

OFFICE USE ONLY

Application Number: CV16-025 Date Received: 4/5/16

Application Accepted by: SP & JB Fee: \$2960

Comments: Assigned to Michael Maret; 645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5265 Gender Road Zip: 43110

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: 490181144 and 490-275868

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

Current Zoning District(s): C-4

Area Commission or Civic Association: Greater South East Area Commission

Proposed Use or reason for Council Variance request:

Expand self storage facility; update development standards

Acreage: 8.9±

APPLICANT:

Name: Public Storage Inc Phone Number: 888-612-9889 Ext.: _____

Address: 701 Western Avenue City/State: Glendale, CA Zip: 91201

Email Address: _____ Fax Number: _____

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

Name: PS Midwest Two Gender Windmill LLC Phone Number: 727-560-7022 Ext.: _____

Address: 11955 Springcreek Drive City/State: Pickerington, OH Zip: 43147

Email Address: rmckeever@publicstorage.com Fax Number: _____

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

Name: Jeffrey L. Brown Phone Number: 614-221-4255 Ext.: _____

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: 614-221-4409

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

APPLICANT SIGNATURE Public Storage Inc by: [Signature]

PROPERTY OWNER SIGNATURE PS Midwest Two Gender Windmill LLC et al by: [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

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

Statement of Hardship

The applicant wants to expand the existing self-storage facility and revise some of the conditions that were applied to the earlier council variance for the site. The variance addresses the use for self-storage and outside storage, a reduction in the parking setback for existing parking spaces along Gender Road and to eliminate the requirement of loading spaces. Given the nature of the use, self-storage a loading space is not necessary. The customers pull up to his unit and loads/unloads from that location.

A council variance has been used on this site because the underlying C-4 zoning district is more appropriate than introducing the M- Manufacturing district to this area. The requested variances will not negatively impact property owners nor would it impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of Applicant: By: _____

Date: _____

Variances

3356.03 C-4 permitted uses: self-storage facility and/or limited outdoor storage

3312.27 Parking Setback: to reduce the parking setback from 10 to 5 feet

3312.53 Minimum Number of Loading Spaces: to reduce from 2 to zero

List of Conditions

1. Outside storage is strictly limited one rental moving truck and boats, RVs, campers, landscape type trailers, and enclosed trailers limited to twenty-four feet in length. All vehicles and trailers on site shall have a current registration and display current license plates. Portable (personal) storage units (POD-type units) are also permitted. Specifically prohibited are intermodal shipping containers, mobile home type trailers, semi-trailers, heavy duty construction trailers, and commercial dump trucks.
2. There shall be six (6) foot high wrought iron fence with six (6) foot high wrought iron pillars spaced not more than twenty (20) feet on center along the frontage on Gender Road.
3. All access and turn around be designed in accordance with recommendations of The City of Columbus, Division of Traffic Management, Department of Public Service.
4. Lighting shall be down lighting not exceeding 16' in height and shall be of the same manufacturer, type, and color.
5. There shall be no storage bay openings, including overhead doors, on any building wall adjacent to the south property line of the site. Any opening required by the Ohio Basic Building Code shall be exempt from this provision.
6. A double row of deciduous trees spaced at 30' on center with a 1 ½" minimum caliper shall be planted along the Gender Road frontage. There shall be ten (10) deciduous shrubs with a minimum height of 2' to be located in the driveway and parking areas.
7. There shall be a minimum ten (10) foot landscaped setback from the south property line starting 60 feet from Gender Road.
8. No wood retaining wall shall be permitted on the site. Any retaining wall constructed adjacent to the Georges Creek floodway shall be concrete or masonry construction materials.
9. There shall be permitted one resident watchman on site.
10. All signage and graphics shall conform to Article 15 of the Columbus Graphic Code as it applies to the C-4, Commercial District. No signage shall exceed fifteen (15) feet in height.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

AFFIDAVIT (See instruction sheet)

Application Number: CV16-025

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215

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 5265 Gender 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) PS Midwest Two Gender Windmill LLC et al
11955 Springcreek Drive
Pickerington, OH 43147

