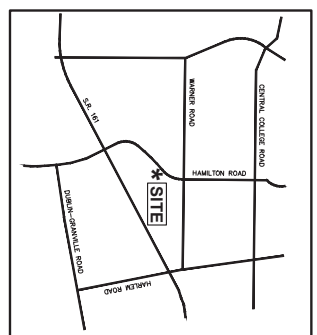
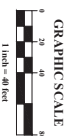
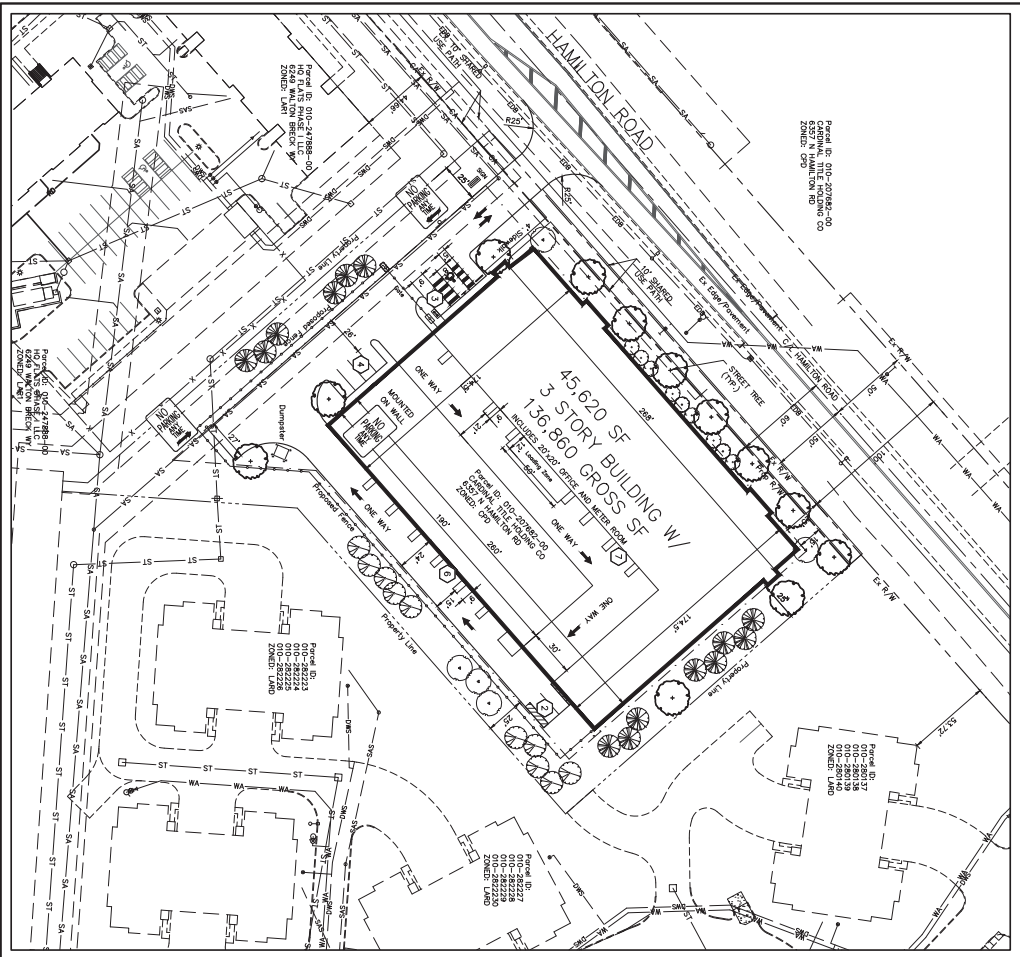


ZONING SITE PLAN FOR CARDINAL STORAGE 2021



SITE DATA TABLE

SITE AREA: = 2.23 AC
STRUCTURE COVERAGE AREA: = 0.93 AC
TOTAL LOT COVERAGE AREA: = 1.29 AC
PARKING REQUIRED: 1 SPACE / 450 SF (OFFICE) = 1 SPACE

TOTAL PARKING REQUIRED: 20 PARKING SPACES

HCP SPACES PROVIDED: 1 SPACES (1 VAN ACCESSIBLE)

