

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2018**

- 1. APPLICATION: Z17-059**
Location: **4900 SINCLAIR ROAD (43229)**, being 6.87± acres located at the southeast corner of Sinclair Road and Freeway Drive South (010-182523; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Limited commercial and manufacturing uses.
Applicant(s): U-Haul Company of Ohio, Inc.; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, First Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s): AMERCO Real Estate Company; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, First Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

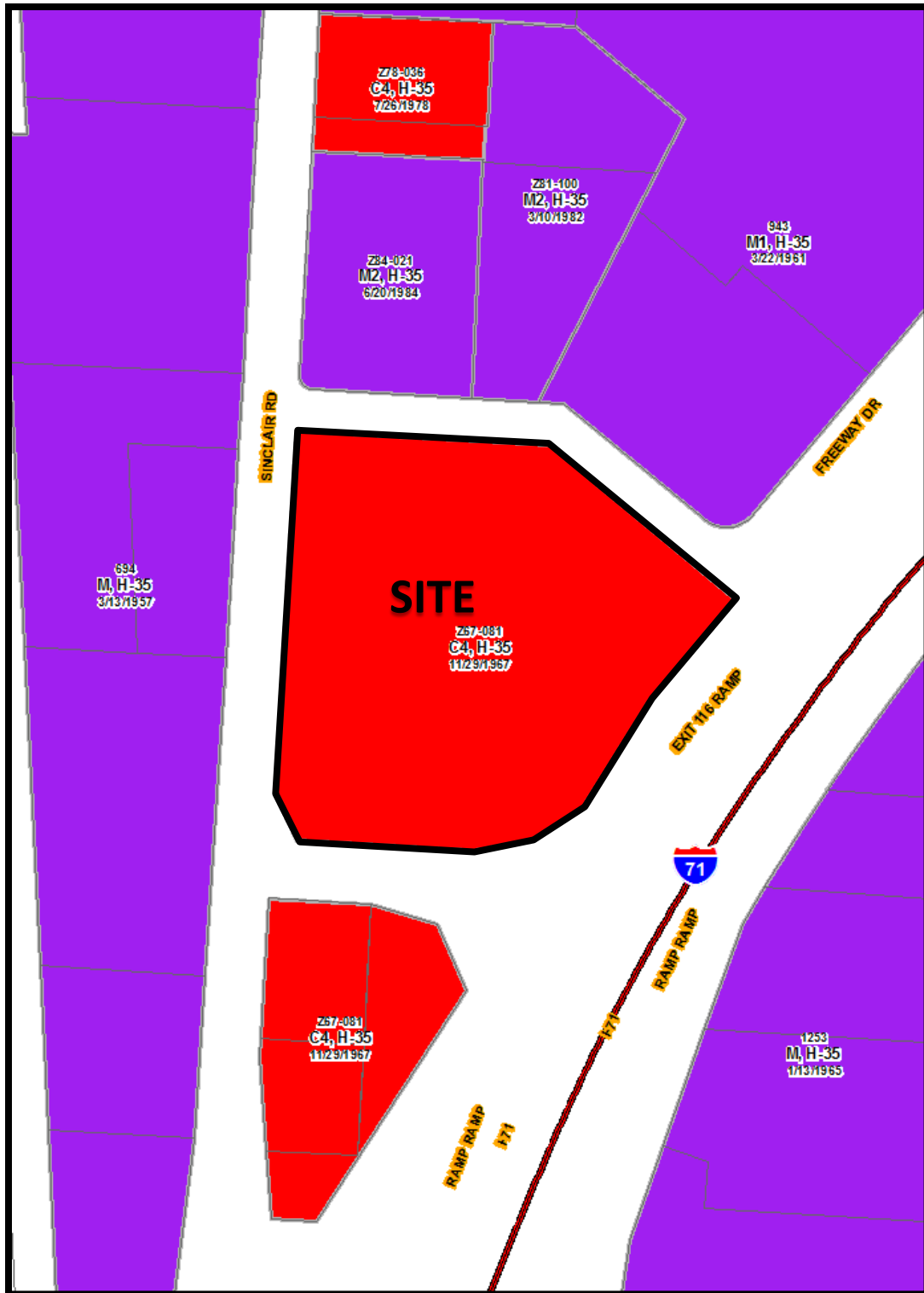
BACKGROUND:

- The 6.87± acre site is developed with a vacant hotel zoned in the C-4, Commercial District. The applicant requests the L-M, Limited Manufacturing District to permit the repurposing of the building with limited commercial uses and less objectionable manufacturing uses related to warehousing, storage, and sales.
- North of the site is a self-storage facility in the M-2, Manufacturing District and a warehouse in the M-1, Manufacturing District. South of the site are automobile sales and repair businesses in the C-4, Commercial District. East of the site is Interstate 71. West of the site is a car wash and multiple hotels in the M, Manufacturing District.
- Concurrent CV17-085 has been filed to reduce the parking setback line. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *Northland I Area Plan* (2014), which recommends "Community Commercial" land uses for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The limitation text includes specific use restrictions and commitments to traffic access, street trees, headlight screening, and parkland dedication requirements.

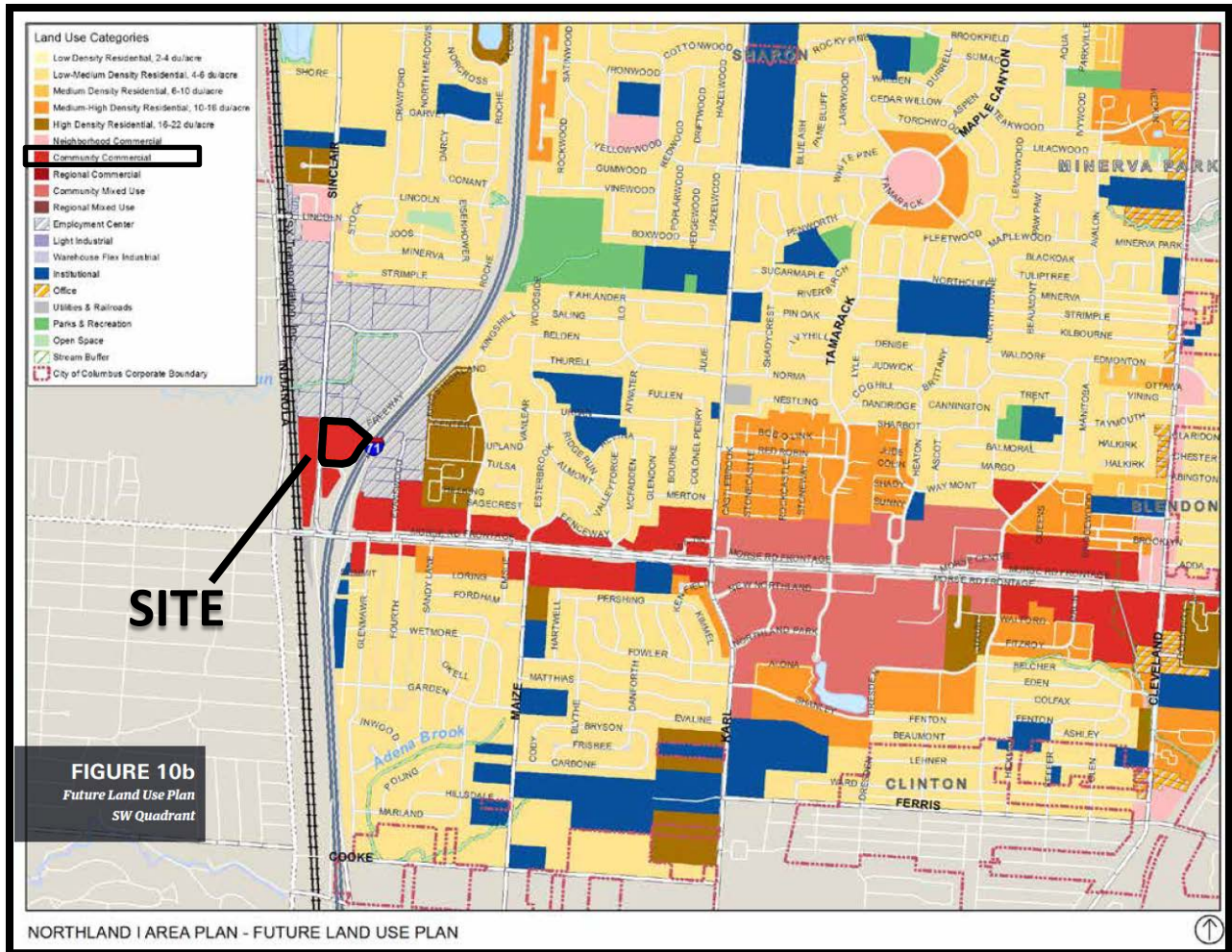
- The *Columbus Thoroughfare Plan* identifies Sinclair Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

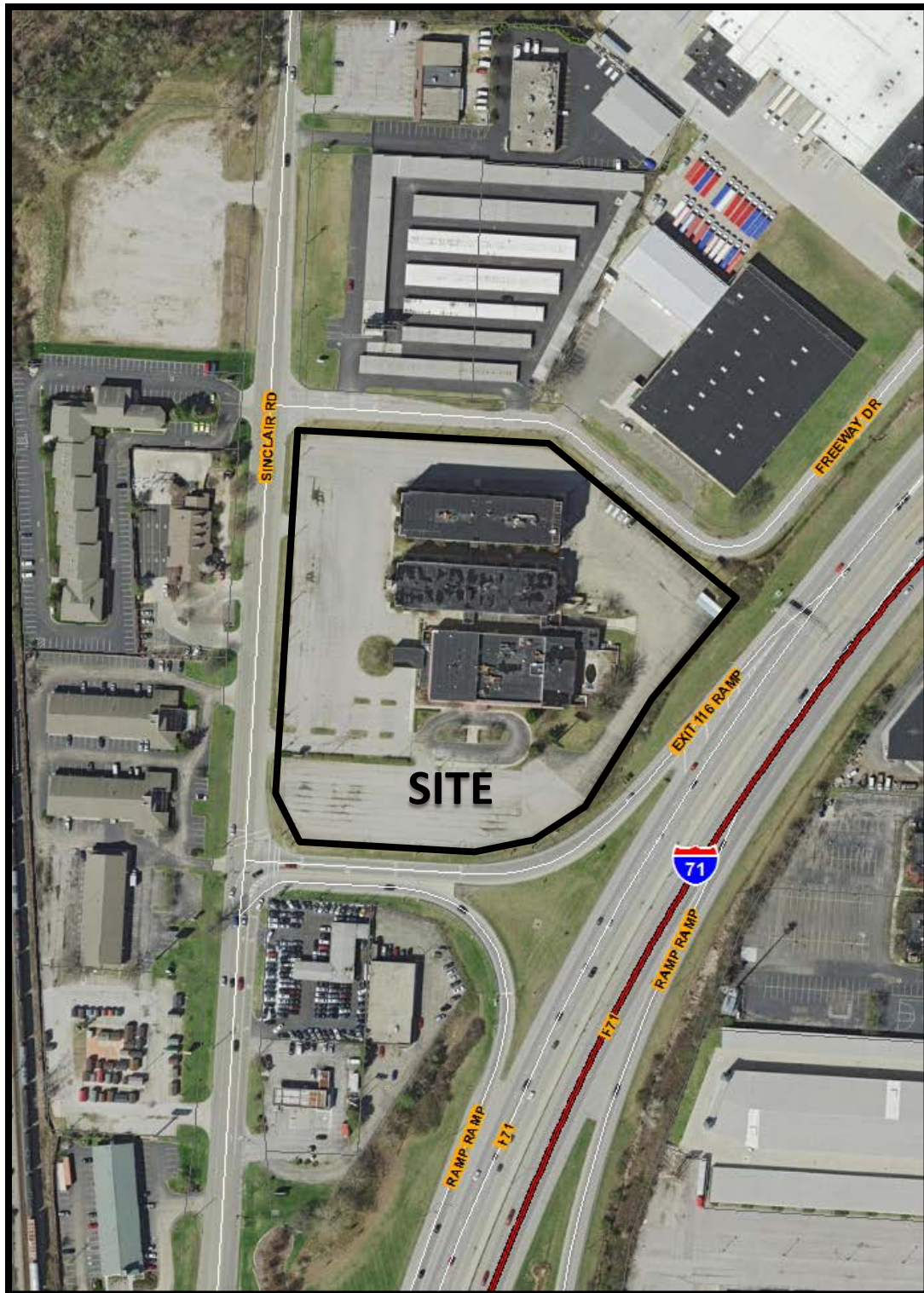
The requested L-M, Limited Manufacturing District will permit the repurposing of a vacant hotel with limited commercial uses and less objectionable manufacturing uses related to warehousing, storage, and sales. The proposed uses are compatible to the *Northland I Area Plan's* recommendation for "Community Commercial" land uses at this location. Staff supports the requested rezoning noting improved conditions of the existing parking lot and increased landscaping.



Z17-059
4900 Sinclair Road
Approximately 6.87 acres
From C-4 to L-M



Z17-059
4900 Sinclair Road
Approximately 6.87 acres
From C-4 to L-M



Z17-059
4900 Sinclair Road
Approximately 6.87 acres
From C-4 to L-M



Northland Community Council
Development Committee

Report

January 31, 2018 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:35 pm** by chair **Dave Paul**

Members represented:

Voting: (16): Albany Park (APHA), Blendon Chase (BCHA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (PWCA), Woodstream East (WECA).