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

Public Storage Inc
888-612-9889

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

(5) Greater South East Area Commission
David Chambers
2500 Park Crescent Drive
Columbus, OH 43232

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)

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 5th day of April, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____

Notary Seal Here

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

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Please make checks payable to the Columbus City Treasurer

CV16-025

APPLICANT

Public Storage Inc.
701 Western Avenue
Glendale, CA 91201

PROPERTY OWNERS

Johnson J Investments LLC
PO Box 145
Carroll, OH 43112

PS Midwest Two Gender Windmill
LLC
11955 Springcreek Drive
Pickerington, OH 43147

AREA COMMISSION

Greater South East Area Commission
Attn: David Chambers
2500 Park Crescent Drive
Columbus, OH 43232

ATTORNEY

Jeff Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

**SURROUNDING PROPERTY
OWNERS**

Tiger Construction Inc
219 Cemetery Road
Canal Winchester, OH 43110

Brian W & Cheryl L Fraley
4990 Brice Creek Drive
Canal Winchester, OH 43110

Kimberly Y Sellers
4982 Brice Creek Drive
Canal Winchester, OH 43110

Quinton & Celeste Alcorn
4974 Brice Creek Drive
Canal Winchester, OH 43110

John B Calvert
4966 Brice Creek Drive
Canal Winchester, OH 43110

Anna J Beckett
4958 Brice Creek Drive
Canal Winchester, OH 43110

Stanin Capital III LLC
4950 Brice Creek Drive
Blacklick, OH 43004

Marvin L Jr & Marcia L Johnson
4942 Brice Creek Drive
Canal Winchester, OH 43110

Michelle D Cottrell
4934 Brice Creek Road
Canal Winchester, OH 43110

Dallas A & Patricia A McManes
7139 State Route 56 E
Circleville, OH 43113

Robert M Yoho
4918 Brice Creek Drive
Canal Winchester, OH 43110

City of Columbus Ohio
90 West Broad Street
Columbus, OH 43215

CV16-025

Larry G Vatri
5285 Gender Road
Canal Winchester, OH 43110

Donna J Hanrahan
6226 Bay Brook Drive
Canal Winchester, OH 43110

Georges Creek LP
6300 Gender Road
Canal Winchester, OH 43110

Columbus Metropolitan Housing Authority
880 East 11th Avenue
Columbus, OH 43211

Kerry Jr & Tiffanie Thomas
6527 Whims Road
Canal Winchester, OH 43110

Earl W & Jennifer S Boorn
5014 Brice Creek Drive
Canal Winchester, OH 43110

Craig Paige
5006 Brice Creek Drive
Canal Winchester, OH 43110

Harold P Karnes
4998 Brice Creek Drive
Canal Winchester, OH 43110

D&H Capital Ltd
230 West Street
Columbus, OH 43215

Council Variance Application

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 #

CV16-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

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. Public Storage Inc 701 Western Avenue Glendale, CA 91201 6 number of Columbus based employees 888-612-9889	2. PS Midwest Two Gender Windmiller LLC 11955 Springcreek Drive Pickerington, OH 43147 0 number of Columbus based employees 727-560-7022 <u>Rick McKeever</u>
3. Johnson J Investments LLC PO Box 145 Carroll, OH 43112 0 number of Columbus based employees	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

5th

day of

April

, in the year

2016

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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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CV16-025

5275 Gender Road Legal Description:

Parcel I:

Situated in the City of Columbus, County of Franklin, State of Ohio and in the west half of Section 13, Township 11, Range 21, Congress Lands and being a part of a 21.166 acre tract conveyed to J. Johnson Investment LLC, as recorded in Instrument Number 200101040002942, Recorder's Office, Franklin County, Ohio, more particularly bounded and described as follows:

Beginning at $\frac{3}{4}$ inch iron pipe found, a common corner of said 21.166 acre tract and the Larry G. 4.773 acre tract, O.R. 15404-B08, on the westerly R/W line of Gender Road, being the westerly line of the Franklin County Commissioners, 2.042 acre tract, D.B. 3205, Pg. 674, which bears S. 85 degrees 36' 12" E. 2656.82 feet and S. 04 degrees 13' 24" W. 800.85 feet from the FCE Mon. 9979; thence N. 85 degrees 44' 55" W. 663.98 feet, with the line of said 21.166 & 4.773 acre tracts, to a point in George Creek, passing a $\frac{3}{4}$ inch pipe found at 575.00 feet;

Thence N. 06 degrees 57' 05" E. 175.00 feet, with the line between said 21.166 & the 90.37 acre tracts, in or near George Creek, to an angle point in said line;

Thence N. 00 degrees 42' 05" E. 325.82 feet, with the line between said 21.166 & 90.37 acre tracts, to a point in or near George Creek;

Thence S. 85 degrees 44' 55" E. 675.67 feet, in said 21.166 acre tract, to $\frac{3}{4}$ inch pipe found in the westerly R/W line of Gender Road and the aforesaid 2.042 acre tract;

Thence S. 04 degrees 13' 24" W. 500.00 feet, with the westerly R/W line of Gender Road with the line between said 21.166 & 2.042 acre tracts, to the place of beginning; to contain 7.6172 acres be the same more or less all subject to all legal easements, restrictions conditions as the same may be of record.

Basis of bearings: The C/L of Gender Road as S. 04 degrees 13' 24" W. from FCE Road Improvement Plan dated 1972.

Parcel II:

Situated in the State of Ohio, Franklin County, City of Columbus, Township 11, Range 21, Section 13, Mathews Survey of Congress Lands.

Being 1.3381 acres of the 21.166 acre tract, known as Parcel Two, described in Instrument 200101040002942 to J. Johnson Investments, and being more fully described as follows:

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Beginning at a 5/8 inch rebar set on the North line of a 7.6172 acre tract described in Instrument 201408010099868 to Storage One, LLC, said rebar is located North 85°36'12" West a distance of 60.00 feet and South 04°13'24" West a distance of 300.85 feet from the center of Section 13;

thence with the North line of the aforementioned 7.6172 acre tract North 85°44'55" West a distance of 273.64 feet to a 5/8 inch rebar set;

thence North 04°03'40" East a distance of 212.31 feet to a 5/8 inch rebar set;

thence South 85°56'20" East a distance of 274.24 feet to a mag spike set;

thence South 04°13'24" West a distance of 213.22 feet to the point of beginning, containing 1.3381.

Bearings are based on the West line of Gender Road being South 04°13'24" West. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

This description is based on a survey made in November of 2015 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

Parcel No. 490-275868

Prior Instrument Reference: Instrument Nos. 201408010099868 and 201601270010534, Recorder's Office, Franklin County, Ohio



