



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 3210-2017, Version: 1

Rezoning Application Z17-017

APPLICANT: Long Road Development Co., LLC; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

PROPOSED USE: Commercial development and self-storage facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on September 14, 2017.

GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-M, Limited Manufacturing District will allow development of a self-storage facility on 9.23 acres (Sub-area A), and the requested CPD, Commercial Planned Development District will allow limited commercial development on 7.81 acres (Sub-area B). The site is within the boundaries of the *Southeast Area Plan* (2000), which recommends commercial land uses at this location. The proposed L-M district includes provisions for building and parking setbacks, vehicular access, enhanced buffering and screening, and building design. The proposed CPD limits the permitted uses and text includes provisions for building and parking setbacks, vehicular access, buffering, landscaping and screening. Staff considers the self-storage facility to be generally commercial in nature and supports the requested zoning districts because they are consistent with the Plan's land use recommendation, and include appropriate use limitations, traffic commitments, and enhanced landscaping and screening from adjacent parkland and residential development.

To rezone **6395 ABBIE TRAILS DRIVE (43110)**, being 17.04± acres located at the southeast corner of Abbie Trails Drive and Gender Road, **From:** CPD, Commercial Planned Development District, **To:** L-M, Limited Manufacturing District and CPD, Commercial Planned Development District (Rezoning # Z17-017).

WHEREAS, application # Z17-017 is on file with the Department of Building and Zoning Services requesting rezoning of 17.04± acres from CPD, Commercial Planned Development District, to L-M, Limited Manufacturing District and CPD, Commercial Planned Development 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 and CPD, Commercial Planned Development districts are consistent with the recommended land use of the *Southeast Area Plan*, and include appropriate use limitations, traffic commitments, and landscaping and screening from adjacent parkland and residential developments; 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:

6395 ABBIE TRAILS DRIVE (43110), being 17.04± acres located at the southeast corner of Abbie Trails Drive and Gender Road, and being more particularly described as follows:

L-M - SUB-AREA A

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 1, Township 11, Range 21 of Buckingham's Survey of Congress Lands East of The Scioto River, and being out of the remainder of the 104.991 acre tract conveyed to Long Road Development Company, LLC by deed of record in Instrument Number 199905040112415 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING, for reference, at the intersection of the easterly right-of-way line of Gender Road (120 foot right-of-way width) with the southerly right-of-way line of Abbie Trails Drive (100 foot right-of-way width) and the southwesterly corner of the 7.103 acre tract conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 199912290317413;

Thence South 00° 15' 42" East, with said easterly right-of-way line and the westerly line of said remainder tract, a distance of 714.65 feet to the TRUE POINT OF BEGINNING;

Thence South 85° 35' 02" East, partly across said remainder tract, with a line common to said remainder tract and the 5.393 acre tract conveyed to Abbie Cove Apartments II LLC by deed of record in Instrument Number 201411040146505 and the 10.003 acre tract conveyed to Abbie Cove Apartments LLC by deed of record in Instrument Number 201210150154916, a distance of 1266.98 feet, to a corner common to said remainder tract and said 10.003 acre tract, also in the westerly line of the 28.787 acre tract conveyed to Brice Grove Apartments, LLC by deed of record in Instrument Number 200006120115526;

Thence South 04° 24' 59" West, with the line common to said remainder tract and said 28.787 acre tract, a distance of 322.68 feet to a common corner thereof and in the northerly line of the 164.473 acre tract conveyed to the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Instrument Number 200712100211704, also being the southerly line of said Section 1;

Thence North 85° 23' 45" West, with the line common to said remainder tract and said 164.473 acre tract and the line common to the 1.932 acre tract conveyed to the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Instrument Number 200912220184728, a distance of 1240.92 feet to a common corner thereof and in the easterly right-of-way line of Gender Road;

Thence North 00° 15' 42" West, with said easterly right-of-way line and the westerly line of said remainder tract, a distance of 319.67 feet to the TRUE POINT OF BEGINNING containing 9.2 acres, more or less.