Case #1: Application #GC17-033 (Graphics plan incorporating variances from §3377.24 to allow wall signs on north elevation and from §3372.34 and §3372.806(E) for sizes of signs)
Roger Kessler/Kessler Sign Company *representing*
OhioHealth Corporation
5658 N Hamilton Rd, 43230 (PID 545-295523)

- *The Committee approved (11-2 w/ 3 abstentions) a motion (by SCA, second by MMTACA) to **RECOMMEND APPROVAL WITH ONE (1)***

CONDITION:

- The application will be amended to comply with §3372.806(E) pertaining to the use of limestone or limestone veneer rather than brick sign base treatment for ground signs.¹

Case #2: Application #GC17-012 (Graphics variances from §3377.08(C)(1) automatic changeable copy, §3377.08(C)(2) site identification and §3377.05(A) graphic area for replacement of free-standing ground sign)
Stan Young/DaNite Sign Co. *representing*
The Happy Druggist/Ohio Apothecaries, LLC
5770 Karl Rd, 43229 (PID 010-025380)

- *The Committee approved (7-4 w/ 5 abstentions) a motion (by PCHA, second by APHA) to **RECOMMEND DISAPPROVAL** of the application.*

Case #3: Application #GC18-001 (Graphics variance from §3372.806(E) to permit brick rather than limestone base on freestanding ground sign in RCO)
Bruce Sommerfelt/SignCom Inc.
(Big Lots HQ) 4900 E Dublin Granville Rd, 43081 (PID 010-296247)

- *The Committee approved (11-2 w/ 3 abstentions) a motion (by KWPCA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.¹*

- Case #4:** Application #Z17-059/CV17-085 (Rezone 6.865 AC± from C-4 to L-M with limited C-4 uses, concurrent CV from §3312.09 aisle width, §3312.21(A) landscaping and screening, §3312.27 parking setback, to permit use of former hotel site as self-storage facility and for related commercial uses)
 Dave Perry/David Perry Co. *representing*
 U-Haul Company of Central Ohio Inc.
 4900 Sinclair Rd, 43229 (PID 010-182523)
- *The Committee approved (13-0 w/ 3 abstentions) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL WITH FIVE (5) CONDITIONS:***
 - Long-term parking of unauthorized vehicles, including semi tractors and trailers and other non-U-Haul trucks, will be prohibited and proactively controlled on the site.
 - Long-term storage of customer vehicles, boats, RVs, etc. will not be offered as a service in parking areas on the site.
 - The site will not be used for the sale of new or used vehicles or trailers.
 - No outside storage of materials will be permitted on the site.
 - The development text of Z17-059 will be amended (in paragraph 1) to include “bar” and “an adult entertainment establishment and an adult store” as specifically prohibited uses.

- Case #5:** Application #Z17-055 (Rezone L-M to L-M to revise site plan to permit reuse of two existing buildings)
 Jeff Brown/Smith & Hale LLC *representing*
 Ohio Mulch
 826 E Dublin Granville Rd, 43229 (PID 010-109441/010-019170)
- *The Committee approved (9-4 w/ 3 abstentions) a motion (by SCA, second by MMTACA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - The Limitation Text reproduced on the site plan will be amended to correct the typo “Andy slight adjustments” to “Any slight adjustments” in paragraph 3(G).

Executive Session

9:25 pm

Meeting Adjourned

10:25 pm

¹ The Committee has been advised by applicants that Hamilton Crossing is developing or has developed its own standards for signage, to include a red brick treatment for sign bases to match the preferred brick exterior treatment for buildings, and that they believe that these standards should supersede the requirements of the Regional Commercial Overlay contained in §3372.806 pertaining to graphics standards. However, the Committee has not been provided with a formal copy of these standards, and the Code does not currently provide a mechanism (other than variance) to permit the substitution of local standards for those in the RCO. Until such a mechanism exists, the Committee feels it should apply and enforce the graphics standards in the RCO consistently, rather than attempt to accommodate local or individual property owner preferences through variance for any and every property contained within a RCO.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: Z 17 - 059STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank; Plank Law Firm
of (COMPLETE ADDRESS) 411 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. AMERCO Real Estate Company 2727 North Central Avenue Phoenix, Arizona 85004 Number of Columbus-based Employees: Zero (0) Contact: Parul Batula; Telephone: 602.287.7823	2. U-Haul Company of Ohio, Inc. 2980 Morse Road Columbus, Ohio 43231 Number of Columbus-based Employees: One Hundred Eight (108) Contact: Dean Haske; Telephone: 614.478.6605
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Donald Plank

Donald Plank

Subscribed to me in my presence and before me this 12th day of June, in the year 2018

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

MaryAlice Wolf

My Commission Expires:



Notary Seal Here

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

MaryAlice Wolf
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 2, 2018

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