



Legislation Text

File #: 2042-2020, **Version:** 2

Rezoning Application: Z20-044

APPLICANT: 1901 Western Avenue LLC; c/o Jeffrey L. Brown, Atty.; 37 W. Broad St., Suite 460; Columbus, OH 43215.

PROPOSED USE: Self-storage facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on August 13, 2020.

GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 9.23± acre site consists of a portion of one undeveloped parcel zoned in L-M, Limited Manufacturing District (Z17-017) which only permits a self-storage facility and related accessory uses. The requested L-M, Limited-Manufacturing district updates the permitted uses and submitted site plan to allow the development of a self-storage facility with accessory uses that includes outdoor storage of boats and recreational vehicles and truck rental services. The limitation text includes supplemental development standards that address building setbacks, traffic access, and includes a commitment to a site plan and building elevations. A concurrent Council variance (Ordinance #2043-2020, CV20-060) has been filed to reduce building setbacks and distance separation requirements. 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, Limited Manufacturing district is consistent with the Plan's land use recommendation, and includes a commitment to a site plan and building elevations that demonstrates compatibility with C2P2 Design Guidelines.

To rezone **6395 ABBIE TRAILS DR. (43110)**, being 9.23± acres located on the east side of Gender Road, 725± feet south of Abbie Trails Drive, **From:** L-M, Limited Manufacturing District, **To:** L-M, Limited Manufacturing District (Rezoning #Z20-044) **and to declare an emergency.**

WHEREAS, application #Z20-044 is on file with the Department of Building and Zoning Services requesting rezoning of 9.23± 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 will allow a storage facility that is compatible with the land use recommendations of both the *South East Land Use Plan* and C2P2 Design Guidelines;

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; 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 # 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 DR. (43110), being 9.23± acres located on the east side of Gender Road, 725± feet south of Abbie Trails Drive, and being more particularly described as follows:

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 deg. 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 deg. 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 deg. 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 deg. 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 deg. 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: 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 changes on the said original zoning map in the office of the Department of Building and Zoning

Services 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 site plan being titled, "**ABBIE TRAILS STORAGE ZONING SITE PLAN**," and elevations titled, "**ABBIE TRAILS STORAGE BUILDING ELEVATIONS WITH LANDSCAPING**," both dated August 14, 2020, and text titled, "**LIMITATION TEXT**," dated August 24, 2020, and all signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

EXISTING ZONING: L-M

PROPOSED DISTRICT: L-M

OWNER: 1901 Western Avenue LLC

APPLICANT: 1901 Western Avenue LLC

DATE OF TEXT: 8/24/20

APPLICATION: Z20-044

1. INTRODUCTION: The site was zoned in 2017 as part of a larger development (Z17-017). The applicant wants to adjust the development standards and change the site plan for the L-M portion of the 2017 zoning.

2. PERMITTED USES: The only permitted uses shall be self-storage and related accessory uses including offices, truck rental and outside storage and may include ancillary sales of goods and materials (e.g. boxes, tape, Styrofoam etc.) used for moving and storage. However, an off premise sign may be installed if approved by the Columbus Graphics Commission.

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

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

The minimum building setback from Gender Road shall be 65 feet per CV20-060.

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

1. The access point to Gender Road shall be a shared access with the CPD portion of Z17-017. The owner of the subject parcel shall grant cross access easements to the owner(s) of the CPD portion of Z17-017 so that the CPD property has access to the curb cut to Gender Road on the subject property on the subject parcel.

2. Upon the development within the CPD portion of Z17-017 or prior to any vehicular connection between the subject site and said CPD portion, a 295 foot northbound right turn lane (including diverging taper) and a 225 foot southbound left turn lane (including diverging taper) shall be constructed on Gender Road at the access point shown on the submitted site plan. The turn lane improvements described above will not be required if the subject site is fully developed with only a self storage use.

3. At the access point to Gender Road, the westbound left turn movement shall be prohibited on weekdays between the hours of 4 p.m. - 7 p.m.

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

The buffer from the north, east, and south sides of the site are shown on the submitted site plan.

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

The building elevations facing Gender Road are shown on the submitted building elevation.

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

N/A

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

G. Miscellaneous

1. The submitted site plan may be slightly adjusted to reflect engineering, architectural, topographical or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the approved data regarding the proposed adjustment.

2. The submitted building elevation plan may be slightly adjusted to reflect engineering, architectural, topographical or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the building elevation plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the approved 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.~~ That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.