



City of Columbus

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

Legislation Text

File #: 2043-2008, **Version:** 1

Rezoning Application Z08-053

APPLICANT: SS Morse Road, LLC; c/o Danny Popp; 855 East Cooke Road; Columbus, OH 43224.

PROPOSED USE: Self-storage.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on November 13, 2008.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 4.12± acre site is developed with self-storage buildings zoned in the L-M, Limited Manufacturing District. The existing L-M district requires a building setback of 80 feet. The site plan approved as part of the building permit indicates a building setback of 80 feet. The building was constructed with a setback of 73.96 feet for the vestibule and 80 feet for the remainder of the building. There are two proposed changes to the L-M district: the deletion of the requirement, for the vestibule only, that the building setback be 80 feet from Morse Road; and the addition of bike racks. All other development standards remain as originally adopted. The proposed text deletes the building setback requirement for the vestibule only, which means that the setback is allowed as permitted by code. Section 3363.24(F) allows the use of the average of the setbacks of the buildings on the two adjacent properties, which will permit the existing vestibule to meet the building setback requirements. The setback of less than 80 feet is limited to the vestibule of the building, the portion of the building which does not meet the 80 foot building setback. This is a relatively minor request that is compatible with development in the area.

To rezone **3344 MORSE ROAD (43231)**, being 4.12± acres located on the north side of Morse Road, 730± feet west of Trindel Way, **From:** L-M, Limited Manufacturing District, **To:** L-M, Limited Manufacturing District. (Rezoning # Z08-053)

WHEREAS, application #Z08-053 is on file with the Building Services Division of the Department of Development requesting rezoning of 4.12± acres from the L-M, Limited Manufacturing 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 all of the existing development standards are maintained except that the vestibule is allowed to have a setback of less than 80 feet. The request is compatible with development in 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:

3344 MORSE ROAD (43231), being 4.12± acres located on the north side of Morse Road, 730± feet west of Trindel Way, and being more particularly described as follows:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN SOUTH HALF OF LOT 9, SECTION 3, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS, CONTAINING 4.120 ACRES OF LAND

DESCRIBED IN THE DEED TO PROPERTIES OF TODAY, CORP., OF RECORD IN OFFICIAL RECORD 15789A01, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 4.120 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT THE CENTERLINE INTERSECTION OF MORSE ROAD AND TRINDEL WAY, THENCE WITH THE CENTERLINE OF SAID MORSE ROAD, N. 85°01'54" W., A DISTANCE OF 329.34 FEET TO THE SOUTHEASTERLY CORNER OF THAT 0.948 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF COLUMBUS, OHIO, OF RECORD IN INSTRUMENT NO. 199708070065490, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE N. 04°58'43" E. WITH THE EASTERLY LINE SAID 0.948 ACRE TRACT, WITH THE EASTERLY LINE OF THAT 1.134 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EBERT & WOLF ENTERPRISES, LLC, OF RECORD IN INSTRUMENT NO. 200009270196580 AND WITH THE WESTERLY LINE OF THAT 3.975 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT A IN THE DEED TO GEORGE J. EVANS, OF RECORD IN OFFICIAL RECORD 07153103, BOTH BEING OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, A DISTANCE OF 339.66 FEET TO A 3/4" (I.D.) IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF SAID 1.134 ACRE TRACT AND THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING,

1. N. 85°01'54" W., WITH A NORTHERLY LINE OF SAID 1.134 ACRE TRACT, A DISTANCE OF 190.12 FEET TO A 3/4" (I.D.) IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF SAID 1.134 ACRE TRACT AND IN THE EASTERLY LINE OF THAT 1.529 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BNY MIDWEST TRUST COMPANY, OF RECORD IN INSTRUMENT NO. 200306300197709, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO; THENCE

2. N. 04°56'34" E., WITH THE EASTERLY LINE OF SAID 1.529 ACRE TRACT, A DISTANCE OF 40.05 FEET TO A 5/8" DIAMETER SOLID IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SAID 1.529 ACRE TRACT; THENCE

3. N. 85°03'04" W., WITH THE NORTHERLY LINE OF SAID 1.529 ACRE TRACT, A DISTANCE OF 221.72 FEET TO A 5/8" DIAMETER SOLID IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF SAID 1.529 ACRE TRACT; THENCE

4. S. 04°59'40" W., WITH THE WESTERLY LINE OF SAID 1.529 ACRE TRACT, A DISTANCE OF 299.97 FEET TO A P.K. NAIL FOUND IN THE NORTHERLY RIGHT-OF-WAY OF SAID MORSE ROAD AT THE SOUTHWESTERLY CORNER OF SAID 1.529 ACRE TRACT, SAID P.K. NAIL ALSO BEING IN THE NORTHERLY LINE OF SAID 0.948 ACRE TRACT; THENCE

5. N. 85°01'54" W., WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MORSE ROAD AND WITH THE NORTHERLY LINE OF SAID 0.948 ACRE TRACT, A DISTANCE OF 103.93 FEET TO A 3/4" (I.D.) IRON PIPE FOUND IN THE EASTERLY LINE OF THAT 0.303 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT CHAPA, OF RECORD IN INSTRUMENT NO. 200412030276073, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO; THENCE

6. N. 05°31'26" E., WITH THE EASTERLY LINE OF SAID 0.303 ACRE TRACT AND WITH THE EASTRLY LINE OTHAT 2.257 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JAMES A. AND MARGARET SPURGEON, OF RECORD IN INSTRUMENT NO. 199705190027177, A DISTANCE OF 575.46 FEET TO A 3/4" INCH (I.D.) IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF SAID 2.257 ACRE TRACT AND IN THE SOUTHERLY LINE OF THAT 10.979 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PARKRIDGE APARTMENTS LTD., OF RECORD IN DEED BOOK 3205, PAGE 379, ALL BEING OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO; THENCE

