



# City of Columbus

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

## Legislation Text

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**File #: 1783-2018, Version: 1**

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### **Rezoning Application Z17-059**

**APPLICANT:** U-Haul Company of Ohio, Inc.; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, First Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.

**PROPOSED USE:** Limited commercial and manufacturing uses.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on May 10, 2018.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with a vacant hotel and is zoned in the C-4, Commercial District. The applicant is requesting the L-M, Limited Manufacturing District to allow development of limited commercial and less objectionable manufacturing uses related to warehousing, storage, and sales. The limitation text includes commitments to building height, vehicular access, parking setback, street trees, and headlight screening. The site is within the planning area of the *Northland I Area Plan (2014)*, which recommends "Community Commercial" land uses at this location. Staff finds the proposed L-M, Limited Manufacturing District to be consistent with the existing development pattern along Sinclair Road and that it will not add incompatible land uses to the area. A concurrent Council Variance (Ordinance # 1784-2018; CV17-085) has been filed to reduce the required parking setback line, landscaping and screening, and minimum number of loading spaces required.

To rezone **4900 SINCLAIR ROAD (43229)**, being 6.87± acres located at the southeast corner of Sinclair Road and Freeway Drive South, **From:** C-4, Commercial District, **To:** L-M, Limited Manufacturing District (Rezoning # Z17-059).

**WHEREAS**, application # Z17-059 is on file with the Department of Building and Zoning Services requesting rezoning of 6.87± acres from C-4, Commercial District, to the L-M, Limited Manufacturing District; and

**WHEREAS**, the Development 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 consistent with the existing development pattern along Sinclair Road and will not introduce incompatible land uses to 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:

**4900 SINCLAIR ROAD (43229)**, being 6.87± acres located at the southeast corner of Sinclair Road and Freeway Drive South, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Quarter Township 4, Township 2, Range 18, United States Military Lands, and being a part of Lot 2 of Blackmore Subdivision shown of record in Plat Book 40, Page 29, Recorder's office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southerly line of Freeway Drive South (60 feet wide) as dedicated in Plat Book 40, Page 66, with the easterly line of Sinclair Road as dedicated in Plat Book 40, Page 29, said point begin at the northwesterly corner of said Lot 2;

Thence, South 86 ° 04' 00" East, along the southerly line of said Freeway Drive south, and along the northerly line of said Lot 2, a distance of 365.17 feet to an iron pin at the angle point in said line;

Thence, South 49 ° 24' 32" East, continuing along the southerly line of said Freeway Drive South, and along the northerly line of said Lot 2, a distance of 349.82 feet to an iron pin on the westerly Limited Access Right-of-way line of Interstate #71, at the northeasterly corner of said Lot 2;

Thence, South 40 ° 35' 28" West , along the westerly Limited Access Right-of-way line of said Interstate #71, and along the easterly line of said Lot 2, a distance of 189.00 feet to an iron pin at an angle point of said line;

Thence, South 33 ° 17' 00" West, continuing along the westerly Limited Access Right-of-way line of said Interstate #71, and along the easterly line of said Lot 2, a distance of 182.16 feet to an iron pin at the northeasterly corner of a 1.027 acre tract conveyed to the City of Columbus shown on record in Deed Book 3707, Page 715, and known as Morse Road Loop Ramp Limited Access Right-of-way;

Thence, South 57 ° 28' 40" West, across said Lot 2, and along the northerly line of said 1.027 acre tract, and along the northerly Limited Access Right-of-way Line of said Morse Road Loop Ramp, a distance of 87.47 feet to an iron pin at an angle point in said line;

Thence, South 80 ° 43' 32" West, continuing across Lot 2, and along the northerly line of said 1.027 acre tract ,and along the northerly Limited Access Right-of-way line of said Morse Road Loop Ramp, a distance of 85.60 feet to an iron point at an angle point in said line;

Thence, North 86 ° 04' 00" West, continuing across said Lot 2, along the northerly line of said 1.027 acre tract, and along the northerly Limited Access Right-of-way line of said Morse Road Loop Ramp, a distance of 255.00 feet to an iron pin at an angle point in said line;

Thence, North 24 ° 22' 03" West, continuing across Lot 2, along the northerly line of said 1.027 acre tract, and along the northerly Limited Access Right-of-way line of said Morse Road Loop Ramp, a distance of 73.82 feet to an iron pin on the easterly line of said Sinclair Road, and on the westerly line of said Lot 2, said point being at the northwesterly corner of said 1.027 acre tract;

Thence North 03 ° 56' 00" East, along the easterly line of said Sinclair Road, and along the westerly line of said Lot 2, a distance of 525.78 feet to a place of beginning, containing 6.865 acres, more or less.

Parcel Number: 010-182523

Property Address: 4900 Sinclair Road, Columbus, OH 43229

**To Rezone From:** C-4, Commercial District

**To:** L-M, Limited Manufacturing District

**SECTION 2.** That a Height District of sixty (60) 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 text titled, “**DEVELOPMENT TEXT**,” signed by Dave Perry, Agent for the Applicant and Donald Plank, Attorney for the Applicant, dated June 1, 2018, and the text reading as follows:

### **DEVELOPMENT TEXT**

**EXISTING DISTRICT:** C-4, Commercial District

**PROPOSED DISTRICT:** L-M, Limited Manufacturing District

**PROPERTY ADDRESS:** 4900 Sinclair Road, Columbus, OH 43229

**APPLICANT:** U-Haul Company of Ohio, Inc. c/o Dave Perry, David Perry Company., Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215

**OWNER:** AMERCO Real Estate Company c/o Dave Perry, David Perry Company., Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215

**DATE OF TEXT:** June 1, 2018

**APPLICATION NUMBER:** Z17-059

### **INTRODUCTION:**

The site is 6.865 +/- acres on the east side of Sinclair Road, at the southeast corner of Sinclair Road and Freeway Drive South. The site is developed with a former hotel with five (5) and six (6) story buildings and related restaurant. The hotel and restaurant have been closed for several years and have been vandalized. Applicant proposes self-storage with accessory uses and related commercial uses. Large areas of property to the north, west and east are zoned M, Manufacturing, M-1, Manufacturing or M-2, Manufacturing and are developed with storage, distribution and manufacturing uses, as well as commercial uses. See also companion variance application CV17-085.

**1a. PERMITTED USES:** Permitted uses shall be uses of Section 3363.02, Warehouse, Storage and Sales Establishment - Less Objectionable Uses, of the M, Manufacturing District and all uses of Section 3356.03, C-4, Permitted Uses, except as specifically prohibited, as follows: Animal Shelter, Bar, Billboards, Blood and Organ Banks, Cabarets and Nightclubs, Check Cashing and Loans, Extended Stay Hotel, Halfway House, Mission/Temporary Shelters, New or used car sales, Off-premise Graphics, outside storage of any vehicle or materials and Pawn Brokers.

**1b. PROHIBITED USES:** The following uses, while not a use of Section 3363.02, Warehouse, Storage and Sales Establishment - Less Objectionable Uses nor the C-4, Commercial District, are specifically prohibited: Adult Entertainment Establishment, Adult Store.

**2. DEVELOPMENT STANDARDS:** Except as specified herein and as modified by CV17-085, the applicable development standards of Chapter 3363, M, Manufacturing District of the Columbus City Code shall apply.

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

1. Height District shall be H-60.

2. Subject to CV17-085, the Sinclair Road parking setback shall be ten (10) feet, the parking setback along the west 365' +/- of the Freeway Drive South frontage shall be a minimum of five (5) feet, the parking setback along the west 425' +/- of the I-71 ramp shall be minimum of ten (10) feet. No parking setback shall be required along the east 370' +/- of the site adjacent to I-71 or the east 350' of the Freeway Drive South frontage.

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

1. There shall be a maximum of two (2) vehicular access points on Sinclair Road. The north access point shall be full-

turning movement. The south access point shall be right-in/right-out only, or, at applicant's choice, may be right-in only.

2. Right of way dedication totaling 50 feet from centerline Sinclair Road shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan.

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

1. Along and adjacent to Sinclair Road, eleven (11) street trees shall be planted either in the parking setback or in the Sinclair Road right of way, subject to permission of the City of Columbus. Headlight screening shall be installed in the Sinclair Road Parking setback.

2. Along and adjacent to the west 365' of the Freeway Drive South frontage, headlight screening shall be installed in the parking setback.

3. Along and adjacent to the west 425' +/- of the I-71 ramp, headlight screening shall be installed in the 10 foot parking setback

**D. Building design and/or Interior-Exterior treatment commitments.**

N/A

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

N/A

**F. Graphics and Signage Commitments.**

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the M, Manufacturing District. Any variance to applicable sign requirements shall be submitted to the Columbus Graphics Commission.

**G. Miscellaneous.**

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

2. While new and used car sales are prohibited as a primary use, the sale of trucks and/or trailers associated with the self-storage use shall be permitted.

3. There shall be no outside storage of any material or vehicle, including boats and recreational vehicles.

4. Outside parking of vehicles (trucks and trailers) used in the self-storage business and customer vehicles brought to the premises related to leasing or access to self-storage facilities shall be permitted. All parked vehicles shall have a current motor vehicle registration/license plate, shall be in operable condition and shall be parked on an asphalt or concrete surface.

5. There shall be no parking of unauthorized vehicles, including semi-tractors and trailers or other vehicles not directly associated with the on premise self-storage use.

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