



Legislation Text

File #: 1294-2021, **Version:** 1

Rezoning Application: Z21-012

APPLICANT: Michael Pogoda; 30500 Northwestern Highway, Suite 525; Farmington Hills, MI 48334.

PROPOSED USE: Self-storage facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on May 13, 2021.

FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a former retail building in the C-4, Commercial District, and is subject to Ordinance #2935-2018 (CV18-072) which permits self-storage uses inside the existing building. The requested L-M, Limited Manufacturing District will permit expansion of the self-storage facility into the existing parking lot. The limitation text establishes appropriate use restrictions and supplemental development standards that address building setback, traffic access, landscaping, building height, dumpster location, and lighting. While the proposed L-M district is not consistent with the *Scioto Southland Plan's* (2007) recommendation for "Mixed-Use Regional Commercial" land uses at this location, the site is currently being used as a storage facility and the submitted site plan demonstrates several requests from Planning Division staff including the building arrangement, landscaping and street trees along Williams Road, additional landscaping along the western property line, and landscaped beds along the building façade facing east, mitigating the site impact on adjacent properties. Additionally, the submitted building elevations show an awning on the building façade facing both Williams Road and east towards the adjacent parking lot, as requested by staff. This request does not add incompatible uses to the area.

To rezone **3469 S. HIGH ST. (43207)**, being 3.32± acres located on the south side of Williams Road, 500± feet west of South High Street, From: C-4, Commercial District, To: L-M, Limited Manufacturing District (Rezoning #Z21-012).

WHEREAS, application #Z21-012 is on file with the Department of Building and Zoning Services requesting rezoning of 3.32± acres from C-4, Commercial District, to L-M, Limited Manufacturing District; and

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

WHEREAS, the Far South Columbus Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited Manufacturing District, includes commitments to develop the site in accordance with the submitted site plan and building elevations, which demonstrate the building arrangement, additional landscaping commitments, and architectural features. Additionally, the request does not add incompatible uses to the area; 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:

3469 S. HIGH ST. (43207), being 3.32± acres located on the south side of Williams Road, 500± feet west of South High Street, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Range 22, Township 4, Section 16, of the Congress Lands East of the Scioto, being part of a 7.697 acre tract of land conveyed to WTOL, LLC of record in Instrument Number 201312110203486, and being more particularly described as follows:

Beginning for Reference, at a pk nail set in the centerline intersection of S. High Street (R-W Varies) as shown on O.D.O.T. plan for U.S Route 23 (Sec. 0.00-5.37) and Williams Road (R-W 60');

Thence N 86° 20' 19" W, across the right-of-way of said S. High Street, across a 0.3099 acre tract of land conveyed to the City of Columbus, Ohio of record in Deed Book 3301, Page 602 and across a 1.492 acre tract of land also conveyed to the City of Columbus, Ohio of record in Deed Book 3432, Page 355 and along the centerline of said Williams Road, 806.73 feet to a pk nail set at a point;

Thence S 03° 39' 41" W, across said 1.492 acre tract, 30.00 feet at a pk nail found at the northwesterly corner of said 7.697 acre tract, at the northeasterly corner of a 8.911 acre tract of land conveyed to the City of Columbus, Ohio of record in Official Record 3698A09 and being in the southerly line of said 1.492 acre tract, the True Point of Beginning

Thence S 86° 20' 19" E, along the northerly line of said 7.697 acre tract, along the southerly line of said 1.492 acre tract and along the said southerly right-of-way line, 213.25 feet to an iron pin set;

Thence across said 7.697 acre tract, the following nine (9) courses;

S 03° 40' 20" W, 253.11 feet to an angle point;

N 86° 19' 40" W, 79.94 feet to an angle point;

S 03° 40' 20" W, 46.65 feet to an angle point;

S 86° 19' 40" E, 6.58 feet to an angle point;

S 03° 40' 20" W, 64.50 feet to an angle point;

S 86° 19' 40" E, 97.17 feet to an angle point;

S 03° 40' 20" W, 181.54 feet to an angle point;

S 86° 19' 40" E, 100.74 feet to an angle point;

S 03° 45' 51" W, 96.14 feet to an iron pin set in the southerly line of said 7.697 acre tract and being in the northerly line of 2.6923 acre tract of land conveyed to Great Southern Shoppers City, Inc. of record in Instrument Number 201001150005827;

