2. The parking setback along Hamilton Road, shall be screened from adjacent public right-of-way with a 3-4' average height continuous planting hedge, or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof. The tree requirement is in addition to the street tree requirement along Hamilton Road. Trees do not have to be equally spaced but may be grouped. The developer shall also install a 4 rail white horse fence along its frontage of Hamilton Road within the setback area.
3. A six foot tall wood board on board fence shall be installed beginning at the east end of building C extending eastward 104± feet to the corner of the site and then extending northward approximately 90 feet. This installation is subject to the approval of CSOE which has an easement which crosses this area.
4. Mounding shall have a slope of at least 3 to 1 width to height ratio.
5. Beginning at the southwest corner of Building B and extending eastward to the southeast corner of Building C the developer shall install a row of evergreen trees 8 feet on center within the setback area along the south property line. The installation of such landscaping is subject to the approval of CSOE which has an easement which crosses this area.
6. The existing vegetation within the setback area along the west property line shall be maintained except in the area within 10 feet of Building B where the developer shall install a row of evergreens 8 feet on center adjacent to Building B .
7. All areas of existing vegetation to function as a landscaping screening or buffer will be clearly delineated and differentiated from proposed new landscaping or buffer on the site plan submitted for zoning clearance.

D. Building Design and/or Interior-Exterior Treatment Commitments

1. Building E shall be developed in accordance with the submitted building elevation and finished with brick on all four sides. Elevations may be slightly adjusted to reflect engineering, architectural detailing or other building data developed at the time of development and engineering and building plans are completed. Any slight adjustment to the elevations shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment. The first 100 linear feet of the north side of Building A beginning at

the building's northeast corner and of the south side of Building C beginning at that building's southeast corner shall be finished in brick.

2. All doors in Buildings A, B and C shall face the interior of the site.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. In the area west of Building E the maximum light standard shall not exceed 14 feet in height.

2. There will be no exterior lights on the perimeter of Buildings A, B,.

3. In parking lots, lighting shall be placed in raised islands or medians to protect both lights and vehicles from damage.

4. Notwithstanding the above requirements the building may be illuminated by light fixtures, which are attached to the light poles in the parking lot.

F. Graphics and Signage Commitments

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration. The ground sign shall be monument style sign with a maximum height of six feet. The addition of Subarea 2 to the site shall not increase the square footage of the ground sign in Subarea 1 and Subarea 2 shall not have its own free standing sign along Hamilton Road.

G. Miscellaneous

1. At the time of development the developer shall install a sidewalk along its Hamilton Road frontage.

2. There will be no on site resident manager.

3. A maximum of two rental trucks shall be permitted on the property (maximum size 20 foot box truck) such trucks shall be parked behind the entry fence unless the truck is being picked up by a customer.

4. The subject site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

5. All the buildings shown on the site plan for Subarea 1 shall be built as one overall development.

Subarea 2 (north parcel)

2. PERMITTED USES: Those uses listed in C-2 zoning classification of the Columbus City Code and self storage.

3. DEVELOPMENT STANDARDS: Unless otherwise specified in the following text, the Development Standards shall be as specified in Chapter 3363 of Columbus City Code (M, Manufacturing District).

A. Density, Height, Lot and/or Setback Requirements

1. The parking setback shall be 30 feet from Hamilton Road; building setback shall be 60 feet from Hamilton Road.

2. The building and parking setbacks from the north property line in Subarea 2 shall be 10 feet; the building and parking setback from the west property line shall be 40 feet in Subarea 2.

B. Access, Loading, Parking and/or Traffic Related Commitments

N/A

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. A tree row shall be established along Hamilton Road containing one tree spaced every 30' along roadway. Trees shall be planted approximately 1' from the right-of-way and shall have a minimum of 2 1/2" on planting.

2. The parking setback along Hamilton Road, shall be screened from adjacent public right-of-way with a 3-4' average height continuous planting hedge, or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof. The tree requirement is in addition to the street tree requirement along Hamilton Road. Trees do not have to be equally spaced but may be grouped. The developer shall also install a 4 rail white horse fence along its frontage of Hamilton Road within the setback area.

3. Mounding shall have a slope of at least 3 to 1 width to height ratio.

4. The developer shall install a row of evergreen eight feet on center within the setback area along the north property line of Subarea 2.

5. The existing vegetation within the setback area along the west property line shall be maintained except in the area within 10 feet of Building I where the developer shall install a row of evergreens 8 feet on center adjacent to Building I.

6. All areas of existing vegetation to function as a landscaping screening or buffer will be clearly delineated and differentiated from proposed new landscaping or buffer on the site plan submitted for zoning clearance.

D. Building Design and/or Interior-Exterior Treatment Commitments

1. In Subarea 2 the north sides of Buildings H and I and to the east side of Building H shall be finished in brick.

2. All doors in Buildings F, G, H and I in Subarea 2 shall face the interior of the site or Subarea 1.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. There will be no exterior lights on the perimeter of Buildings F, G, H and I constructed in Subarea 2.

2. In parking lots, lighting shall be placed in raised islands or medians to protect both lights and vehicles from damage.

3. Notwithstanding the above requirements the building may be illuminated by light fixtures, which are attached to the light poles in the parking lot.

F. Graphics and Signage Commitments

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration. The addition of Subarea 2 to the site shall not increase the square footage of the ground sign in Subarea 1 and Subarea 2 shall not have its own free standing sign along Hamilton Road.

