

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 216-004 Date Received: 1-6-16
Application Accepted by: JB Fee: \$6,400
Comments: Assigned to James Burdin; JBurdin@Columbus.gov; 614-645-1341
Shannon Pine; SPine@Columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 6300 Tussing Rd Zip: 43068

Is this application being annexed into the City of Columbus? Select one: YES NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010219081

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): CPD, Commercial Requested Zoning District(s): LM Limiting Manufacturing

Area Commission or Civic Association: Far East Area Commission

Proposed Use or reason for rezoning request (continue on separate page if necessary):

Self-storage

Proposed Height District: H-60 [per Columbus City Code Section 3309.14] Acreage: 10.28

APPLICANT:

Name: AMERCO Real Estate Company Carlos Vizcarra, President
Phone Number: (602)263-6555 Ext.: 615112

Address: 2727 N. Central Ave., ste. 500 City/State: Phoenix, AZ Zip: 85004

Email Address: daniela-warren@uhhaul.com Fax Number: (602)277-5824

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: RB-3 Associates & The Benderson 85-1 Trust Phone Number: 941-359-8303 Ext.:
attn: Kim Fiedler, attn: Alicia H. Gayton, Esq.

Address: 7978 Cooper Creek Blvd. Ste. 100 City/State: University Park, FL Zip: 34201

Email Address: kimfiedler@benderson.com Fax Number: 941-359-1508

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Daniela Warren Phone Number: (602)263-6555 Ext.: 615112

Address: 2727 N. Central Ave., ste. 500 City/State: Phoenix, AZ Zip: 85004

Email Address: daniela-warren@uhhaul.com Fax Number: (602)277-5824

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE DAVID H. BALDAUF, TRUSTEE [Signature]
SIGNATURE

ATTORNEY / AGENT SIGNATURE Daniela Warren

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Rezoning Application

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AFFIDAVIT (See instruction sheet)

Application Number: 215-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Daniela Warren
of (1) MAILING ADDRESS 2727 N. Central Ave., Ste. 500; Phoenix, AZ 85004

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 6300 Tussing Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1-6-16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) attn: Kim Fiedler, attn: Alicia H. Gayton, Esq.
RB-3 Associates & The Benderson 85-1 Trust
7978 Cooper Creek Blvd. Ste. 100
University Park, FL 34201

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

AMERCO Real Estate Company, ^{Carlos Vizcarra} President
(602) 263-6555

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Far East Area Commission
Jennifer Chamberlain
696 Cedar Run Dr.; Blacklick, OH 43204

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List** or the **County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

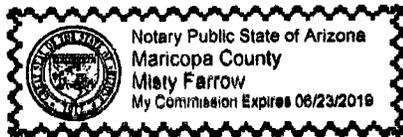
(8) SIGNATURE OF AFFIANT Daniela Warren

Sworn to before me and signed in my presence this 15 day of December, in the year 2015

Misty Farrow
(8) SIGNATURE OF NOTARY PUBLIC

6/23/19
My Commission Expires

Notary Seal Here



This Affidavit expires six (6) months after the date of notarization.

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216-004

Applicant

ATTN: Carlos Vizcarra
AMERCO Real Estate Company
2727 N. Central Ave.; Ste. 500
Phoenix, AZ 85004

Property Owner

Attention: Kim Fiedler
Attention: Alicia H. Gayton, Esq.
RB-3 Associates &
The Benderson 85-1 Trust
7978 Cooper Creek Blvd. Suite 100
University Park, FL 34201

Agent

ATTN: Daniela Warren
AMERCO Real Estate Company
2727 N. Central Ave.; Ste. 500
Phoenix, AZ 85004

Area Commission

Far East Area Commission
Jennifer Chamberlain
696 Cedar Run Drive
Blacklick, OH 43204

