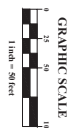


**SITE STATISTICS:**

SITE AREA	3.44 ACRES
TOTAL BUILDING AREA	124,000 SF. (INCLUDES AOD SF OFFICE)
CONCRETE ZONING	R
TOTAL PARKING SPACES	1 SPACE PER 50 SQUARE FEET = 1 SPACE
TOTAL SPACES PROVIDED	11 SPACES (1 ADA SPACE)



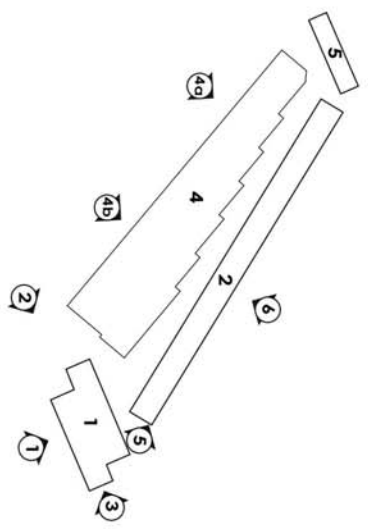
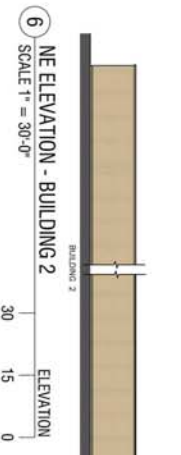
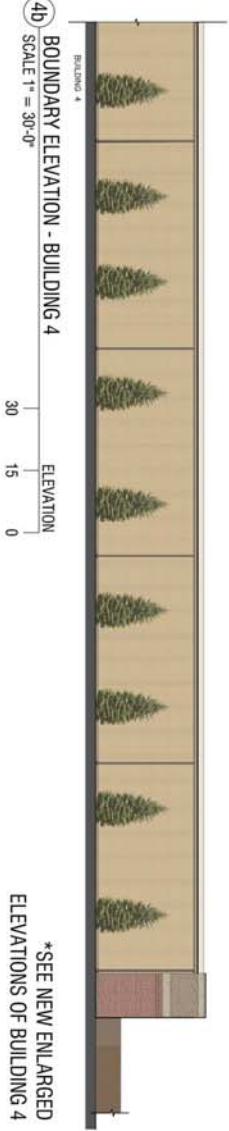
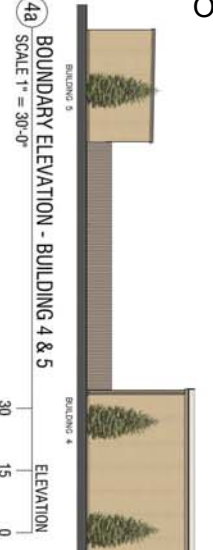
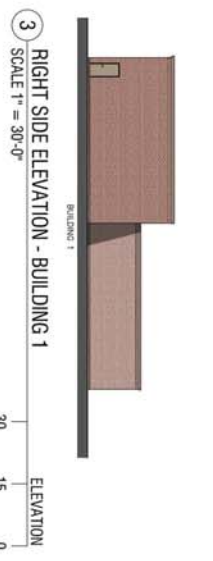
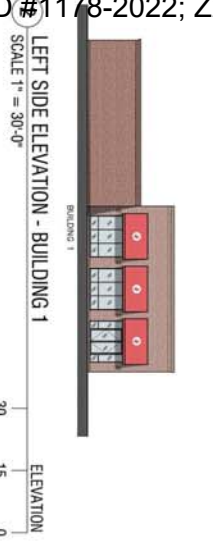
*Handwritten signature and date:*  
4/19/22

Z21-102; Final Received 4/19/22  
Page 1 of 4

PLAN PROVIDED BY:  
**ADVANCED CIVIL DESIGN**  
301 S. BROADWAY, SUITE 100  
DALLAS, TEXAS 75201  
TEL: 469.468.7755  
WWW.ADVANCEDCIVILD.COM

