



Legislation Text

File #: 2366-2022, **Version:** 2

Rezoning Application: Z22-034

APPLICANT: Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty. and Elizabeth Seedorf, Atty.; 1301 Dublin Road, Suite 200; Columbus, OH 43215.

PROPOSED USE: Self-storage facility.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on August 11, 2022.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is undeveloped in the CPD, Commercial Planned Development District. The requested L-M, Limited Manufacturing District will permit a self-storage facility as an extension of the existing facility located to the east. The limitation text commits to a site plan, building elevations, and includes development standards addressing setbacks, site access, landscaping, and lighting. A concurrent Council variance (Ordinance #2367-2022; CV22-045) has been submitted to modify the building setback. The site is located within the boundaries of the *Interim Hayden Run Corridor Plan* (2004), which recommends "Neighborhood Center" land uses at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The building elevations include a consistent level of finish across both the Riggins Road and Basinghall Drive frontages, generally consistent with C2P2 Design Guidelines.

To rezone **5050 RIGGINS RD. (43026)**, being 2.51± acres located on the north side of Riggins Road, 430+/- feet west of Amber Lane, **From:** CPD, Commercial Planned Development District, **To:** L-M, Limited Manufacturing District (Rezoning #Z22-034). **(AMENDED BY ORD. 1378-2023 PASSED MAY 15, 2023 BA)**

WHEREAS, application #Z22-034 is on file with the Department of Building and Zoning Services requesting rezoning of 2.51± acres from CPD, Commercial Planned Development District, to 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 the proposed L-M, Limited Manufacturing district will allow a self-storage facility with a consistent level of finish across both the Riggins Road and Basinghall Drive frontages, in accordance with the design recommendations of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.

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:

5050 RIGGINS RD. (43026), being 2.51± acres located on the north side of Riggins Road, 430+/- feet west of Amber Lane, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military District 3012, also being a part of the remainder of a 10.841 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127000 and being more particularly described as follows;

Commencing at Franklin County Geodetic Survey Monument 8855 found at an angle point in the original centerline of Avery Road, the northwest corner of dedication for a portion of Avery Road as recorded in the Avery Road and Riggins Road Dedication in Plat Book 120, Page 82, and also being in the east line of Virginia Military Survey District 3453 and the west line of Virginia Military Survey District 3012;

Thence with the north line of Avery Road as recorded in Plat Book 120, Page 82, the south line of a 28.000 acre tract as conveyed to Avery Road Columbus LLC in Instrument Number 201205020060718 and the north line of the remainder of said 10.841 acre tract, N 84° 16' 27" E, 1165.30 feet to the northeast corner of the remainder of said 10.841 acre tract and the northwest corner of a 4.678 acre tract as conveyed to Cardinal Self Storage Riggins LLC in Instrument Number 2019122000171706;

Thence the following two (2) courses with the east line of the remainder of said 10.841 acre tract and the west line of said 4.678 acre tract:

1. S 05° 43' 33" E, 47.78 feet;
2. Along a curve to the right having a central angle of 04° 26' 16", a radius of 445.00 feet, an arc length of 34.47 feet, and a chord bearing and distance of S 03° 30' 25" E, 34.46 feet to an angle point in the west line of said 4.678 acre tract to the TRUE POINT OF BEGINNING of the land herein described as follows;

Thence the following five (5) courses along the west line of said 4.678 acre tract and the east line of the remainder of said 10.841 acre tract:

1. N 88° 42' 42" E, 26.5± feet;
2. Along a curve to the right having a central angle of 38° 40' 52", a radius of 200.00 feet, an arc length of 135.02 feet, and a chord bearing and distance of S 71° 56' 51" E, 132.47 feet;
3. S 52° 36' 25" E, 225.1± feet;
4. Along a curve to the right having a central angle of 75° 15' 40", a radius of 200.00 feet, arc length of 262.71 feet, and a chord bearing and distance of S 14° 58' 36" E, 244.23 feet
5. S 22° 39' 14" W, 50.8± feet to the southwest corner of said 4.678 acre tract and the southeast corner of the remainder of said 10.841 acre tract, and being in the northerly right of way line of Riggins Road (C.R. 432, RW Varies) as dedicated in Plat Book 120, Page 82;

Thence the following three (3) courses along the south line of the remainder of said 10.841 acre tract and the northerly right of way line of Riggins Road (C.R. 432) as dedicated in Plat Book 120, Page 82:

1. Along a curve to the right having a central angle of 14° 21' 45", a radius of 952.00 feet, an arc length of 238.64 feet, and a chord bearing and distance of N 60° 07' 03" W, 238.01 feet;
2. N 52° 56' 11" W, 50.0± feet;
3. Along a curve to the left having a central angle of 08° 30' 39", a radius of 1072.00 feet, an arc length of 159.24 feet, and a chord bearing and distance of N 57° 11' 31" W, 159.09 feet;

Thence the following four (4) courses across the remainder of said 10.841 acre tract:

1. N 28° 21' 56" E, 7.8± feet;
2. N 31° 38' 04" W, 53.0± feet;
3. N 07° 33' 42" E, 6.1± feet;
4. Along a curve to the left having a central angle of 21° 57' 01", a radius of 445.00 feet, an arc length of 170.48 feet and a chord bearing and distance of N 09° 41' 13" E, 169.44 feet to the TRUE POINT OF BEGINNING, containing 2.51± acres, more or less.

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 and shall register a copies of the approved L-M, Limited Manufacturing District and Application among the records of the Department of Building and Zoning Services as required by Sections 3370.03 of the Columbus City Codes; said site plans being titled, "**SITE PLAN FOR RIGGINS STORAGE II,**" dated August 26, 2022, and "**LANDSCAPING PLAN - SHEETS 1-2,**" dated August 18, 2022, said elevations being titled, "**ELEVATIONS - SHEETS 1-2,**" dated August 18, 2022, and said text being titled, "**LIMITATION TEXT,**" dated August 24, 2022, all signed by Elizabeth Seedorf, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

Property Location: 5050 Riggins Road, Columbus, Ohio 43026

Parcel No.: 010-265649

Owner: Havery Run LLC

Applicant: Cardinal Self Storage LLC

Proposed District: L-M - Limited Manufacturing

Date of Text: August 24, 2022

Application No.: Z22-034

I. INTRODUCTION

The subject property consists of 2.51+/- acres (the "Site") located north of Riggins Road and east of Avery Road. The property is currently zoned CPD. The applicant owns and has developed the property immediately contiguous to the Site to the north and east for a self-storage facility (Franklin County Parcel No. 010-300570). The applicant is proposing to expand the existing self-storage facility to include the Site.

In terms of use, the proposed self-storage facility is an ideal transition from the commercial development planned along Riggins Road to the existing residential 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:

A. 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.

1. Density, Height, Lot and/or Setback Commitments

A. The minimum building setback from the north and east property lines of the Site shall be zero feet. It is the applicant's intent to combine the Site with Franklin County Parcel No. 010-300570 eliminating the need for setbacks. The building setback along Riggins Road shall be twenty-five (25) feet. The building and parking setback on the west property line of the Site along Basinghall Drive shall be thirty (30) feet.

B. The applicant has submitted Council Variance #CV22-045 to address the building setback along Riggins Road.

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

The Site will utilize a single curb cut on Riggins Road for access.

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

Landscaping along Basinghall Drive on the west property line of the Site will be installed in the thirty-foot setback area. The landscape buffer will include a mixture of native trees and plants. The landscaping is shown on the Landscaping Plan attached hereto.

4. Building, Design and/or Interior-Exterior Treatment Commitments

N/A

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

No pole lighting will be used on site.

6. Graphic and Signage Commitments:

N/A

IV. Miscellaneous

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

B. The site shall be developed in general conformance with the submitted Site Plan attached hereto. The plan 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.