Surrounding Property
Owners

COUGHLIN INVESTMENTS LTD
PO BOX 1474
PATASKALA OH 43062

ENGLEFIELD F W IV
ENGLEFIELD BENJAMIN B
447 JAMES PKWY
NEWARK OH 43056

RB-3 ASSOCIATES
BENDERSON RONALD TR,
BENDERSON
RANDALL TR, BALDUAF DAVID H TR
570 DELAWARE AV
BUFFALO NY 14202

KUZAREVSKI ZIVKO
8400 CREEK HOLLOW RD
BLACKLICK OH 43004

JMJ AND JJJ LLC
PO BOX 3564
RANCHO SANTA FE CA 92067

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757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 216-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Daniela Warren
of (COMPLETE ADDRESS) 2727 N. Central Ave., Ste. 500 Phoenix, AZ 85004
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. RB-3 Associates & The Benderson 85-1 Trust 7978 Cooper Creek Blvd. Suite 100 University Park, FL 34201 - NO COLUMBUS BASED EMPLOYEES Kim Fiedler or Alicia H. Gayton, Esq. (941) 359-8303	2. AMERCO Real Estate Company 2727 N. Central Ave., Ste. 500 Phoenix, AZ 85004 140-145 Uhaul Employees Carlos Vizcarra (602) 263-6555
3.	4.

SIGNATURE OF AFFIANT Daniela Warren

Sworn to before me and signed in my presence this 4 day of January, in the year 2016

Misty Farrow
SIGNATURE OF NOTARY PUBLIC

6/23/19
My Commission Expires

Notary Seal Here



This Project Disclosure expires six (6) months after the date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing

EXISTING DISTRICT: CPD Z86-085A & H-60

PROPERTY ADDRESS: 6300 Tussing Road

OWNER: RB-3 Associates & The Benderson 85-1 Trust

APPLICANT: AMERCO Real Estate Company

DATE OF TEXT: January 5, 2016,

APPLICATION NUMBER: 216-004

1. INTRODUCTION: The 10.28 acre site is located on the south side of Highway 70/East Freeway and the east side of Brice Road; more specifically located on Tussing Road. There is a mixture of commercial and manufacturing uses in the area.

2. PERMITTED USES: Self-storage and mini-warehouses as permitted in Section 3363.01, M-Manufacturing districts, and all uses permitted in Section 3356.03, C-4 permitted uses.

3. DEVELOPMENT STANDARDS: Unless otherwise specified in the registered site plan, the Development Standards shall be as specified in Chapter 3363 of Columbus City Code (L-M, Manufacturing Development Standards).

216-004

Situated in the City of Columbus, County of Franklin, State of Ohio, described as follows:

Parcel I

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 41, Section 24, Township 12, Range 21, Refugee Lands, and being part of an Original 22.737 Acre Tract described in a deed to Benderson Development Company, Inc., of record in Official Records Volume 5118, Pages C15 and C18, Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at an Iron Pin at a Southwesterly Corner of said 22.737 Acre Tract and the Southeasterly Corner of a 1.866 Acre Tract described in a deed to Sun Oil Company, of record in Deed Book 2833, Page 633;

Thence with the Westerly Lines of Said 22.737 Acre Tract and Easterly Lines of said 1.866 Acre Tract; the following three (3) courses:

1. North 4 Degrees 20' 25" East a distance of 250.00 feet to an Iron Pin;
2. North 85 Degrees 36' 55" West a distance of 144.94 feet to an Iron Pin;
3. North 8 Degrees 29' 19" East a distance of 551.27 feet to an Iron Pin at the Northeasterly Corner of said 1.866 Acre Tract;

Thence with the Northerly Line of said 22.737 Acre Tract and the Southerly Limited Access Right-of-Way Line of Interstate Route 70, the following two (2) courses:

1. South 85 Degrees 43' 11" East a distance of 277.24 feet to an Iron Pin;
2. North 49 Degrees 20' 46" East distance of 174.35 feet to a point;

Thence through said 22.737 Acre Tract, the following three (3) courses:

1. South 40 Degrees 39' 14" East a distance of 226.43 feet to a point;
2. South 4 Degrees 20' 55" West a distance of 763.93 feet to a point;
3. North 85 Degrees 35' 22" West a distance of 195.92 feet to an Iron Pin at the Northeasterly Corner of a 2.987 Acre Trace described in a deed to Minneapolis Teachers' Retirement Fund Association, of record in Official Records Volume 1922, Page F07;

Thence North 85 Degrees 35' 22" West, with the Northerly Line of said 2.987 Acre Tract, a distance of 259.64 feet to the place of beginning, containing 10.283 Acres, more or less.