CITY OF COLLEEN, MINNAPOLI COUNTY, OHIO  
**ZONING EXHIBIT FOR CARDINAL STORAGE - LLC**

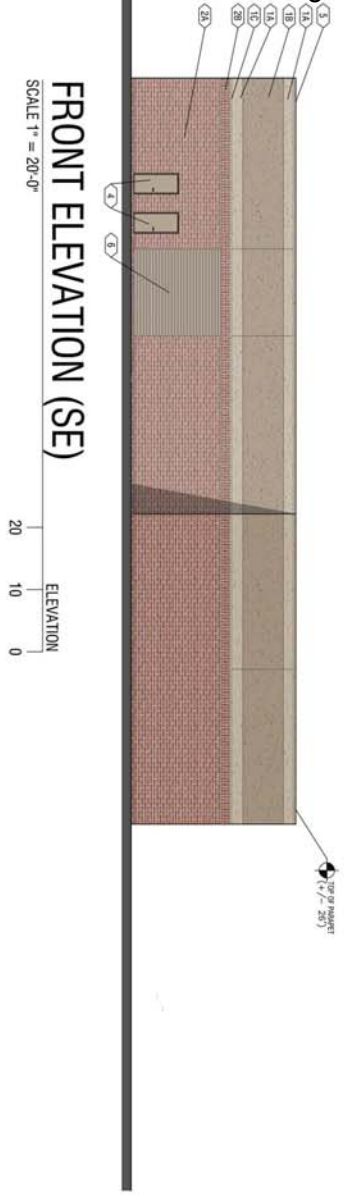
SCALE: 1" = 50'  
DATE: FEBRUARY 11, 2022  
SHEET: 1 / 1



**CARDINAL SELF STORAGE - TRABUE RD**  
 ZONING SUBMITTAL ELEVATIONS  
 REVISED: 02.10.2022  
**archall**  
 ARCHITECTURAL ALLIANCE

*Handwritten signature and date: 4/19/22*

Sheet 2



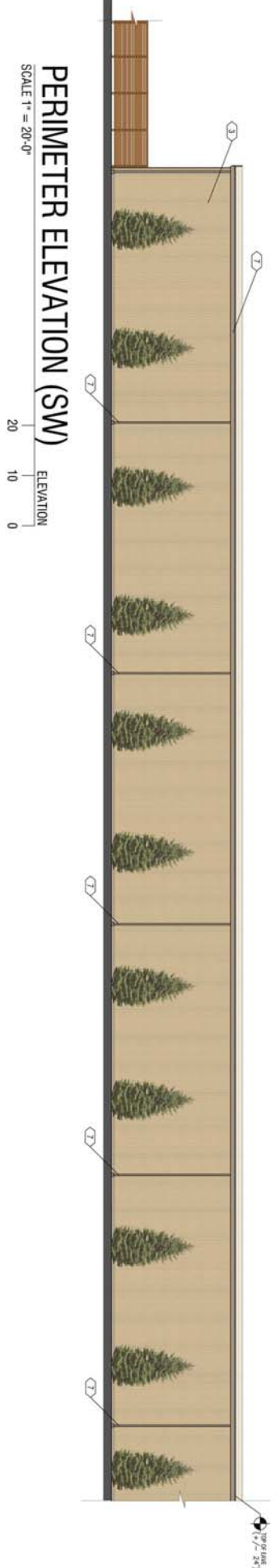
FRONT ELEVATION (SE)

SCALE 1" = 20'-0"