2 SPACES FOR FIRST 20 SPACES AND 1 FOR EVERY 20 SPACES AFTER (W/ A MAX OF 20)

4 BICYCLE PARKING PROVIDED: 2 ~ U TYPE RACKS

PROPOSED PARKING: CUONI 22 / 10 = 3 TREES REQUIRED

PARKING SPACE SHADE TREES PROVIDED: 3 TREES PROVIDED

CITY OFCARDIN

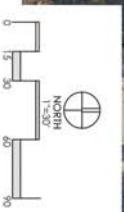
100

ADYANCTE

ENGINE

1000

Received 1/19



L-2	DATE	12/27/21	<div><div>Faris Planning & Design</div><div><div>LAND PLANNING</div><div>LANDSCAPE ARCHITECTURE</div></div><div><div>4876 Cemetery Road P.O. Box 14 Hillside, OH 43026 www.farispplanninganddesign.com</div></div></div>	<div><div>CARDINAL STORAGE ROCKY FORK</div><div>PREPARED FOR: THE ELLIS COMPANY 1301 DUBLIN ROAD, SUITE 200 COLUMBUS, OH 43219</div></div>	<div><div>DEVELOPMENT PLAN</div></div>	REVISIONS				
	PROJECT	XXXXXX								
	SHEET									

GENERAL PLANTING NOTES:

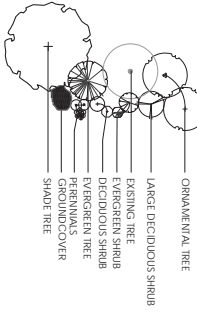
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND DEFS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDED HARDWOOD BARK MULCH. MULCH HEIGHTS IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12" EODL.
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EODL.
7. SOONING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREE TO BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED & SOONED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

PLANT LIST

CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN			
CITY	KEY	BOTANICAL NAME	COMMON NAME
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

