



City of Columbus

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

Legislation Text

File #: 0736-2010, Version: 2

Rezoning Application Z09-041

APPLICANT: Southland Self Storage LLC; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

PROPOSED USE: Self-storage.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (3-1-1) on March 11, 2010.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposed L-M, Limited Manufacturing District would allow C-2 uses and self-storage. While the request is not consistent with *The West Columbus Interim Development Concept: 1991*, Staff recognizes that the site, which has been zoned in the C-2, Commercial District for 36 years, has not developed with either office or residential uses. Furthermore, although self-storage is not the optimal use of the site, it is a low intensity nonresidential use. This use is compatible with the adjacent residences due to the enclosed nature of the storage facility and the orientation of the storage doors toward the interior of the site. The proposed treatment of the perimeter, the buffering, lighting controls, building material restrictions, the screening of mechanicals provide compatibility with the adjacent residences. Staff finds that the proposed self-storage use is compatible with the development in the area given the development standards included in the text and the site plan.

To rezone **2183 HILLIARD-ROME ROAD (43026)**, being 4.0± acres located on the west side of Hilliard-Rome Road, 116± feet south of Reebok Drive, **From:** C-2, Commercial District, **To:** L-M, Limited Manufacturing District. (Rezoning # Z09-041)

WHEREAS, application #Z09-041 is on file with the Building Services Division of the Department of Development requesting rezoning of 4.0± acres from: C-2, Commercial District, to L-M, Limited Manufacturing District; and

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

WHEREAS, the Columbus Public Health Healthy Places program reviews applications for active living features and recognizes this development has centrally located bike racks for employees that ride their bike by choice or because of limited alternatives; and

WHEREAS, the City Departments recommend approval of said zoning change because this use is compatible with the adjacent residences due to the enclosed nature of the storage facility and the orientation of the storage doors toward the interior of the site. The proposed treatment of the perimeter, the buffering, lighting controls, building material restrictions, the screening of mechanicals provide compatibility with the adjacent residences. Staff finds that the proposed self-storage use is compatible with the development in the area given the development standards included in the text and the site plan, 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:

2183 HILLIARD-ROME ROAD (43026), being 4.0± acres located on the west side of Hilliard-Rome Road, 116± feet south of Reebok Drive, being more particularly described as follows:

Legal Description of 4.002 Acres

The following Real Estate situated in the State of Ohio, County of Franklin, City of Columbus, located in the Township of Norwich and Virginia Military Survey No. 6542, being a remaining 4.002 acres out of a 79.89 acre tract conveyed to Virgil and Helen E. Hart as recorded in Deed Book 1406, page 315, Franklin County Recorder's Office, and being more particularly described as follows:

Beginning for referenced at a pk nail found marking the centerline intersection of Hilliard-Rome Road and Nike Drive (60' in width);

Thence South 80 degrees 46' 32" West 60.00 feet, in the centerline of Nike Drive (60' in width) to a point in the west right-of-way line of Hilliard-Rome Road (Plat Book 50, page 20);

Thence North 09 degrees 13' 28" West 30.00 feet, in the west right-of-way line of Hilliard-Rome Road (being 60' west of the centerline as measured at right angles, and parallel to the centerline of Hilliard-Rome Road), to a point in the north right-of-way line of Nike Drive and the southeast corner of a 2.1106 acre tract conveyed to Nike Road Properties Ltd. as recorded in Instrument No. 199706170024523;

Thence continuing in the west right-of-way line of Hilliard-Rome Road and the east line of said Nike Road Properties Ltd., North 09 degrees 13' 28" West 320.19 feet, a pk nail set and the **Principal Point of Beginning** of the herein described tract;

Thence North 89 degrees 34' 44" West 635.94', the north line of said Nike Road Properties Ltd. and the north line of 'The Meadows Phase 1' (Plat Book 50, page 89), passing an iron pipe at 350.72 feet found marking the northwest corner of said Nike Road Properties Ltd. and the northeast corner of Lot 68 of 'The Meadows Phase 1' to a iron pipe found marking the southeast corner of Lot 94 of 'The Coventry' (Plat Book 68, page 04);

Thence North 00 degrees 25' 16" East 285.00 feet, in a east line of 'The Coventry', to an iron pipe found marking the southeast corner of Lot 97 of 'The Coventry';

Thence South 89 degrees 34' 44" East 587.51 feet, in a south line of 'The Coventry', to an iron pipe found in the west right-of-way line of Hilliard-Rome Road and marking the southeast corner of Lot 106 of 'The Coventry';

Thence South 09 degrees 13' 28" East 289.09 feet, in the west right-of-way line of Hilliard-Rome Road, to the **Principal Point of Beginning containing 4.002 acres** more or less.