ELEVATION  
20  
10  
0

EXT ELEV CODED NOTES

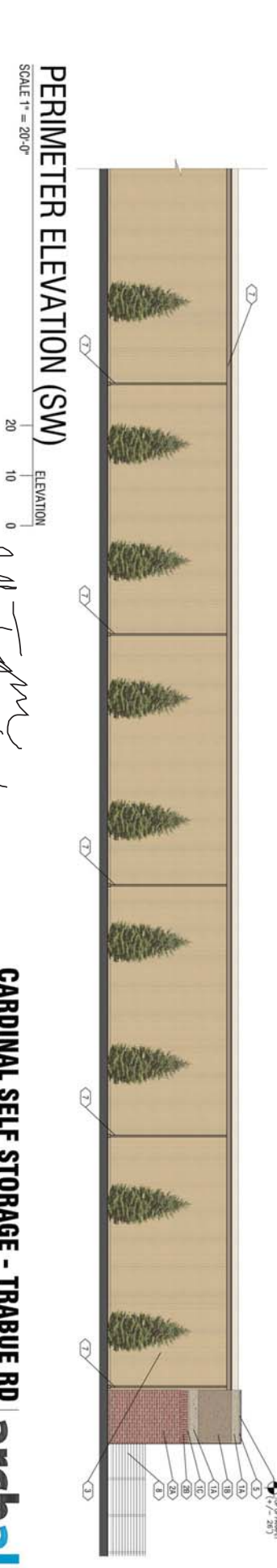
- <1A> WATER MANAGED EPS SYSTEM WITH A SAND FINE FINISH WITH AESTHETIC JOINTS. COLOR: SW 7506 - LOGGA (LIGH)
- <1B> WATER MANAGED EPS SYSTEM WITH A SAND FINE FINISH WITH AESTHETIC JOINTS. COLOR: SW 7513 - SANDERLING (DARK)
- <1C> EPS STONE LOOK ACCENT BAND. COLOR: SW 7506 - LOGGA (LIGH)
- <2A> WATER MANAGED EPS BRICK. COLOR: T80
- <2B> WATER MANAGED EPS BRICK SOLDIER COURSES. COLOR: T80
- <3> METAL WALL PANEL (TO MATCH EXISTING BUILDINGS)
- <4> HOLLOW METAL MAIN DOOR AND FRAME. COLOR TO MATCH EXISTING MAIN DOORS
- <5> PREFINISHED ALUMINUM FASCIA. MATCH BUILDING 1
- <6> OVERHEAD GARAGE DOOR. COLOR: T80
- <7> PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS. COLOR: TO MATCH EXISTING BUILDINGS
- <8> WOOD BOARD ON BOARD FENCE (SEE SITE PLAN)



PERIMETER ELEVATION (SW)

SCALE 1" = 20'-0"

ELEVATION  
20  
10  
0



PERIMETER ELEVATION (SW)

SCALE 1" = 20'-0"

ELEVATION  
20  
10  
0

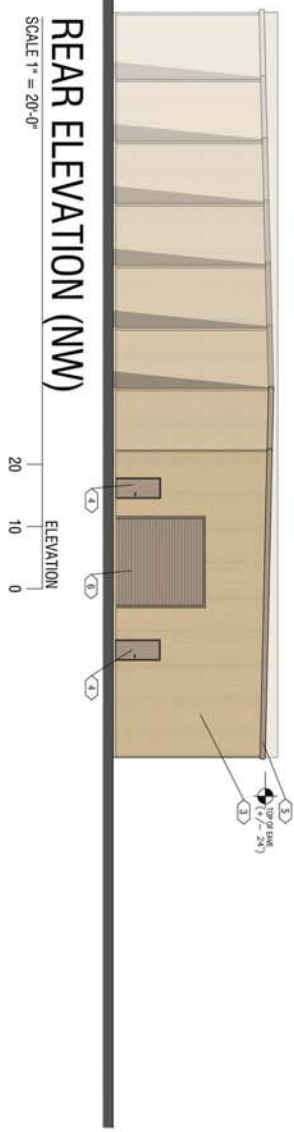
*Handwritten signature and date: 4/19/22*

CARDINAL SELF STORAGE - TRABUE RD

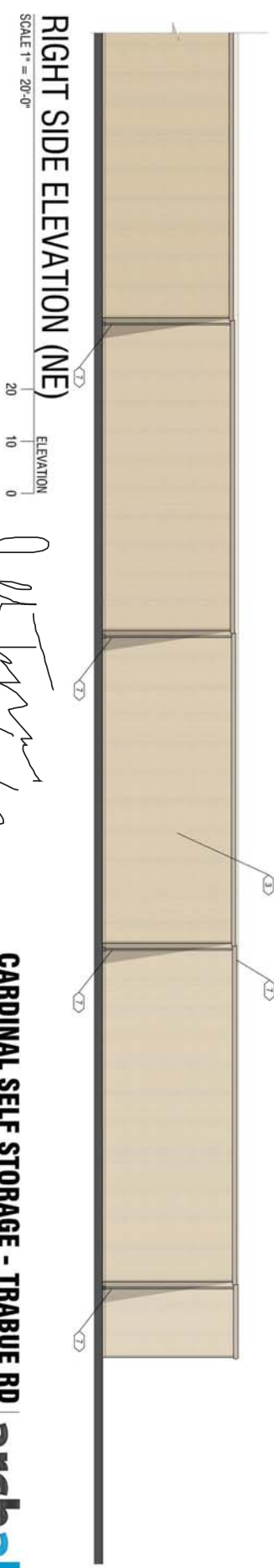
ZONING SUBMITTAL ELEVATIONS  
REVISED: 02.10.2022