PLANT KEY TYPICALS

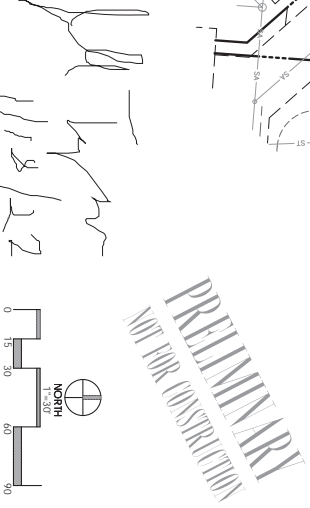
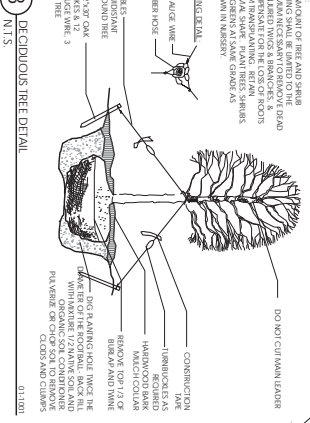
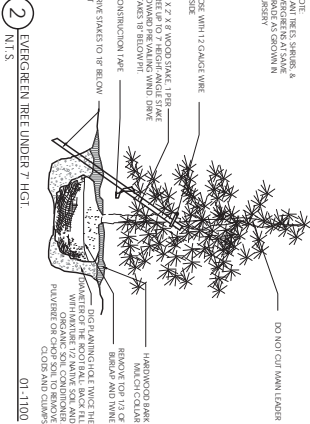
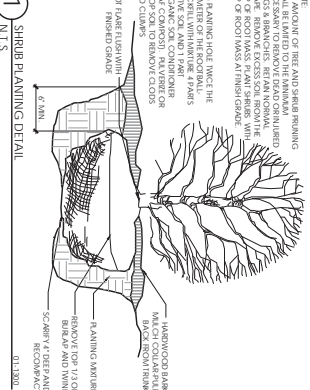
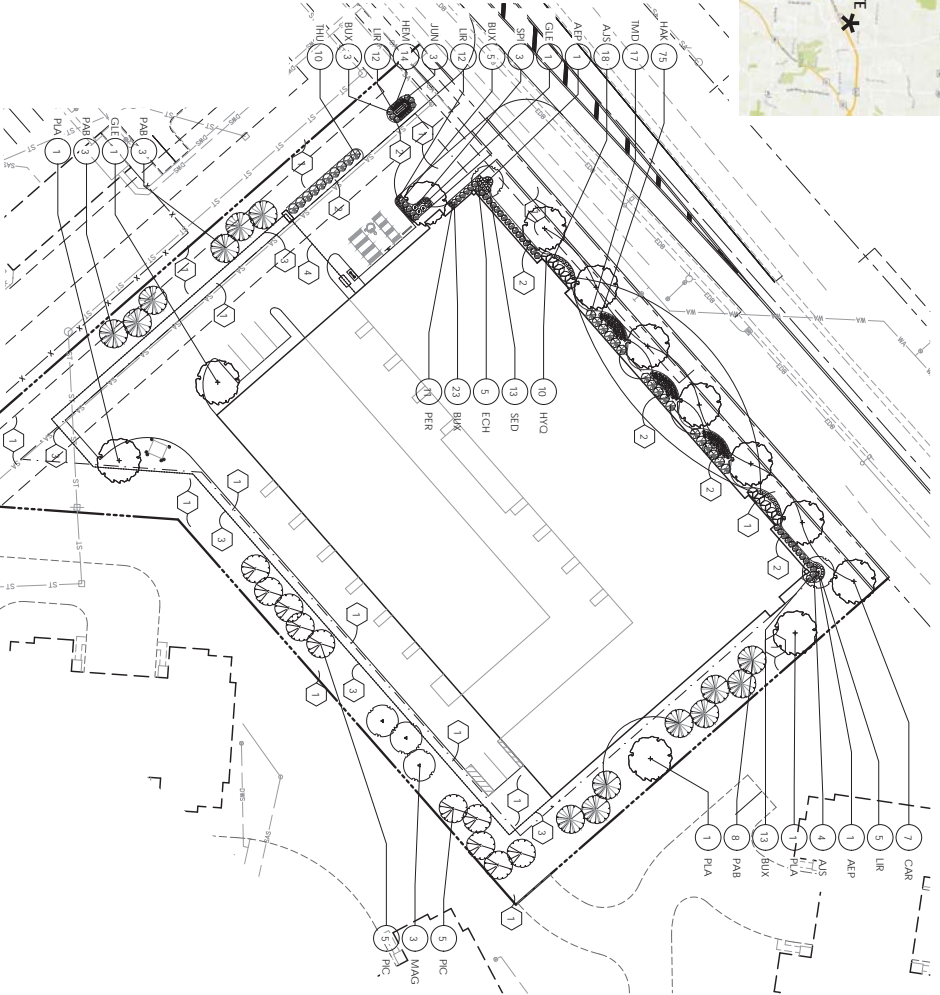
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES

1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. WOOD FENCE. SEE ARCHITECTURAL DRAWINGS.
4. DECORATIVE METAL FENCE. SEE ARCHITECTURAL DRAWINGS.