City of Columbus Zoning Plat



CV16-025

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: 490181144

Zoning Number: 5265

Street Name: GENDER RD

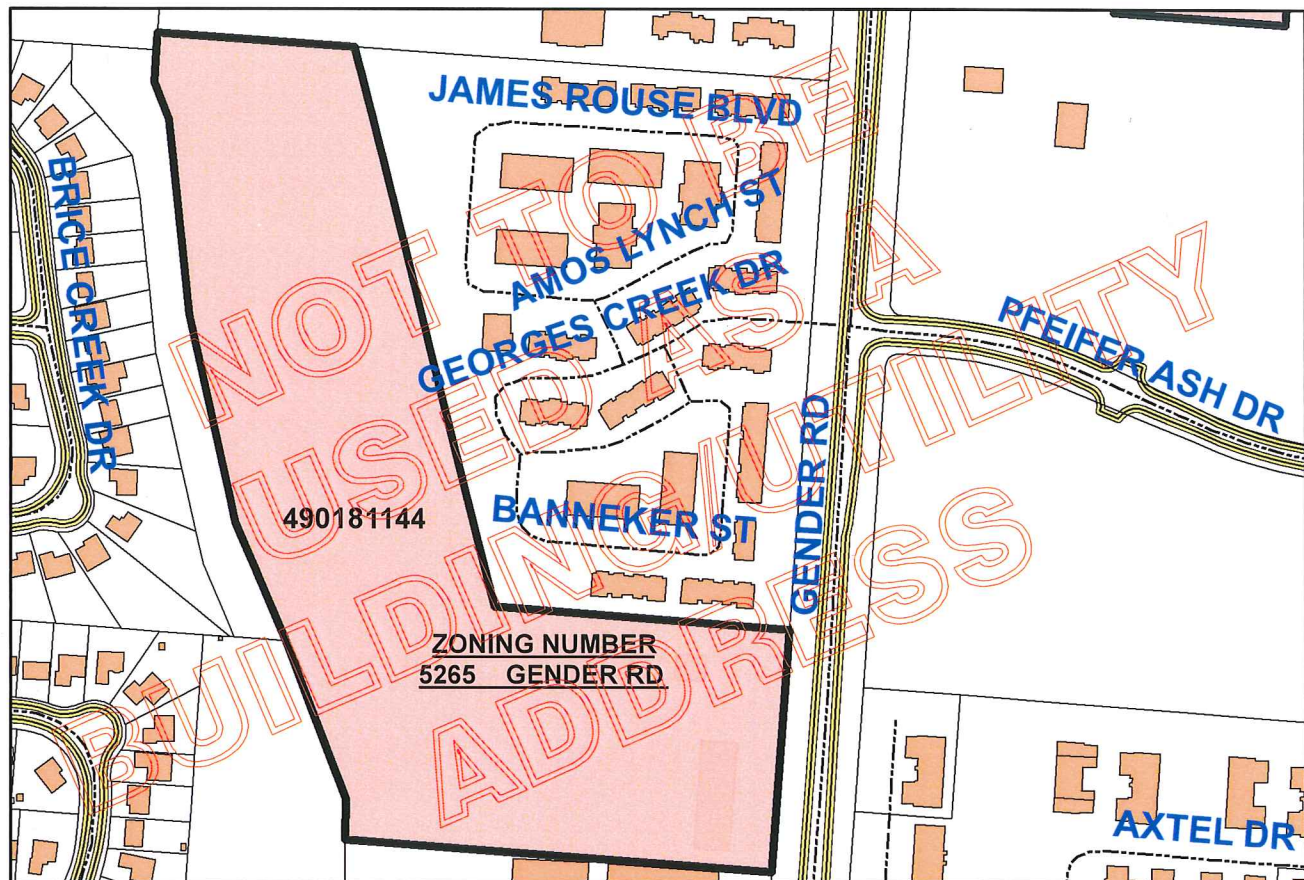
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Edyana Amisiam*