Sheet 3



- EXT ELEV CODED NOTES**
- <1A> WATER MANAGED EFS SYSTEM WITH A SAND FINE FINISH WITH AESTHETIC JOINTS. COLOR: SW 7506 - LOGGIA (LIGHT)
  - <1B> WATER MANAGED EFS SYSTEM WITH A SAND FINE FINISH WITH AESTHETIC JOINTS. COLOR: SW 7513 - SANDERLING (DARK)
  - <1C> EFS - STONE LOOK ACCENT BAND. COLOR: SW 7506 - LOGGIA (LIGHT)
  - <2A> WATER MANAGED EFS BRICK. COLOR TBD
  - <2B> WATER MANAGED EFS BRICK SOLDIER COURSES. COLOR TBD
  - <3> METAL WALL PANEL (TO MATCH EXISTING BUILDINGS)
  - <4> HOLLOW METAL MAN DOOR AND FRAME. COLOR TO MATCH EXISTING MAN DOORS
  - <5> PREFINISHED ALUMINUM FASCIA. MATCH BUILDING 1
  - <6> OVERHEAD GARAGE DOOR. COLOR TBD
  - <7> PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS. COLOR TO MATCH EXISTING BUILDINGS
  - <8> WOOD BOARD ON BOARD FENCE (SEE SITE PLAN)



*Handwritten signature and date: 4/19/22*

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 14, 2022**

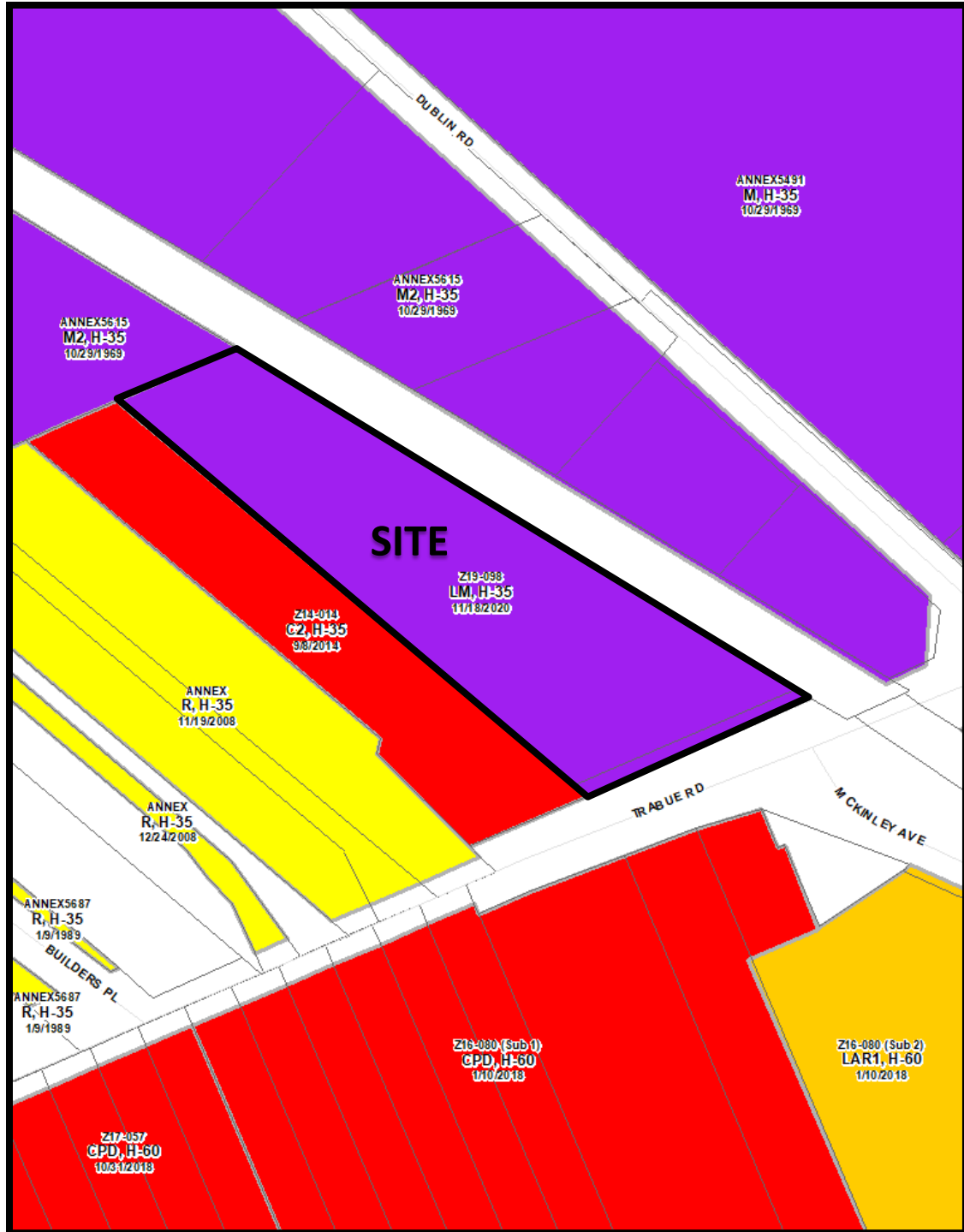
- 1. APPLICATION: Z21-102**  
**Location:** **3370 TRABUE RD. (43228)**, being 3.47± acres located on the north side of Trabue Road, 235± feet west of Dublin Road (203-287901; West Scioto Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-60).  
**Proposed Use:** Self-storage facility.  
**Applicant(s):** Cardinal Self Storage Trabue LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel that was previously used by a landscaping company for storage and mulching zoned in L-M, Limited Manufacturing District. The site was recently rezoned (Z19-098, ORD #2009-2020 & CV19-133, ORD #2010-2020) to permit a self-storage facility which included a commitment to a site plan. The new L-M, Limited Manufacturing District request is also for a self-storage facility with an updated site plan.
- To the north and east of the site are railroad tracks and manufacturing uses in the M-2, Manufacturing District. To the south, across Trabue Road, is a future commercial development in the CPD, Commercial Planned Development District. To the west is a contractor’s office in the C-2, Commercial District.
- Companion CV21-135 has been filed to vary the building and parking setback lines. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Trabue/Roberts Area Plan (2011)*, which recommends “Mixed Use (Neighborhood)” land uses for this location, described as “local centers of economic activity” exemplified by “smaller scale retail, office, or institutional uses, including gas stations with conveniences stores that are built to Urban Commercial Overlay (UCO) standards.”
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan and includes development standards addressing setbacks, site access, a commitment to building elevations, and lighting controls.
- The *Columbus Multimodal Thoroughfare Plan* identifies Trabue Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