VICINITY MAP



REVISIONS

NO.	DESCRIPTION

OVERALL LANDSCAPE PLAN

CARDINAL STORAGE
ROCKY FORK
THE ELLIS COMPANY
1301 DUBLIN ROAD, SUITE 200
COLUMBUS, OH 43215

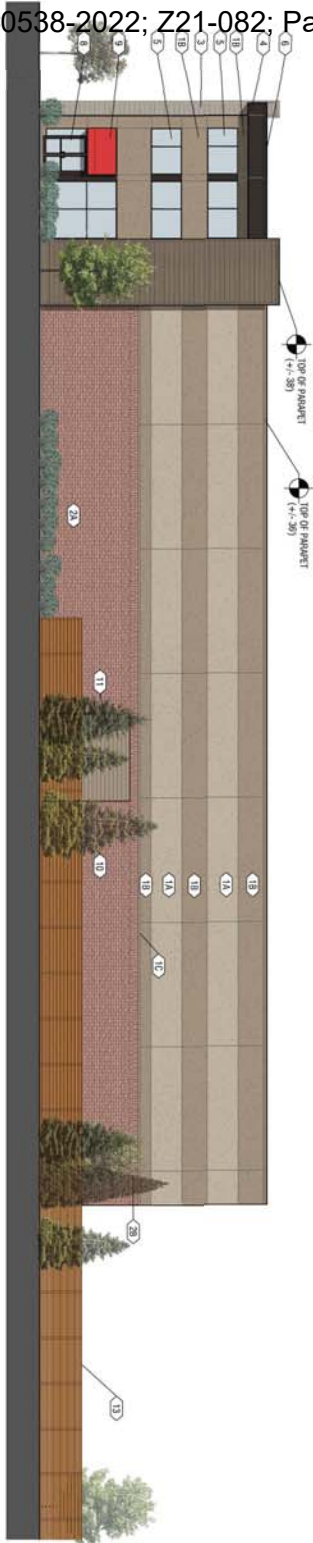
Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
Hilliard, OH 43026
p (614) 487-1964
www.farisplanninganddesign.com

DATE 12/21/21
PROJECT XXXXX
SHEET L-1

ELEVATIONS - SHEET 1

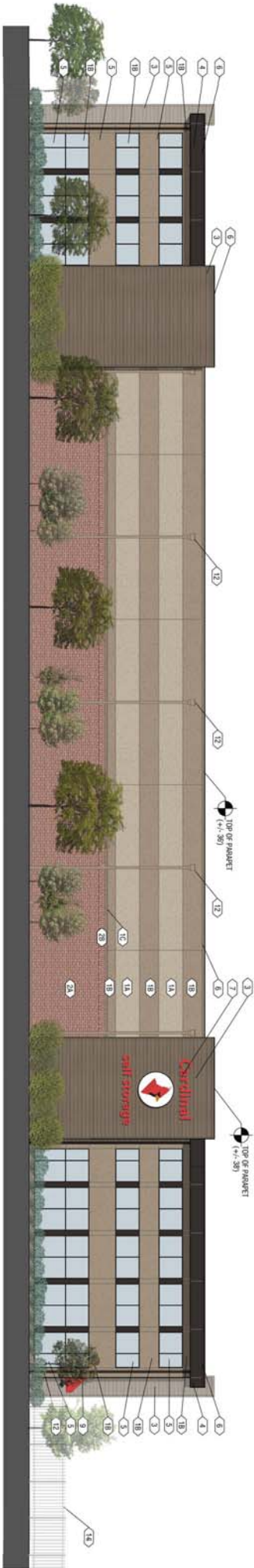
think create. da.

ORD #0538-2022; Z21-082; Page 4 of 11



RIGHT SIDE ELEVATION (SW)
SCALE 1" = 20'-0"

- EXT ELEV CODED NOTES**
- 1A WATER MANAGED EPS SYSTEM WITH A SAND FINE FINISH WITH AESTHETIC JOINTS. COLOR: SW 7509 - LODGE (LIGHT)
 - 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 7513 - SANDERLING (DARK)
 - 2A WATER MANAGED EPS BRICK. COLOR TBD
 - 2B WATER MANAGED EPS BRICK SOLDIER COURSES. COLOR TBD
 - 3 FIBER CEMENT LAP SIDING. COLOR: SW 7514 - KEYSTONE
 - 4 PREFINISHED METAL FASCIA WALL PANELS. COLOR: SPARTAN BRONZE
 - 5 ALUMINUM GLASS STOREFRONT WINDOWS. DARK BRONZE
 - 6 PREFINISHED ALUMINUM FASCIA. SPARTAN BRONZE
 - 7 WALL MOUNTED SIGNAGE
 - 8 ALUMINUM GLASS ENTRY DOOR. DARK BRONZE
 - 9 CANVAS AWNING OVER ENTRY
 - 10 HOLLOW METAL MAIN DOOR AND FRAME. COLOR TO MATCH DARK EPS
 - 11 OVERHEAD GARAGE DOOR. COLOR TO MATCH DARK EPS
 - 12 PREFINISHED ALUMINUM GUTTER (SCUPPER) AND DOWNSPOUTS. COLOR: SPARTAN BRONZE
 - 13 6-7 HIGH WOOD FENCE
 - 14 DECORATIVE METAL FENCE



FRONT ELEVATION (NW)
SCALE 1" = 20'-0"

Handwritten signature and date: 1/18/22

CARDINAL SELF STORAGE: HAMILTON ROAD
EXTERIOR ELEVATIONS
REVISED ZONING SUBMITTAL 02.11.2022

archall
ARCHITECTURAL ALLIANCE

Z21-082; Final Received 1/18/2022

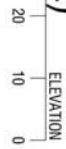
ELEVATIONS - SHEET 2

think create. da.



