



# City of Columbus

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

## Legislation Text

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**File #:** 1861-2016, **Version:** 2

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### **Rezoning Application: Z16-022**

**APPLICANT:** Public Storage Inc; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

**PROPOSED USE:** Self-storage facility.

**GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested L-M, Limited Manufacturing District will allow minor changes to an existing self-storage facility which is undergoing management changes and rebranding. The proposed limitation text restricts the use to a self-storage facility with inside storage only and a resident watchman quarters, and commits to a site plan. Development standards are maintained for building height, access, landscaping and screening, and building design. While the proposal is not consistent with the residential land use recommendations of the *Southeast Area Plan* (2000), it does not expand the boundaries of the existing self-storage facility. Maintenance of existing screening and landscaping will ensure that the facility will continue to not negatively affect the surrounding residential properties.

To rezone **4965 GENDER ROAD (43110)**, being 5.1± acres on the west side of Gender Road, 380± feet north of Chelsea Glen Drive, From: L-M, Limited Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning # Z16-022).

**WHEREAS**, application No. Z16-022 is on file with the Department of Building and Zoning Services requesting rezoning of 5.1± from 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 Greater South 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, maintains development standards for building height, access, landscaping and screening, and building design, with minor changes to the original proposal. While the proposal is not consistent with the residential land use recommendations of the *Southeast Area Plan* (2000), it does not expand the boundaries of the existing self-storage facility. Maintenance of existing screening and landscaping will ensure that the facility will continue to not negatively affect the surrounding 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:

**4965 GENDER ROAD (43110)**, being 5.1± acres on the west side of Gender Road, 380± feet north of Chelsea Glen Drive, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio and bounded and described as follows:

Being a part of Section 13, Township 11, Range 21, Congress Lands. Commencing at the former 9 acre tract at the northeast corner point also northeast corner of the west half Section 13, located in the center of Gender Road;

Thence along the 9 acre tract north boundary line N 85 degrees 51' 40" W a distance of 60.00 feet to an iron pin, on Section 13/12 line and which are north part of 9 acre tract place of beginning; thence S 4 degrees 08' 20" W a distance of 907.47 feet (passing an iron pin at 707.27 feet) along Gender Road right of way, west side line, to an iron pin located in mentioned right of way line, and Parcel #1 property corner; thence along Parcel #1 property lines, N 86 degrees 07' 40" W a distance of 181.53 feet to an iron pin; thence N 4 degrees 28' 12" E a distance of 52.80 feet to an iron pin; thence N 86 degrees 05' 18" W a distance of 62.41 feet to an iron pin located in Parcel #1 and Clarence E and Amy H Ballmer property's fence corner; thence N 4 degrees 08' 04" E a distance of 855.76 feet (passing iron pin at 148.46 feet) along Clarence E and Amy H Ballmer property East fence line to an iron pin, located in Sections 13/12 line and also in Dorothy Ickes property South fence line; thence S 85 degrees 51' 40" E a distance of 243.70 feet along Dorothy Ickes property south fence line to the place of beginning, containing 5.075 acres, more or less.

Parcel No. 010-260513-00

Known as: 4965 Gender Road, Canal Winchester, OH 43110

**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 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 "**TEXT**," and plans being titled, "**PUBLIC STORAGE**," "**EXHIBIT A**," and "**EXHIBIT B**," all signed by Jeffrey L. Brown, Attorney for the Applicant, dated June 24, 2016, and the text reading as follows:

### **TEXT**

**PROPOSED DISTRICT:** L-M

**PROPERTY ADDRESS:** 4965 Gender Road

**OWNER:** PS Midwest Two Gender Windmiller LLC

**APPLICANT:** Public Storage

**DATE OF TEXT:** 6/24/16

**APPLICATION:** Z16-022

**1. INTRODUCTION:** The subject parcel is located on Gender Road, and is sandwiched between a single-family residential development to the west and south, a large acreage parcel owned by the World Harvest Church on the north, and a proposed commercial planned development/neo-traditional neighborhood across the street to the east part of which has been developed and a underdeveloped site for additional self-storage and office. The subject site was rezoned to the L-M district in 2002 (Z01-080) which connect the property owner to a site plan and additional development standards. The applicant wants to combine 4 proposed building into 2 larger buildings, keep the "barn" building which has been converted into climate controlled storage space and adjust the color palette.

**2. PERMITTED USES:** Site will be used exclusively for a self-service mini-storage establishment and residential use for a resident watchman, with ancillary sales and rentals of equipment, goods and materials (such as boxes, tape, Styrofoam peanuts, etc.) used in moving and storage. Additionally, as is typical of these operations, one small truck will be stored on site for rental by patrons in the moving process. No other uses otherwise permitted in an M district will be allowed, with the exception of the loading or unloading of vehicles ancillary to the self-storage use. No outdoor storage will be permitted.

**3. DEVELOPMENT STANDARDS:**

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

The site shall be configured as is shown by the site plan filed herewith subject to inconsequential changes for final site engineering and to accommodate field conditions. The setbacks shown on the site plan shall be adhered to, and no building will exceed 25' in height exclusive of decorative cupolas as shown herein, with the exception of the building housing the office/watchman's apartment and "barn" building, which will not exceed 35' in height (a maximum of two stories).

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

The buildings shall be configured on the site plan filed herewith, and the property shall be accessed as shown on said site plan, with fire and emergency access ways as shown on said site plan. All parking spaces shall be configured as shown on the site plan. All circulation, curb cuts and access points shall be subject to the approval of the City's Division of Traffic Management, Department of Public Service.

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

1. All trees and landscaping shall be maintained as shown on the site plan.
2. Buffering between the site and all adjacent residential uses as shown on the site plan. Examples of buffering include:
  - a. The rear of the western most building as shown on the site plan will serve as the required opaque fence that will shield the site from view from the adjoining residential properties to the west. The back wall shall be of a buff colored split-faced block similar to that depicted in Exhibit "A" attached hereto, which was changed at the request of adjoining property owners. Said wall shall be no greater than 8' high.
  - b. The remainder of the property will be fenced with a 5' to 6' in height ~~white powered~~ aluminum wrought iron style fence similar to that contained in Exhibit "B" attached hereto. Additionally, three landscaping mounds shall be maintained and planted with trees and shrubs as shown on the site plan.
  - c. All parking, save one handicap parking space, shall be screened from view from adjoining residential property by the office/watchman's apartment building as well as spruce trees of no less than 5' in height to the south of said parking spaces. No barbed or razor wire fencing shall be permitted on the site.

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

1. The storage buildings will be designed as an all steel building. The storage building adjacent to Gender Road shall have gabled roofs and cupolas.
2. All buildings will have a pitched or angled roof.
3. No roof top mechanicals will be used.

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

1. No outdoor storage will be permitted on the site.

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 M- Manufacturing District and any variances to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

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 of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

Hours of operation will be restricted from 6 a.m. to 10 p.m., excepting emergencies.

The applicant will comply with the Park Land Dedication Ordinance via payment in lieu of dedication in the amount required by the Division of Parks and Recreation.

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