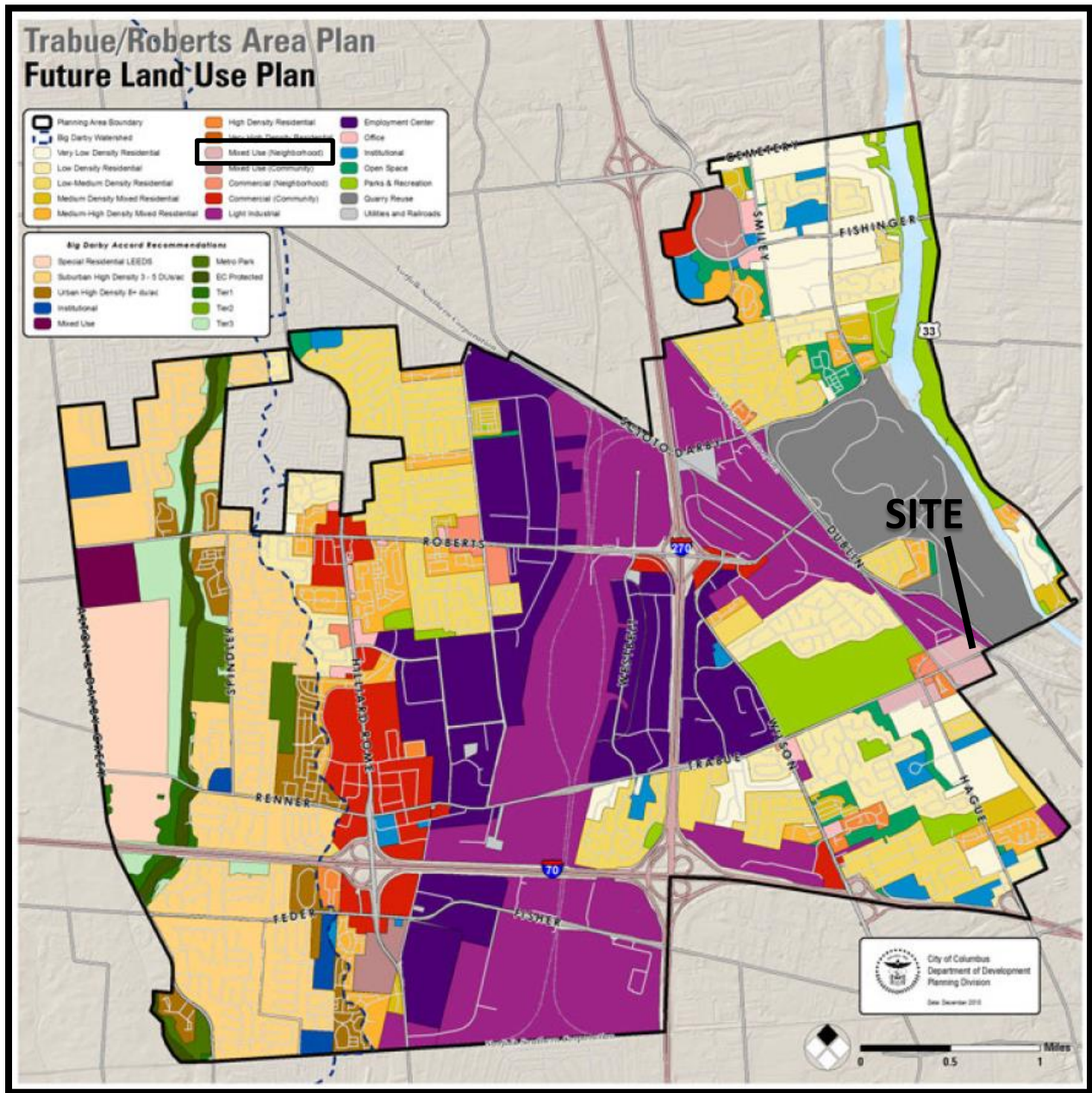
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District will allow a self-storage facility that is compatible with the development standards of adjacent industrial developments. The Planning Division does not oppose this proposal. Although the proposed use is considered inconsistent with the "Mixed Use (Neighborhood)" recommendation of the *Trabue Roberts Area Plan*, staff notes the commercial appearance of the building fronting Trabue Road, additional landscape screening along the frontage, and the reduced height of the two story drive-thru building as supportable revisions that are in the spirit of Urban Commercial Overlay (UCO) design standards recommended for the area.



