



Legislation Text

File #: 0363-2016, Version: 1

Rezoning Application: Z15-042

APPLICANT: LeVeck Commercial Construction, c/o Robert LeVeck; 232 Frankfort Square; Columbus, OH 43206.

PROPOSED USE: Self-storage facility.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-M, Limited Manufacturing District would allow for self-storage units with accessory truck rental. The parcel is currently zoned PUD-6, Planned Unit Development District (Z14-011) after being annexed and zoned in conjunction with several other parcels totaling 70.5 acres. Originally planned as a Phase 3 area to develop with 20 residential units with the adjacent Arbor development, the site has remained vacant. Although the site falls within the boundary of the Southeast Area Plan (2000), the Plan does not include a specific land use recommendation for this area. The limited uses combined with building design, screening, and landscaping commitments ensure that the site will not negatively impact adjacent residential properties. Proposals comparable to the one on this site have been implemented with similar limitations in other suburban residential areas throughout the city.

To rezone 7153 REFUGEE ROAD (43137), being 8.42± acres located on the south side of Refugee Road, 1,558± feet east of Hines Road NW, From: PUD-6, Planned Unit Development District, To: L-M, Limited Manufacturing District (Rezoning # Z15-042).

WHEREAS, application No. Z15-042 is on file with the Department of Building and Zoning Services requesting rezoning of 8.42± from PUD-6, Planned Unit Development District, to L-M, Limited Manufacturing District; and

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

WHEREAS, the Far East 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, is compatible with the zoning and development pattern of the area, and with building design, screening, and landscaping commitments to ensure that the site will not negatively impact adjacent residential properties; 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:

7153 REFUGEE ROAD (43137), being 8.42± acres located on the south side of Refugee Road, 1,558± feet east of Hines Road NW, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 6, Township 15, Range 20, Congress Lands, being an 8.423 acre tract of land out of a 58.716 acre tract as described in deed to Homewood Corporation, of record in Instrument Number 200104050070748, Instrument Number 200104050070749, and Instrument

Number 200104050070750 all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the Franklin County Geodetic Survey Monument 9978 found in the centerline of Refugee Road, said monument being North 86°07'57" West, a distance of 1324.45 feet, from the Franklin County Geodetic Survey Monument 2220 found;

Thence South 86°07'57" East, a distance of 36.99 feet, with the centerline of said Refugee Road and the north line of said 58.716 acres, to a mag nail set at the northwest corner of that 0.263 acre tract of land described in deed to City of Columbus, of record in Instrument No. 200601180010973;

Thence South 03°52'24" West, a distance of 60.00 feet, with a west line of said 0.263 acre, to an iron pin set in the southerly right of way line of Refugee Road;

Thence South 86°07'57" East, a distance of 10.22 feet, with a south line of said 0.263 acre tract and the southerly right of way line of Refugee Road, to an iron pin set at the northwest corner of that 13.575 acre tract of land described in deed to Arbors at Turnberry, LLC, of record in Instrument No. 200909220137573;

Thence with the west lines of said 13.575 acres the following courses:

South 03°56'07" West, a distance of 193.41 feet, to an iron pin set;

South 17°24'17" West, a distance of 403.31 feet, to an iron pin set;

South 87°12'18" West, a distance of 54.96 feet, to an iron pin set;

South 22°36'46" West, a distance of 333.25 feet, to an iron pin set in the north line of that tract of land described in deed to Pennsylvania Lines, LLC, of record in Instrument No. 200212180325195;

Thence with the common line to said 58.718 acres and said Pennsylvania Lines tract, the following courses:

North 61°47'03" West, a distance of 54.55 feet, to an iron pin set;

North 58°23'36" West, a distance of 352.26 feet, to an iron pin set;

North 51°36'50" West, a distance of 393.03 feet, to an iron pin set at southeast corner of that 11.703 acre tract of land described in deed to City of Columbus, of record in Instrument No. 2006011130225615;

Thence with the east line of said 11.703 acre tract the following courses:

South 86°43'33" East, a distance of 96.26 feet, to an iron pin set;

North 87°39'54" East, a distance of 39.85 feet, to an iron pin set;

North 76°43'09" East, a distance of 307.40 feet, to an iron pin set;

North 55°03'19" East, a distance of 321.50 feet, to an iron pin set;

North 27°42'42" East, a distance of 250.18 feet, to an iron pin set;

North 32°39'01" East, a distance of 36.67 feet, to a mag nail set in the centerline of Refugee Road;

Thence South 86°03'51" East, a distance of 95.51 feet, with the centerline of said Refugee Road, to the True Point of Beginning, containing 8.424 acres, more or less.

The bearings as described are based on the bearing South 86°07'57" East, for the centerline of Refugee Road as determined from Franklin County Monuments 2220 and 9978 established by the Franklin County Engineering Department.

To Rezone From: PUD-6, Planned Unit 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 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 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; and text titled, "LIMITATION TEXT," signed by Robert LeVeck, Applicant, dated December 22, 2015, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M

PROPERTY ADDRESS:

OWNER: Homewood Corp.

APPLICANT: LeVeck Commercial Construction and Development

DATE OF TEXT: December 22, 2015

APPLICATION NUMBER: Z15-042

1. INTRODUCTION: The site is located on the south side of Refugee Road east of Hines Road. There is multi-family adjacent to east of the site.

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

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the written text, the applicable development standards shall be those standards contained in Chapter 3363 of the Columbus Code (M, Manufacturing District).

A. DENSITY, HEIGHT, LOT AND /OR SETBACK COMMITMENTS:

1. Building setback from Refugee Road shall be fifty feet.

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 Refugee Road containing 1 tree per 30 feet of frontage along Refugee Road. Trees may be spaced or grouped together.

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

3. The wood or vinyl fencing shall be 6 feet in height and have opacity of 75%.

D. BUILDING DESIGN AND/OR INTERIOR-EXTERIOR TREATMENT COMMITMENTS:

1. The self-storage buildings shall be one story.

2. The building material for the exterior perimeter walls on the east, south, and west sides shall be brick veneer or brick styled stucco. There shall be no door openings on the perimeter wall which face the east, south, or west sides of the property unless required by the building or fire codes. There shall be no windows on the east or 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. There will be no exterior lights on the perimeter of buildings located next to the adjacent properties.

2. 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-2 commercial district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. MISCELLANEOUS COMMITMENTS:

1. The perimeter buildings shall be built during the first phase of construction with the interior buildings being built during the second phase of construction.

2. No outside storage of materials shall be permitted.

3. 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.