



Legislation Text

File #: 3003-2016, **Version:** 1

Rezoning Application Z16-046

APPLICANT: Brexton; c/o Melanie Wollenberg, Agent; 815 Grandview Avenue; Columbus, OH 43215.

PROPOSED USE: Self-storage facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on October 13, 2016.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 3.09± acre site is an undeveloped single parcel zoned in the R, Rural District as a result of a recent annexation from Orange Township. The requested L-M, Limited Manufacturing District will allow a self-storage facility. The proposed limitation text contains use restrictions to permit C-2, Commercial District uses and less objectionable manufacturing uses, with provisions for customary accessory uses such as vehicle rental and sale of packing supplies. Also included in the text are commitments to a site plan and supplemental development standards for building height, setbacks, buffering, landscaping, building design, lighting, and graphics. The site is located within the boundaries of the *Far North Area Plan* (2014), which recommends "parks and open space" for this location; however, the site is not held by the City of Columbus or any other public agency. City staff supports other uses at this site that would be compatible with the adjacent residential and commercial uses, including the proposed self-storage facility which has low traffic counts and minimal impact on adjacent properties.

To rezone **1520 CANDLELITE LANE (43235)**, being 3.09± acres located on the south side of Candlelite Lane, 350± feet west of South Old State Road, **From:** R, Rural District **To:** L-M, Limited Manufacturing District (Rezoning # Z16-046).

WHEREAS, application #Z16-046 is on file with the Department of Building and Zoning Services requesting rezoning of 3.09± acres from the R, Rural District to the L-M, Limited Manufacturing District; and

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

WHEREAS, the City Departments recommends approval of said zoning change because the requested L-M, Limited Manufacturing District is compatible with the adjacent residential and commercial uses, and produces minimal traffic and noise, 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:

1520 CANDLELITE LANE (43235), being 3.09± acres located on the south side of Candlelite Lane, 350± feet west of South Old State Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Delaware, Township of Orange, Farm Lot Number 3, Section 3, Township 3, Range 18, United States Military District, and being all of a 3.092 acre parcel conveyed to Two Polaris Company, LLC in

a Deed of Record, in Record Volume 605, Page 931, and said 3.092 acre parcel being all of Lot Number 6608, as said Lot is numbered and delineated on the plat of Giltz Subdivision, of record in Plat Cabinet 3, slides 343-343A, with all record references cited herein being of the Delaware County Recorder's Office, City of Delaware, Ohio, and said Lot Number 6607 being further described as follows for annexation purposes:

Beginning for reference at a point at the southwesterly corner of said Lot Number 6607 and the southeasterly corner of a 0.560 acre outparcel for right-of-way purposes, as said Lot and Outparcel are delineated on the Record of Plat of said Giltz Subdivision, also being on the northerly line of a

36.115 acre (original area) parcel conveyed to NP Limited Partnership in Deed Book 268, Page 2248, said point also being on the northerly City of Columbus Corporation Line (Ord. No. 3310-90, Miscellaneous Volume 8, Page 383);

Thence S 85° 59'50" E, along the southerly line of said Lot Number 6607, the northerly line of said 36.115 acre parcel and said northerly City of Columbus Corporation Line, a distance of 474.60 to a point at the southeasterly corner of said Lot Number 6607 and the southwesterly corner of said Lot Number 6608, and being the true point of beginning of the parcel described herein;

Thence along the westerly line of said Lot Number 6608 and the easterly line of said Lot Number 6607, the following five (5) courses:

N 04° 00'11" E, a distance of 28.76 feet to an angle point in said line; N 31° 14'15"W, a distance of 52.45 feet to an angle point in said line; N 04° 00'14" E, a distance of 76.73 feet to an angle point in said line; N 00° 36'16" W, a distance of 54.47 feet to an angle point in said line;

N 03° 40'49" E, a distance of 314.49 feet to a point at the northwesterly corner of said Lot Number 6608 and the northeasterly corner of said Lot Number 6607, said point also being on a southerly line of said 0.560 acre outparcel;

Thence S 85° 59'50" E, along the northerly line of said Lot Number 6608 and a southerly line of said 0.560 acre outparcel, a distance of 60.00 feet to a point at a northeasterly corner of said Lot Number 6608 and a southeasterly corner of said 0.560 acre outparcel, said point also being on the westerly line of Lot Number 195, as said Lot is numbered and delineated on the plat of Shuster Subdivision, of record in Plat Book 7, Page 49, said lot being as conveyed to Jimmy Harmon and Connie Harmon in Record Volume 577, Page 506;

Thence S 03° 40'49" W, along an easterly line of said Lot Number 6608 and the westerly line of said Lot Number 195, a distance of 309.00 feet to a point;

