

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 10, 2015**

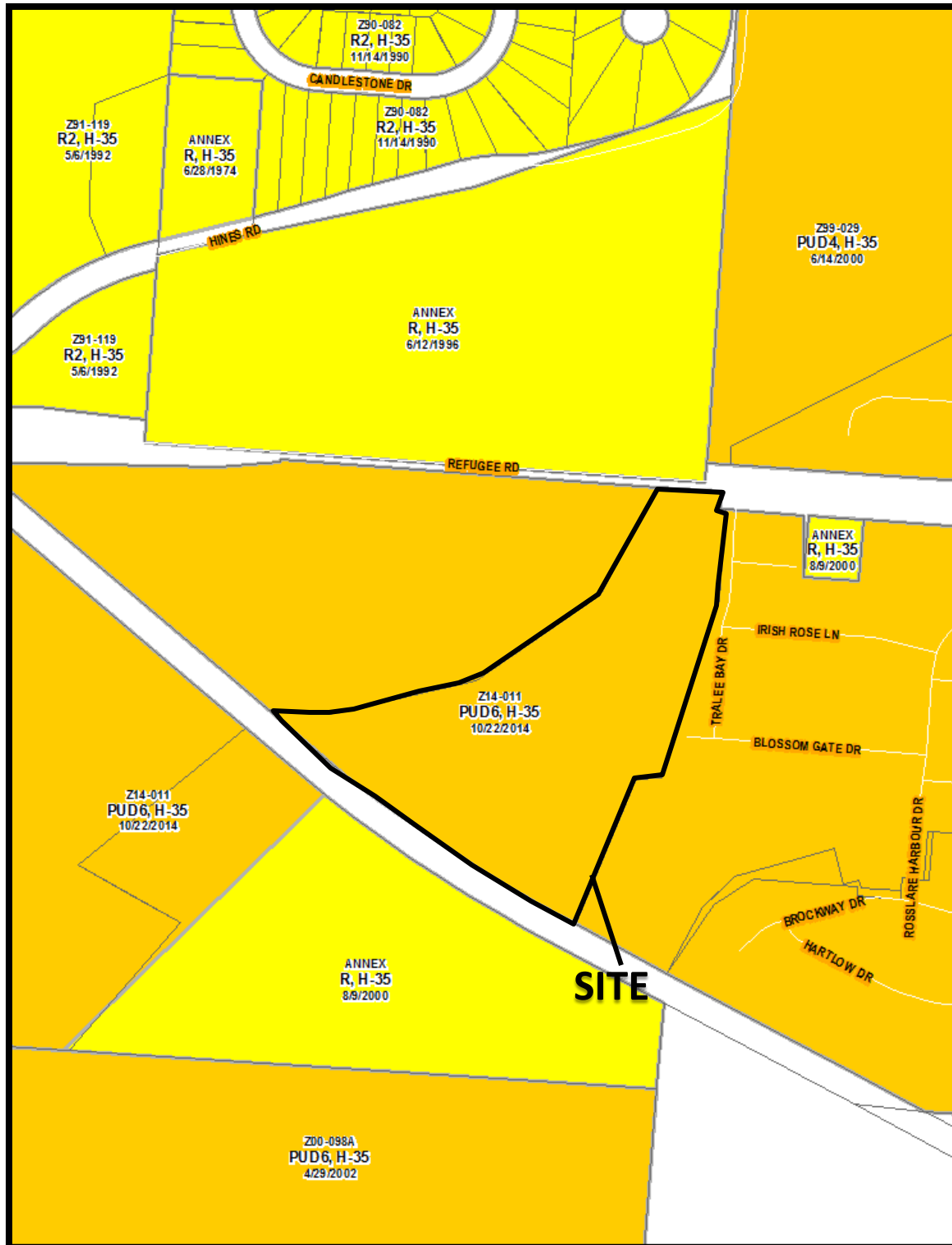
- 4. APPLICATION: Z15-042**  
**Location:** **7153 REFUGEE ROAD (43137), being** 8.42± acres located on the south side of Refugee Road, 1,558± feet east of Hines Road NW (540-255283; Far East Area Commission).  
**Existing Zoning:** PUD-6, Planned Unit Development District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Self-storage.  
**Applicant(s):** LeVeck Commercial Construction, c/o Robert LeVeck; 232 Frankfort Square; Columbus, OH 43206.  
**Property Owner(s):** Homewood Corp; 2700 E. Dublin-Grandville Road, Suite 300; Columbus, OH 43231.  
**Planner:** Michael Maret; 645-2749; [mimaret@columbus.gov](mailto:mimaret@columbus.gov)