Z21-102  
3370 Trabue Rd.  
Approximately 3.47 acres  
L-M to L-M

Trabue Roberts Area Plan (2011)



Z21-102  
3370 Trabue Rd.  
Approximately 3.47 acres  
L-M to L-M





Z21-102  
3370 Trabue Rd.  
Approximately 3.47 acres  
L-M to L-M

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number Z21-102 & CV21-135

Address 3370 Trabue Road

Group Name West Scioto Area Commission

Meeting Date February 17, 2022

Specify Case Type  BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

WSAC met on February 17 2022 and approved this application by a vote of 6-0 with one vacant seat and two area commissioners absent. The approval is contingent on including the landscaping improvements on the site plan.

Vote 6-0 with two commissioners absent

Signature of Authorized Representative Kristen E. McKinley Digitally signed by Kristen E. McKinley  
Date: 2022.04.06 10:59:20 -04'00'

Recommending Group Title WSAC Chair

Daytime Phone Number 614-404-9220

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# 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 #: Z21-102

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) Jill Tangeman  
of (COMPLETE ADDRESS) 52 East Gay Street, 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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. Cardinal Self Storage Trabue LLC 1301 Dublin Road, Suite 200, Columbus OH 43215 Cole Ellis / 469-8222 / <u>5</u> Columbus Employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman

Sworn to before me and signed in my presence this 13<sup>th</sup> day of December, in the year 2021

Veronica Lees  
SIGNATURE OF NOTARY PUBLIC

09/03/2025  
My Commission Expires

Notary Seal Here



**Veronica Lees**  
Notary Public, State of Ohio  
My Commission Expires 09-03-25

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