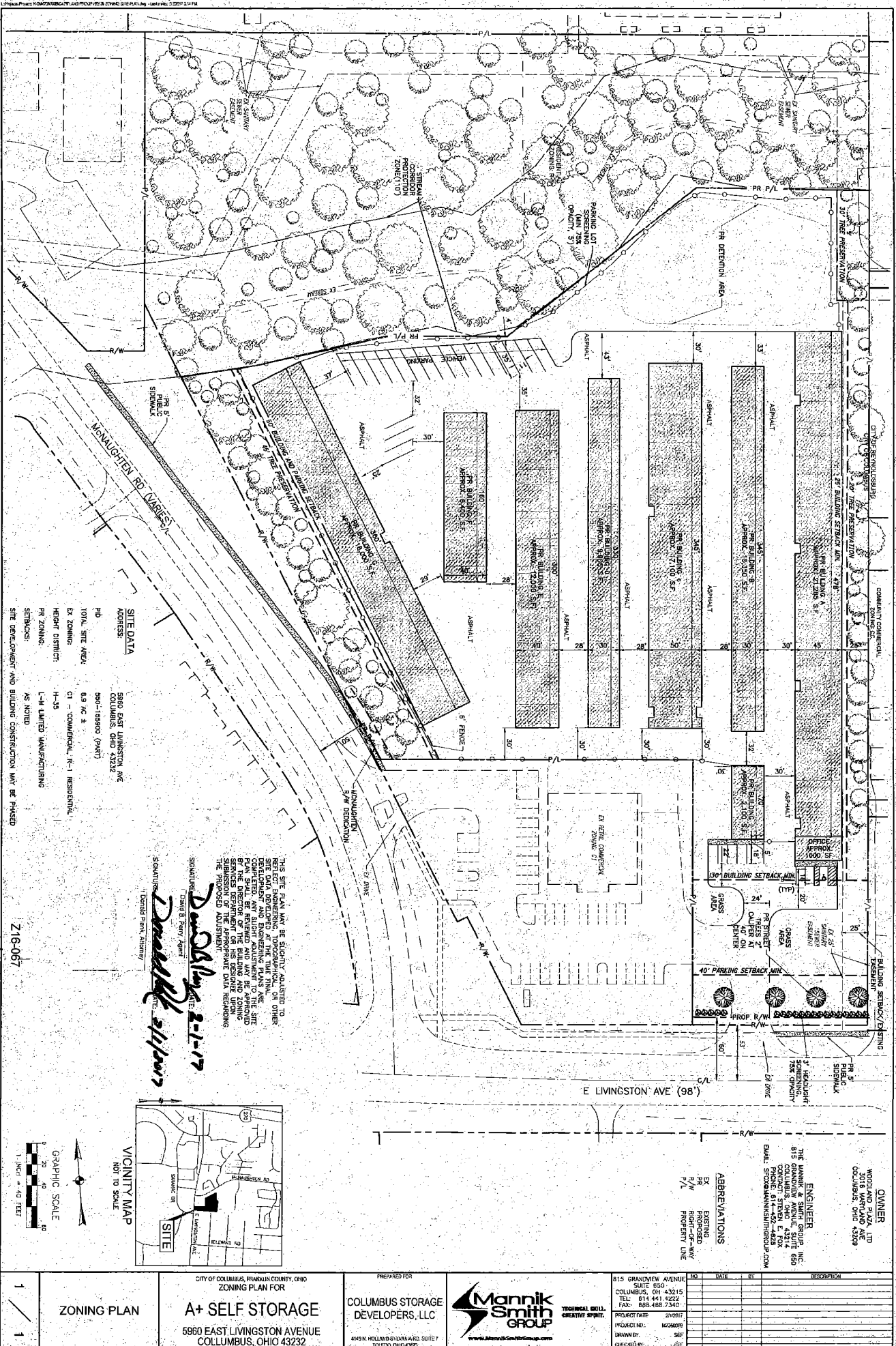


Z16-067 Final Received 8/1/2017



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 12, 2017**

- 2. APPLICATION: Z16-067**
- Location:** **5960 EAST LIVINGSTON AVENUE (43232)**, being 6.9± acres on the north side of East Livingston Avenue, 162± feet east of McNaughten Road (Part of 550-155900; Far East Area Commission).
- Existing Zoning:** C-1, Commercial and R-1, Residential Districts.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Self-storage facility.