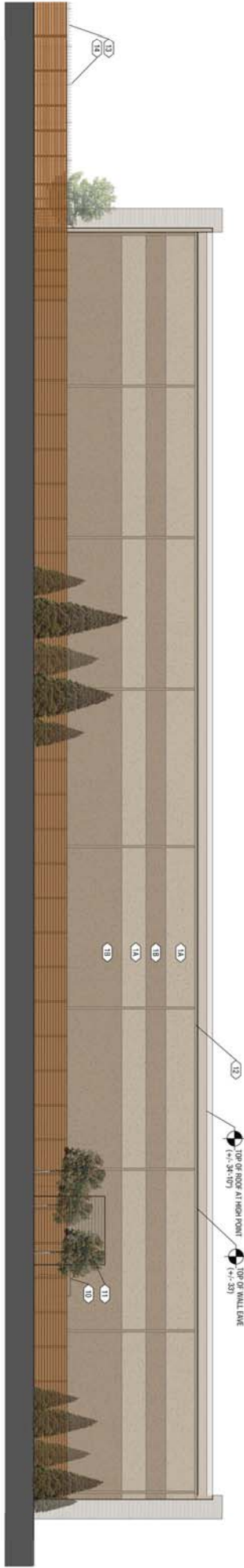
LEFT SIDE ELEVATION (NE)

SCALE 1" = 20'-0"



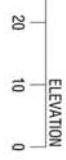
EXT ELEV CODED NOTES

- 1A WATER MANAGED EPS SYSTEM WITH A SAND FINE FINISH WITH AESTHETIC JOINTS. COLOR: SW 7506 - LOGGIA (LIGHT)
- 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 7513 - SANDERLING (DARK)
- 2A WATER MANAGED EPS BRICK. COLOR TBD
- 2B WATER MANAGED EPS BRICK SOLDIER COURSES. COLOR TBD
- 3 FIBER CEMENT LAP SIDING. COLOR: SW 7514 - KESTONE
- 4 PREFINISHED METAL FASCIA WALL PANELS. COLOR: SPARTAN BRONZE
- 5 ALUMINUM GLASS STOREFRONT WINDOWS. DARK BRONZE
- 6 PREFINISHED ALUMINUM FASCIA. SPARTAN BRONZE
- 7 WALL MOUNTED SIGNAGE
- 8 ALUMINUM GLASS ENTRY DOOR. DARK BRONZE
- 9 CANVAS AWNING OVER ENTRY
- 10 HOLLOW METAL MAIN DOOR AND FRAME. COLOR TO MATCH DARK EPS
- 11 OVERHEAD GARAGE DOOR. COLOR TO MATCH DARK EPS
- 12 PREFINISHED ALUMINUM GUTTER (SCUPPER) AND DOWNSPOUTS. COLOR: SPARTAN BRONZE
- 13 6-7" HIGH WOOD FENCE
- 14 DECORATIVE METAL FENCE



REAR ELEVATION (SE)

SCALE 1" = 20'-0"