**BACKGROUND:**

- The 8.42± acre site consists of a single undeveloped lot, zoned PUD-6, Planned Unit Development District. The applicant proposes to rezone to the L-M, Limited Manufacturing District, and construct a self-storage facility.
- The site is bordered to the northeast and east by apartments and townhomes zoned PUD-6, Planned Unit Development. To the north and west is park land and open space zoned PUD-6, Planned Unit Development and R, Rural Districts. It is bounded by railroad tracks to the south along with further residential development zoned PUD-6, Planned Unit Development and R, Rural Districts.
- The site is located within the planning area of the *Southeast Area Plan* (2000), but the Plan does not include a specific land use recommendation for this area. Limitations on the M, Manufacturing District ensure compatibility with surrounding land uses.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The development text provides commitments for setbacks, building height, buffering, landscaping, screening, building design and exterior treatment commitments, and lighting. The request includes commitment to a site plan.
- The *Columbus Thoroughfare Plan* identifies Refugee Road as a 4-2 arterial requiring 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-M, Limited Manufacturing District zoning classification would allow for truck rentals and self-storage units according to the use and development standards described in the limitation text. Although the site falls within the boundary of the *Southeast Area Plan*, the Plan does not include a specific land use recommendation for this area, thus the limited uses combined with screening and landscaping commitments ensure that the site will not negatively impact adjacent residential properties. Proposals comparable to the one on this site have been implemented with similar limitations in other suburban residential areas.



Z15-042  
7153 Refugee Road  
Approximately 8.42 acres  
PUD-6 to L-M



Z15-042  
7153 Refugee Road  
Approximately 8.42 acres  
PUD-6 to L-M

**APPLICATION Z15-042****AREA COMMISSION: FAR EAST AREA COMMISSION****SCHEDULED TO BE PRESENTED TO FEAC ON: 12-01-15****Notification of Identifiable Civic Organization recognized by the City:****Organizations:****Emailed date: \_\_\_\_\_ Email Received Notification: \_\_\_\_\_****Notification of Applicant or legal representative:****APPLICANT COMMENTS: 12-01-13 MEETING:****CIVIC ORGANIZATION COMMENTS:****AREA COMMISSION COMMENTS DECISION ACTIONS 12-01-13 MEETING:**

Last night the Far East Area Commission, with a quorum of 5, voted unanimously to approve the application for Mr LeVeck

Commissioners had expressed concern over flooding if this area if the site would be elevated as well as difficulties entering and exiting off Refugee rd.

Mr LeVeck advised, based on updated flood plain information, that he would probably not Need to elevate the site and therefore the drainage issue was acceptable.

With the stop light being installed at Hines and Refugee, and his revising anticipated cars to 5, the commissioners found this acceptable as well

**WITH 5 MEMBERS PRESENT AND BEING A QUORUM:****VOTES: FOR: 5 AGAINST: 0 ABSTAINED: 0 .****DATE:****DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT****DATE:**

12/4/2015

**TO:**

Michael Maret

## Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # 215-042

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert LeVeck  
of (COMPLETE ADDRESS) 232 Frankfort Sq. Columbus, OH 43206

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. <u>LeVeck Commercial Construction</u> <u>232 Frankfort Sq.</u> <u>Columbus, OH 43206</u> <u>Robert LeVeck</u> <u>614-582-4765</u>	2.
3. <u>2 proposed employees</u>	4.

SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 21st day of September, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]

Notary Seal Here

My Commission Expires



AMY L PETRUSKEVICH  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
August 31, 2016

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

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer