


Final Site Plan Received 7/16/19 Z19-031

*James Stevenson* 7/16/19

Project: E171032		Date: June 19, 2019		 <div><b>Harral and Stevenson</b> Civil Engineering - Surveying - Planning 2869 N Court St., Circleville, Ohio 43113 Ph: 740.497.4432 www.harralandstevenson.com</div>	CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO 4975 GENDER ROAD		<table><tr><th>Mark</th><th>Revisions</th></tr><tr><th></th><th>Description</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		Mark	Revisions		Description										
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Sheet: 1/1		Scale: 1" = 20'		<b>JOHNSON STORAGE</b> SITE CONCEPT																		

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 11, 2019**

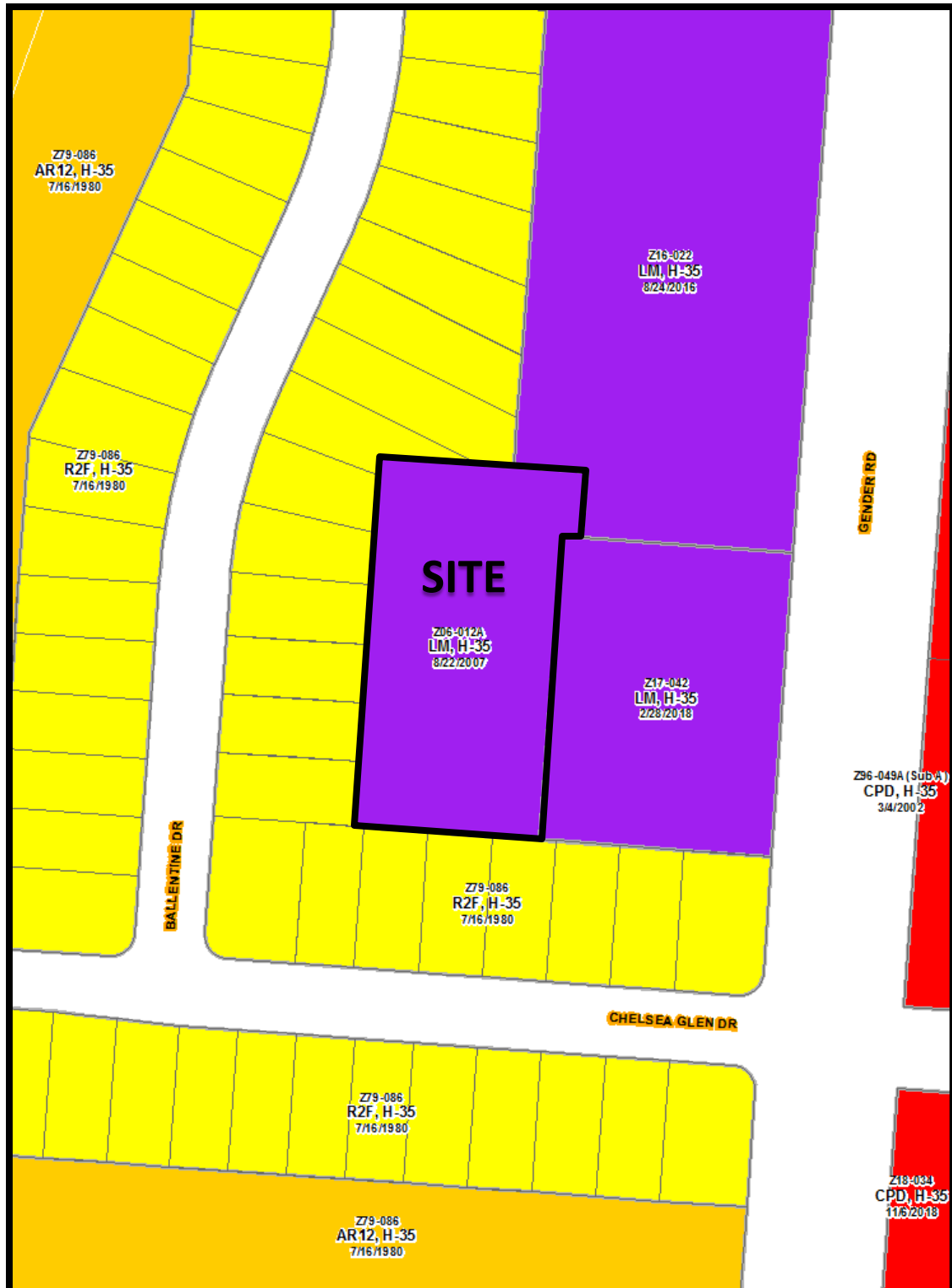
- 4. APPLICATION: Z19-031**  
**Location:** **4975 GENDER RD. (43110)**, being 1.2± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive (010-260512; Greater South East Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Self-storage facility.  
**Applicant(s):** J. Johnson Investments, LLC; c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** James & Janet Johnson; P.O. Box 145; Carroll, OH 43112.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 1.2± acre site consists of one undeveloped parcel in the L-M, Limited Manufacturing District. The existing L-M district permits only the indoor storage of boats and vehicles. The applicant is requesting a new L-M district to permit a self-storage facility.
- North of the site are single-unit dwellings in the R-2F, Residential District and a self-storage facility in the L-M, Limited Manufacturing District. South of the site are single-unit dwellings in the R-2F, Residential District. East of the site is undeveloped land in the L-M, Limited Manufacturing District. West of the site are single-unit dwellings in the R-2F, Residential District.
- The site is within the boundaries of the *South East Land Use Plan* (2018), which recommends industrial and warehouse uses at this location. Additionally this site is within an area that has complete adoption of the new *Columbus Citywide Planning Policies* (C2P2) design guidelines.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The limitation text establishes use restrictions and supplemental standards that address building height and setbacks, traffic access, street trees, landscaping, building design, lightning and graphics controls, and includes a commitment to a site plan.

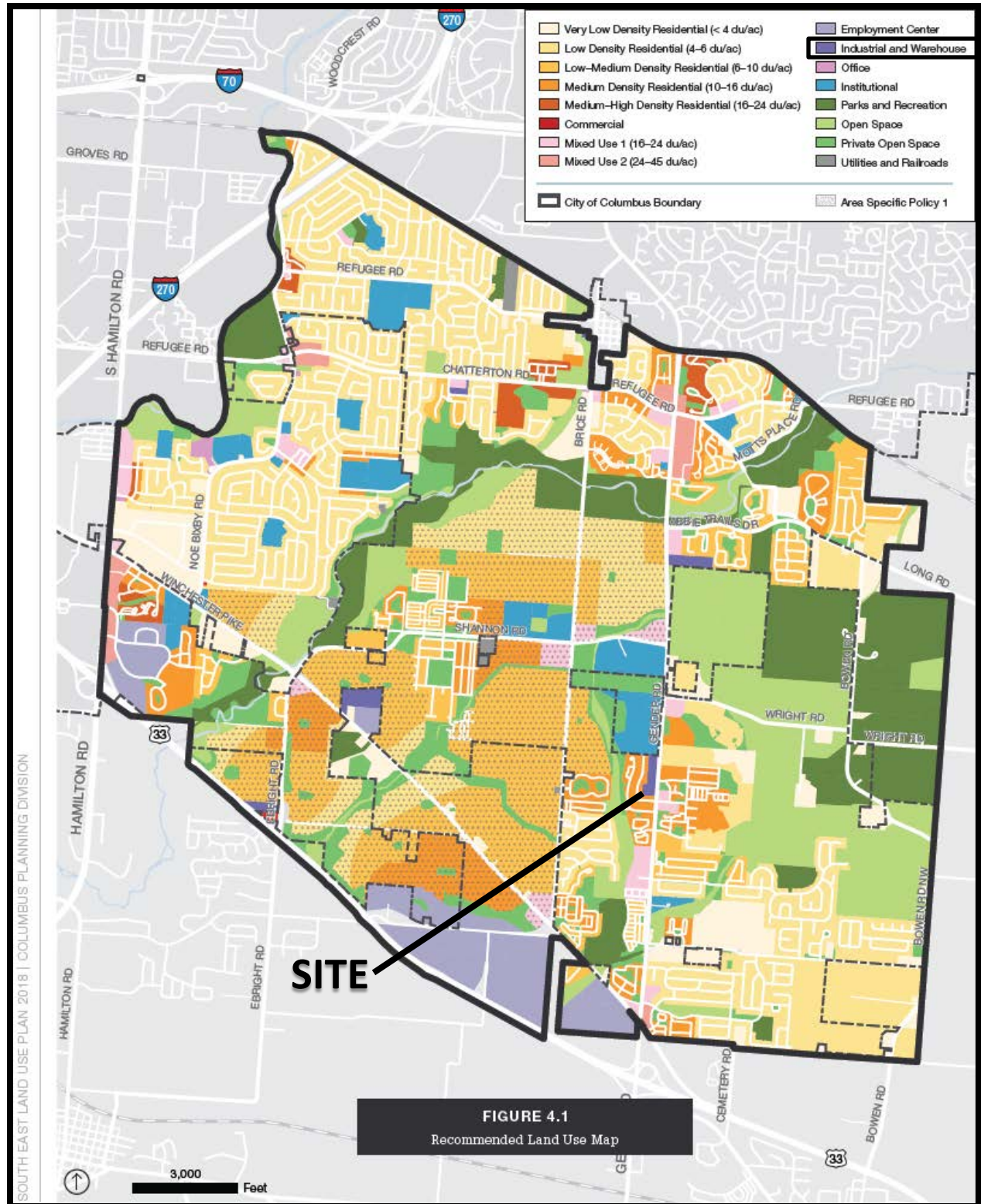
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed L-M, Limited Manufacturing District permits the development of a self-storage facility. The limitation text establishes use restrictions and supplemental standards that address building height and setbacks, traffic access, street trees, landscaping, building design, lightning and graphics controls, and include a commitment to a site plan. The proposed use is consistent with *South East Land Use Plan*, and does not introduce an incompatible use to the area.



