



Legislation Text

File #: 2852-2017, **Version:** 2

Rezoning Application: Z17-022

APPLICANT: LeVeck Commercial Construction and Development; c/o Christopher Cline, Atty.; 300 West Wilson Bridge Road, Number 100; Worthington, OH 43085.

PROPOSED USE: Self-storage facility.

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

SOUTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval. The site consists of two undeveloped parcels zoned in the R, Rural District. The requested L-M, Limited Manufacturing District will allow development of a self-storage facility. The proposed limitation text restricts the use of the property to a self-storage facility, and includes commitments to building setbacks, building height, traffic access, buffering and screening, lighting, and building materials. The request also includes a commitment to develop the site as shown on the submitted site plan. The *Southwest Area Plan* (2009) recommends medium-low density residential land uses at this location and further states that non-residential uses are not appropriate in existing residential areas. While the limitation text and site plan reflect efforts to screen and buffer the surrounding single-unit dwellings, Staff believes that a self-storage facility at this location is not compatible with the residential and rural character of the area.

To rezone **2539 GANTZ ROAD (43123)**, being 4.80± acres located on the west side of Gantz Road, 1,000± feet north of Dyer Road, From: R, Rural District, To: L-M, Limited Manufacturing District (Rezoning # Z17-022).

WHEREAS, application No. Z17-022 is on file with the Department of Building and Zoning Services requesting rezoning of 4.80± from R, Rural District, to L-M, Limited Manufacturing District; and

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

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

WHEREAS, the City Departments recommend disapproval of said zoning change because the requested L-M, Limited Manufacturing District will allow the development of a self-storage facility, but the *Southwest Area Plan* recommends medium-low density residential land uses at this location, and further states that non-residential uses are not appropriate in existing residential areas. Staff believes that a self-storage facility at this location is not compatible with the residential

and rural character of 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:

2539 GANTZ ROAD (43123), being 4.8± acres located on the west side of Gantz Road, 1,000± feet north of Dyer Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Jackson, and being 4.8 acres out of the parcels of land conveyed to Bobby C. Schulz, Rheba S. Morrell, and Elise W. Hunter [Auditor's Tax Parcel 160-001012 and 160-001005] by the deed recorded in the Recorder's Instrument Numbers 200612260254010 and 201702170023321, and being further described as follows:

Beginning at the northwest corner of said Schulz, Morrell and Hunter parcels, said point being in the easterly line of Lot 175, Stoneridge Village Section 4, a subdivision plat recorded in Recorder's Plat Book 79, Page 37, and being at a corner of the existing corporation line of the City of Columbus, as established by Ordinance No. 975-72, and recorded in Recorder's Misc. Records in Volume 156, Page 385, also as established by Ordinance No. 2090-89, and recorded in Recorder's Official Record Volume 14170 C-12;

Thence in an Easterly direction, a distance of approximately 1452 feet along the northerly line of said Schulz, Morrell and Hunter parcels, and the southerly lines of the 13.69 acre parcel of land conveyed to Free Will Baptist Church by Recorder's Deed Volume 2323, Page 213, and the 1 acre parcel of land conveyed to Free Will Baptist Church by Recorder's Deed Volume 3160, Page 691, and crossing the right of way line of Gantz Road (being established as a 50 foot wide easement and referenced in the County Road Record 15, Page 257; with 30 feet from center being dedicated by Willow Creek Section 2, Part 1, a subdivision plat recorded in Recorder's Plat Book 79, Page 31), and also being a point in the existing corporation line for the City of Columbus, as established by Ordinance 1328-70, and recorded in the Recorder's Misc. Records in Volume 151, Page 137;

Thence in a Southerly direction, a distance of approximately 91 feet crossing the right of way line of Gantz Road along the previously mentioned City of Columbus corporation line;

Thence in a westerly direction, a distance of approximately 581 feet crossing the right of way line of Gantz Road, and along the south line of said Schulz, Morrell and Hunter parcels, and also the north line of the 1.1 acre parcel of land conveyed to Holly L. Baker by Recorder's Inst. No. 200612260254008, to a point at a corner of said Schulz, Morrell and Hunter parcels, and the northwest corner of said Baker parcel;

Thence in a southerly direction, a distance of approximately 90 feet along a line of said Schulz, Morrell and Hunter parcels, and the west line of said Baker parcel to the southeast corner of said Schulz, Morrell and Hunter parcels, and the southwest corner of said Baker parcel, said point being in the north line of the 4.869 acre parcel of land conveyed to Charles W. Schulz, Jr. by Recorder's Inst. No. 200901150005774;

