



# City of Columbus

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

## Legislation Text

---

**File #:** 1127-2019, **Version:** 1

---

**Rezoning Application: Z18-042**

**APPLICANT:** Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty.; 1301 Dublin Road, Suite 200; Columbus, OH 43215.

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on March 14, 2019.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is undeveloped in the CPD, Commercial Planned Development District. The applicant is requesting the L-M, Limited Manufacturing District to permit a self-storage facility. The Limitation text commits to a site plan and includes development standards addressing setbacks, site access, landscaping, and lighting. A concurrent Council variance (Ordinance # 1128-2019; CV19-024) has been submitted to modify the building setback. The site is located within the boundaries of the *Interim Hayden Run Corridor Plan* (2004), which recommends "Neighborhood Center" land uses at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines. The proposal includes landscaping and screening commitments in consideration of nearby residential uses. Planning Staff recognizes this proposal as being generally consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.

To rezone **4996 RIGGINS ROAD (43026)**, being 4.73± acres located on the north side of Riggins Road, 146± feet west of Amber Lane, **From:** CPD, Commercial Planned Development District, **To:** L-M, Limited Manufacturing District (Rezoning #Z18-042).

**WHEREAS**, application # Z18-042 is on file with the Department of Building and Zoning Services requesting rezoning of 4.73± acres from CPD, Commercial Planned Development District, to 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 proposed L-M, Limited Manufacturing district will allow a self-storage facility that includes landscaping and screening commitments in consideration of nearby residential uses and is consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.

**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 # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**4996 RIGGINS ROAD (43026)**, being 4.73± acres located on the north side of Riggins Road, 146± feet west of Amber Lane, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military District 3012, also being a

part of a 10.841 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127000 and being more particularly described as follows;

Commencing at Franklin County Geodetic Survey Monument 8855 found at an angle point in the original centerline of Avery Road, the northwest corner of dedication for a portion of Avery Road as recorded in the Avery Road and Riggins Road Dedication in Plat Book 120, Page 82, and also being in the east line of Virginia Military Survey District 3453 and the west line of Virginia Military Survey District 3012;

Thence with the north line of Avery Road as recorded in Plat Book 120, Page 82, the south line of a 28.000 acre tract as conveyed to Avery Road Columbus LLC in Instrument Number 201205020060718 and the north line of said 10.841 acre tract, N 84° 16' 27" E, 1135.30 +/- feet to the TRUE POINT OF BEGINNING for the land herein described as follows;

Thence with the north line of said 10.841 acre tract, the south line of said 28.000 acre tract and the south line of Silverton Farms Section 3 as recorded in Plat Book 103, Page 13, N 84° 16' 27" E, 605.03 +/- feet to the northeast corner of said 10.841 acre tract and being an angle point in the south line of Silverton Farms Section 3;

Thence with the east line of said 10.841 acre tract, the south line of Silverton Farms Section 3, the west line of Silverton Farms Section 2, Phase 2 as recorded in Plat Book 104, Page 52 and the west line of 0.107 acre tract as conveyed to Franklin County Commissioners in Instrument Number 201606300084672, S 05° 58' 17" E, 670.63 +/- feet to the southeast corner of said 10.841 acre tract, the southwest corner of said 0.107 acre tract, the northwest corner of a 5.718 acre tract as conveyed to Franklin County Commissioners in Instrument Number 201606300084671, and being in the northerly right of way line of Riggins Road (C.R. 432 - RW Varies) as created in Plat Book 120, Page 82;

Thence with the south line of said 10.841 acre tract and the northerly right of way line of Riggins Road (C.R. 432) as created in Plat Book 120, Page 82 along curve to the right having a central angle of 16° 14' 20", a radius of 952.00 feet, an arc length of 269.82 +/- feet and a chord bearing and distance of N 75° 25' 05" W, 268.92 +/-feet;

Thence the following seven (7) courses across said 10.841 acre tract:

1. N 22° 39' 14" E, 50.82 +/- feet;
2. Along curve to the left having a central angle 75° 15' 40", a radius of 200.00 feet, an arc length of 262.71 +/- feet and a chord bearing and distance of N 14° 58' 36" W, 244.23 +/- feet;
3. N 52° 36' 25" W, 227.21 +/- feet;
4. Along curve to the left having a central angle 43° 07' 08", a radius of 200.00 feet, an arc length of 150.51 feet +/- and a chord bearing and distance of N 74° 09' 59" W, 146.99 +/- feet;
5. S 84° 16' 27" W, 38.08 +/- feet;
6. Along curve to the left having a central angle 00° 54' 58", a radius of 300.00 feet, an arc length of 4.80 +/- feet and a chord bearing and distance of N 05° 16' 04" W, 4.80 +/- feet ;
7. N 05° 43' 33" W, 77.42 +/- feet to the TRUE POINT OF BEGINNING, containing 4.73 +/- acres, more or less.

**To Rezone From:** CPD, Commercial Planned Development 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 changes on the said original zoning map and shall register a copies of the approved L-M, Limited Manufacturing District and Application among the records of the Department of Building and Zoning Services as required by Sections 3370.03 of the Columbus City Codes; said site plans being titled, "**PRELIMINARY SITE LAYOUT FOR CARDINAL SELF STORAGE,**" and "**BUFFER LANDSCAPE CONCEPT PLAN,**" said elevations being titled, "**CARDINAL SELF STORAGE - RIGGINS RD SHEETS 1-2,**" and said text being titled, "**LIMITATION TEXT,**" all dated April 4, 2019, and signed by Jill Tangeman, Attorney for the Applicant, and the text reading as follows:

**LIMITATION TEXT**

**Property Location:** Riggins Road, Columbus, Ohio 43026

**Parcel No.:** 010-265649

**Owner:** White Family Farm Ltd.

**Applicant:** Cardinal Self Storage LLC

**Proposed District:** L-M - Limited Manufacturing

**Date of Text:** April 4, 2019

**Application No.:** Z18-042

**I. INTRODUCTION**

The subject property consists of 6.14 +/- acres (the "Site") located north of Riggins Road and east of Avery Road. The property is currently zoned CPD. To the west and north of the site are recently annexed properties zoned R-Residential. To the south of the Site is land zoned L-AR1 and to the east is residential properties zoned in the City of Hilliard.

The applicant proposes to rezone the Site to L-M to allow for the construction of a self-storage facility. The self-storage facility will consist of six storage buildings.

In terms of use, the proposed self-storage facility is an ideal transition from the commercial development planned along Riggins Road to the existing residential uses to the north and east. The proposed self-storage will have little impact on traffic and city services.

**II. PERMITTED USES**

Self-Storage Facility

**III. DEVELOPMENT STANDARDS:**

**A. 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.

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

A. The minimum building setback from the north and east property lines shall be twenty-five (25) feet and the parking setback from the north and east property lines shall be fifteen (15) feet.

B. The applicant has submitted a council variance to address the building setback for Building E as shown on the Site Plan.

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

A. The Site will utilize a single curb cut on Riggins Road for access.

B. The developer will dedicate right of way for the public street along the southern boundary of the property and will dedicate right of way for the public street stub to the north required to be provided as per rezoning application Z14-010 along the western boundary of the property.

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

A landscape buffer will be installed in the twenty-five foot setback on the north and east property lines, as shown on the Buffer Landscape Concept Plan. The landscape buffer will include a mound as well as a mixture of native trees and plants.

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

The site shall be developed in general conformance with the submitted elevations being titled, Cardinal Self Storage - Riggins Rd Sheets 1-2.

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

No pole lighting will be used on site.

6. Miscellaneous

A. The developer shall comply with the parkland dedication ordinance by contributing money to the City's Recreation and Parks Department.

B. The site shall be developed in general conformance with the submitted site plans. The plans may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

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