



## Legislation Text

---

**File #:** 2010-2020, **Version:** 1

---

### **Council Variance Application: CV19-133**

**APPLICANT:** Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

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

**WEST SCIOTO AREA COMMISSION RECOMMENDATION:** Approval

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant has received a recommendation of approval from the Development Commission for a concurrent rezoning request to the L-M, Limited Manufacturing District (Ordinance #2009-2020; Z19-098) to permit a self-storage facility. Variances to reduce building and parking setbacks are included in this request. While Staff finds the proposed use of self-storage inconsistent with the "Mixed Use (Neighborhood)" land use recommendation of the *Trabue/Roberts Area Plan* (2011), Staff supports the variances as they achieve the design standard recommendations of the Plan.

To grant a Variance from the provisions of Sections 3312.27, Parking setback line; and 3363.24, Building lines in an M-Manufacturing district; of the Columbus City Codes for property located at **3370 TRABUE RD. (43228)**, to permit reduced setbacks for a self-storage facility in the L-M, Limited Manufacturing District (Council Variance #CV19-133).

**WHEREAS**, by application #CV19-133, the owner of property at **3370 TRABUE RD. (43228)**, is requesting a Council variance to permit reduced setbacks for a self-storage facility in the L-M, Limited Manufacturing District; and

**WHEREAS**, Section 3312.27, Parking setback line, requires a parking setback of 25 feet, while the applicant proposes a parking setback line of 10 feet along Building 1, as shown on the site plan; and

**WHEREAS**, Section 3363.24, Building lines in an M-Manufacturing district, requires a building line of 60 feet, while the applicant proposes a 25 foot building line along Building 1, as shown on the site plan; and

**WHEREAS**, said ordinance requires separate submission for all applicable permits and a Certificate of Occupancy for the proposed use; and

**WHEREAS**, the West Scioto Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval because the proposed setback variances achieve design standards that are more consistent with the UCO design standard recommendations of the *Trabue/Roberts Area Plan*; now, therefore:

**WHEREAS**, the granting of said variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city; and

**WHEREAS**, the granting of said variance will alleviate the difficulties encountered by the owner of the property located at **3370 TRABUE RD. (43228)**, in using said property as desired; now, therefore:

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That a variance from the provisions of Sections 3312.27, Parking setback line; and 3363.24, Building lines in an M-Manufacturing district, of the Columbus City Codes; for property located at **3370 TRABUE RD. (43228)**, insofar as said sections prohibit a self-storage facility with a reduced parking setback line from 25 feet to 10 feet and a reduced building line from 60 feet to 25 feet; said property being more particularly described as follows:

**3370 TRABUE RD. (43228)**, being 3.4± acres located on the north side of Trabue Road, 235± feet west of Dublin Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being Virginia Military District 544 and being the remainder of a 0.607 acre tract and the remainder of a 3.715 acre tract as are conveyed to Gloria J. Stephens, Lilda M. Delewese, Neno G. Delewese, Jessanna Delewese, Josephine M. Wilson, Jesse B. Wilson, Jr., Ermagene Kelly, Donald C. Kelly, Gina Fulk, R. Wayne Fulk, Ralph P. Carifa, Gloria A. Carifa, Samuel G. Carifa, Linda Carifa, Mark R. Carifa, Barbara Carifa, Mary Jo Green, Kevin Green in Instrument Number 200911060160726 and Instrument Number 201507210099235 being further described as follows;

Commencing at FCGS 1636 at the center line intersection of the right of way on Trabue Road (R/W Varies) and McKinley Avenue (R/W Varies), the southeast corner of a 0.2845 acre tract (29-WD) as conveyed to Franklin County Commissioners in Instrument Number 200204150094538, being in the south line of Norwich Township, the north line of Franklin Township, the south line of Virginia Military District 544 and the north line of Virginia Military District 530;

Thence with the centerline of Trabue Road and the south line of said 0.2845 acre tract, S 66° 35' 53" W, 276.2± feet to the southwest corner of said 0.2845 acre tract and the southeast corner of a 0.1448 acre tract (28-WD) as conveyed to Franklin County Commissioners in Instrument Number 200207090168698;

Thence leaving the centerline of Trabue Road along the west line of said 0.2845 acre tract and the east line of said 0.1448 acre tract, N 55° 54' 07" W, 47.4± feet to the northwest corner of said 0.2845 acre tract, the northeast corner of said 0.1448 acre tract, the southwest corner of the remainder of said 0.607 acre tract and the southeast corner of Parcel I as conveyed to Pomante Properties, LLC in Instrument Number 201405010053419, being in the northerly right of way line of Trabue Road, and being the TRUE POINT OF BEGINNING for the land herein described as follows;

Thence with the west line of the remainder of said 0.607 acre tract and the east line of said Parcel I, N 55° 54' 07" W, 763.5± feet to the northwest corner of the remainder of said 0.607 acre tract, the northeast corner of said Parcel I and being in the south line of Lot 1 as created in Builders Place as recorded in Plat Book 70, Page 97 as conveyed to Board of Education of the Upper Arlington City School District in Instrument Number 201303270050520;

Thence with the north line of the remainder of said 0.607 acre tract and the south line of said Lot 1, N 66° 05' 53" E, 161.0± feet to the northeast corner of the remainder of said 0.607 acre tract, the southeast corner of said Lot 1 and being in the westerly right of way line of the CSX Transportation, Inc. Railroad;

Thence with the east line of the remainder of said 0.607 acre tract, the east line of the remainder of said 3.715 acre tract and the westerly right of way line of said CSX Transportation, Inc. Railroad, S 63° 55' 14" E, 848.9± feet to the southeast corner of the remainder of said 3.715 acre tract, the northeast corner of said 0.2845 acre tract and being in the northerly right of way line of Trabue Road;

Thence with the south line of the remainder of said 3.715 acre tract, the south line of the remainder of said 0.607 acre tract, the north line of said 0.2845 acre tract and the northerly right of way line of Trabue Road, S 66° 35' 53" W, 302.3± feet to the TRUE POINT OF BEGINNING, containing 3.4± acres, more or less.

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for those uses permitted in the L-M, Limited Manufacturing District as specified in Ordinance #2009-2020 (Z19-098).

**SECTION 3.** That this ordinance is further conditioned on substantial compliance with the site plan titled, "**CARDINAL STORAGE - TRABUE ROAD**," signed by Jill Tangeman, Attorney for the Applicant, and dated August 4, 2020. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings 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 a designee, upon submission of the appropriate data regarding the proposed adjustment.

**SECTION 4.** That this ordinance is further conditioned upon the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed use.

**SECTION 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.