



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 14, 2017**

- 4. APPLICATION: Z17-022**
- Location:** **2539 GANTZ ROAD (43123)**, being 4.72± acres located on the west side of Gantz Road, 1,000± feet north of Dyer Road (160-0010124 and 160-001005; Southwest Area Commission).
- Existing Zoning:** R, Rural District (Annexation Pending).
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Self-storage facility.
- Applicant(s):** LeVeck Commercial Construction and Development; c/o Christopher Cline, Atty.; 300 West Wilson Bridge Road, Number 100; Worthington, OH 43085.
- Property Owner(s):** Bobby C. Schulz, Rheba S. Morrell, and Elise W. Hunter; 9081 Beavers Road; Orient, OH 43146.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

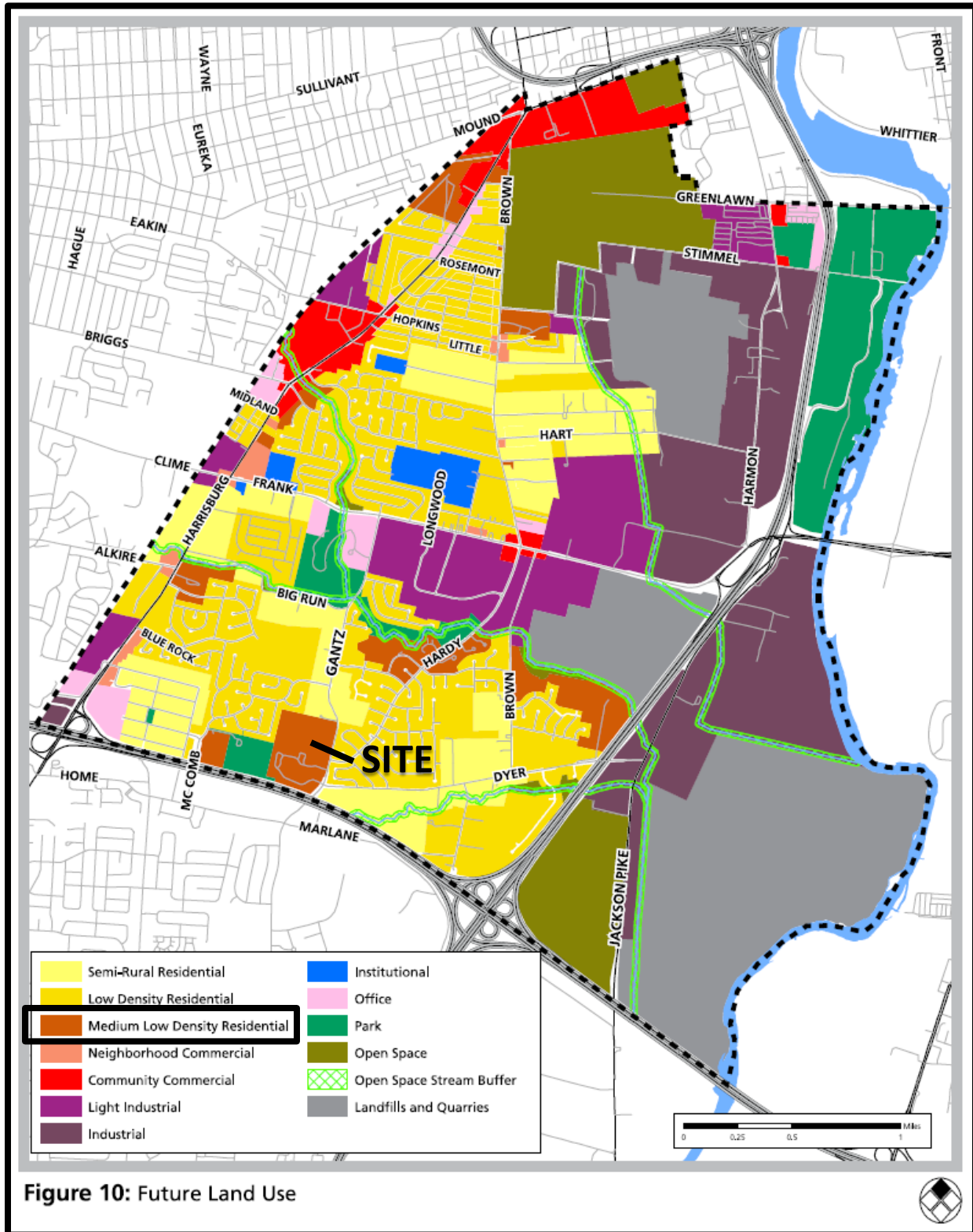
BACKGROUND:

- The 4.75± acre site consists of two undeveloped parcels currently undergoing annexation from Jackson Township into the City of Columbus. The site will be assigned the R, Rural District when annexation is complete. The applicant is requesting the L-M, Limited Manufacturing District to permit the development of a self-storage facility.
- North of the site is a single-unit dwelling and religious facility in the R, Rural District. South of the site are single-unit dwellings in the SR, Suburban Residential District in Jackson Township. East and west of the site are single-unit dwellings in the SR, Suburban Residential District and R-2, Residential District respectively.
- The site is within the boundaries of the *Southwest Area Plan* (2009), which recommends medium-low density residential land use at this location.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation was not available at the time this report was finalized.
- The limitation text specifies the permitted use of the property and includes commitments to building setbacks, building height, site access, landscaping and screening, building materials, and lighting. The property will be developed in accordance with the submitted site plan.
- The Columbus Thoroughfare Plan identifies Gantz Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

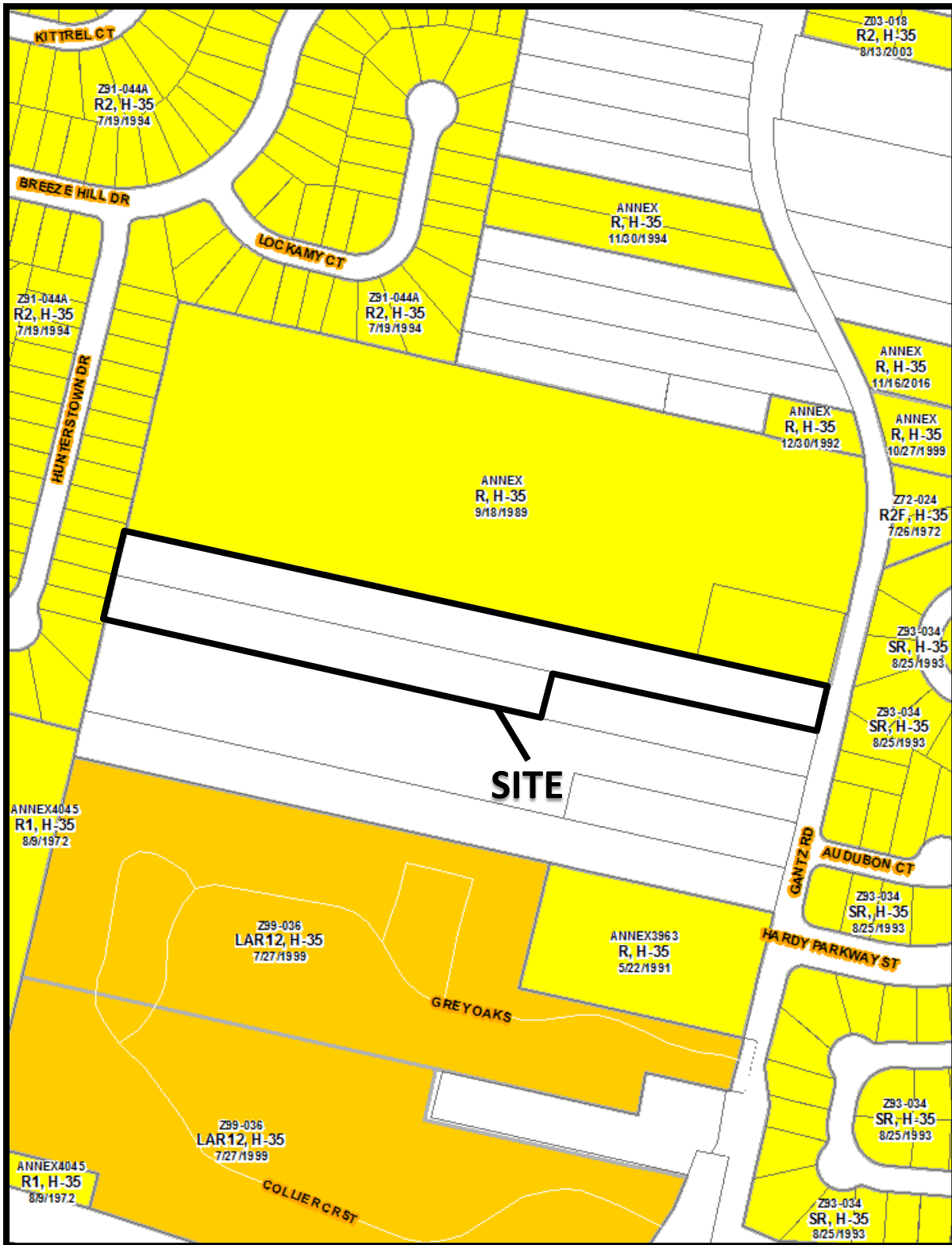
CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested L-M, Limited Manufacturing District will allow the development of a self-storage facility. The *Southwest Area Plan* recommends medium-low density residential land uses at this location and goes further to state that non-residential uses are not appropriate in existing residential areas. While the limitation text and site plan reflect efforts to screen and buffer the surrounding single-unit dwellings, Staff believes that a self-storage facility at this location is not compatible with the residential and rural character of the area.