- Applicant(s):** Columbus Storage Developers, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2nd Floor; Columbus, OH 43215, and Donald Plank, Atty.; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Woodland Plaza, Ltd.; c/o Nicholas L. Voltman, Plaza Properties, Inc.; 3016 Maryland Avenue; Columbus, OH 43209.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

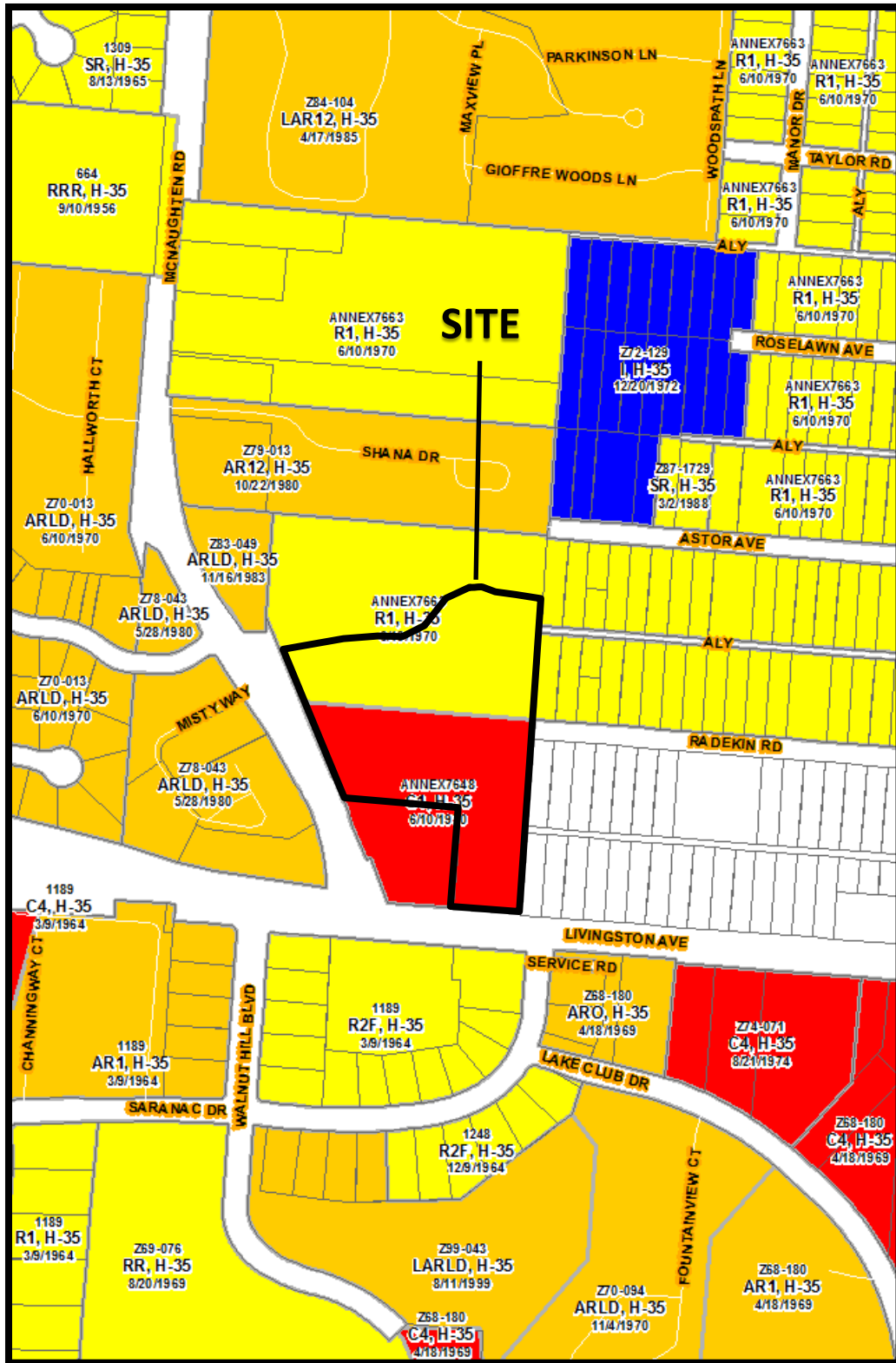
BACKGROUND:

- The 6.9± acre site is undeveloped, is zoned in the C-1, Commercial, and R-1, Residential districts, and is within the Regional Commercial Overlay (RCO). The requested L-M, Limited Manufacturing District will permit a self-storage facility with related truck rental and packing supply sales.
- To the north is undeveloped land in the R-1, Residential District with apartment development further north in the ARLD and AR-12, Apartment Residential districts. To the east are mixed-commercial development in the CC, Community Commerce District in the City of Reynoldsburg, and single-unit dwellings in the R-1, Residential District. To the south across East Livingston Avenue are single-unit dwellings in the R-2F, Residential District. To the west across McNaughten Road is an apartment complex in the ARLD, Apartment Residential District.
- The site is within the planning area of the *Livingston East Area Plan* (2009), which recommends “Mixed Use” for this location, which includes office and multi-unit residential development. While not consistent with the Plan recommendation, the Planning Division supports the proposed self-storage facility because a retail use has been developed on part of the C-1 district since the Plan was adopted, which limits the site’s potential use for office; self-storage will serve as a use that will have minimal negative impacts on the nearby residential development; and the stream corridor will be preserved. Planning Division staff also requested that any signage be compliant with the Regional Commercial Overlay standards to allow for uniform development along East Livingston Avenue since a self-storage facility would not trigger the RCO requirements.