7. S. 85°05'56" E., WITH THE SOUTHERLY LINE OF SAID 10.979 ACRE TRACT AND WITH THE SOUTHERLY LINE OF PARKRIDGE VILLAGE SECTION 4, A SUBDIVISION OF RECORD IN PLAT BOOK 62, PAGES 82 AND 83, RECORDER'S OFFICE FRANKLIN COUNTY, OHIO, A DISTANCE OF 510.40 FEET TO A 1/2" (I.D.) IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF SAID 3.975 ACRE TRACT; THENCE

8. S. 04°58'43" W., WITH THE WESTERLY LINE OF SAID 3.975 ACRE TRACT, A DISTANCE OF 316.03 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 4.120 ACRES OF LAND, MORE OR LESS.

WE HEREBY STATE THAT THE DESCRIPTION WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED BY BAUER, DAVIDSON, & MERCHANT, INC. IN AUGUST OF 2006.

THE BEARINGS REFERRED TO IN THE HEREINABOVE DESCRIPTION ARE BASED ON THE BEARING N. 85° 04'17" W., FOR THE CENTERLINE OF MORSE ROAD A SHOWN ON THE RECORDED PLAT OF PARKRIDGE VILLAGE SECTIN 4, OF REFCORD IN PLAT BOOK 62, PAGES 82 AND 83, RECORDER'S OFFICE, FRANKLIN

COUNTY, OHIO.

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 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 text titled, "**LIMITATION TEXT**," signed by Danny Popp, agent for the applicant, and dated October 30, 2008, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing

EXISTING DISTRICT: L-M, Limited Manufacturing

PROPERTY ADDRESS: 3356 Morse Road

OWNER: Simply Self Storage

APPLICANT: DDP and Associates Architects / Planners

DATE OF TEXT: 10/30/2008

APPLICATION NUMBER: Z08 -053

1. **INTRODUCTION:** The site is located along Morse Road, east of its intersection with Dunbridge Street and west of its intersection with Trindel Way. To the north is single-family residential property zoned R-2 in the City of Columbus. To the east is a commercial garage in Blendon Township. To the south of the site is a commercial garage and a car wash zoned CPD in the City of Columbus as well as single-family and multi-family residential in both the City of Columbus and Mifflin Township south of Morse Road. To the west is commercial development and a single-family residence used as an office in Blendon Township. The proposed text contains appropriate development standards for the subject property.

2. **PERMITTED USES:** Those uses listed in Sections 3363.02 and 3363.03 of the Columbus City Code, self storage units, and truck rentals.

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 25 feet from Morse Road.

2. The building setback from the west property line shall be 15 feet; the building and paving setbacks from the north property line shall be 40 feet for self storage and 50 feet for any other use; the building and paving setbacks from the east property line shall be 40 feet beginning at the northeast corner of the site and extending southward for 316+/- feet; the building setback from the south property line shall be 80 feet except for the 72 square foot vestibule which shall meet the requirements of 3363.24 (F). Self storage units along the north property setback line shall have access doors only on the south side of those buildings.

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

1. All circulation, curb cuts and access points shall be subject to the approval of the Division of Transportation.

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

1. A tree row shall be established along Morse Road containing one tree spaced every 30-feet along roadway. Trees shall be planted within the parking setback.

2. Screening from the adjacent public right-of-way shall be provided in the parking setback area along Morse Road. The screening shall consist of a continuous planting hedge, and/or a landscaped earth mound, to a minimum three feet in height and one tree per 40-feet of frontage or fraction thereof. The tree requirement is in addition to the street tree requirement along Morse Road. Trees do not have to be equally spaced but may be grouped. This screening shall not be located within any vision clearance triangle for cars entering or exiting the site.
3. One tree shall be planted for every 10 parking spaces. Trees shall be planted in islands or medians at least five feet wide.
4. The landscape requirements in Item 1 thru 3 may be used to offset the parking lot landscape requirements contained in Chapter 3342 of the Columbus Zoning Code.
5. Mounding shall have a slope of at least 3 to 1 width to height ratio.
6. The developer shall install a row of evergreen trees 20-feet on center on the north side of the northernmost row of self storage buildings on the site and along the east side of the easternmost self storage building for a distance of 100 feet from the northeast corner of the site. If the site is developed with a use other than self storage the developer shall either place a building along the 50 foot north property line setback or in the areas where there is no building, install a six foot high wood fence along with the evergreen buffer mentioned above. The developer shall maintain the existing vegetation within the setback area along the north property line subject to sound forestry practices, to the installation of the required evergreen buffer and to the 30 foot drainage easement.
7. The developer shall install a six foot high wood fence between the northernmost self storage buildings on the site to limit access to the site if there is a gap between those self storage buildings.
8. The developer shall install temporary fencing along the 40 foot building setback in the area where the evergreen trees are being installed prior to construction.
9. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
10. 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. Bike racks will be provided to accommodate the City of Columbus's Healthy Places program to encourage physical fitness and non motorized means of transportation.

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

1. Light Standards shall not exceed 20-feet in height except for those light poles which are within 100 feet of residentially zoned property which shall have a maximum height of 18-feet.
2. All lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.
3. 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.
4. Notwithstanding the above requirements the building may be illuminated by light fixtures, which are attached to the light poles in the parking lot.
5. Wiring within the development shall be underground.

6. Wall pac style lighting on the self storage facility shall be shielded so that the light shines downward.

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

2. Operating hours for the self storage facility and for any trash pick-up shall be limited to 6:00 a.m. to 10:00 p.m.

3. All commercial vehicles shall be parked behind the security fence.

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