Southwest Area Plan (2009)



Z17-022
2539 Gantz Road
Approximately 4.8 acres
R (Pending Annexation) to L-M



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From: [Cline, Christopher Thomas](#)
To: [Dietrich, Timothy E.](#)
Cc: [LeVeck, Robert](#)
Subject: Fwd: Z17-022 2539 Gantz Road
Date: Tuesday, September 12, 2017 8:45:40 AM

Tim,

Below us the email confirmation of Stefanie Coe Chair of the SW Area Commission action on the LeVeck Gantz Road mini warehouse project.

Chris

Sent from my iPad

Begin forwarded message:

From: "Cline, Christopher Thomas" <CTC@BHMLaw.com<<mailto:CTC@BHMLaw.com>>>
Date: September 12, 2017 at 7:15:15 AM EDT
To: "Coe, Stefanie" <scoe@mpwservices.com<<mailto:scoe@mpwservices.com>>>
Subject: Re: Z17-022 2539 Gantz Road

Thanks Stefanie!

Chris

Sent from my iPad

On Sep 11, 2017, at 10:25 PM, Coe, Stefanie
<scoe@mpwservices.com<<mailto:scoe@mpwservices.com>>> wrote:

Chris,

I apologize for the delay, this email is to confirm that the Southwest Area Commission did consider this application at the August 16, 2017 meeting. The SWAC voted to support this application Please forward this to the City staff.

If there are any questions please let me know.

Stefanie Coe
Chair, Southwest Area Commission

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 # 217-022

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert M. LeVeck
of (COMPLETE ADDRESS) 1500 W. Third Ave. Ste. 120 Columbus, OH 43105
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 Construction & Development</u> <u>1500 W. Third Ave. Ste. 120</u> <u>Columbus, OH 43105</u> <u>3</u> <u>Robert LeVeck 614-582-4765</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 22 day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]
Christopher Cline, Notary Public State of Ohio
Attorney at Law Commission - No expiration

My Commission Expires:

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

Notary Seal Here