

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

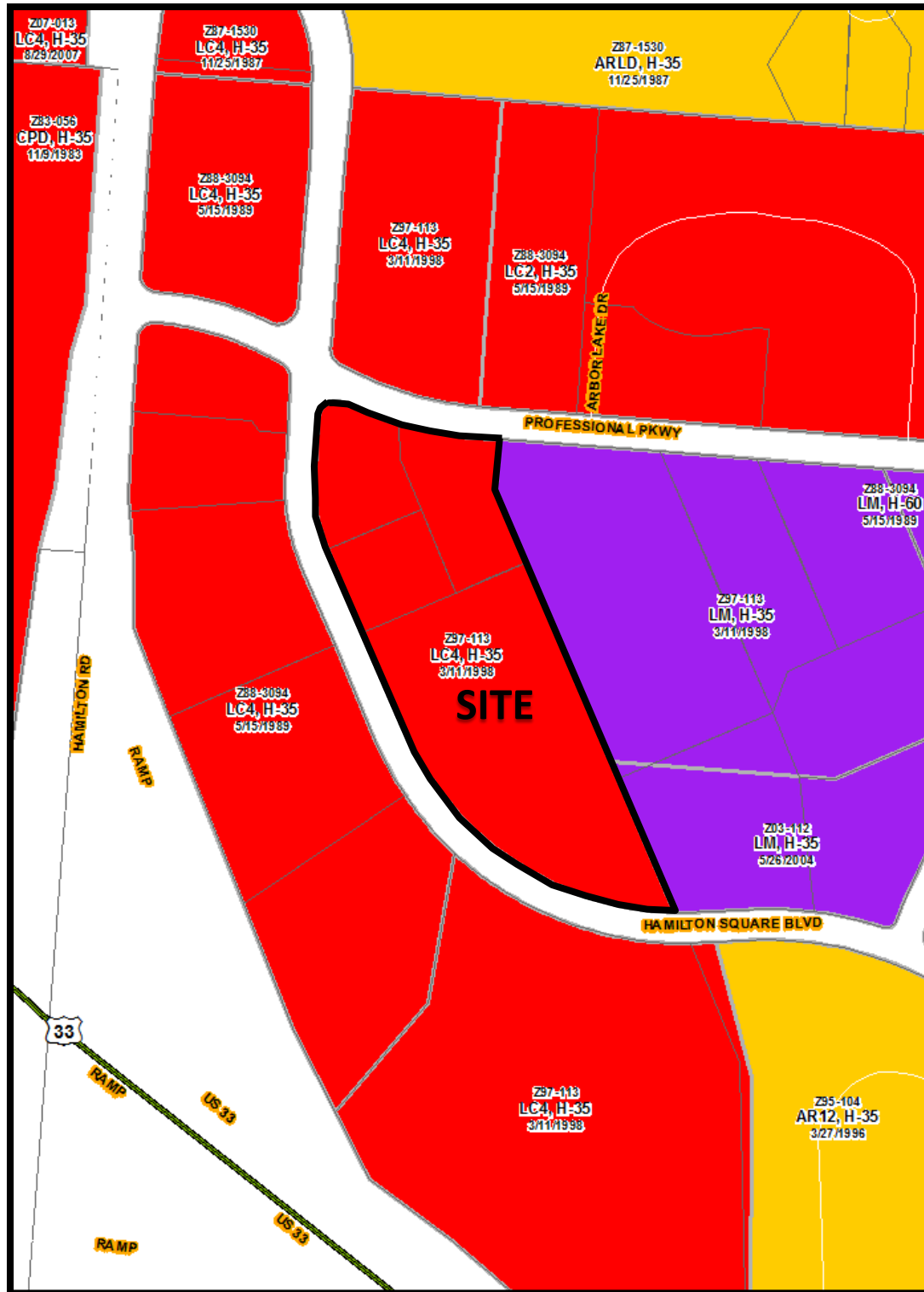
- 4. APPLICATION: Z17-028**  
**Location:** **4375 PROFESSIONAL PARKWAY (43135)**, being 7.52± acres located at the southeast corner of Professional Parkway and Hamilton Square Boulevard, (010-215431, 010-215430, 010-215429, and part of 010-243278; Greater South East Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Self-storage facility and limited industrial development.  
**Applicant(s):** Trevor Development, Ltd. c/o William L. Loveland, Atty.; 3300 Riverside Drive, Suite 125; Upper Arlington, OH 43221.  
**Property Owner(s):** M. Five Limited Partnership; 4393 Arbor Lake Drive; Groveport, OH 43135.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 7.52± acre site consists of four undeveloped parcels zoned L-C-4, Limited Commercial District. The applicant is requesting the L-M, Limited Manufacturing District to permit the development of a self-storage facility and limited industrial or office uses.
- North of the site is a medical office center in the L-C-4, and L-C-2, Limited Commercial districts. South of the site is a hotel and a automotive repair facility in the L-C-4, Limited Commercial District. East of the site are industrial warehouse and office buildings in the L-M, Limited Manufacturing District. West of the site is a hotel and two eating and drinking establishments, all in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The limitation text limits the permitted uses to all less objectionable uses and office commercial uses. Additional commitments include building setbacks, parking setbacks, building design standards that limit structures to a single story, and building materials that are consistent with existing neighboring buildings.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District will allow the site to be developed with a self-storage facility or with limited industrial or office uses. The limitation text restricts the permitted uses of the site, and includes commitments to building and parking setbacks, building design standards, and building materials. The requested zoning district is consistent with the surrounding land uses and development pattern.



Z17-028  
4375 Professional Parkway  
Approximately 7.52 acres  
From L-C-4 to L-M



Z17-028  
4375 Professional Parkway  
Approximately 7.52 acres  
From L-C-4 to L-M

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number:

Z17-028

Address:

4375 PROFESSIONAL PARKWAY 43125

Group Name:

GREATER SOUTH EAST AREA COMMISSION

Meeting Date:

8/22/17

Specify Case Type:

- ☐ BZA Variance / Special Permit  
☐ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one)

- ☒ Approval  
☐ Disapproval

**NOTES:**

REVIEWED BY ZONING COMMITTEE 8/17/17. REPRESENT-  
ATIVES OF APPLICATION PRESENT FOR COMMISSION MEETING  
HELD 8/22/17. COMMITTEE RECOMMENDED SUPPORTING  
APPLICATION. COMMISSIONER LISA SCHACHT, ZONING CHAIR,  
MOVED TO APPROVE SUPPORT OF APPLICATION; COMMISSIONER  
PALMER 2ND. VOTE - MOTION CARRIED

Vote:

7 TO APPROVE; 0 DISSENTING

Signature of Authorized Representative:

L. Schacht, LISA SCHACHT

ZONING CHAIR

RECOMMENDING GROUP TITLE

614 496 5482

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or  
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**REZONING APPLICATION**

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 #: 217-028

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) William L. Loveland

of (COMPLETE ADDRESS) 3300 Riverside Drive - Suite #125, Upper Arlington, Ohio 43221

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. Trevor Development, Ltd.<br>P. O. Box 440<br>Carroll, Ohio 43112<br>Corporate Headquarters<br>6182 Winchester Road<br>Columbus, Ohio<br>Scott Thompson, Employee<br>740-756-7256 | 2. |
| 3.  | 4. |

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24<sup>th</sup> day of July, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

Notary Public, State of Ohio

My Commission Expires May 2, 2021

**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 all checks payable to the Columbus City Treasurer**