



# City of Columbus

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

## Legislation Text

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**File #:** 2009-2020, **Version:** 1

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**Rezoning Application: Z19-098**

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

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

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (3-1-1) on July 9, 2020.

**WEST SCIOTO AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval. The site consists of three undeveloped parcels zoned in R, Rural District. The applicant desires to develop the site with a self-storage facility and requests the L-M, Limited Manufacturing District. A concurrent Council variance (Ordinance #2010-2020, CV20-133) has been filed to vary the building and parking setback lines. The limitation text commits to a site plan and includes development standards addressing setbacks, site access, and lighting. The site is located within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends "Mixed-Use (Neighborhood)" land uses for this location, described as "local centers of economic activity" exemplified by "smaller scale retail, office, or institutional uses, including gas stations with conveniences stores that are built to Urban Commercial Overlay (UCO) standards." While the requested L-M, Limited Manufacturing District will allow a self-storage facility that is compatible with adjacent industrial development, Staff finds the proposed use of self-storage inconsistent with the recommendations of the *Trabue/Roberts Area Plan*. Staff would consider self-storage on this block if it were part of a larger redevelopment strategy that included a mix of uses, and was either hidden to the rear of the site or otherwise presented along Trabue Road as a commercial storefront typology, consistent with the Plan's recommendations.

To rezone **3370 TRABUE RD. (43228)**, being 3.4± acres located on the north side of Trabue Road, 235± feet west of Dublin Road, **From:** R, Rural District, **To:** L-M, Limited Manufacturing District (Rezoning #Z19-098).

**WHEREAS**, application #Z19-098 is on file with the Department of Building and Zoning Services requesting rezoning of 3.4± acres From: R, Rural District, To: L-M, Limited Manufacturing District; and

**WHEREAS**, the Development Commission recommends approval of said zoning change; and

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

**WHEREAS**, the City Departments recommend disapproval of said zoning change because, while the requested L-M, Limited Manufacturing District will allow a self-storage facility that is compatible with adjacent industrial development, Staff finds the proposed use of self-storage inconsistent with the recommendations of the *Trabue/Roberts Area Plan*; 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:

**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.

**To Rezone From:** R, Rural 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 plan titled, "**CARDINAL STORAGE - TRABUE ROAD,**" elevations titled "**CARDINAL SELF STORAGE - TRABUE RD,**" and said text titled, "**LIMITATION TEXT,**" all dated August 4, 2020, and signed by Jill Tangeman, Attorney for the Applicant, said text reading as follows:

### **LIMITATION TEXT**

**Property Location:** 3370 Trabue Road, Columbus, Ohio 43228

**Parcel No.:** 203-287898; 203-287901; and 203-287902

**Owner:** Lilda M. Delewese Trustee, et al.

**Applicant:** Cardinal Self Storage LLC

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

**Date of Text:** August 4, 2020

**Application No.:** Z19-098

### **I. INTRODUCTION**

The subject property consists of 3.4+/- acres (the "Site") located on Trabue Road. The property is currently zoned R-Rural. To the north and east on the other side of the railroad tracts is land zoned M-Manufacturing and M2-Manufacturing; to the west is land zoned C-2 Commercial; and to the south is land zoned CPD - Commercial Planned Development.

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 four storage buildings.

In terms of use, the proposed self-storage facility is an ideal transition from the commercial development to the west and south to the existing manufacturing 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:**

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.

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

1. The minimum building setback from Trabue Road shall be 10 feet for parking and 25 for building. The applicant has submitted Council Variance Application # CV19-133 to address the building setback for Trabue Road as shown on the Site Plan.

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

1. The Site will utilize a single curb cut on Trabue Road for access. The access will be right in / right out but may be adjusted to reflect a proposed right-in/right-out/left-out access as approved by the Department of Public Service.

2. The applicant will dedicate right of way sufficient for 60' of right of way from centerline on Trabue Road.

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

1. Street trees at 40' on center along Trabue Road will be installed.

2. A 10' shared use path or 5' sidewalk along Trabue Road will be installed, as approved by the Department of Public Service.

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

3. The site shall be developed in general conformance with the submitted Elevations attached hereto as Exhibit B.

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

1. No pole lighting will be used on site.

F. Graphics and Signage Commitments

N/A

G. Miscellaneous

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

2. The site shall be developed in general conformance with the submitted Site Plan attached hereto as Exhibit A and the Elevations attached hereto as Exhibit B. 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.