Thence in a westerly direction, a distance of approximately 871 feet along the south line of said Schulz, Morrell and Hunter parcels, and the north line of said Schulz Jr. parcel to the southwest corner of said Schulz, Morrell and Hunter parcels, and the northwest corner of said Schulz Jr. parcel, said point being in the easterly line of lot 178 of said Stoneridge Village Section 4 subdivision plat, and on the previously mentioned City of Columbus corporation line;

Thence in a northerly direction, a distance of approximately 180 feet along the westerly line of said Schulz, Morrell and Hunter parcels, and the easterly line of lots numbered 178, 177, 176, and 175 of said Stoneridge Village Section 4 subdivision plat, and on the previously mentioned City of Columbus corporation line, to the Point of Beginning of this description, and containing approximately 4.8 Acres of land, more or less.

Parcel Nos. 160-0010124 and 160-001005

Known as: 2539 Gantz Road, Columbus, OH 43123

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 “~~GANTZ ROAD STORAGE UNITS SITE COMPLIANCE PLAN~~ **SITE COMPLIANCE PLAN**,” dated ~~August 11, 2017~~, and text titled, “~~LIMITATION TEXT~~,” ~~both~~ dated ~~August 23, 2017~~ **January 17, 2018**, ~~both and~~ signed by Robert LeVeck, Agent for the Applicant, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 2539 Gantz Rd. Grove City, OH 43123

OWNERS: Bobby C. Schulz, Rheba S. Morrell and Elise W. Hunter

APPLICANT: LeVeck Commercial Construction and Development

DATE OF TEXT: ~~August 23, 2017~~ **January 17, 2018**

APPLICATION NUMBER: Z17-022

1. INTRODUCTION: The site is located on the west side of Gantz Road east of Hunterstown Dr. Free Will Baptist Church at 2525 Gantz Rd. is north of the site. One residence on Gantz Rd. and vacant farmland is south of the site.

2. PERMITTED USES: Self-storage units and management office, and accessory retail sales of packing supplies.

3. DEVELOPMENT STANDARDS: Useless 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 Gantz Road shall be fifty feet.

2. Building setback along perimeter shall be twenty-five feet.

3. The building height of the self-storage units shall not exceed 12 feet. 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:

Access to the self-storage buildings will be through a private drive to be located approximately in the north of the site, to be connected on the west side of Gantz Road.

C. BUFFERING, LANDSCAPING, OPEN SPACE AND/OR SCREENING COMMITMENTS:

1. The developer shall install a row of spruce or pine evergreen trees (one tree every 8 feet) along the perimeter boundaries as shown on the Site Plan. Trees shall be every 8 feet measured on a linear basis but staggered and not in a straight line.
2. Wood or vinyl fencing shall be 6 feet in height and have opacity of 75% along the perimeter of the self-storage buildings.
3. Two street trees with caliper diameter of 2 ½" at planting to be planted along the Gantz Road frontage; subject to City Engineer sight triangle requirements.
4. Existing tree buffers on north, west and south sides of property perimeter to be maintained along edge of property line.
5. Parkland dedication requirements to be met by payment in accord with Columbus City Code Chapter 3318.
6. **A landscaping mound will be provided on the western side of the site as shown on the site plan with a slope of no greater than 3:1 and a minimum height of 2 feet.**

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

1. The self-storage buildings shall be one story.
2. The self-storage 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 north, south, or west sides of the property unless required by the building or fire codes. There shall be no windows on the north or south perimeter of the building unless required by the building or fire codes. The 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. Dumpsters shall be screened. Said screening shall be constructed of wood materials that match the colors and exterior finish of the buildings. Gates on the enclosure shall be constructed of fence planks composed of materials that coordinate in color with the enclosure.
2. There will be no exterior lights on the perimeter of the self-storage buildings located next to the adjacent properties.
3. Wiring within the development shall be underground.

F. GRAPHICS AND 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-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 self-storage 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. The Subject Site shall be developed in accordance with the site plan submitted herewith, ~~"Gantz Road Storage Units Site Compliance Plan Exhibit "A"~~ **"Site Compliance Plan"** dated ~~8/11/17~~ **January 17, 2018**, by ~~ADR & Associates, Ltd.~~ **BRH Group, Inc.**, and signed by Robert LeVeck, agent. The site plan may be slightly adjusted to reflect engineering, topographical or other site data discovered at the time that development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

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