1/18/22

CARDINAL SELF STORAGE: HAMILTON ROAD
EXTERIOR ELEVATIONS
REVISED ZONING SUBMITTAL 02.11.2022



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 13, 2022**

- 4. APPLICATION: Z21-082**
Location: **6357 N. HAMILTON RD. (43081)**, being 2.23± acres located on the south side of North Hamilton Road, 200± feet south of Glenabby Drive (part of 010-207682; Rocky Fork-Blacklick Accord Implementation Panel).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Self-storage facility.
Applicant(s): Cardinal Self Storage LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Cardinal Title Holding Co.; 250 East Broad Street, Suite 1100; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is undeveloped in the CPD, Commercial Planned Development District. The requested L-M, Limited Manufacturing District will permit the development of a self-storage facility or limited commercial uses.
- To the north of the site, across North Hamilton Road, is undeveloped land in the CPD, Commercial Planned Development District. To the south and east is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. To the west is a multi-unit residential development in the L-AR-1, Limited Apartment Residential District.
- Companion CV21-132 has been filed to reduce parking and building 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 planning boundaries of the *Rocky Fork - Blacklick Accord Plan* (2003), which recommends “Multi-family” land uses at this location.
- The site is located within the boundaries of the Rocky Fork-Blacklick Accord Implementation Panel, whose recommendation is for approval with the following conditions:
 - Extend the existing trail along N Hamilton Rd to run the full length of the building.
 - This condition has been met and the trail is shown on the site plan.
 - Coordinate with City of Columbus Arborist to relocate proposed street trees on North Hamilton Road to the other side of the trail in the public right of way.
 - The applicant has agreed to relocate the trees and will work with the City Arborist and the Department of Public Service during final site compliance review.

- The limitation text commits to a site plan and includes use restriction and development standards addressing setbacks, access, screening, and lighting.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of North Hamilton Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

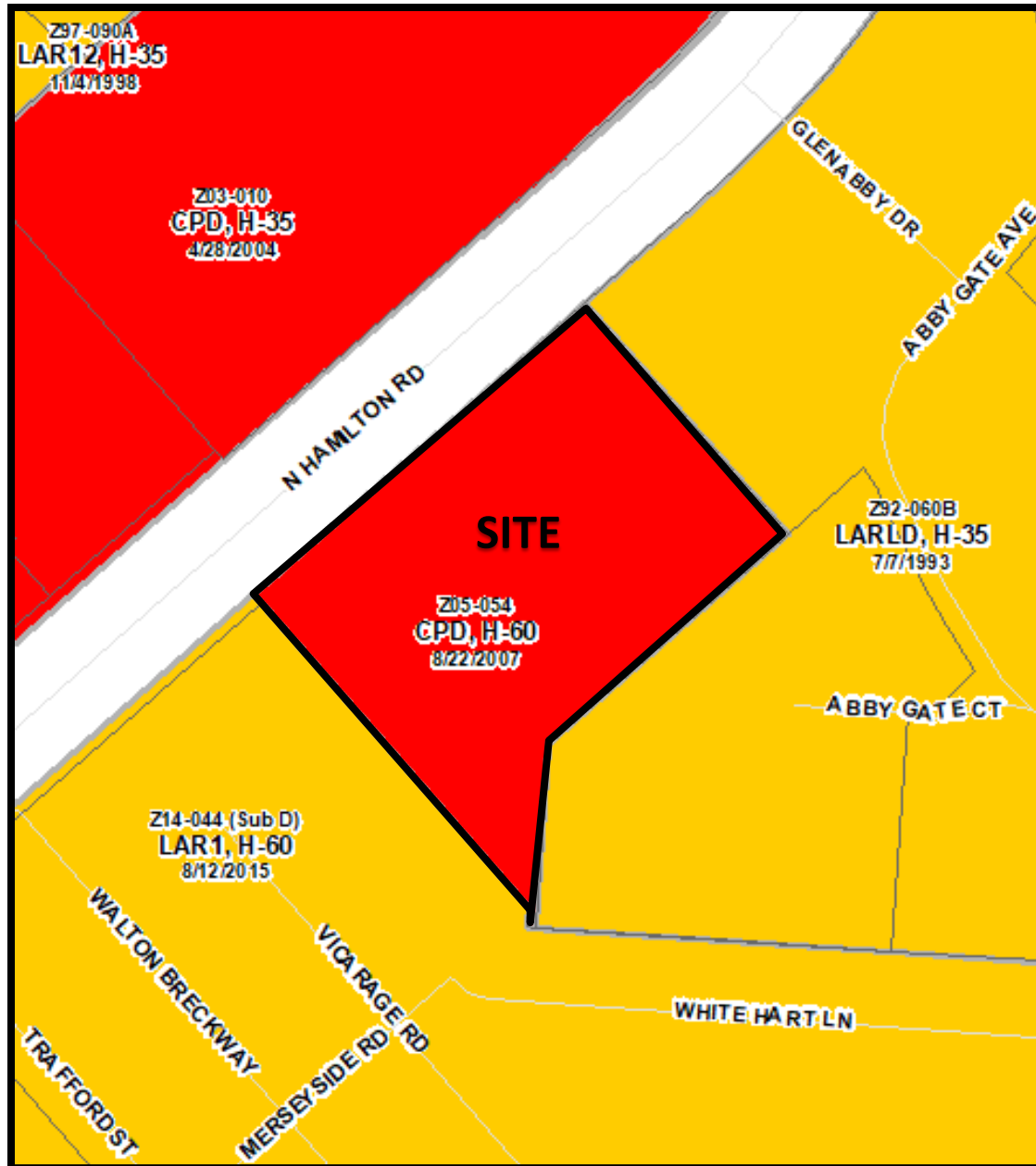
CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ ***Approval**