Date: 6/11/2015



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 36275

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



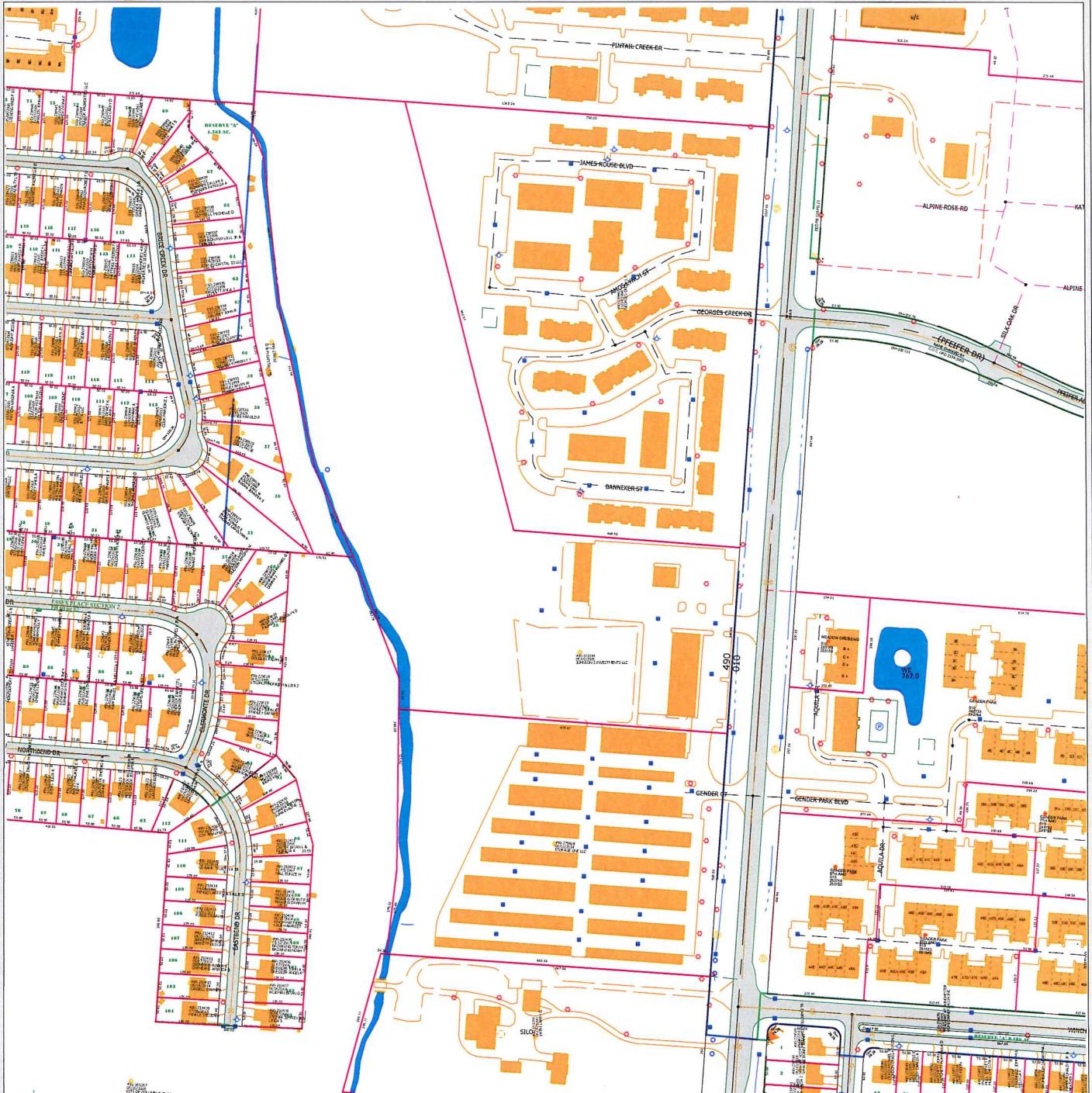
CV16-025



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

