



Legislation Details (With Text)

File #: 0631-2007 **Version:** 1
Type: Ordinance **Status:** Passed
File created: 4/11/2007 **In control:** Zoning Committee
On agenda: 6/11/2007 **Final action:** 6/13/2007

Title: To rezone 4975 GENDER ROAD (43110), being 2.38± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive, From: L-M, Limited Manufacturing District, To: L-C-2, Limited Commercial, and L-M, Limited Manufacturing Districts. (Rezoning # Z06-012). (AMENDED BY ORD. 1095-2007 PASSED 7/23/2007)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD0631-2007attachments.pdf, 2. ORD0631-2007.lbl.pdf, 3. City Council Data Form_Z06-012.pdf

Date	Ver.	Action By	Action	Result
6/13/2007	1	CITY CLERK	Attest	
6/12/2007	1	MAYOR	Signed	
6/11/2007	1	Zoning Committee	Approved	Pass
6/11/2007	1	COUNCIL PRESIDENT	Signed	
6/4/2007	1	Columbus City Council	Read for the First Time	
5/21/2007	1	Dev Zoning Drafter	Sent to Clerk's Office for Council	
5/16/2007	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
5/14/2007	1	Dev Zoning Reviewer	Reviewed and Approved	
5/14/2007	1	Dev Reviewer	Reviewed and Approved	
5/14/2007	1	Dev Zoning Drafter	Sent for Approval	
4/11/2007	1	Dev Zoning Drafter	Sent for Approval	

Rezoning Application Z06-012

APPLICANT: Storage One Co.; c/o Jackson B. Reynolds III, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

PROPOSED USE: Office and storage development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on February 8, 2007.

CITY DEPARTMENTS' RECOMMENDATION: Approval. While the proposed land use does not comply with the Southeast Area Plan (2000), which calls for residential use for the site, Staff realizes that Council's 2001 approval of the rezoning to the L-M, Limited Manufacturing District and the subsequent development of self-storage on the north of this site make the plans recommendation all but obsolete. Staff finds that the proposal for enclosed vehicle storage on the western portion of the site and for office uses along the Gender Road frontage to the east to be less intense than what could currently be developed with the existing L-M, Limited Manufacturing limitation text (Z01-080). The proposed offices and enclosed vehicle storage are compatible with the adjacent residences due to the enclosed nature of vehicle storage facility and the orientation of the vehicle storage doors toward the

interior of the site. The proposed development could serve the adjacent residents. Finally, the buffering lighting controls, building material limits, the screening of mechanicals and limits on the hours of operation provided for in the text also help ensure compatibility with the adjacent residences.

To rezone **4975 GENDER ROAD (43110)**, being 2.38± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive, From: L-M, Limited Manufacturing District, To: L-C-2, Limited Commercial, and L-M, Limited Manufacturing Districts. (Rezoning # Z06-012). **(AMENDED BY ORD. 1095-2007 PASSED 7/23/2007)**

WHEREAS, application #Z06-012 is on file with the Building Services Division of the Department of Development requesting rezoning of 2.38± acres from L-M, Limited Manufacturing District, to L-C-2, Limited Commercial, and L-M, Limited Manufacturing Districts; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because hile the proposed land use does not comply with the Southeast Area Plan (2000), which calls for residential use for the site, Staff realizes that Council's 2001 approval of the rezoning to the L-M, Limited Manufacturing District and the subsequent development of self-storage on the north of this site make the plans recommendation all but obsolete. Staff finds that the proposal for enclosed vehicle storage on the western portion of the site and for office uses along the Gender Road frontage to the east to be less intense than what could currently be developed with the existing L-M, Limited Manufacturing limitation text (Z01-080). The proposed offices and enclosed vehicle storage are compatible with the adjacent residences due to the enclosed nature of vehicle storage facility and the orientation of the vehicle storage doors toward the interior of the site. The proposed development could serve the adjacent residents. Finally, the buffering lighting controls, building material limits, the screening of mechanicals and limits on the hours of operation provided for in the text also help ensure compatibility with the adjacent residences, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4975 GENDER ROAD (43110), being 2.38± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive, and being more particularly described as follows:

Tract I

Situated in the City of Columbus, County of Franklin, State of Ohio and in the N W 1/4 of Sec. 13, Twp. 11, Rge. 21, Congress Lands and being part of a 2.383 acre tract conveyed to South Side Sales Company, as recorded in Inst. # 200601100006462, Recorders Office, Franklin, Ohio, more particularly bounded and described as follows:

Beginning at a ½" iron pin found in the west line of Gender Road at the Northeast corner of said 2.383 acre tract the southeast corner of South Side Sales Company 5.075 acre tract Inst. # 20061100006463, which is N 85E 50' 40" W, 60.00 feet, and S 04'08"20" W, 906.93 feet, from the northeast corner of the northwest quarter of said Section 13, thence S 04E 08' 20" W, 263.22 feet, with the common line of said 2.383 acre tract and Gender Road to a ½" iron pin found at a corner of the Chelsea Glenn Subdivision, PB-78 Pg-33;

thence N 86E 01' 21" W, 198.71 feet, with the common line of said 2.383 acre tract and Subdivision, to a point;

thence N 04E 08' 20" E, 262.85 feet, into said 2.383 acre tract, to a point;

thence S. 86E 07' 40" E, 198.71 feet, with common line of said 2.383 and 5.075 acre tract and the westerly extension thereof, to the place of beginning;

Containing 1.199 acre be the same more or less all subject to all legal easements, restrictions conditions as the same may be record.

Subject tract in known as 4975 Gender Road, Canal Winchester, Ohio
Part of Tax Parcel # 010-260512-00.

This description shall be used only for Zoning purposes only.

To Rezone From: from L-M, Limited Manufacturing District,

To: L-C-2, Limited Commercial District

Tract II

Situated in the City of Columbus, County of Franklin, State of Ohio and in the N W 1/4 of Sec. 13, Twp. 11, Rge. 21, Congress Lands and being part of a 2.383 acre tract conveyed to South Side Sales Company, as recorded in Inst. # 200601100006462, Recorders Office, Franklin, Ohio, more particularly bounded and described as follows:

Beginning at a 1/2" iron pin found in the west line of Gender Road at the Northeast corner of said 2.383 acre tract the southeast corner of South Side Sales Company 5.075 acre tract Inst. # 20061100006463, which is N 85 deg. 50' 40" W, 60.00 feet, and S 04'08"20" W, 906.93 feet, from the northeast corner of the northwest quarter of said Section 13, thence S 04 deg. 08' 20" W, 263.22 feet, with the common line of said 2.383 acre tract and Gender Road to a 1/2" iron pin found at a corner of the Chelsea Glenn Subdivision, PB-78 Pg-33;

thence N 86 deg. 01' 21" W, 198.71 feet, with the common line of said 2.383 acre tract and Subdivision, to a point;

thence N 04 deg. 08' 20" E, 262.85 feet, into said 2.383 acre tract, to a point;

thence S. 86 deg. 07' 40" E, 198.71 feet, with common line of said 2.383 and 5.075 acre tract and the westerly extension thereof, to the place of beginning;

Containing 1.199 acre be the same more or less all subject to all legal easements, restrictions conditions as the same may be record.

Subject tract in known as 4975 Gender Road, Canal Winchester, Ohio
Part of Tax Parcel # 010-260512-00.

This description shall be used only for Zoning purposes only.

To Rezone From: from L-M, Limited Manufacturing District,

To: L-M, Limited Manufacturing District

Section 2. That a Height District of Thirty-five (35) feet is hereby established in the L-C-2, Limited Commercial and L-M, Limited Manufacturing Districts on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved L-C-2, Limited Institutional District and L-M, Limited Manufacturing District Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said plan being titled, "**PROPOSED DEVELOPMENT PLAN**," signed by Jackson B. Reynolds III, Attorney for the Applicant, dated November 18, 2006, and said text being titled "**LIMITATION TEXT**", signed by Jackson B. Reynolds III, Attorney for the Applicant, dated April 25, 2007, and reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-C-2, Limited Office Commercial District and L-M, Limited Manufacturing

PROPERTY ADDRESS: 4975 Gender Road

OWNER: Storage One Co.

APPLICANT: Storage One Co.

DATE OF TEXT: 4/25/07

APPLICATION NUMBER: Z06-012

1. INTRODUCTION: The applicant wants to develop this site with office buildings on 1.199 acres of the site and boat and vehicle storage buildings on the remaining rear portion of the 2.8 acre tract. The property was previously approved for a mini-storage facility on total 2.8 acre tract the applicant is seeking to modify the previous zoning to add the proposed office use to the front portion of the parcel and restrict the rear portion to only boat and vehicle storage.

SUBAREA A: L-C-2

2. PERMITTED USES: The following uses are permitted on the subject site, those uses in Section 3353.03, except banking and saving institutions, temporary help services, credit unions, libraries, public fire stations, child care centers, monopole telecommunication antennas on the designated 1.199 acre portion.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3353, C-2, Office Commercial District of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments.

1. Parking setback along Gender Road shall be fifteen feet.

2. The maximum building height shall be 35 feet.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. The interior circulation is shown on the site plan and one curbcut shall be permitted for this development.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. Street trees shall be planted evenly spaced along Gender Road at a ratio of one tree per thirty (30) feet of frontage.

2. Headlight screening in the form of landscaping (36 inch minimum of installation) shall be installed along Gender Road adjacent to any parking areas which are within 15 feet of that street.

3. A 6 foot high board-on-board fence shall be erected along the south property line which abuts the residentially zoned property up to the building setback line.

4. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

5. All trees meet the following minimum size at the time of planting:

Shade trees 2 1/2" caliper; Ornamental trees 1 1/2" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

6. Lot coverage for building and paved areas (excluding sidewalks) shall not exceed 90%.

7. The existing tree rows along the south property line will be maintained as well as possible given the installation of the fence and evergreen trees will be planted to fill in gaps in order to provide a buffer between the residential areas and the fence as shown on the subject site plan.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Any mechanical equipment or utility hardware on the roof of a building shall be screened from view to prevent the equipment from being visible from the property line of the parcel. Ground mounted mechanical or utility equipment shall be fully screened from view

from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.

2. The office building shall be constructed of brick, vinyl, hardy plank, stucco, with glass and aluminum accents.

3. All buildings will have a pitched or sloped roof.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. Light poles shall not exceed 14 feet in height and shall have cutoff fixtures (downlighting) and shall be designed to prevent off-site light spillage.

2. The lighting plan shall be designed to allow for only .1 foot candle of offsite light at the property line of the site.

3. All external outdoor lighting poles and fixtures to be used shall be from the same or similar manufacturer type to insure compatibility.

4. Accent lighting shall be permitted providing such light source is concealed. Any wall-mounted lighting shall be shielded to prevent off-site spillage.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-2, Commercial District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The developer shall install a sidewalk along the Gender Road frontage or provide the City with the funds for the cost of installing the sidewalk if the City has a road improvement project planned for said street.

2. The Subject Site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

SUBAREA B: L-M

2. PERMITTED USES: The following uses shall be permitted on the subject site: indoor storage of boat and vehicles shall be the only uses permitted on the property. There shall be no outside storage of any kind.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3363, M, Manufacturing of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments.

1. The maximum building height shall be 20 feet.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. The interior circulation is shown on the site plan and access to area shall be across the abutting properties.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. A six (6) foot high board-on-board fence shall be erected along the southern property line and a six (6) foot high buff colored split face block wall shall be erected along the northern property line that abuts the residentially zoned property.

2. Evergreen trees or other acceptable trees shall be planted along the north, south and west side of the property to supplement the existing tree line, so as to form a densely planted planting strip; at a minimum, sufficient trees shall be added to the existing tree line so as to maintain an average spacing of one tree per every eight feet. All desirable, healthy trees over 3" in caliper that are located in the green space on the north, south and west side of the site shall, as much as possible, be maintained.

3. All trees will be well maintained. Dead items shall be replaced within six (6) months or the next planting season, which ever occurs first.

4. The rear of the storage units (on the west) will serve as the required opaque fence that will shield the site from view of the adjoining residential properties. The back wall shall be of buff colored split-faced block and said wall shall be no higher than 14 feet in height (excluding the roof).

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. No roof top mechanicals will be used.
2. All buildings will have a pitched (1/12 pitch for the storage units) or sloped roofs.
3. The buildings shall be of a beige colored steel with white doors.
4. No exterior opening shall be allowed along the abutting residential property lines unless required by building and/or fire codes.

E. Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. All external lighting shall be cut-off poles and fixtures (down-lighting) and shall be designed to prevent off-site spillage.
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturers type to insure compatibility.
3. Accent lighting shall be permitted provided such lighting source is concealed. Any wall-mounted lighting shall be shielded to prevent off-site spillage.
4. No pole-mounted lighting shall be permitted in this subarea.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The Subject Site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.
2. Hours of operation will be restricted from 6 a.m. to 10 p.m., excepting emergencies.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.