Z19-031  
4975 Gender Rd.  
Approximately 1.2 acres  
L-M to L-M





Z19-031  
4975 Gender Rd.  
Approximately 1.2 acres  
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Z19-031  
4975 Gender Rd.  
Approximately 1.2 acres  
L-M to L-M

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number:

7 19-031

Address:

4975 GANDER RD, CW, 43110

Group Name:

GREATER SOUTHEAST AREA COMMISSION

Meeting Date:

JUNE 25, 2019

Specify Case Type:

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

Recommendation:

(Check only one and list basis  
for recommendation below)

- ☒ Approval  
☐ Disapproval

**NOTES:**

STRONG UNCOVERAGE FOLLOW THROUGH SO

TO NOT NEED ANY FURTHER REZONING.

Vote:

7 AFFIRMED 1 OBSTENTION

Signature of Authorized Representative:

[Signature]

SIGNATURE

ZONING CHAIR

RECOMMENDING GROUP TITLE

614496-5482

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, 111 N. Front St, Columbus, OH 43215.

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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## 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 #: 219-031

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 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 (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

1. James & Janet Johnson P.O. Box 145 Carroll, OH 43112 0 employees	2. J Johnson Investments LLC P.O. Box 145 Carroll, OH 43112 4 employees
3.	4.

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

SIGNATURE OF AFFIANT

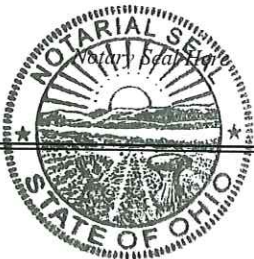
Subscribed to me in my presence and before me this 9<sup>th</sup> day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2020

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



Natalie C. Timmons  
Notary Public, State of Ohio

My Commission Expires 09-04-2020

**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