This description was prepared by S.D. Pomeroy and Associates, Consulting Engineers and Surveyors, Worthington, Ohio, based on a boundary survey of the 22.737 Acre Tract (of which this parcel is a part) performed by Evans, Mechwart, Hambleton and Tilton, Inc., in 1987. Bearings used in this description are in the same bearing system as those shown in Official Records Volume 5118, Pages C15 and C18.

Parcel II

Together with Easements as set forth in the Declaration of Cross-Easements of Record in Official Records Volume 16618, Page D08, as modified in Instrument No. 19971030013176, Recorder's Office, Franklin County, Ohio.

The above described parcel is the same parcel as described in First American Title Insurance Company, Commitment No. NCS-751943-ATL, bearing an effective date of September 25, 2015.



City of Columbus Zoning Plat

Z16-004



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010219081

Zoning Number: 6300

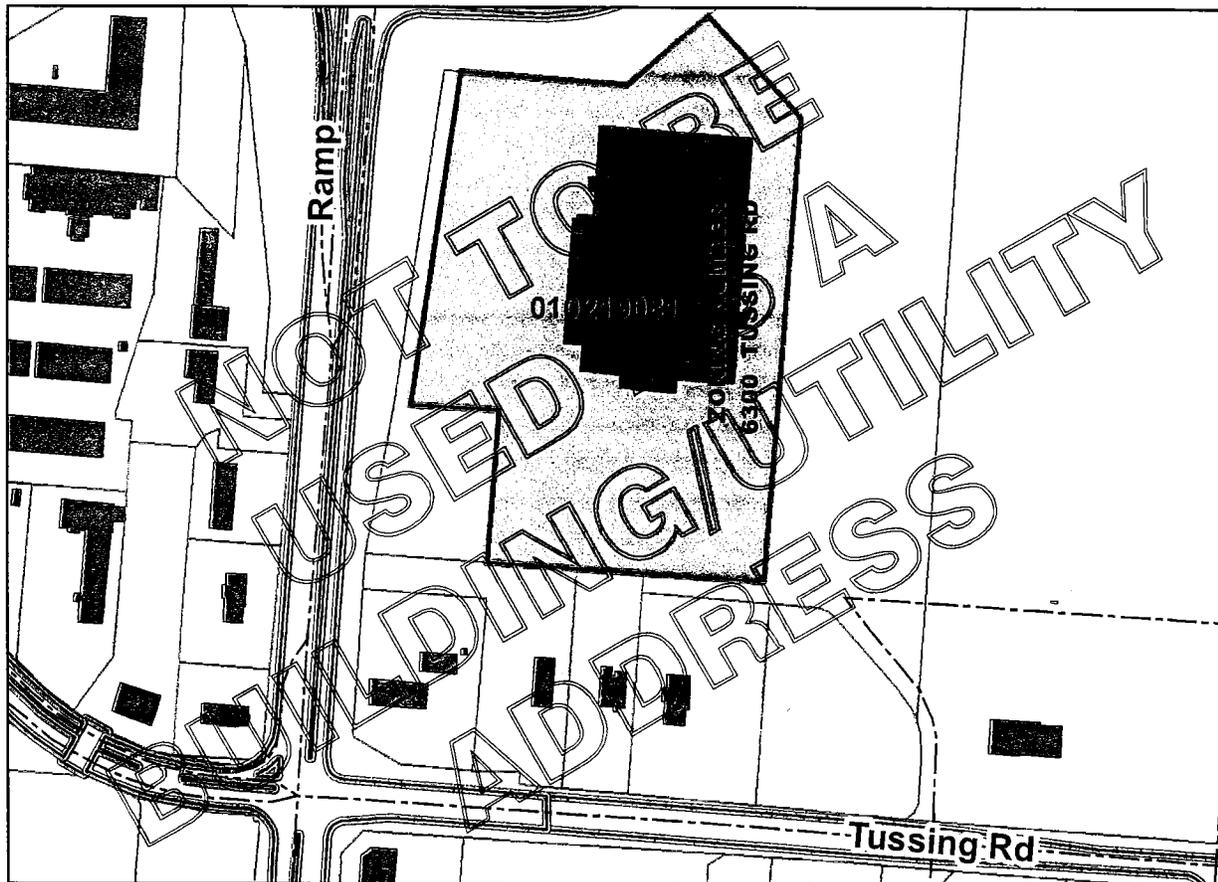
Street Name: TUSSING RD

Lot Number:N/A

Subdivision:N/A

Requested By: AMERCO REAL ESTATE CO. (DANIELA WARREN)