To Rezone From: CPD, Commercial Planned Development District

To: L-M, Limited Manufacturing District

CPD - SUB-AREA B

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 1, Township 11, Range 21 of Buckingham's Survey of Congress Lands East of The Scioto River, and being out of the remainder of the 104.991 acre tract conveyed to Long Road Development Company, LLC by deed of record in Instrument Number 199905040112415 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the intersection of the easterly right-of-way line of Gender Road (120 foot right-of-way width) with the southerly right-of-way line of Abbie Trails Drive (100 foot right-of-way width) and the southwesterly corner of the 7.103 acre tract conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 199912290317413;

Thence North 89° 44' 18" East, with said southerly right-of-way line, the southerly line of said 7.103 acre tract, and the northerly line of said remainder tract, a distance of 731.07 feet to a northwesterly corner of the 5.393 acre tract conveyed to Abbie Cove Apartments II LLC by deed of record in Instrument Number 201411040146505;

Thence with the line common to said 5.393 acre tract and said remainder tract, the following courses:

South 14° 26' 22" East, a distance of 36.03 feet;

South 04° 24' 58" West, a distance of 169.97 feet;

South 89° 44' 18" West, a distance of 341.14 feet; and

South 04° 24' 58" West, a distance of 540.00 feet to a corner common to said 5.393 acre tract and said remainder tract;

Thence North 85° 35' 02" West, across said remainder tract, a distance of 342.00 feet to a point in the easterly right-of-way line of Gender Road;

Thence North 00° 15' 42" West, with said easterly right-of-way line and the westerly line of said remainder tract, a distance of 714.65 feet to the POINT OF BEGINNING, containing 7.8 acre, more or less.

This description was prepared from record information for zoning purposes only, and is NOT to be used for the transfer of real property.

To Rezone From: CPD, Commercial Planned Development District

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-M, Limited Manufacturing District and CPD, Commercial Planned Development District and 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 CPD, Commercial Planned Development District and L-M, Limited Manufacturing District and Application among the records of the Department of Building and Zoning Services as required by Sections 3311.12 and 3370.03 of the Columbus City Codes; said plan being titled, "**ABBIE TRAILS ZONING EXHIBIT,**" and said text being titled, "**DEVELOPMENT TEXT,**" both dated July 20, 2017, and signed by Donald Plank, Attorney for the Applicant, and the text reading as follows:

DEVELOPMENT TEXT

EXISTING ZONING: CPD, Commercial Planned Development District

PROPOSED ZONING: L-M, Limited Manufacturing District and CPD, Commercial Planned Development District

OWNER: Long Road Development Co., LLC

APPLICANT: Long Road Development Co., LLC c/o Donald Plank, Plank Law Firm

DATE OF TEXT: July 20, 2017

APPLICATION: Z17-017

I. INTRODUCTION: The subject property of this rezoning consists of 17.04 +/- acres of land located east of Gender Road and south of Abbie Trails Drive, Franklin County Parcel No. 530-228205-00 and more particularly described in the legal descriptions submitted with the zoning application (the "Property"). There are two (2) Sub-areas: Sub-area A is 9.23 +/- acres and Sub-area B is 7.81 +/- acres. Applicant is seeking to rezone Sub-area A from CPD, Commercial Planned Development District (Z96-054) to the L-M, Limited Manufacturing District to permit development of self-storage and Subarea B from CPD to CPD to update the development standards to reflect a smaller commercial site than originally established. The proposed uses of Sub-area A and B are a down-zoning from the current zoning. The zoning exhibit titled "Abbie Trails Zoning Exhibit" (the "Zoning Exhibit") dated July 20, 2017 is referenced in Section G of both subareas and depicts site development for Subarea A and perimeter setbacks for Subarea A and Subarea B.