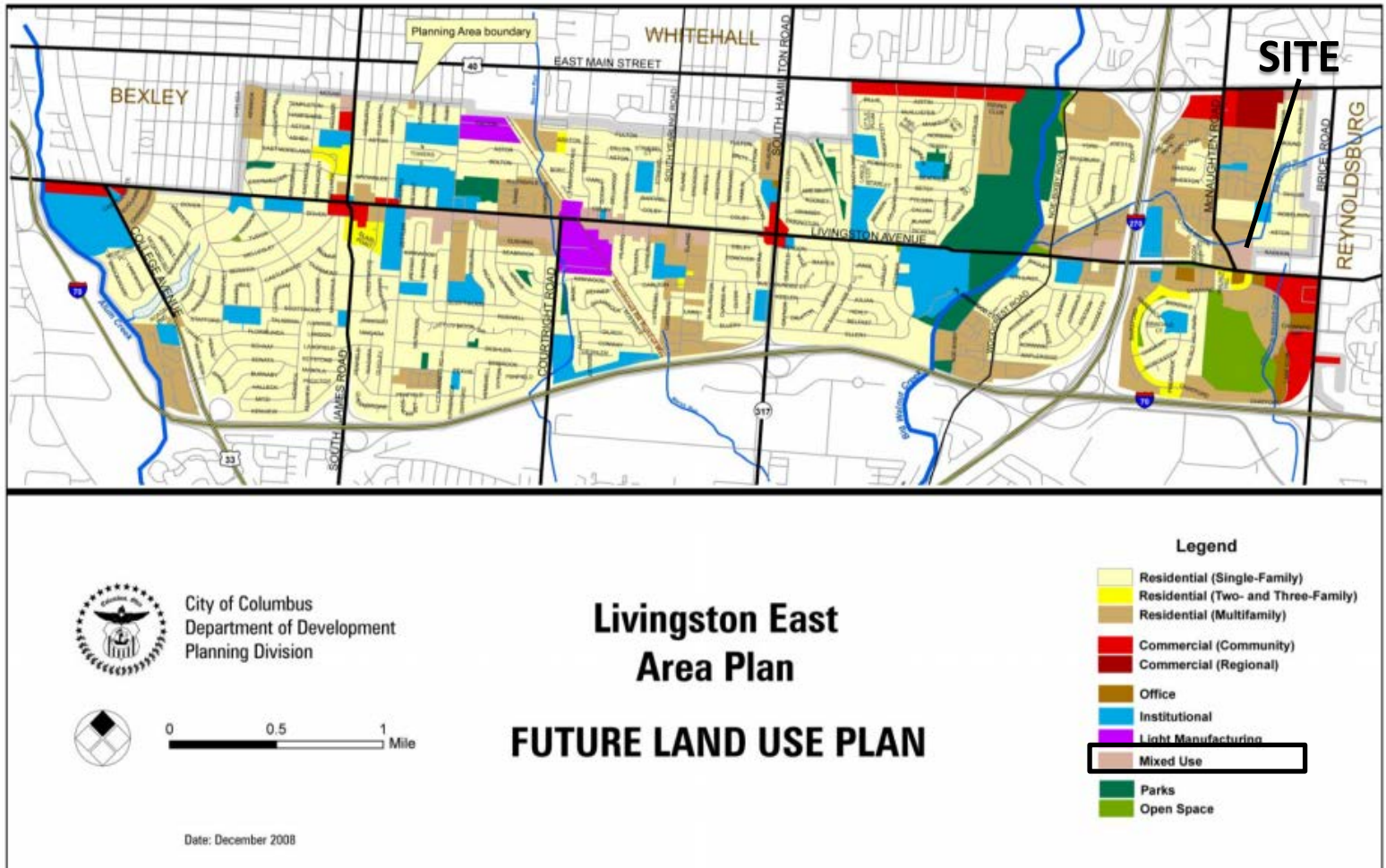
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval of the requested L-M district.
- The limitation text proposes only self-storage and related accessory uses, and commits to increased setbacks, access restrictions, tree preservation, a site plan, and signage that will be compliant with RCO standards.
- The *Columbus Thoroughfare Plan* identifies East Livingston Avenue as a 4-2D arterial requiring 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-M, Limited Manufacturing District will permit a self-storage facility and related accessory uses with development standards in consideration of adjacent residential uses. While not consistent with the land use recommendations of the *Livingston East Area Plan*, the proposed self-storage facility will have minimal impact on adjacent residential uses and the stream corridor will be preserved. The applicant has also incorporated graphics provisions to ensure that the Regional Commercial Overlay development pattern along East Livingston Avenue will be continued.



Z16-067
 5960 East Livingston Avenue
 Approximately 6.9 acres
 C-1 & R-1 to L-M



Z16-067
5960 East Livingston Avenue
Approximately 6.9 acres
C-1 & R-1 to L-M

2. **York Plaza Shopping Center** - Redevelopment of the York Plaza Shopping Center (on the north side of Livingston Avenue just west of the I-270 overpass) is recommended, possibly to include retail, office, and medium- to high-density residential uses (town houses and/or apartment flats, such as those designed for elderly residents).
3. **McNaughten Road and Livingston Avenue** - A combination of mixed-use and multifamily residential development is recommended for vacant property at the northeast corner of McNaughten Road and Livingston Avenue. North of the streambed, apartments and/or townhouses compatible in scale with the units on Shana Drive immediately to the north are recommended. South of the streambed, a mix of office and/or retail uses is recommended, perhaps to include multifamily residential of the type recommended north of the streambed as well. Development is encouraged to be sensitive to the location of the streambed. New construction should be set back from the streambed as much as possible and use existing vegetation in these buffer areas.



Aerial view of the York Plaza site.



Northeast corner of Livingston Avenue and McNaughten Road.



