



City of Columbus

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

Legislation Text

File #: 1113-2022, **Version:** 1

Rezoning Application: Z21-101

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 (5-0-1) on March 10, 2022.

GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a portion of an undeveloped parcel in the L-C-4, Limited Commercial District. The requested L-M, Limited Manufacturing District will permit the development of a self-storage facility. 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. This site is not within a planning area that gives land use recommendations, but is within an area that has adopted the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. Planning Division staff finds the proposal to be an appropriate land use for the site, and the elevations and site design are consistent with C2P2 Design Guidelines.

To rezone **3925 S. HAMILTON RD. (43125)**, being 4.12± acres located 250± feet west of South Hamilton Road, along the south side of Bayleap Drive, **From:** L-C-4, Limited Commercial District, **To:** L-M, Limited Manufacturing District (Rezoning #Z21-101).

WHEREAS, application #Z21-101 is on file with the Department of Building and Zoning Services requesting rezoning of 4.12± acres from L-C-4, Limited Commercial District, to the 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 proposed self-storage facility is an appropriate land use for the site, and the elevations and site design are consistent with C2P2 Design Guidelines; 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:

3925 S. HAMILTON RD. (43125), being 4.12± acres located 250± feet west of South Hamilton Road, along the south side of Bayleap Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Township 11, Section 9, Range 21,

Congress Lands and containing 4.12+/- acres of land, more or less, said 4.12+/- acres being part of a remainder 5.600 acre tract of an original 128.5 acre tract conveyed to Plaza GRB Hamilton Road, LLC of record in Instrument Number 200401210014610:

Beginning, at the southwesterly corner of said 5.600+/- acre tract, being the southeasterly corner of a 9.501 acre tract of land conveyed to Winchester Park Investment Condominium, Phase II - Second Amendment, of record in Condo Plat Book 208, Page 43, and being a point in the northerly line of a 24.718 acre tract conveyed to Metropolitan House LLC of record in Instrument Number 202008200123286;

Thence **N 04° 08' 53" E**, along the westerly line of said 5.600+/- acre tract, along the easterly line of said 24.718 acre tract, along the easterly line of a 12.879 acre tract conveyed to Winchester Park Investment Condominium, Phase I, of record in Condo Plat Book 203, Page 90, **336.22 feet**+/- to an angle point being the northwesterly corner of said 4.12+/- acre tract and the southerly right-of-way line of Bayleap Drive (Private), as created by a 0.947 acre Access Easement of Record in Instrument Number 200401210014624;

Thence along the common line of said 4.12+/- acre tract and said Access Easement, the following three (3) courses;

S 85° 00' 33" E, 504.06 feet+/- to an angle point;

S 78° 12' 46" E, 21.57 feet+/- to a curve;

with a curve to the right, having a central of **81° 10' 08"**, a radius of **15.40 feet**, an arc length of **21.81' feet**, and a chord bearing and distance of **S 37° 22' 09" E, 20.03 feet**+/- to an angle point being a northeasterly corner of said 4.12+/- acre tract and the westerly line of a Perpetual Access Easement of record in Instrument Number 200711050192346;

Thence **S 04° 13' 21" W**, along the easterly line of said 4.12+/- acre tract, along the westerly line of said Perpetual Access Easement, **312.64 feet**+/- to an angle point being the southeasterly corner of said 4.12 acre tract and in the northerly line of a 3.180 acre tract conveyed to ALDI Inc. (OHIO) of record in Instrument Number 202010190161962.

Thence **N 85° 40' 17" W**, along the southerly line of said 4.12 acre tract, along the northerly line of said 3.180 acre tract, and along the northerly line of said 24.718 acre tract, **538.26 feet**+/- to the **True Point of Beginning**. Containing **4.12+/- acres**.

The above description was prepared by Advanced Civil Design Inc. on December 2, 2021 and is based on information obtained from the Franklin County Auditor's and the Franklin County Recorder's Office.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This is not to be used for the transfer of land and is for zoning purposes only.

To Rezone From: L-C-4, Limited Commercial 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**," "**OVERALL LANDSCAPE PLAN**," and "

DEVELOPMENT PLAN," elevations titled, "CARDINAL SELF STORAGE- WALNUT: S. HAMILTON ROAD, SHEETS 1-2," and said text titled, "LIMITATION TEXT," all dated March 30, 2022, and signed by Jill Tangeman, Attorney for the Applicant, said text reading as follows:

LIMITATION TEXT

Property Location: 3925 S. Hamilton Road, Columbus, OH 43125
Parcel No.: Part of Parcel No. 530-156578
Owner: Plaza GRB Hamilton Road, LLC
Applicant: Cardinal Self Storage LLC
Proposed District: L-M - Limited Manufacturing
Date of Text: March 30, 2022
Application No.: Z21-101

I. INTRODUCTION

The subject property consists of 4.12+/- acres (the "Site") located off South Hamilton Road, south of Winchester Pike. The property is currently zoned L-C-4. The site is surrounded by CPD zoning to the north, east and south and by L-AR-12 to the west. Across Hamilton Road to the west are also 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 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.

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 setbacks from Bayleap Drive shall be 20 feet.

2. The building and parking setbacks from the east and south property lines shall be five feet.

3. The building and parking setback from the west property line shall be 25 feet.

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

Access shall be via Bayleap Drive as shown on the Site Plan.

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

1. Shade trees will be installed on the north property line as identified on the Overall Landscape Plan.

2. Existing trees on the west property line will be maintained as identified on the Overall Landscape Plan.

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

The site shall be developed in general conformance with the submitted architectural elevations.

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

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 plans titled, "Zoning Site Plan for Cardinal Storage," "Overall Landscape Plan," and "Development Plan," and the architectural elevations titled, "Cardinal Self Storage- Walnut: S. Hamilton Road, Sheets 1-2". 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.