II. SUB-AREA A: L-M (9.23 Acres)

1. PERMITTED USES: The only permitted use of Sub-area A shall be self-storage and related accessory uses including office serving the self-storage, and may include ancillary sales of goods and materials (e.g. boxes, tape, Styrofoam, etc.) used for moving and storage.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text or Zoning Exhibit, the applicable development standards are contained in Chapter 3363, M-Manufacturing District of the Columbus City Code.

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

Building setbacks shall be as follows: two hundred thirty (230) feet from Gender Rd.; thirty-five (35) feet from the north property lines of the adjacent residential properties; fifty-five (55) feet from the east property line; and, thirty-three (33) feet from the south property line and as depicted on the Zoning Exhibit.

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

1. There shall be an access point at the northwest corner of Subarea A to Gender Road as depicted on the Zoning Exhibit.
2. The access point to Gender Road is to be a shared drive serving both Subarea A and Subarea B. The property owner(s) of Subarea A shall be required to provide cross access easements to the property owner(s) of Subarea B to permit the areas of Subarea B to access Gender Road via the access point to Gender Road within Subarea A.
3. Upon any development within Subarea B or prior to any vehicular connection between Subarea A and Subarea B, a 295' northbound right turn lane (includes diverging taper) and a 225' southbound left turn lane (including diverging taper) , shall be constructed on Gender Road at the access point to Gender Road within Subarea A. The turn lane improvements described above will not be required if the area of Subarea A is fully developed with a only a self-storage use.
4. At the access point to Gender Road, the westbound left turn movement shall be prohibited on weekdays between the hours of 4PM-7PM.
5. The improvements described above shall be subject to the approval of the City of Columbus, Department of Public Service.

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

1. Buffering between Sub-area A and the adjacent residential uses to the north and east of Sub-area A will be installed and maintained as shown on the Zoning Exhibit. Evergreen trees, such as, Norway Spruce, White Spruce and Colorado Spruce, and fencing, or a combination thereof, shall be placed along the north and east property lines of Sub-area A where adjacent to residential uses. The evergreen trees shall be planted in two (2) rows eight (8) feet +/- feet apart and trees

twenty-five (25) feet +/- on center. Trees in each row shall be off-set to be placed between trees of the adjacent row.

2. Sub-area A will be fenced with a 6' high aluminum wrought iron style fence between buildings along portions of the north and south property lines. A 6' high aluminum wrought iron style fence shall be located along the east property line, as depicted on the Zoning Exhibit.

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

1. All overhead doors, man doors or other means of access to the storage buildings will be from the interior of Sub-area A, other than as may be required by the Ohio Building Code and/or Columbus Fire Department.
2. The building, fronting Gender Road, shall contain the accessory office and shall be constructed using a combination of stucco and stone wainscot.

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

No outdoor storage will be permitted in Sub-area A.

F. Graphics and/or Signage Commitments

All graphics and signage for the Sub-area A 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 variance to those requirements or off-premises graphics will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments

The plan titled "Abbie Trails Zoning Exhibit", dated July 20, 2017, and signed by Donald Plank, attorney, depicts the Sub-area. The zoning exhibit may be slightly adjusted to reflect engineering, architectural, topographical, or other sited data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

SUB-AREA B: CPD (7.81 Acres)

1. **PERMITTED USES:** The permitted uses shall be those uses permitted in the C-4 and C-5 Commercial Districts in the Columbus Zoning Code, except as prohibited or limited below.

A. **PROHIBITED USES:** Billboards, cabaret, night club, public parking garage; hotel; sales of motor vehicles.

B. **LIMITED USES:**

1. C-5 Uses. A maximum of two (2) C-5 uses shall be permitted on Sub-area B.
2. Outside Display Area. The display area for any retail use shall contain only those items normally and customarily sold by that retail user. A convenience store use may also sell seasonal items and products, including but not limited to, firewood, mulch, flowers, Christmas wreaths, etc. The outside display area for all retail uses shall be limited to the front of the building along the sidewalk. The display shall not exceed four (4) feet in depth, twelve (12) feet in width and three (3) feet in height and shall maintain a clearance of four (4) feet of sidewalk in front of any such outdoor display area.

2. **DEVELOPMENT STANDARDS:** In addition to the development standards required by Chapter 3356 for the C-4, Commercial District, Sub-area B shall also be subject to the following:

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

1. The minimum parking and maneuvering setback from Abbie Trails Drive shall be ten (10) feet and the building setback shall be twenty-five (25) feet.
2. Setbacks from East Property Line. A minimum twenty-five (25) foot building, parking and maneuvering setback shall be established along the east property line of Sub-area B.
3. Gender Road Setbacks. The parking, maneuvering and canopy setback from Gender Road shall be twenty-five (25) feet.
4. Treatment of Setback Area. Within the established parking setback areas Applicant/Owner shall install and maintain landscaping, fencing or mounding, or a combination thereof to satisfy headlight screening. Graphics for the Sub-area B uses may be located in the setback area but must comply with the setback requirements of Article 15 of the Columbus City Code, as it applies to the C-4 and C-5, Commercial Districts.

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

1. There shall be one access point permitted to Abbie Trails Drive for Subarea B. This access point shall be located a minimum of 375' east of the intersection of the centerlines of Abbie Trails Drive and Gender Road.
2. This access to Abbie Trails Drive is to be a shared drive serving both Subarea A and Subarea B. The property owner(s) of Subarea B shall be required to provide cross access easements to the property owner(s) of Subarea A to permit the areas of Subarea A to access Abbie Trails Drive via the access point to Abbie Trails Drive within Subarea B.
3. Upon development of Subarea B, a westbound left turn lane with a length of 125' (includes diverging taper) and an eastbound left turn lane length of 125' (includes diverging taper) shall be constructed on Abbie Trails Drive at the access point to Abbie Trails Drive within Subarea B.
4. Upon any development within Subarea B or prior to any vehicular connection between Subarea A and Subarea B, a 295' northbound right turn lane (includes diverging taper) and a 225' southbound left turn lane (including diverging taper) , shall be constructed on Gender Road at the access point to Gender Road within Subarea A.
5. The improvements described above shall be subject to the approval of the City of Columbus, Department of Public Service.

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

Landscaping, fencing or mounding, or a combination thereof, shall comply with Section 3321.09 of the Columbus City Code.

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

N/A

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

Light fixtures located within 100' from any residentially zoned area shall not exceed 14' in height.

F. Graphics and/or Signage Commitments

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 and C-5 Commercial Districts, and any variance or off-premise graphics to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments

The plan titled “Abbie Trails Zoning Exhibit”, dated July 20, 2017, and signed by Donald Plank, attorney, depicts the Subarea. The zoning exhibit may be slightly adjusted to reflect engineering, architectural, topographical, or other sited data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

H. CPD Criteria

1. Natural Environment. The natural environment of Sub-area B is limited to relatively flat terrain.
2. Existing Land Use. Vacant.
3. Circulation. Access to and from Sub-area B will be from Abbie Trails Drive and Gender Road, with Gender Road access being a shared curb cut with Subarea A.
4. Visual Form. N/A.
5. Visibility. Sub-area B is visible from both Gender Road and Abbie Trails Drive.
6. Proposed Development. Commercial uses appropriate for the site and area.
7. Behavior Patterns. This area of development will integrate selective retail and restaurant uses in the area. Pedestrian access will be encouraged to Sub-area B to discourage vehicular dependence from that area. Vehicular access will be provided by Abbie Trails Drive and Gender Road and may also be provided by private drives.
8. Emissions. This development will conform to City requirements for light levels, sounds, smells and dust. It is anticipated that this development would not adversely affect proposed adjacent uses in this regard.

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