Z16-067
5960 East Livingston Avenue
Approximately 6.9 acres
C-1, R-1 to L-M

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

APPLICANT: WOODLAND PLAZA, LTD., C/O NICHOLAS L. VOLLMAN PLAZA PROPERTIES, INC.

APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: Z16-067

DATE RECEIVED City of Columbus Dept BZS / GC: 10-27-16

AREA COMMISSION: FAR EAST AREA COMMISSION

DATE RECEIVED BY AREA COMMISSION: 10-27-16

LOCATION AND ZONING REQUEST:

Certified address: 5960 E Livingston Ave 43232

Parcel Number for Certified Address: 550-155900

Current Zoning District: C-1 Commercial and R-1 Residential

Requested Zoning District: L-M

Proposed Use or reason for rezoning request: TO ALLOW FOR USE AS SELF STORAGE FACILITY

Height District: H-35

APPLICANT - CONTACT: Applicant / Property Owner / Attorney-Agent

Columbus Storage Developers, LLC c/o Dave Perry (Dave Perry Company, Inc)

423 E Town St 2nd Fl Columbus, OH 43215

Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

PROPERTY OWNER:

Woodland Plaza LTD c/o Nicholas L Vollman, Plaza Properties, Inc

3016 Maryland Ave, Columbus, OH 43209

Phone # 614-207-7417 Email nickv@plazaproperties.com

ATTORNEY/AGENT

Donald Plank (Plank Law Firm)

Address 423 East Town Street, 2nd Floor City/State Columbus, Ohio Zip 43215

Phone # 614-947-8600 Fax # 614-228-1727 Email: dplank@planklaw.com

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:

NORTH: APARTMENTS 40+

EAST: REYNOLDSBURG FROM LIVINGSTON TO N Small Retail/Small Retail/Vacant Land residential //Vacant Land residential

SOUTH: DOLLAR STORE

WEST: APARTMENTS / MCNAUGHTON

This strip of Livingston to the east, which is Reynoldsburg, has small retail/offices/used car lots etc abutting the Reynoldsburg residential area to it's immediate north

The proposed access will be the existing ingress and egress "shared" from the Dollar Store. Therefore not adding to the number of public entrances on McNaughton. The traffic will be limited, as is common with self storage units.

NO SPECIAL COMMENTS NOTED

APPROVAL AS SUBMITTED Having a self storage facility will prevent this parcel from being used for apartments or as a strip center in the future.

SCHEDULED TO BE PRESENTED TO FEAC ON: 11/01/16

Notification of Identifiable Civic Organization recognized by the City:

Organizations: There are none for this parcel.

Notification of Applicant or legal representative:

Emailed Date: **BY: LARRY MARSHALL**

APPLICANT COMMENTS:

AREA COMMISSION COMMENTS, DECISION AND ACTIONS

APPROVAL AS SUBMITTED

7 _____ MEMBERS PRESENT AND BEING A QUORUM: VOTES: FOR: 6 _ AGAINST: 0 ____ ABSTAINED: 0 ____
DATE: 11-1-16

DECISIONS NOTIFICATION TO

DATE: 11-6-16 **TO:** Shannon Pine
DATE: **TO:** Dave Perry

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 # 216-067

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 423 East Town Street, 2nd Floor, Columbus, Ohio 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. Woodland Plaza, Ltd. 3016 Maryland Avenue Columbus, Ohio 43209-1590 # of Columbus Based Employees: 0 Contact: Nicholas L. Vollman (614) 207-7417	2. Columbus Storage Developers, LLC 4149 N. Holland-Sylvania Road, Suite #7 Toledo, Ohio 43623 # of Columbus Based Employees: 0 Contact: Jeffrey T. Smith (419) 509-4131
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 26th day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

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



Stacey L. Danza
Notary Public, State of Ohio
PLEASE REPLY with complete information will result in the rejection of this submittal.
My Commission Expires 11-05-2018
Appointments are made by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer