



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1089-2007, Version: 1

Rezoning Application Z06-087

APPLICANT: The Ellis Company, Ltd.; c/o Jeffrey L. Brown, Attorney; 37 West Broad Street, Suite 725; Columbus, OH 43215.

PROPOSED USE: Commercial development and self-storage.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (7-0) on May 10, 2007.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 4.2± acre site is developed with a religious facility and zoned in the CPD, Commercial Planned Development District allowing C-2 uses. The applicant is requesting the L-M, Limited Manufacturing District to allow specified C-4 uses and one manufacturing use, self-storage units. The proposed C-4 uses are limited to the eastern portion of the site, while the C-2 uses may occur anywhere on the site. There is screening required along the north, south and west boundaries, with the existing trees and vegetation within the 40 foot setback required to be maintained along the west boundary, except for the addition of evergreen trees adjacent to the building. There are landscaping, lighting, and building material standards. The applicant is committing to elevations for the building closest to Hamilton Road. The text and site plan provide appropriate use restrictions and development standards. The proposed use, as limited, is compatible with the development in the area.

To rezone **5327 NORTH HAMILTON ROAD (43230)**, being 4.2± acres located on the west side of North Hamilton Road, 500± feet north of Thompson Road, **From:** CPD, Commercial Planned Development District, **To:** L-M, Limited Manufacturing District. (Rezoning # Z06-087)

WHEREAS, application #Z06-087 is on file with the Building Services Division of the Department of Development requesting rezoning of 4.2± acres from the CPD, Commercial Planned Development District to L-M, Limited Manufacturing District; and

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

WHEREAS, the City Departments recommend approval of said zoning change because the proposed use, as limited, is compatible with the development in the area. The text and site plan provide appropriate use restrictions and development standards. The proposed C-4 uses are limited to the eastern portion of the site, while the C-2 uses may occur anywhere on the site. There is screening required along the north, south and west boundaries, with the existing trees and vegetation within the 40 foot setback required to be maintained along the west boundary, except for the addition of evergreen trees adjacent to the building. There are landscaping, lighting, and building material standards. The applicant is committing to elevations for the building closest to Hamilton Road, 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:

5327 NORTH HAMILTON ROAD (43230), being 4.2± acres located on the west side of North Hamilton Road, 500± feet north of Thompson Road, and being more particularly described as follows:

LEGAL DESCRIPTION

Situated in the County of Franklin, State of Ohio and Township of Blendon and bounded and described as follows:

Parcel I

Located in Lot Number Seventeen (17) of the DeWolf Tract, as shown in Chancery Record 295, page 4, Clerk's Office, Franklin County, Ohio, and being part of the land conveyed to Walter L. Erlenbach as recorded in Deed Book 1510, page 5, and bounded and described as follows: Beginning at a point in the west line of the Walter L. Erlenbach Farm, said point being 116.55 feet south of the northwest corner of said farm (being the southwest corner of the Benjamin F. Green Farm); Thence S. 89 deg. 08' E. 560.62 feet, parallel with the north line of the Walter L. Erlenbach Farm to a point (said point being N. 89 Deg. 08' W. 373.88 feet from the centerline of Beecham Road) thence south parallel with the centerline of Beechman Road 116.55 feet to a point; thence parallel to the north line of the Walter L. Erlenbach Farm (south line of the Benjamin F. Green Farm); N. 89 Deg. 08' W. 560.62 feet to a point in the west line of the Walter L. Erlenbach Farm; thence along the west line, north 116.55 feet to the place of beginning, containing 1.5 acres more or less.

Parcel II

Located in Lot Number Seventeen (17) of the DeWolf tract, as shown in Chancery Record 295, page 4, Clerk's Office, Franklin County, Ohio, and being part of the land conveyed to Walter L. Erlenbach as recorded in Deed Book 1510, page 5 and bounded and described as follows: Beginning at a point in the west line of the Walter L. Erlenbach Farm, said point being 233.1 feet south of the northwest corner of said farm, (being the southwest corner of the Benjamin F. Green Farm) thence S. 89 Deg. 08' E. 560.62 feet, parallel with the north line of the Walter L. Erlenbach Farm to a point (said point being N. 89 Deg. 08' W. 373.88 feet from the centerline of Beecham Road) thence south parallel with the centerline of Beecham Road 116.55 feet to a point; thence parallel to the north line of the Walter L. Erlenbach Farm (south line of the Benjamin F. Green Farm) N. 89 Deg. 08' W. 560.62 feet to a point in the west line of the Walter L. Erlenbach Farm; thence along the west line, north 116.55 feet to the place of beginning, containing 1.5 acres more or less.

Parcel III

Located in part of Lot Number Seventeen (17) of the DeWolf tract, Chancery Record 295, page 5, Clerk's Office, Franklin County, Ohio, and being part of the land conveyed to Walter L. Erlenbach by deed of record in Deed Book 1510, page 5, Recorder's Office, Franklin County, Ohio, and bounded and described as follows: Beginning at a point in the centerline of Hamilton Road, (formerly Beecham Road), said point being the southeasterly corner of a 2.5 acre tract conveyed to Karl. A. and Mary R. Wedemeyer by deed of record in Deed Book 2147, page 564, Recorder's Office, Franklin County, Ohio, and being also north 615.05 feet from a spike at the intersection of said centerline with the centerline of Thompson Road; thence along the southerly line of said 2.5 acre tract and parallel to the northerly line of the original Walter Erlenbach Farm, N. 89 Deg. 08' W. 373.88 feet to the northeasterly corner of parcel one, containing 1.5 acres, as conveyed to Russell W. and Helen Campbell by deed of record in Deed Book 2570, page 542, Recorder's Office, Franklin County, Ohio; thence along the easterly lines of parcels one and two owned by Russell W. Campbell and Helen Campbell, south 233.1 feet to the southeasterly corner of said parcel two; thence across the said original Walter Erlenbach Farm and parallel to the northerly line thereof, S. 89 Deg. 08' E. 373.88 feet to a point in the centerline of said road, north 233.1 feet to the place of beginning, containing 2 acres, more or less.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL NUMBER III THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the State of Ohio, County of Franklin, Blendon Township, being in Lot 17, the DeWolf tract of record in Chancery Record 295, page 4, and being part of the David L. Clark and Mary K. Clark tract of record in Deed Book 3664, page 742, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a found Franklin County Engineer's monument box at the centerline intersection of Hamilton Road and Thompson Road, thence along the centerline of Hamilton Road, North 381.99 feet to a set P.K. nail at the southeast corner of parcel 3 conveyed to the Evangelical Friends Church, Easter Region (Official Records Volume 8677, page C09, said Recorder's Office) and the true point of beginning of this description:

Thence across said Clark tract and along the south line of said Parcel III, North 89 Deg. 08' W., 354.19 feet to a point in the west line of said Clark tract; thence across said parcel 3, and along the west line of said Clark tract, north 00 Deg. 12' West, 95.80 feet to a found 3/4 inch solid iron pin at the northwest corner of said Clark tract; thence continuing across said Parcel III, and along the north line of said Clark tract, South 89 Deg. 21' East, Passing a found solid copper bar at 316.19 feet, a total distance of 354.51 feet to a set

P.K. nail in the centerline of said Hamilton Road at the northeast corner of said Clark tract; thence along the east line of said Clark tract (centerline of said Hamilton Road), south 97.14 feet to the point of beginning containing 0.785 acre. The basis of bearings is the centerline of Hamilton Road assumed north. Set iron pipes are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579", unless otherwise noted.

To Rezone From: CPD, Commercial Planned Development 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 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-M, Limited Manufacturing District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said plans being titled, "**BUCKEYE SELF STORAGE**," "**1 of 2**" and "**2 of 2**", said text titled, "**LIMITATION TEXT**," all signed by Jeffrey L. Brown, attorney for the applicant, and dated June 5, 2007, and June 21, 2007, respectively, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing
EXISTING DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 5327 Hamilton Road
OWNER: Beth Messiah Congregation
APPLICANT: The Ellis Company, Ltd.
DATE OF TEXT: June 21, 2007
APPLICATION NUMBER: Z06 - 087

1. INTRODUCTION: The site is located along the west side of Hamilton Road, north of its intersection with Thompson Road and south of its intersection with Menerey Lane and Preserve Boulevard. To the north is property that has not been zoned since its annexation into the City of Columbus and a multi-family residential development. To the east are properties zoned for commercial use in the City of Columbus. To the south is property zoned for commercial use in the City of Columbus. To the west is a single-family residential subdivision. The proposed text contains appropriate development standards for the subject property.

2. PERMITTED USES: Those uses listed in C-4 zoning classification of the Columbus City Code, truck rentals, and self-storage units. No M, manufacturing uses shall be permitted other than the self-storage units. The following uses shall also be prohibited:

- Animal Shelter
- Armored car, investigation, guard and security services
- Automotive sales, leasing and rental
- Astrology, fortune telling and palm reading
- Blood and organ banks
- Butcher shops, fish, meat and seafood markets
- Cabarets and nightclubs
- Check cashing and loans
- Coin-operated laundries
- Community food pantry
- Crematory
- Display advertising
- Drive-in motion picture theaters
- Farm equipment and supply stores
- Funeral homes and services
- Garden, landscaping and nursery centers and sales
- Halfway house
- Hospitals

Lawn and garden equipment and supplies stores
Missions/temporary shelters
Outdoor power equipment stores
Pawn broker
Performing arts, spectator sports and related industries
Repossession services
Used merchandise stores
Warehouse clubs and super centers

The C-4 uses shall be limited to only Building E in the area identified on the site plan. C-2 uses may occur on the whole site.

3. DEVELOPMENT STANDARDS: Unless otherwise specified in the following text, the Development Standards shall be as specified in Chapter 3363 of Columbus City Code (M, Manufacturing District).

A. Density, Height, Lot and/or Setback commitments.

1. The parking setback shall be 30 feet from Hamilton Road; building setback shall be 60 feet from Hamilton Road.
2. The building and parking setbacks from the north property line shall be 20 feet; the building and parking setback from the west property line shall be 40 feet, and the building and parking setbacks from a portion of the south property line (beginning at the southwest corner of the site and extending eastward along the south property line a distance of 580 +/- feet) shall be 10 feet.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. Access for the adjacent parcel to the north to Hamilton Road shall not require a motorist to go thru a gate.
2. If C-4 uses exceed 4,000 sq. ft., a right turn lane shall be provided on Hamilton Road to the specifications of the City of Columbus Transportation Division.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. A tree row shall be established along Hamilton Road containing one tree spaced every 30' along roadway. Trees shall be planted approximately 1' from road right-of-way and shall have a minimum caliper of 2 ½" on planting.
2. The parking setback along Hamilton Road, shall be screened from adjacent public right-of-way with a 3-4' average height continuous planting hedge, or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof. The tree requirement is in addition to the street tree requirement along Hamilton Road. Trees do not have to be equally spaced but may be grouped. The developer shall also install a 4 rail white horse fence along its frontage of Hamilton Road within the setback area.
3. One tree shall be planted for every 10 parking spaces. Trees shall be planted in islands or medians at least 5 feet wide.
4. A six foot tall wood board on board fence shall be installed beginning at the east end of building C extending eastward 104+/- feet to the corner of the site and then extending northward approximately 90 feet. This installation is subject to the approval of CSOE which has an easement which crosses this area.
5. Mounding shall have a slope of at least 3 to 1 width to height ratio.
6. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
7. All trees meet the following minimum sizes at the time of planting: Shade trees 2 ½" caliper; Ornamental trees 1 ½" caliper; Evergreen trees 5 feet in height. Trees caliper is measured six (6) inches from the ground.
8. Beginning at the northeast corner of Building E and extending westward to the northwest corner of Building B except in the area of the access easement to the property to the north; the developer shall install a row of evergreen eight feet on center within the setback area along the north property line. In areas along the north property line where there is substantial existing vegetation which is being maintained, no evergreens trees shall be required. Beginning at the southwest corner of Building B and extending eastward

to the southeast corner of Building C the developer shall install a row of evergreen trees 8 feet on center within the setback area along the south property line. In areas where there is substantial existing vegetation which is being maintained, no evergreens trees shall be required. The installation of such landscaping is subject to the approval of CSOE which has an easement which crosses this area.

9. The existing vegetation within the setback area along the west property line shall be maintained except in the area within 10 feet of Building B where the developer shall install a row of evergreens 8 feet on center adjacent to Building B.

10. All areas of existing vegetation to function as a landscape screening or buffer will be clearly delineated and differentiated from proposed new landscaping or buffer on the site plan submitted for zoning clearance.

D. Building design and/or Interior-Exterior treatment commitments.

1. Building E shall be developed in accordance with the submitted building elevation and finished with brick on all four sides. Elevations may be slightly adjusted to reflect engineering, architectural detailing or other building data developed at the time of development and engineering and building plans are completed. Any slight adjustment to the elevations 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. The first 100 linear feet of the north side of Building A beginning at that building's northeast corner and of the south side of Building C beginning at that building's southeast corner shall be brick.

2. 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.

3. All doors in Buildings A, B and C shall face the interior of the site.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. Light Standards shall not exceed 28 feet in height except in the area west of Building E where the maximum light standard shall not exceed 14 feet in height.

2. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.

3. There will be no exterior lights on the perimeter of buildings A, B and C.

4. For aesthetic compatibility, lights shall be from the same or similar type and color. In parking lots, lighting shall be placed in raised islands or medians to protect both lights and vehicles from damage.

5. Notwithstanding the above requirements the building may be illuminated by light fixtures, which are attached to the light poles in the parking lot.

6. Dumpsters shall be screened on three sides with a fence, wall or landscaping to a height of six feet or a height equal to that of the dumpster whichever is greater with a gate on the fourth side

7. Wiring within the development shall be underground.

F. Graphics and 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-4 Commercial District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration. The ground sign shall be monument style sign with a maximum height of six feet.

G. Miscellaneous commitments.

1. At the time of development the developer shall install a sidewalk along its Hamilton Road frontage.

2. There will be no on site resident manager.

3. A maximum of two rental trucks shall be permitted on the property (maximum size 20 foot box truck) such trucks shall be parked behind the entry fence unless the truck is being picked up by a customer.
4. The subject site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the site 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.
5. All the buildings shown on the site plan shall be built as one overall development.

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