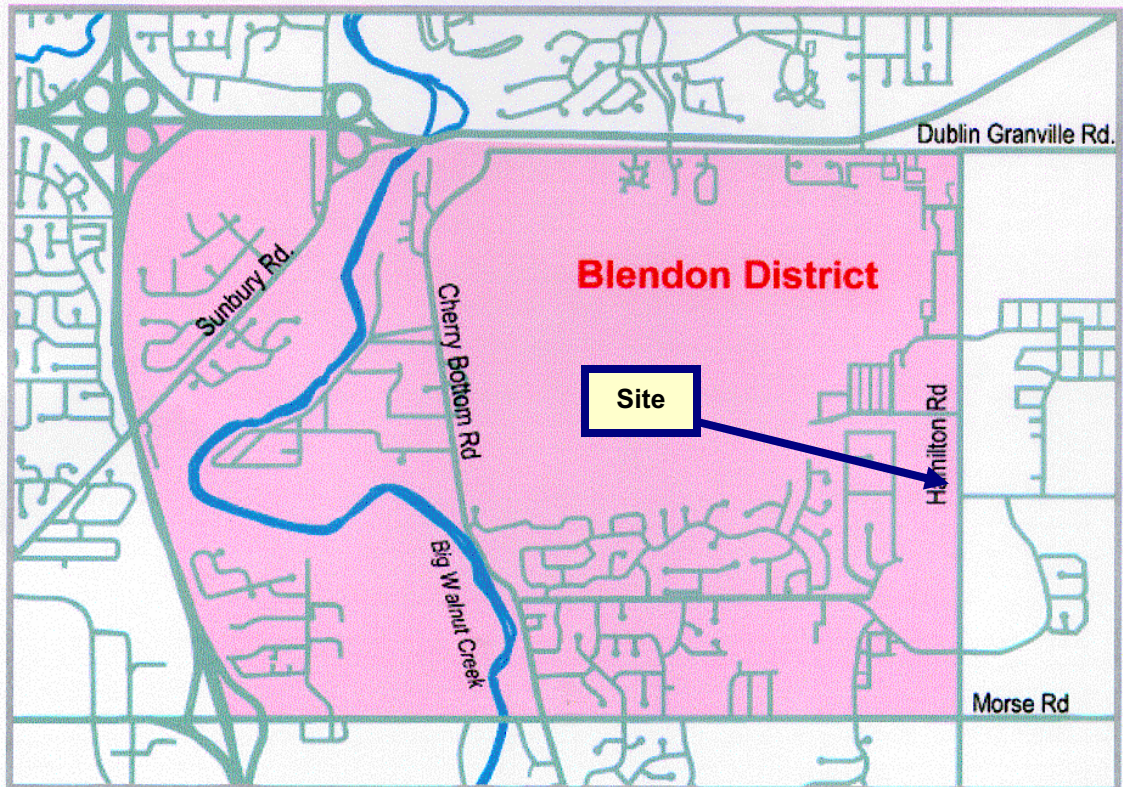
G. Miscellaneous

1. At the time of development the developer shall install a sidewalk along its Hamilton Road frontage.
2. There will be no on site resident manager.
3. No trick rentals shall be permitted in Subarea 2.
4. The subject site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Blendon District

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



Blendon District



Northland Community Council
Development Committee

Report

June 27, 2012 7:00 PM
Minerva Park Community Center
2829 Minerva Lake Road

Meeting Called to Order: **7:03 pm** by Development Chair Dave Paul

Members represented:

Voting: (7): Albany Park (APHA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Northland Alliance (NA), Salem (SCA), Sharon Woods (SWCA), Sprucefield (SCA2), Strawberry Farms (SFCA), Westerville Woods (WWCA). *Non-Voting:* Advisory member Bob Thurman.

Case #1: Applications Z12-034/CV12-020 (*Permit pet daycare facility in LC-4 Limited Commercial District – Tabled from 5/30/12*)
Jeff Brown/David Hodge, Smith & Hale LLC representing
Myers Y. Cooper Company
5509 N Hamilton Road, Columbus, OH 43230 (010-210808)

- *The Committee approved 7-0 a motion (by APHA, second by SCA) to **SUPPORT** this application.*

Case #2: Application Z12-031 (*Rezone to L-M from CPD,R to permit self-storage facility – Tabled from 5/30/12*)
Jeff Brown, Smith & Hale LLC representing
Cardinal Self Storage LLC
5335 N Hamilton Road, Columbus, OH 43230 (010-237830)

- *The Committee approved 7-0 a motion (by APHA, second by KWPCA) to **SUPPORT** this application **WITH CONDITIONS:***
 1. Limitation text item 2, “Permitted uses,” to be amended to remove “truck rentals” as a permissible use in Subarea 2.
 2. Site plan to be amended to identify “Building E” referred to in text.
 3. Site plan to be amended to replace the word “proposed” with “new” referring to elements committed to in the text, specifically brick walls on north, east and west of site.
 4. No new sound producing devices (security alarms) to be added in or directed to Subarea 2.
 5. Paragraph E (1) to be amended to state “west and north of Building E” versus “west.”
 6. Paragraph E (3) to be amended to read “Buildings F, G, H and I” versus “Buildings F, G and H.”
 7. No additional parking permitted along east of building setback in Subarea 2.



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # Z12-031

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC
of (COMPLETE ADDRESS) 37 West 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

1. Southland Self Storage LLC 1301 Dublin Rd., Suite 200 Columbus, OH 43215 Cole Ellis 614-469-8222 2 Employees	2. Arthur Wedemeyer 5335 N. Hamilton Rd. Columbus, OH 43230
3. Cardinal Self Storage LLC 1301 Dublin Rd., Suite 200 Columbus, OH 43215 Cole Ellis 614-469-8222 12 Employees	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of April, in the year 2012

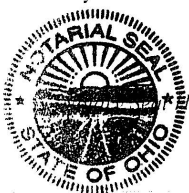
SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(Handwritten signatures and dates)
9/4/15

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

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



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer