



## Legislation Details (With Text)

**File #:** 1302-2020      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 5/28/2020      **In control:** Zoning Committee

**On agenda:** 6/15/2020      **Final action:** 6/18/2020

**Title:** To amend Ordinance #2203-2019, passed September 9, 2019 (Z19-006A), for property located at 259 PARK RD. (43085), by replacing Sections 1 and 3 with new sections to revise the legal description and to modify the site plan and limitation text for the L-M, Limited Manufacturing District (Rezoning Amendment #Z19-006B).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD 1302-2020\_Attachments

Date	Ver.	Action By	Action	Result
6/18/2020	1	CITY CLERK	Attest	
6/17/2020	1	MAYOR	Signed	
6/15/2020	1	COUNCIL PRESIDENT	Signed	
6/15/2020	1	Zoning Committee	Waive the 2nd Reading	Pass
6/15/2020	1	Zoning Committee	Approved	Pass

### Rezoning Amendment Z19-006B

Ordinance #1695-2019, passed July 1, 2019 (Z19-006), rezoned 18.25± acres located on the south side of Park Road, 230± feet west of Storrow Drive to L-AR-1, Limited Apartment Residential District and L-M, Limited Manufacturing District for apartment complex and self-storage developments. This ordinance was subsequently amended with Ordinance #2203-2019, passed September 9, 2019 (Z19-006A), to correct the height district and building height in Sections 2 and 3 for the L-AR-1 District, with the L-M District being unchanged. This ordinance amends the L-M district to revise the legal description in Section 1 to account for right-of-way dedication of Alta Drive, and to modify Section 3 to replace the site plan to allow an increase in the self-storage building area from 62,750 to 85,000 square feet, and to remove building renderings while adding tree preservation commitments to the limitation text. All other aspects of Ordinance #2203-2019 as they apply to the L-M district remain in effect, and are included in this amendment.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

To amend Ordinance #2203-2019, passed September 9, 2019 (Z19-006A), for property located at **259 PARK RD. (43085)**, by replacing Sections 1 and 3 with new sections to revise the legal description and to modify the site plan and limitation text for the L-M, Limited Manufacturing District (Rezoning Amendment #Z19-006B).

**WHEREAS**, Ordinance #1695-2019, passed July 1, 2019, established the L-AR-1, Limited Apartment Residential District and L-M, Limited Manufacturing District on property located at **259 PARK RD. (43085)**, being 18.25± acres located on the south side of Park Road, 230± feet west of Storrow Drive; and

**WHEREAS**, Ordinance #2203-2019, passed September 9, 2019 (Z19-006A), corrected the height district and building height in Sections 2 and 3 for the L-AR-1 District, with the L-M District being unchanged; and

**WHEREAS**, the L-M, Limited Manufacturing District consisted of 5.81± acres; and

**WHEREAS**, it is necessary to amend Ordinance #2203-2019 by replacing Sections 1 and 3 with new sections to revise the legal description and to modify the site plan and limitation text for the L-M, Limited Manufacturing District; and

**WHEREAS**, all other aspects of Ordinance #2203-2019 as they apply to the L-M, Limited Manufacturing District are unaffected by this amendment and remain in effect, and are repeated below for clarity; now, therefore:

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

**SECTION 1.** That Section 1 of Ordinance #2203-2019, passed September 9, 2019 (Z19-006A), as it applies to the L-M, Limited Manufacturing District, be hereby repealed and replaced with new Section 1 reading as follows:

**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:

**259 PARK RD. (43085)**, 5.07± acres located on the south side of Park Road, 207± feet east of Station Street, and being more particularly described as follows:

DESCRIPTION OF 5.074 ACRE TRACT  
EAST OF FLINT ROAD  
SOUTH OF PARK ROAD  
WEST OF SANCUS ROAD

Situated in the State of Ohio, County of Franklin, City of Columbus, Township of Sharon, being a portion of Lots 55, 56 and 57 of the partition plat of the Scioto Land Company, Deed Book "A" Page 194, (Destroyed by fire), as demonstrated in Survey Plat Book 3, Pages 136-7 (on file in the Franklin County Engineer's Office), descriptions of said partition lots are recorded in Deed Book "A" Pages 7 & 14, and all Lot 17 of the Town of Flint as recorded in Plat Book 1, page 401 as located in Quarter Township 2, Township 2, Range 18, United State Military Lands, and, being 5.074 acres in part as conveyed to Park View Village Holding Company, LLC as recorded in Instrument Numbers 201904170043866 in the Franklin County Recorder's Office, Ohio and being more fully described as follows:

Beginning for reference at Franklin County Monument FCGS 2252 at the center line intersection of Flint Road and Park Road;

Thence South 86°43'28" East a distance of 2014.78 feet, along the centerline of said Park Road, to an existing 6" Mag nail at a easterly line of New York Central Lines, LLC (IN 200212180325201) now known as CSX Transportation, Inc.;

Thence South 2°48'44" East a distance of 30.11 feet, along a westerly line of said CSX, to an existing ¾" ID pipe being the Point of Beginning;

Thence passing through said Park View Holding Co. LLC property the following nine calls:

1) South 86°43'28" East a distance of 4.63 feet, along a southerly right of way of proposed ALTA Drive (50' R/W), to an existing ¾" ID pipe;

2) along a curve to the right (delta=90°00'00", radius=35.00 feet, length=54.98 feet) a chord bearing South 41°43'28"

East a distance of 49.50 feet, along a westerly right of way of said proposed ALTA Drive, to an existing ¾" ID pipe;

3) South 3°16'32" West a distance of 39.55 feet, along a westerly right of way of said proposed ALTA Drive, to an existing 5/8" solid iron pin;

4) along a curve to the left (delta=55°11'37", radius=175.00 feet, length=168.58 feet) a chord bearing South 24°19'17" East a distance of 162.14 feet, along a westerly right of way of said proposed ALTA Drive, to an existing ¾" ID pipe;

5) South 51°55'05" East a distance of 45.31 feet, along a westerly right of way of said proposed Alta Drive, to an existing ¾" ID pipe;

6) along a curve to the right (delta=45°05'02", radius=125.00 feet, length=98.36 feet) a chord bearing South 29°22'34" East a distance of 95.84 feet, to an existing ¾" ID pipe;

7) South 6°50'03" East a distance of 308.97 feet, along a westerly right of way of said Alta Drive, to an existing ¾" ID pipe;

8) along a curve to the right (delta=3°32'00", radius=975.00 feet, length=60.13 feet) a chord bearing South 5°04'03" East a distance of 60.12 feet, along a westerly right of way of said proposed Alta Drive, to an existing ¾" ID pipe;

9) South 3°18'03" East a distance of 445.90 feet, along a westerly right of way of said proposed Alta Drive, to an existing ¾" ID pipe in the northerly property line of Worthington Meadows Owner, LP (IN 201700200164355);

Thence North 89°10'07" West a distance of 246.54 feet, along the northerly property line of said Worthington Meadows Owner, LP, to an existing ¾" ID pipe in a easterly right of way of said CSX;

Thence North 2°49'10" West a distance of 554.18 feet, along an easterly right of way of said CSX, to an existing ¾" ID pipe;

Thence North 2°46'31" West a distance to 309.42 feet, along an easterly right of way of CSX, to an existing ¾" ID pipe;

Thence South 86°36'48" East a distance of 50.32 feet, along an easterly right of way of said CSX, to an existing ¾" ID pipe;

Thence North 2°48'44" West a distance of 284.89 feet, along an easterly right of way of said CSX, to the Point of Beginning containing 5.074 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in December of 2016 and July of 2019.

Bearing are based upon an assumed bearing of South 86°43'28" East on the centerline of Park Road and all other bearings based upon this meridian.

**To Rezone 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 on the L-M, Limited Manufacturing District on this property.

**SECTION 3.** That Section 3 of Ordinance #2203-2019, passed September 9, 2019 (Z19-006A), as it applies to the L-M, Limited Manufacturing District, be hereby repealed and replaced with new Section 3 reading as follows:

**SECTION 3.** That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved L-M, Limited Manufacturing District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said site plan titled, “**CONCEPT PLAN - SUNPARK SELF STORAGE,**” and said text titled, “**LIMITATION TEXT,**” both dated May 15, 2020, and signed by David B. Perry, Agent for the Applicant, and Jonathan A. Wilcox, Attorney for the Applicant, and the text reading as follows:

**LIMITATION TEXT**

**EXISTING ZONING:** L-M, Limited Manufacturing (Z19-006A)

**PROPOSED ZONING:** L-M, Limited Manufacturing

**PROPERTY ADDRESS:** 259 Park Road, Columbus, OH 43085

**APPLICANT:** Park Road Storage, LLC c/o Dave Perry, David Perry Company, Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Jonathan A. Wilcox, Attorney, 250 West Wilson Bridge Road, Suite 140, Worthington, OH 43085

**OWNER:** Park Road Storage, LLC c/o Dave Perry, David Perry Company, Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Jonathan A. Wilcox, Attorney, 250 West Wilson Bridge Road, Suite 140, Worthington, OH 43085

**DATE OF TEXT:** May 15, 2020

**APPLICATION NUMBER:** ZA20-002 / Z19-006B

1. **INTRODUCTION:** The 5.08 +/- acre site on the south side of Park Road and west side of Alta Drive is zoned L-M, Limited Manufacturing by Ordinance 2203-2019, passed September 9, 2019 (Z19-006A). The ordinance is conditioned on a site plan depicting development of the self-storage area. Applicant proposes to modify the site plan to allow an increase the self-storage building area. The same commitments of Z19-006A regarding Alta Drive setback and landscaping are included in this text. The site plan titled “Sunpark Self Storage” dated May 15, 2020, hereafter “Site Plan”, is submitted with this application as the self-storage site plan.

2. **PERMITTED USE:** Self-storage units

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated the applicable development standards of Chapter 3363 M, Manufacturing District of the Columbus City Code shall apply.

A. **Density, Height, Lot and/or Setback Requirements**

N/A

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

N/A

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

1. The area within the setback along the west side of Alta Drive shall be landscaped in accordance with the submitted site plan.

2. Certain existing mature trees are noted on the Site Plan. Applicant intends to preserve and maintain the trees as noted, but, if the trees die, become diseased or are damaged beyond it being prudent to keep them, the tree(s) may be removed and the obligation to keep the tree(s) shall terminate.

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

1. The building façades adjacent to Alta Drive and Park Road shall be constructed of the following building materials: natural materials (brick, stone, etc.), cultured stone, wood, Hardiplank, stucco, EIFS and vinyl siding individually or in

any combination thereof.

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

N/A

F. Graphics and Signage Commitments

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

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

2. Development of the site shall be in accordance with the Site Plan titled "Sunpark Self Storage", dated May 15, 2020, and signed by David B. Perry, Agent for Applicant, and Jonathan A. Wilcox, Attorney for Applicant. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

3. No outside storage of materials shall be permitted on the site.

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