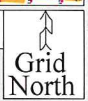
MAP ID: S

DATE: 4/1/16



Disclaimer

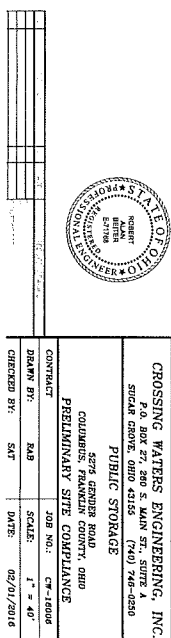
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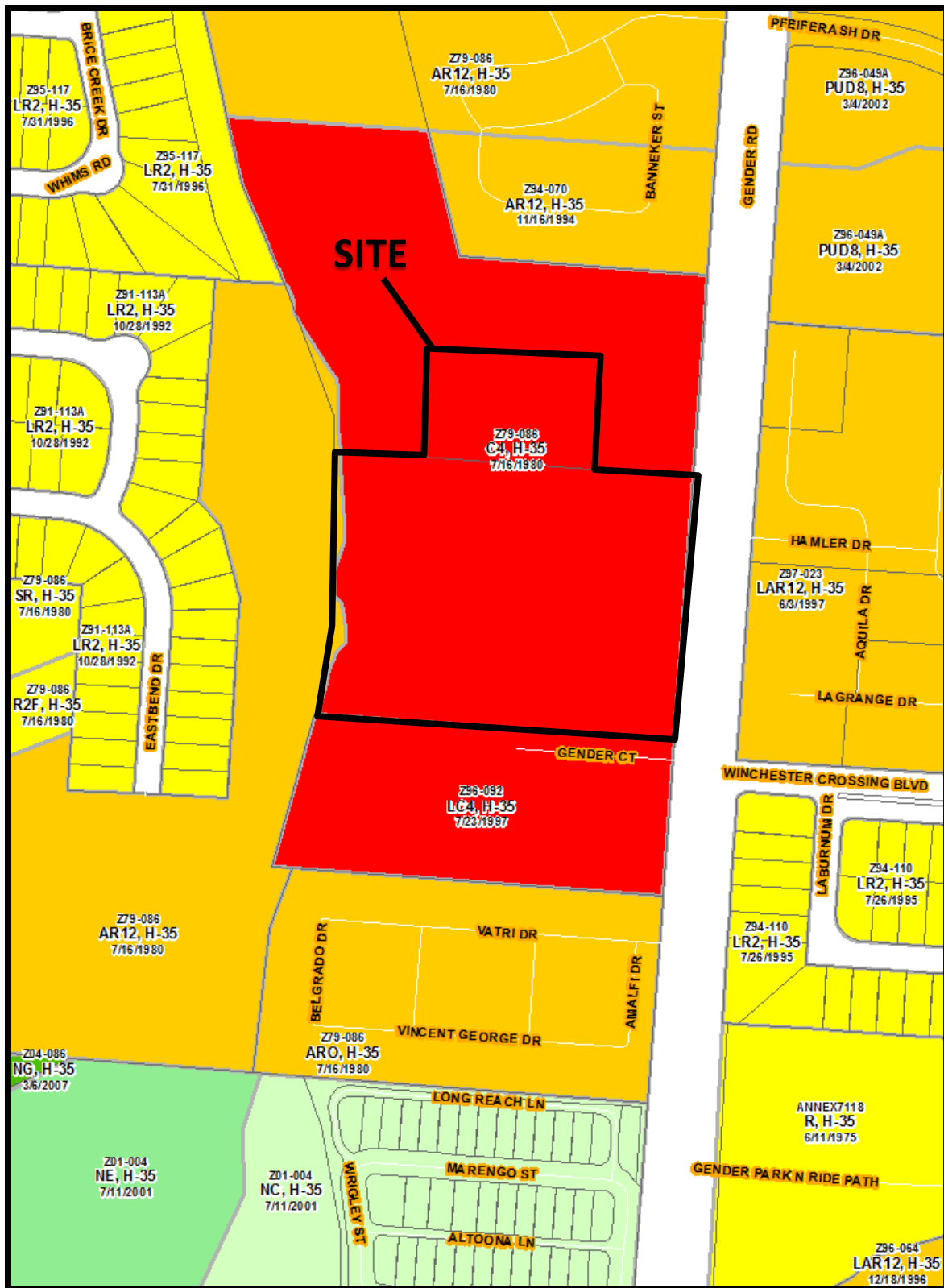
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

