

- SITE NOTES:**
1. TOTAL PROPOSED DISTANCE: 656.61.190 SF
 2. EXISTING GREEN SPACE: 2,276 SF
 3. EXISTING ASPHALT: 453.62.114 SF
 4. EXISTING GRASS: 1,111.11 SF
 5. PROPOSED GREEN SPACE: 1,111.11 SF
 6. PROPOSED ASPHALT: 1,111.11 SF
 7. PROPOSED TOTAL: 2,222.22 SF
 8. PROPOSED TOTAL: 2,222.22 SF
 9. PROPOSED TOTAL: 2,222.22 SF



OHIO
Utilities Protection
SERVICE
(800) 362-2764

Planet Fit

FINAL SITE PLAN RECEIVED 5.3.21

Z21-012

GENERAL NOTES:

1. This sheet for planting reference only.
2. Contractor to verify the Ohio Utility Protection Service (OUPS) at 1-800-362-2764 at least two days prior to the start of any work.
3. Contractor is responsible for locating, protecting, and maintaining the existing condition of all utilities. If any utilities are damaged, the contractor is responsible for repairing them at their own expense, to the owner's satisfaction, any utilities or structures damaged by this operation.
4. The contractor is responsible for planting all plants on the planting plan. Quantities on this sheet are for the purpose of estimation only.
5. The contractor is responsible for providing a minimum of 4" topsoil and seeding of sodless areas as per specifications. If there is not a sufficient amount of topsoil available on site, the contractor will need to provide 4" of topsoil to the site.

PROPOSED LANDSCAPING AND PLANT LIST

SYMBOL	NUMBER OF TREES	TREE TYPE (COMMON NAME)	SPECIES (SCIENTIFIC NAME)	SIZE (SPACING)	NATIVE	NATIVE HEIGHT	NATIVE WIDTH
	2	RED MAPLE	ACER RUBRA	2" CAL. B+B	25'	40'-50'	50'-60'
	1	PAWPAW	ASPIRA TRILOBATA	2" CAL. B+B	25'	60'-70'	12'-36"
	6	SAWYER	MALES SAGITTIFOLIA	2" CAL. B+B	6'	6'-8'	9'-10'
	12	TAMARIS	AMERICAN TERN	3" CAL.	48"	3'-6"	8'-20"
	4	IRIS	IRIS	3" CAL.	39"	3'-5"	1'-2"
	8	LITTLE	SCOTCHMAN	3" CAL.	39"	2'-4"	1.5'-2'
	8	STONE CORAL	STONE CORAL	3" CAL.	39"	2'-4"	1.5'-2'
	8	GRASS AREA	GRASS AREA	3" CAL.	39"	2'-4"	1.5'-2'

Michael Papadopoulos
5/3/2021

IMPROVEMENT PLANS FOR 3469 S. High Street

PROPOSED LAYOUT

CITY OF Columbus, OHIO

C-4

DRAWN BY: JMS
CHECKED BY: JMS

CREEKSIDE ENGINEERING LLC

13906 TINKERS CREEK RD.
VALLEY VIEW, OHIO 44125
(216) 496-7825

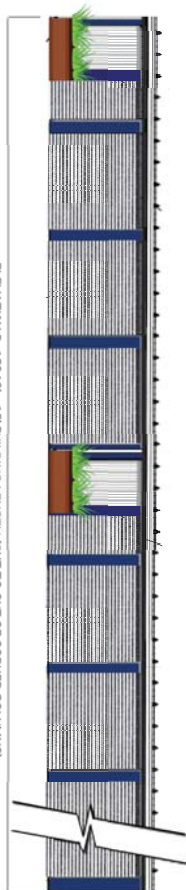
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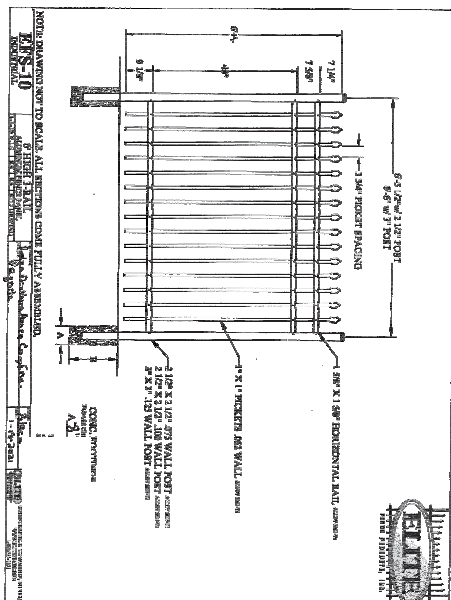
ELEVATION B: 175' x 20' BUILDING LENGTH (OUT TO OUT OF CORNER COLUMNS)