The requested L-M, Limited Manufacturing District will allow a self-storage facility. While inconsistent with the “multi-family” land use recommendation of the *Rocky Fork - Blacklick Accord Plan*, Staff finds the proposal to be an appropriate land use for the site given the existing commercial zoning and emerging development pattern at the Hamilton Road and Warner Road intersection promoting a mixed-use environment. Additional discussions are still needed with the Division of Traffic Management regarding the following comments:

- A revised traffic access study submittal is anticipated for this application. Additional commitments may be needed based on the results of the approved study.
- The revised site plan included with the traffic access study indicates that 60 feet of right-of-way will be dedicated, and this will also need to be shown on the site plan.
- Additionally, adjustments to the number of required parking spaces may be necessary based on the number of units proposed in the self-storage building.

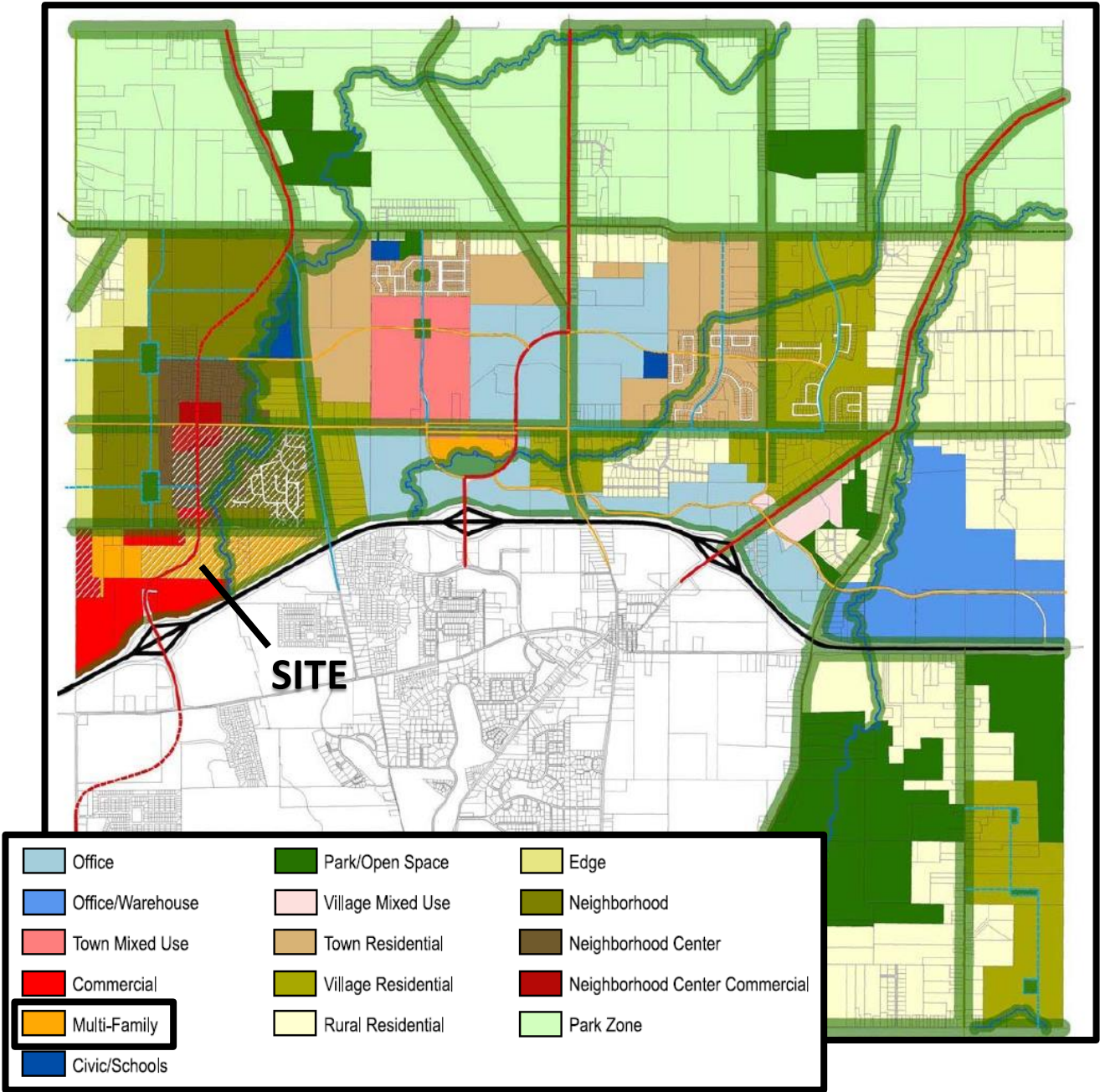
Once the issues are resolved with the Division of Traffic Management, Staff's recommendation will be updated to approval.

