



City of Columbus

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

Legislation Text

File #: 0538-2022, **Version:** 1

Rezoning Application: Z21-082

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

PROPOSED USE: Self-storage facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (3-0-1) on January 13, 2022.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is undeveloped in the CPD, Commercial Planned Development District. The applicant proposes the L-M, Limited Manufacturing District to permit the development of a self-storage facility or limited commercial uses. The limitation text commits to a site plan, landscaping plan, and building elevations, and includes use restrictions and development standards addressing setbacks, access, screening, and lighting. The site is located within the planning boundaries of the *Rocky Fork - Blacklick Accord Plan* (2003), which recommends "Multi-family" land uses at this location. While the proposed use is inconsistent with this recommendation, Planning Division staff finds the proposal to be an appropriate land use for the site given the existing commercial zoning and emerging development pattern at the Hamilton Road and Warner Road intersection promoting a mixed-use environment. The request also received a recommendation of approval from the Rocky Fork Blacklick Accord Panel on December 16, 2021. A concurrent Council variance (Ordinance #0539-2022; CV21-132), has been submitted to reduce parking and building setback lines.

To rezone **6357 N. HAMILTON RD. (43081)**, being 2.23± acres located on the south side of North Hamilton Road, 200± feet south of Glenabby Drive, **From:** CPD, Commercial Planned Development District, **To:** L-M, Limited Manufacturing District (Rezoning #Z21-082).

WHEREAS, application #Z21-082 is on file with the Department of Building and Zoning Services requesting rezoning of 2.23± acres from CPD, Commercial Planned Development District, to the 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 while the self-storage facility inconsistent with the "multi-family" land use recommendation of the *Rocky Fork - Blacklick Accord Plan*, Staff finds the proposal to be an appropriate land use for the site given the existing commercial zoning and emerging development pattern at the Hamilton Road and Warner Road intersection promoting a mixed-use environment; 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:

6357 N. HAMILTON RD. (43081), being 2.23± acres located on the south side of North Hamilton Road, 200± feet south of Glenabby Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 3, Township 2, Range 16, United States Military Lands and containing 2.23+/- acres of land, more or less, said 2.23+/- acres being part of the remainder of the Original 33.918 acre tract of land described as Parcel 1 and conveyed to Cardinal Title Holding Company of record Official Record 12417G06, said 2.23+/- acres more particularly described as follows:

Beginning, at a westerly corner of said Parcel 1, being a northerly corner of a 19.106 acre tract of land conveyed to HQ Flats Phase I LLC of record in Instrument Number 200612010164289 and being in the southeasterly right-of-way line of Hamilton Road (R/W-100') as dedicated on the plat "Dedication of Plat of Hamilton Road and Easements" of record in Plat Book 100, Page 3;

Thence N 48° 45' 27" E, with the northwesterly line of said Parcel I and said southeasterly right-of-way line, 363.24 feet+/- to a northerly corner of said Parcel I and being a westerly corner of a 5.357 acre tract described as "Glenabby Condominium" of record in Condominium Plat Book 162, Page 83 and declared in Instrument Number 200608090156928;

Thence S 41° 14' 06" E, with a northeasterly line of said Parcel I, with a southwesterly line of said "Glenabby Condominium" tract and leaving said right-of-way line, 253.05 feet+/- to a common corner thereof and being in a northwesterly line of a 2.021 acre tract of land described as "Glenabby Condominium First Amendment" of record in Condominium Plat Book 173, Page 15 and declared in Instrument Number 200602170031322;

Thence along the common line of said Parcel I and said "First Amendment", the following two (2) courses;

S 48° 44' 46" W, 261.91 feet+/- to a common corner thereof;

S 04° 06' 45" W, 151.99 feet+/- to a common corner thereof and being in a northerly line of said 19.106 acre tract;

Thence along the common line of said Parcel I and said 19.106 acre tract, the following three (3) courses;

N 86° 14' 13" W, 6.61 feet+/- to a common corner thereof;

N 04° 14' 11" W, 16.24 feet+/- to a common corner thereof;

N 41° 15' 01" W, 343.82 feet+/- to the True Point of Beginning. Containing 2.23+/- acres.

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 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 plans titled, "**ZONING SITE PLAN FOR CARDINAL STORAGE HAMILTON ROAD, "DEVELOPMENT PLAN,"**" and "**OVERALL LANDSCAPE PLAN,"**" elevations titled, "**CARDINAL SELF STORAGE: HAMILTON ROAD, SHEETS 1-2,"**" and said text titled, "**LIMITATION TEXT,"**" all dated January 18, 2022, and signed by Jill Tangeman, Attorney for the Applicant, said text reading as follows:

LIMITATION TEXT

Property Location: 6357 N. Hamilton Road, Columbus, OH 43081

Parcel No.: Part of Parcel No. 010-207682

Owner: Cardinal Title Holding Co.

Applicant: Cardinal Self Storage LLC

Proposed District: L-M - Limited Manufacturing

Date of Text: January 18, 2022

Application No.: Z21-082

I. INTRODUCTION

The subject property consists of 2.23+/- acres (the “Site”) located off North Hamilton Road, north of the 161 interchange. The property is currently zoned CPD allowing C-4 and C-5 uses. The site is surrounded by L-ARLD and L-AR-1 apartment districts on the north, east and south. Across Hamilton Road to the west is a CPD zoning district and existing commercial uses.

The applicant proposes to rezone the Site to L-M to allow for the construction of a self-storage facility. In terms of use, the proposed self-storage facility is a significantly less-intensive use than the currently-permitted C-4 and C-5 commercial uses. The proposed self-storage will be harmonious in design to the neighboring multi-family and will have little impact on traffic and city services.

So long as the site is developed as a self-storage facility, the site will be developed in accordance with the Zoning Site Plan and Development Plan; the Landscape Plan; and the Building Elevations.

II. PERMITTED USES

Uses in Sections 3356.02 (C-4, Commercial) and 3357.01 (C-5, Commercial) of the Columbus City Code and Self-Storage Facilities are permitted uses, except for the following uses which are prohibited:

- a. Billboards
- b. Cabaret
- c. Commercial radio transmitting or television station and appurtenances including cellular towers unless it is located on top of a building. Notwithstanding the previous sentence, no full size regional cell towers will be located on the top of a building if such cell tower exceeds ten (10) feet above the height of the building.
- d. Dance hall
- e. Funeral parlor
- f. Motion picture theater
- g. Nightclub
- h. Pawn shop
- i. Poolroom
- j. Private club
- k. Testing or experimental laboratory

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 building and parking setback from Hamilton Road will be 15 feet from the proposed right of way as permitted by concurrent Council Variance #CV21-132.

2. If the site develops for any use other than a self-storage facility, lot coverage shall not exceed 80% for structures and paved areas. Internal sidewalks and bikeways shall not be considered as part of the lot coverage.

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

1. Access shall be via a single curb cut on Hamilton Road as shown on the Site Plan.
2. The developer will pay a fee in the amount of \$143,509.63 in lieu of construction of left turn lane in accordance with the requirements from the Division of Traffic Management.
3. 60 feet of right-of-way will be dedicated along North Hamilton Road pursuant to the Columbus Thoroughfare Plan.
4. If the site develops for any use other than a self-storage facility, overnight parking of semi-tractor trailers, box trucks, commercial vehicles or recreational vehicles outside of loading areas shall be prohibited and trucks located within loading areas shall not be permitted to leave engines running overnight.

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

1. Landscaping shall be as shown on the Landscape Plan.
2. A 10' Shared Use path will be installed the full length of the North Hamilton road frontage as shown on the Landscape Plan.
3. Street trees along North Hamilton Road will be on the south side of the Shared Use Path as shown on the Landscape Plan.

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

If the site develops for any use other than self-storage, the same exterior finishes shall be used on all sides of the building.

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

1. So long as the site develops as a self-storage facility, pole lighting will be prohibited 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, Development Plan, Landscape Plan, and Building Elevations. If the site does not develop as a self-storage facility, only the building and parking setbacks on the Site Plan and the landscaping on the Landscape Plan shall apply. 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.