Thence N 86° 19' 40" W, along the southerly line of said 7.697 acre tract, along a portion of the northerly line of said 2.6923 acre tract and along a portion of a 15.0422 acre tract of land conveyed to Great Southern Owner, LLC of record in Instrument Number 201001150005830, 337.52 feet an iron pin found at the southwesterly corner of said 7.697 acre tract and being the southeasterly corner of said 8.911 acre tract;

Thence N 03° 39' 41" E, along the westerly line of said 7.697 acre and the easterly line of said 8.911 acre tract, 641.90

feet to the True Point of Beginning. Containing 3.321 acres, more or less.

To Rezone From: C-4, Commercial 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 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 plan titled, “**C-4 PROPOSED LAYOUT**,” building elevations titled, “**C-5 PRELIMINARY BUILDING ELEVATION**,” and text titled, “**LIMITATION TEXT**,” all dated May 3, 2021, and signed by Michael Pogoda, Applicant, and the text reading as follows:

LIMITATION TEXT

EXISTING ZONING: C-4, Commercial District

PROPOSED DISTRICT: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 3469 S. High Street

OWNER: WTOL I, LLC

APPLICANT: Maurice Pogoda. Mpogoda@pogodaco.com

ACRES: 3.321± acres

DATE OF TEXT: 5/3/2021

PARCEL #: 010-299450

APPLICATION: Z21-012

- 1. INTRODUCTION:** The site is located on the south side of Williams Road. The applicant wants to adjust the development standards and change the site plan to L-M zoning to accommodate an expansion of its current self-storage uses. There appears to be a large demand for drive-up self-storage in the immediate area.
- 2. PERMITTED USES:** The only permitted uses shall be self-storage and related accessory uses including offices, and outside storage and may include ancillary sales of goods and materials (e.g. boxes, tape, Styrofoam etc.) used for moving and storage.
- 3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or site plan, the applicable development standards are in compliance with the standards of sections 3363 & 3372.801 through 3372.809 of the Zoning Code and all site improvements shall comply with the RCO requirements.

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

Please reference drawing “C-4 PROPOSED LAYOUT” for all building setbacks. The minimum setback from Williams Road shall be 59.99 feet from the face of the building to the property line per drawing “C-4 PROPOSED LAYOUT.”

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

There is one access point from Williams Road which will be a shared access with the parcel 010-299451. WTOL I, who owns both parcels, shall grant a cross access vehicular easement to the owner of the 010- 299450 parcel. WTOL I is the owner of both parcels. Vehicular traffic is able to access the facility turning left from the northbound side of Williams Road, then progressing south to the proposed gated entrance as shown on drawing “C-4 PROPOSED LAYOUT.”

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

Please reference document “C-4 PROPOSED LAYOUT” for a complete landscape schedule for parcel 010- 299450. Per the site plan, on the west side of the parcel, the exterior self-storage facilities will be 2.20 feet from the western lot line, with additional landscaping for screening from the adjacent park. Facing Williams Road, the self-storage building will have a 59.99’ feet deep green belt to screen the facility from the road. Facing east, to buffer the self-storage doors, raised planter beds with perennial plantings, will be provided, see “C-5 PRELIMINARY BUILDING ELEVATION”.

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

The proposed building height maximum is 11’0.”

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

1. Dumpster locations are located in the rear of the property and are not located on parcel 010-299450, they are located on the adjacent parcel.
2. The current lighting is existing and may be further enhanced with new lighting compliant with Section 3321.03.

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. Site Plan Revision Allowance. The Property shall be developed in accordance with the Site Plan titled, “C-4 PROPOSED LAYOUT,” as it applies to the proposed self-storage buildings, however, the Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data established at the time of development and engineering plans are completed. The Director of the Department Building and Zoning Services or the Director’s designee may approve any slight adjustment to the Site Plan upon submission of the appropriate data regarding the proposed adjustment. The existing storage building (former retail store) is not included in the Site Plan.
2. The proposed self-storage buildings shall be constructed in accordance with the submitted building elevations titled, “C-5 PRELIMINARY BUILDING ELEVATION.” The building elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development plan and when engineering and architectural drawings are completed. Any slight adjustments to the building elevations shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

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