***NOTE:** Traffic Management comments have been addressed.



Z21-082
6357 N. Hamilton Rd.
Approximately 2.23 acres
CPD to L-M

Rocky Fork-Blacklick Accord Plan (2003)



Z21-082
6357 N. Hamilton Rd.
Approximately 2.23 acres
CPD to L-M



Z21-082
6357 N. Hamilton Rd.
Approximately 2.23 acres
CPD to L-M

**THE ROCKY FORK BLACKCLICK ACCORD
IMPLEMENTATION PANEL
December 16, 2021
RECORD OF PROCEEDINGS**

6357 N. Hamilton Rd. Rocky Fork Blacklick Accord (Z21-082):

Review and action regarding a Columbus application to rezone a site located off North Hamilton Road, north of the 161 interchange.

Acreage: 2.23 ac +/-

Current Zoning: CPD, Commercial Planned Development District

RFBA District: Multi-Family

Proposed Zoning: L-M, Limited Manufacturing

Applicant(s): Cardinal Self Storage LLC; c/o Jill Tangeman, Atty.

Property Owner(s): Cardinal Title Holding Co.

STAFF COMMENTS:

Staff finds the proposal to be an appropriate land use for the site, given the existing commercial zoning and emerging development pattern at the Hamilton and Warner Road intersection promoting a mixed-use environment.

The proposal generally meets the design guidelines with regard to building design and parking placement.

Staff recommends approval with the following conditions:

- Extend the existing trail along N Hamilton Rd to run the full length of the building
- Coordinate with City of Columbus Arborist to relocate proposed street trees on N Hamilton Rd to the other side of the trail, in the public right of way.

MOTION:

To recommend approval of a City of Columbus rezoning within the Accord study area as presented with the following conditions:

1. Extend the existing trail along N Hamilton Rd to run the full length of the building.
2. Coordinate with City of Columbus Arborist to relocate proposed street trees on N Hamilton Rd to the other side of the trail, in the public right of way.

RESULT:

This motion was approved (6-1)

Ms. Boni	Yes
Mr. Brubaker	Yes
Mr. Chappellear	No
Mr. Herskowitz	Yes
Mr. Paul	Yes
Mr. Sellers	Yes
Mr. Smithers	Yes

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-082

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 S. Tangeman, Esq.

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)

1.	2. Cardinal Self Storage LLC 1301 Dublin Rd., Suite 200, Columbus OH 43215 Cole Ellis / 614-469-8222 / <u>5</u> Columbus Employees
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



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.