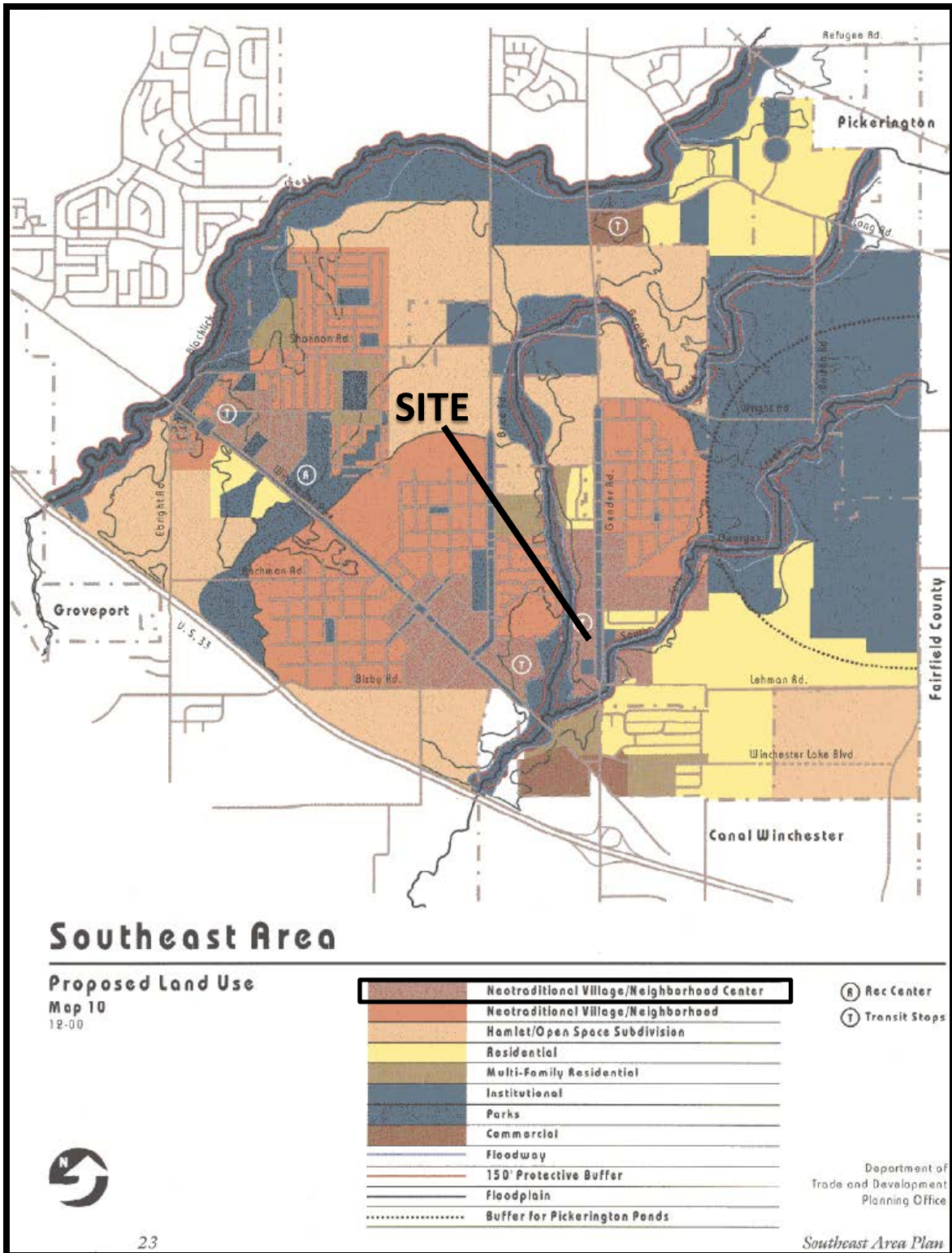
Now or Formerly:
CITY OF COLUMBUS, OHIO
DOC #: 200805200076874
PARCEL ID: 490-169287-00



SYMBOL LEGEND	
R/A	Signal-to-Flag
P/A	Approved Property Line
R/B	Right-of-Way of Easement
(X)	Survey/Obstruction
(X)	Survey/Obstruction
1	Structure - Section 1 Item
2	Structure - Section 2 Item
3	Structure - Section 3 Item
4	Structure - Section 4 Item
5	Structure - Section 5 Item
6	Structure - Section 6 Item
7	Structure - Section 7 Item
8	Structure - Section 8 Item
9	Structure - Section 9 Item
10	Structure - Section 10 Item
11	Structure - Section 11 Item
12	Structure - Section 12 Item
13	Structure - Section 13 Item
14	Structure - Section 14 Item
15	Structure - Section 15 Item
16	Structure - Section 16 Item
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97	Structure - Section 97 Item
98	Structure - Section 98 Item
99	Structure - Section 99 Item
100	Structure - Section 100 Item



CV16-025
5265 Gender Road
Approximately 8.9 Acres



CV16-025
5265 Gender Road
Approximately 8.9 Acres



CV16-025
5265 Gender Road
Approximately 8.9 Acres