This survey was prepared from actual field measurements by Steven A. Solomon, P.S. No. 7243 in August of 2002. The Basis of Bearings is the centerline of Hilliard-Rome Road, being South 09 degrees 13' 28" East, as shown and delineated in the following: 'The Coventry' (Plat Book 68, page 04), 'The Meadows Phase 1' (Plat Book 50, page 89) and the 'Dedication of Hilliard-Rome, Roberts and Spindler Roads' (Plat Book 50, page 20). All records referenced are on file at the Franklin County Recorder's Office.

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 and Zoning Services Department and shall register a copy of the approved L-M, Limited Manufacturing District and Application among the records of the Building and Zoning Services Department as required by Section 3370.03 of the Columbus City Codes; said plan being titled, "**SOUTHLAND SELF STORAGE LLC 2183 HILLIARD-ROME, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO DEVELOPMENT PLAN,**" signed by Jeffrey L. Brown, Attorney for the Applicant, and dated April 28, 2010 and said text titled, "**LIMITATION TEXT**" signed by Jeffrey L. Brown, Attorney for the Applicant, and dated May 20, 2010, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing

EXISTING DISTRICT: C-2, Commercial

PROPERTY ADDRESS: 2213 Hilliard-Rome Road

OWNER: Hart Family Farms LLC

APPLICANT: The Ellis Company Limited
DATE OF TEXT: May 20, 2010
APPLICATION NUMBER: Z09-041

1. **INTRODUCTION:** The site is located on the west side of Hilliard-Rome Road north of Nike Drive. There is a mixture of residential and commercial uses in the area.

2. **PERMITTED USES:** Truck rentals, self-storage units

3. **DEVELOPMENT STANDARDS:** Unless otherwise specified in the following text and the registered site plan, 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 building setback shall be 60 feet from Hilliard-Rome Road.

2. The building height of the self storage units shall not exceed 12 feet in height. This height limitation shall not apply to the office space located at the northeast corner of the site.

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

N/A

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

1. A tree row shall be established within the parking setback along Hilliard-Rome Road containing one tree for every 30 feet along roadway. Trees may be evenly spaced or grouped together.

2. The parking setback along Hilliard-Rome Road shall be screened from adjacent public right-of-way with a minimum 3 foot height continuous planting hedge, or earth mound. Shrubbery shall be a minimum of 24 inches in height at installation planted 4 feet on center.

3. The developer shall install a row of evergreen trees (one tree every 8 feet) along the north, west and south property lines along the length of the self storage buildings.

4. Mounding shall have a slope of at least 3 to 1 width to height ratio.

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

6. 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.

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 buildings shall be one story.

3. The building material for the exterior perimeter walls on the north, east, west and south sides shall be brick veneer or brick styled stucco. There shall be no door openings on the perimeter walls which face the north, west or south sides of the property unless required by the building or fire codes. There shall be no windows on the north and west perimeter of the building unless required by the building or fire codes. The no window restriction shall not apply to the office space at the northeast end of the building.

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

1. Light poles shall not exceed the height of the buildings; light poles shall be brown or black in color.
2. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane (cutoff fixtures).
3. There will be no exterior lights on the perimeter of buildings located next to the adjacent properties.
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. 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.

G. Miscellaneous commitments.

1. There will be no on site resident manager.
2. 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 Building and Zoning Services upon submission of the appropriate data regarding the proposed adjustment.
3. All the buildings shown on the site plan shall be built as one overall development.
4. Key access to the site shall be limited to 6:00 a.m. to 10:00 p.m. 7 days a week.
5. No outside storage of materials shall be permitted.
6. A bike rack shall be installed as part of the overall development.
7. A maximum of two rental trucks 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.