ELEVATION C



ELEVATION D: 158.12' x 15' BUILDING LENGTH (OUT TO OUT OF CORNER COLUMNS)



FINAL BUILDING ELEVATIONS RECEIVED 5.3.21

Z21-012

REVISIONS	
ZONING APPROVAL	02/12/2021
ZONING APPROVAL	04/29/2021
ZONING APPROVAL	05/03/2021

IMPROVEMENT PLANS FOR 3469 S. HIGH STREET

PRELIMINARY BUILDING ELEVATION

CITY OF COLUMBUS, OHIO

C-5

DRAWN BY: JAS

CHECKED BY: JMS

CREEKSIDE ENGINEERING LLC
13906 TINKERS CREEK RD.
VALLEY VIEW, OHIO 44125
(216) 496-7825

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 13, 2021**

- 7. APPLICATION: Z21-012**
Location: **3469 S. HIGH ST. (43207)**, being 3.32± acres located on the south side of Williams Road, 500± feet west of South High Street (010-299451; Far South Columbus Area Commission).
Existing Zoning: C-4, Commercial District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Self-storage facility.
Applicant(s): Maurice Pogoda; 30500 Northwestern Highway, Suite 525; Farmington Hills, MI 48334.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

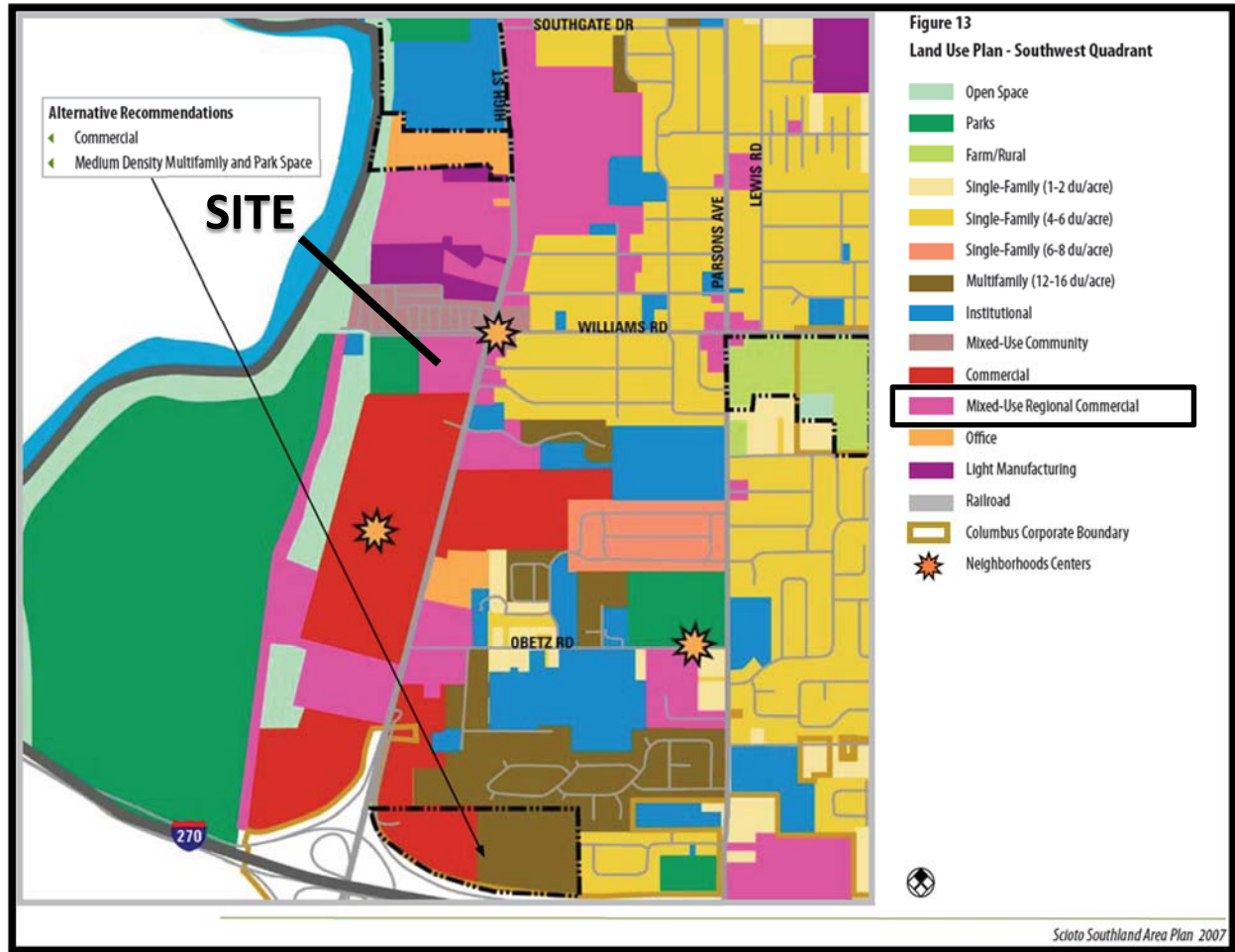
- The site consists of one parcel developed with a former retail building in the C-4, Commercial District and subject to Ordinance #2935-2018 (CV18-072), which permits self-storage uses inside the building. The proposed L-M, Limited Manufacturing District permits self-storage and ancillary uses allows both the interior self-storage to continue while the parking lot is redeveloped into additional self-storage.
- North of the site is a manufactured home park in the C-4, Commercial District. South of the site is a shopping center in the C-4, Commercial District. East of the site is a shopping center in the C-4, Commercial District. West of the site is Heer Park in the C-4, Commercial District.
- The site is within the *Scioto Southland Plan* (2007) which recommends “Mixed-Use Regional Commercial” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval.
- The limitation text establishes use restrictions and supplemental development standards that address building setbacks, traffic access, landscaping, building height, dumpster location, and lighting. Additionally, the text includes commitments to redevelop the site in accordance with the submitted site plan and building elevations.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of South High Street as a Signature Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will permit the redevelopment of part of the site with additional self-storage uses. The limitation text establishes appropriate use restrictions and supplemental development standards, and includes commitments to develop the site in accordance with the submitted site plan and elevations. While the proposed L-M district is not consistent with the *Scioto Southland Plan* (2007) recommendation for "Mixed-Use Regional Commercial" land uses at this location, the submitted site plan and building elevations address several requests from Staff. These requests include the building arrangement, landscaping and street trees along the Williams Road frontage, landscaping along the western property line, landscaping beds along the building facing east towards the parking lot, and the addition of an awning to the building facade facing both Williams Road and the adjacent parking lot. Lastly, this request does not add incompatible uses to the area.



Z21-012
3469 S. High St.
Approximately 3.32 acres
C-4 to L-M



Z21-012
3469 S. High St.
Approximately 3.32 acres
C-4 to L-M



Z21-012
3469 S. High St.
Approximately 3.32 acres
C-4 to L-M

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

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

Case Number Z21-012

Address 3469 S. High St., Columbus, OH 43207

Group Name Far South Columbus Area Commission

Meeting Date April 1, 2021

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

NOTES:

The Columbus Far South Area Commission, in regular session, voted to approve the
applicant's request without amendment.

Vote AYE 12, NAY 0, ABSTAIN 0

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title FAR SOUTH COLUMBUS AREA COMMISSION

Daytime Phone Number 740-649-5376

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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 checks payable to the Columbus City Treasurer

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-012

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Maurice Pogoda

of (COMPLETE ADDRESS) 30500 Northwestern Hwy Ste. 525, Farmington Hills, MI 48334

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 (including 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. WTOL I LLC - Maurice Pogoda - 248-855-9676 30500 Northwestern Hwy Ste. 525 Farmington Hills, MI 48334	2.
3.	4.

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

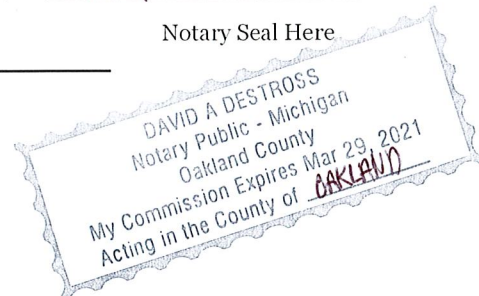
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 22 day of February, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



This Project Disclosure Statement expires six (6) months after date of notarization.