Issued By: *Daniela Warren* Date: 12/8/2015



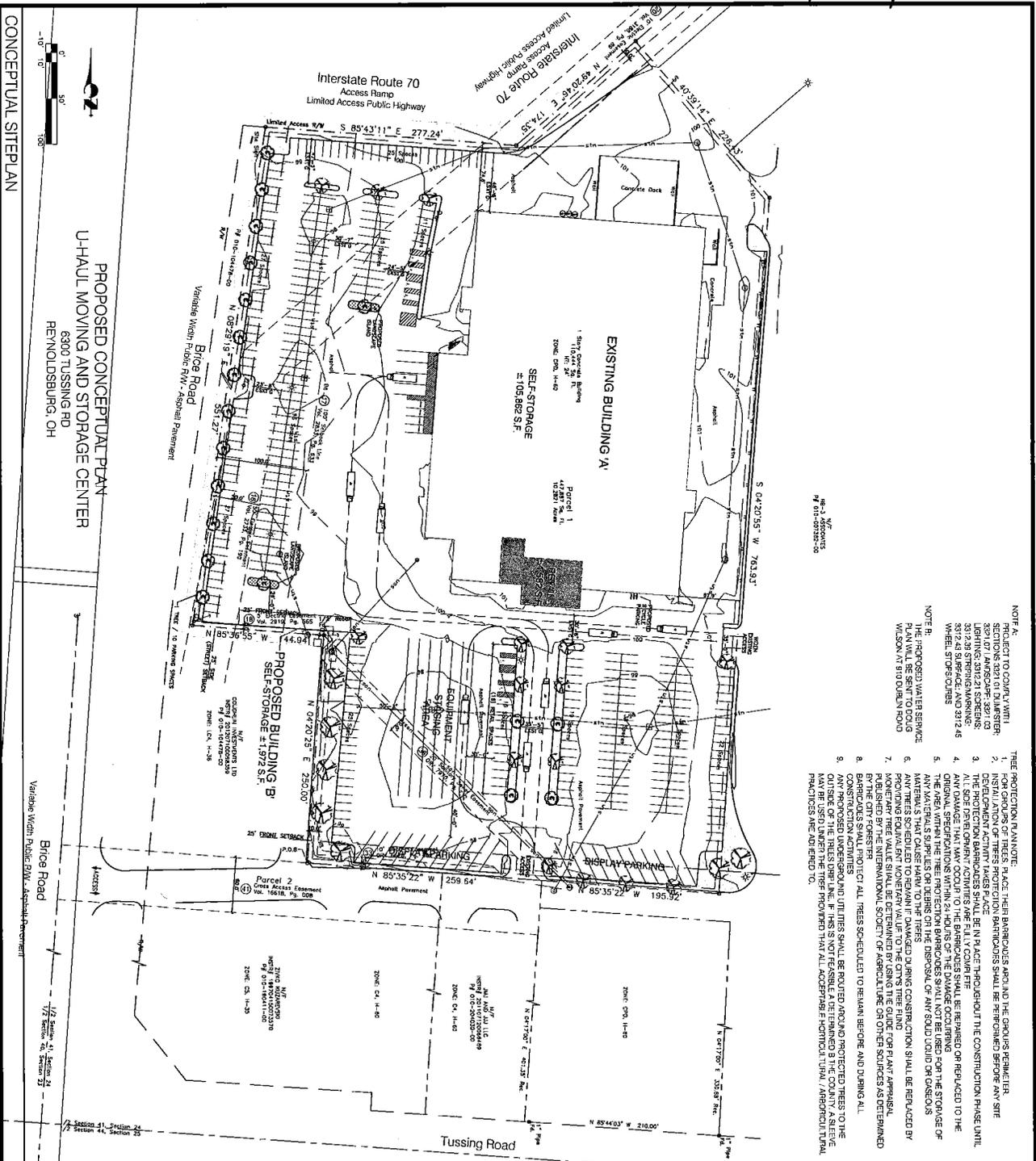
SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 52276



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

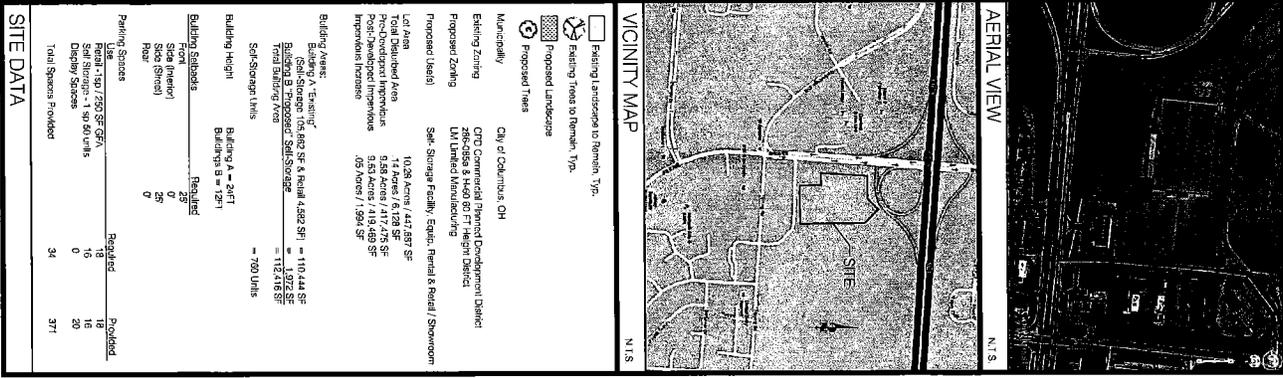
400-912



NOTE A:
 THE PROTECTION PLAN ABOVE:
 1. FOR GROUPS OF TREES, PLACE THEIR BARBOCUES AROUND THE GROUP PERIMETER.
 2. INSTALLATION OF TREES PROTECTION BARBOCUES SHALL BE PERFORMED BEFORE ANY SITE DEVELOPMENT ACTIVITY TAKES PLACE.
 3. ALL SIDE DRAINAGE DITCHES SHALL BE FULLY COVERED.
 4. ANY DAMAGE THAT MAY OCCUR TO THE BARBOCUES SHALL BE REPAIRED OR REPLACED TO THE ORIGINAL SPECIFICATIONS WITHIN 30 DAYS OF THE DAMAGE OCCURRING FOR THE STORAGE OF MATERIALS SUPPLIES OR DEBRIS ON THE DISPOSAL OF ANY SOLID LIQUID OR GASEOUS MATERIALS THAT CAUSE HARM TO THE TREES.
 5. ANY TREES SCHEDULED TO REMAIN UNDAUNTED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
 6. MONITORING TREE HEALTH SHALL BE DETERMINED BY USING THE GUIDE FOR PLANT APPRAISAL PUBLISHED BY THE INTERNATIONAL SOCIETY OF AGRICULTURE ON OTHER SOURCES AS DETERMINED BY THE CITY ENGINEER.
 7. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO REMAIN BEFORE AND DURING ALL OUTSIDE OF THE TREES PERIMETER. TREES SHALL BE PROTECTED AND PROTECTED TREES TO THE OUTSIDE OF THE TREES PERIMETER. TREES NOT PERMISSIBLE TO BE REMOVED BY THE COUNTY ENGINEER SHALL BE PROTECTED AND SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PRACTICES ARE AS LISTED TO.

NOTE B:
 THE PROPOSED WATER SERVICE PLAN WILL BE SENT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL WITHIN 30 DAYS OF THE PLAN.

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 88-1-107-0000

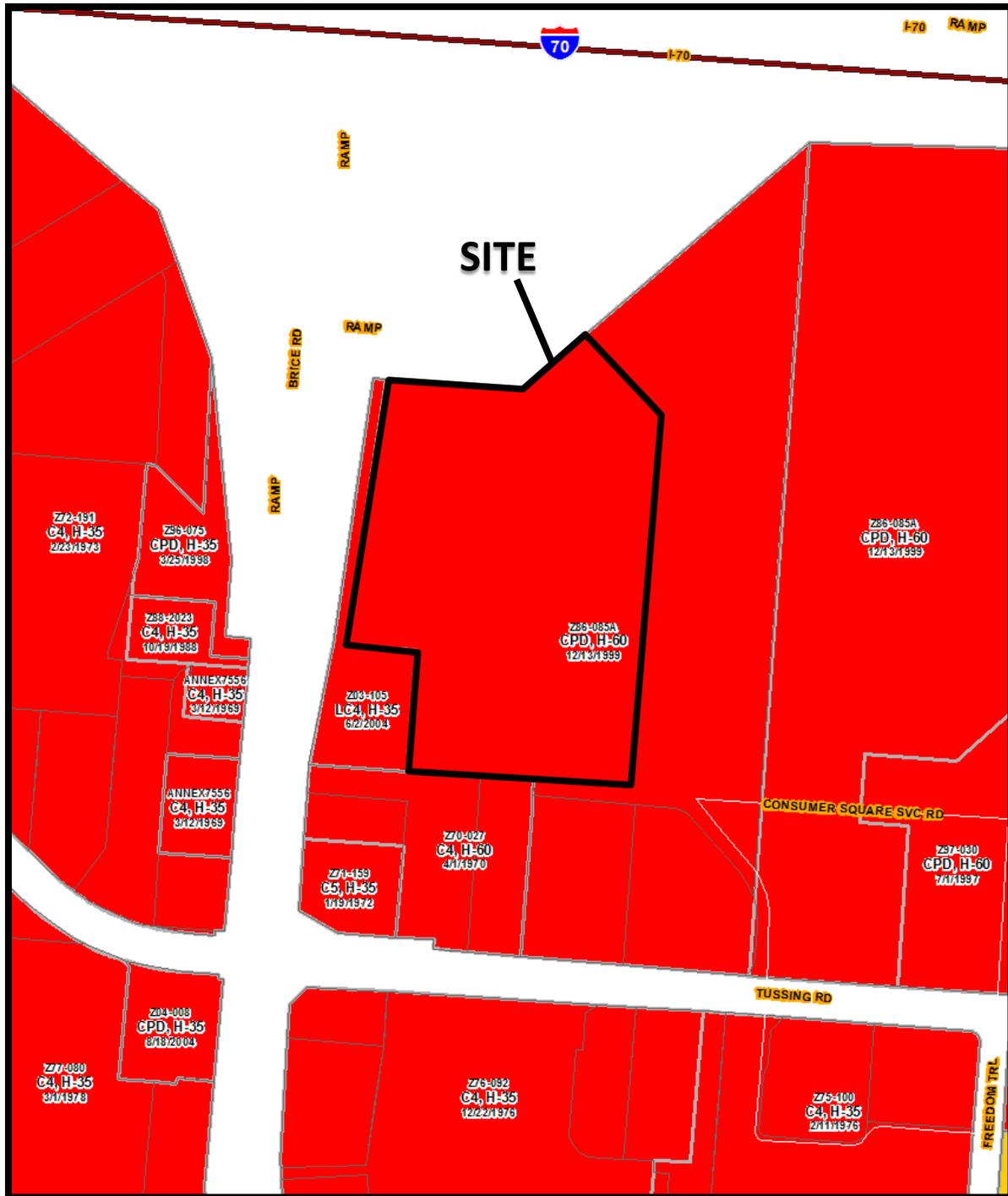


NO.	DATE	REVISED	NOTES
1	11/11/11		PRELIMINARY DOCUMENTS FOR INFORMATION ONLY
2	11/11/11		
3	11/11/11		
4	11/11/11		
5	11/11/11		
6	11/11/11		
7	11/11/11		
8	11/11/11		
9	11/11/11		
10	11/11/11		

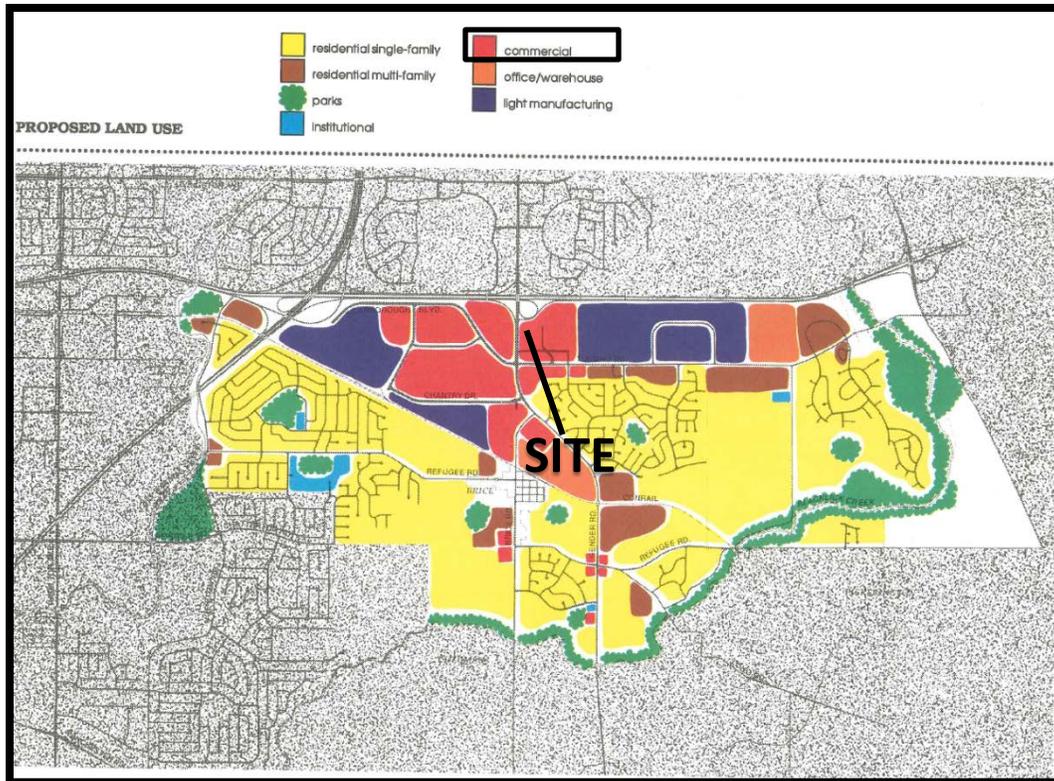
PROJECT: 1000	ACQUIC: 1000
MUNICIPALITY: City of Columbus, OH	
EXISTING ZONING: CTR Commercial Planned Development District	
PROPOSED ZONING: UM Unimetal Manufacturing	
PROPOSED LAYOUT: Self-Storage Facility, Equip. Rental & Retail Showroom	
LOT AREA: 10.28 Acres / 447,887 SF	POST-DEVELOPMENT IMPROVEMENTS: 5.88 Acres / 177,476 SF
PRE-DEVELOPMENT IMPROVEMENTS: 5.83 Acres / 179,489 SF	IMPROVEMENT INCREASE: .05 Acres / 1,594 SF
BUILDING A: Existing / 105,882 SF ±	
BUILDING B: Proposed Self-Storage / 197,2 SF ±	
TOTAL BUILDING AREA: 110,444 SF ±	
TOTAL STORAGE AREA: 1,972 SF ±	
TOTAL IMPROVEMENTS: 112,416 SF ±	
SELF-STORAGE LOTS: 700 LOTS	
BUILDING HEIGHT: Building A = 24 FT, Building B = 12 FT	
BUILDING SETBACKS: Front = 25 FT, Side (Street) = 5 FT, Rear = 0 FT	
PARKING SPACES: Required = 18, Paved = 18, Total = 36	
TOTAL SPACES PROVIDED: 34	
TOTAL SPACES DEFICIT: 371	

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Z16-004
 6300 Tussing Road
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 CPD to L-M



Z16-004
 6300 Tussing Road
 Approximately 10.28 acres
 CPD to L-M



Z16-004
6300 Tussing Road
Approximately 10.28 acres
CPD to L-M