



Legislation Text

File #: 2189-2019, **Version:** 1

Rezoning Application: Z19-031

APPLICANT: J. Johnson Investments, LLC; c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Self-storage facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on July 11, 2019.

GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 1.2± acre consists of one undeveloped parcel zoned in L-M, Limited Manufacturing District which only permits storage of boats and vehicles. The requested L-M district updates the permitted uses and submitted site plan to allow development of a self-storage facility. The limitation text includes supplemental development standards that address building height and setbacks, traffic access, street trees, screening and landscaping elements, building design and orientation, lightning controls, and includes a commitment to a site plan. The site is within the boundaries of the *South East Land Use Plan* (2018), which recommends "Industrial and Warehouse" land uses at this location, and includes complete adoption of Columbus Citywide Planning Policies (C2P2) Design Guidelines. The proposed L-M district is consistent with the Plan's land use recommendation, and includes a commitment to a site plan that shows enhanced setbacks from neighboring residential uses containing appropriate landscaping and screening, consistent with C2P2 Design Guidelines.

To rezone **4975 GENDER RD. (43110)**, being 1.2± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive, From: L-M, Limited Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning # Z19-031).

WHEREAS, application # Z19-031 is on file with the Department of Building and Zoning Services requesting rezoning of 1.2± acres from L-M, Limited Manufacturing District, to L-M, Limited Manufacturing 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 District is consistent with the *South East Land Use Plan's* recommendation and adequately addresses C2P2 Design Guidelines addressing enhanced setbacks and appropriate screening and landscaping between residential and non-residential uses; 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:

4975 GENDER RD. (43110), being 1.2± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio and in the N W ¼ of Sec. 13, Twp. 11, Pg. 21, Congress Lands and being a part of a 2.383 acre tract conveyed to South Side Sales Company, as recorded in Inst. #200601100006462, Recorder's Office, Franklin County, Ohio, more particularly bounded and described as follows;

Beginning at ½" iron pin found in the west line of Gender Road at the Northeast corner of said 2.383 acre tract the southeast corner of South Side Sales Company 5.075 acre tract Inst. #200601100006463 which is N 85 deg. 50' 40" W, 60.00 feet, and S 04' 08" 20" W, 906.93 feet, from the northeast corner of the northwest quarter of said Section 13, thence N 86 deg. 07' 40" W, 181.53 feet, with the common line of said 2.383 and 5.075 acre tracts to a ½" iron pin found at a common corner of said tracts, the True Point of Beginning for the tract herein described;

Thence N 86 deg. 07' 40" W, 17.18 feet, into said 2.383 acre tract to a point at the northwest corner of a 1.199 acre tract to be rezoned;

Thence S 04 deg. 08' 20" W, 262.85 feet, into said 2.383 acre tract, with the west line of said 1.199 acre tract, to a point in the south line of said 2.383 acre tract;

Thence N 86 deg. 01' 21" W, 160.00 feet, with the south line of said 2.383 acre tract, to an iron pin at the southwest corner of said 2.383 acre tract;

Thence N 04 deg. 08' 54" E, 315.54 feet, with the west line of said 2.383 acre tract, to an iron pin at the northwest corner of said 2.383 acre tract;

Thence S 86 deg. 05' 18" E, 177.58 feet to an iron pin at a common corner of said 2.383 and 5.075 acre tracts;

Thence S 04 deg. 28' 12" W, 52.80 feet, with a common line of said 2.383 and 5.075 acre tracts, to the place of beginning;

Containing 1.184 acres be the same more or less all subject to all legal easements, restrictions conditions as the same may be of record.

Subject tract is known as 4975 Gender Road, Canal Winchester, Ohio Part of Tax Parcel #010-260512-00.

To Rezone From: L-M, Limited Manufacturing 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 titled "**JOHNSON STORAGE SITE CONCEPT**," and text titled, "**LIMITATION TEXT**," both dated July 16, 2019, and signed by Jackson B. Reynolds III, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 4975 Gender Road

OWNER: James and Janet Johnson

APPLICANT: J. Johnson Investments LLC

DATE OF TEXT: 7/16/19

APPLICATION NUMBER: Z19-031

1. INTRODUCTION: This is a site along the west side of Gender Road. The property was zoned for personal storage use on September 23, 2002 (Z01-080) and subsequently this portion was rezoned to L-M in 2007 (Z06-12). The owner has not been able to develop the property with RV and boat storage uses so the application is to allow the personal storage to be reinstituted on the site.

2. PERMITTED USES: Self storage units and an ancillary office shall be permitted on the site.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

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

The maximum building height shall be 25 feet.

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

All circulation, curb cuts and access points shall be subject to the approval of the Department of Public Service.

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

1. Street trees shall be planted evenly spaced along Gender Road at a ratio of one tree per 40 feet of frontage.

2. A 6 foot high fence shall be erected along the southern, western and northern property lines.

3. A 10 foot setback shall be provided along the western property to the storage building and within this 10 foot setback there shall be planted one arborvitae tree every 30 feet along the length of the building. Additional arborvitae trees shall be planted every 30 feet along the length of the south and north side yards as shown on the submitted site plan.

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

1. No roof top mechanicals will be used.

2. All buildings will have a pitched (1 ½ pitch for the storage units) or sloped roofs.

3. The buildings shall be a beige colored steel with white doors.

4. No exterior opening shall be allowed along the abutting property lines unless required by building and/or fire codes.

5. The walls of the building shall be no higher than 18 feet (excluding roof).

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

Light poles shall not exceed 18 feet in height and shall have cutoff fixtures.

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 M, Manufacturing District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

The Subject Site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when 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 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.