Thence S 85° 59'49" E, along a northerly line of said Lot Number 6608, the southerly lines of said Lot Number 195, Lot Number 196, as conveyed to Jean Lunzar in Parcel No. 31834103003000), and Lot Number 197, as conveyed to Norma Jean Lunzar in Record Volume 908, Page 1235, and as said lots are numbered and delineated on the record Shuster Subdivision Plat, a distance of 508.50 feet to a point at the northeasterly corner of said Lot Number 6608, the southeasterly corner of said Lot Number 197, and the westerly line of Lot Number 266, as said lot is numbered and delineated on the plat of Prestwick Commons Section 4, of record in Plat Cabinet 2, Slides 322-322C, said lot being as conveyed to Ryan W. Richards in Record Volume 647, Page 1805, and said point also being on the easterly lines of said Farm Lot Number 3 and said Section 3, and the westerly lines of Farm Lot Number 15 and Section 4, Township 3, Range 18, and said point also being on the easterly City of Columbus Corporation Line (Ord. No. 20-98, Official Record Book 20, Page 1078).

Thence S 03° 40'49" W, along an easterly line of said Lot Number 6608, the westerly line of said Lot Number 266, the westerly lines of Lot Number 265, as conveyed to Brannon L. Moser and Michelle L. Moser in Record Volume 61, Page 854, and Lot Number 264, as conveyed to Jennifer L. Camphausen and Charles A. Camphausen II in Deed Book 1417, Page 267, and as said lots are numbered and delineated on the record plat of Prestwick Commons Section 4, the westerly line of a 16.198 acre parcel conveyed to Antares Park at Polaris, LLC, in Deed Book 1061, Page 2799, the common Farm Lot and Section lines, and said easterly City of Columbus Corporation

Line, a distance of 208.12 feet to a point at the southeasterly corner of said Lot Number 6608 and an angle point in the northeasterly corner of said City of Columbus Corporation Line by Ord. No. 3310-90;

Thence N 85° 59'49" W, along the southerly line of said Lot Number 6608, a northerly line of said 16.198 acre parcel, a northerly line of a 0.672 acre parcel conveyed to N.P. Limited Partnership in Deed Book 1082, Page 2224, the northerly line of said 36.115 acre N.P. Limited Partnership parcel, and said northerly City of Columbus Corporation Line, a distance of 535.00 feet to the true point of beginning, containing 3.092 acres, more or less.

This description was prepared by P & L Systems, Inc., in June, 2016.

To Rezone From: R, Rural 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 being titled, "**TVSS POLARIS - SITE PLAN**," and text titled, "**TEXT**," both dated November 11, 2016, and signed by Harry Giltz, Sr., Property Owner, and the text reading as follows:

TEXT

PROPOSED DISTRICT: L-M

PROPERTY ADDRESS: 1520 Candlelight Lane, Lewis Center Ohio

OWNER: Two Polaris Company, LLC

APPLICANT: Brexton

ACRES: 3.092

DATE OF TEXT: November 11, 2016

APPLICATION NUMBER: Z16-046

1. **INTRODUCTION:** The site is located in Orange Township, contiguous to the City of Columbus, on the south side of Candlelight Lane, east of South Old State. There is a retail center adjacent to the west of the site that fronts on South Old State. The site is currently being annexed into the City of Columbus and will have a zoning of R. We are requesting a rezoning to certain uses in the M district to allow for development.

2. **PERMITTED USES:** Those uses permitted in Section 3353.03, Office Commercial Uses and Sections 3363.02 through 3363.08 inclusive of those less objectionable uses permitted in M-Manufacturing districts of the City of Columbus Code, and specifically truck/trailer rentals, mini-storage, self-storage, moving, packing supply sales.

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 City Code, M, Manufacturing District.

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

1. The building height, excluding parapet height, shall not exceed 35 feet.

2. The minimum north, south and east building setback shall be 25 feet. The west building setback is zero.

3. The minimum pavement setback along the north, south and east property lines shall be 10' for as long as the adjacent property along the north, south and east property lines are zoned or used for residential purposes. The west parking setback is zero (0).

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

N/A

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

1. Landscaping and Buffering will be per submitted site plan.
2. For so long as the properties adjacent to the site are zoned or used for residential purposes, the landscaping/fencing shall be according to the submitted site plan.

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

The building material for the exterior perimeter walls on the east, south, and west sides shall be metal insulated panels with decorative masonry on the ground floor for security. There will be interior vehicle storage in the building, with garage overhead doors matching the paint color of the building.

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

1. All external outdoor lighting fixtures to be used shall be from the same or similar manufactures' type to insure compatibility.
2. Accent lighting shall be permitted provided such light source is concealed.

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.
2. All ground-mounted signage shall be monument-style, except for incidental directional signs. This provision shall not preclude incorporation of signage onto the building.

G. Miscellaneous

1. The developer shall meet the parkland dedication ordinance by paying a park fee of \$400/per acre.
2. No outside storage of materials or vehicles shall be permitted other than the vehicles for rental purposes.

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