

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 13, 2016**

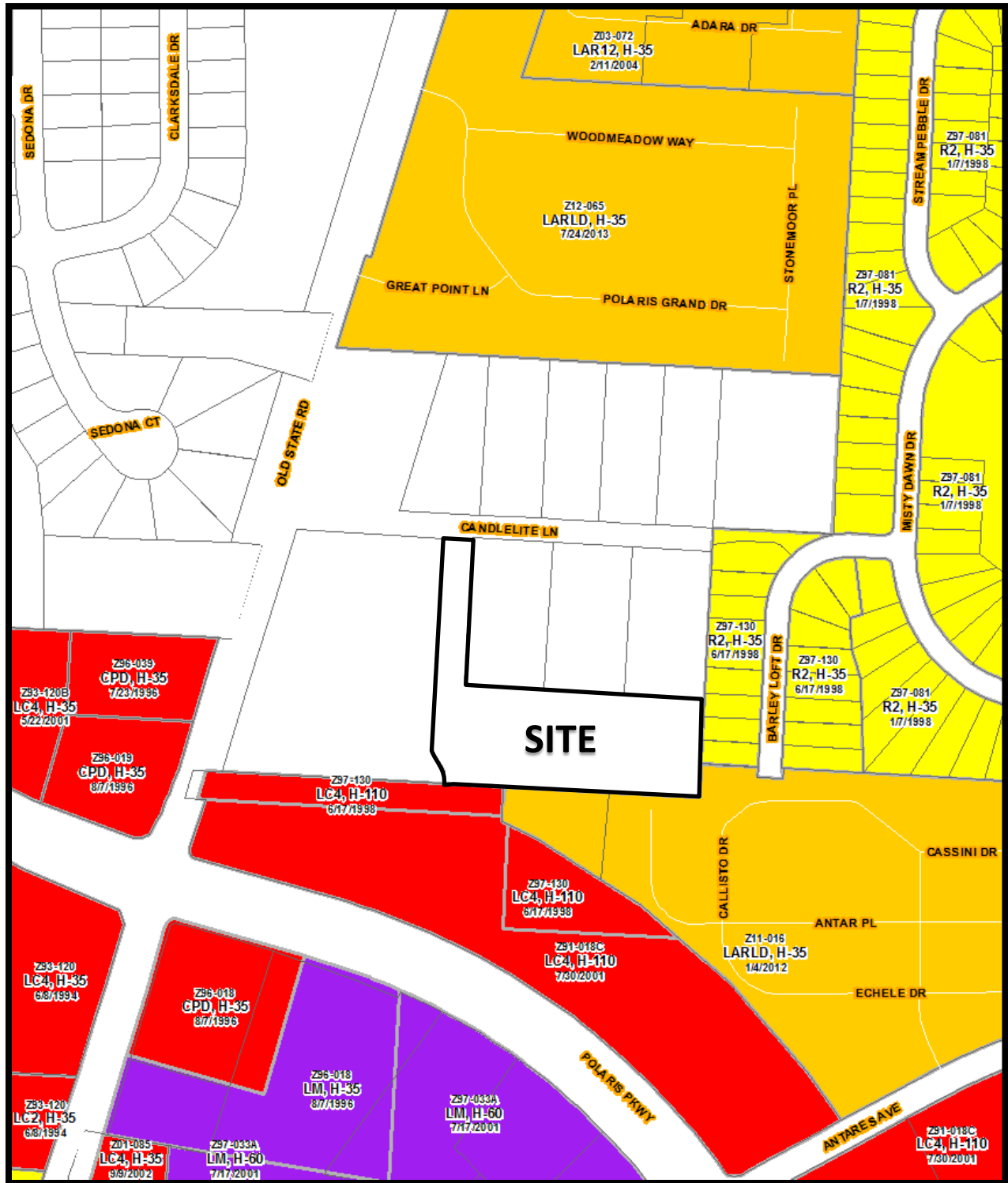
- 3. APPLICATION: Z16-046**  
**Location:** **1520 CANDLELITE LANE (43235)**, being 3.09± acres located on the south side of Candlelite Lane, 350± feet west of South Old State Road (31834103007001; Far North Columbus Communities Coalition).  
**Existing Zoning:** R, Rural District (Annexation Pending).  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Self-storage facility.  
**Applicant(s):** Brexton; c/o Melanie Wollenberg, Agent; 815 Grandview Avenue; Columbus, OH 43215.  
**Property Owner(s):** Two Polaris Company; 4835 Munson Street NW; Canton, OH 44718.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The site consists of an undeveloped single parcel currently undergoing annexation from Orange Township and having the PC, Planned Commercial and Office District zoning designation from said township. A rezoning to the L-M, Limited Manufacturing District is not comparable to the township zoning, but is necessary for the proposed development of a self-storage facility on the site.
- To the north of the site are single-unit dwellings in Orange Township. To the south are undeveloped lands and apartments in the L-C-4, Limited Commercial and L-ARLD, Limited Apartment Residential districts, respectively. To the east are single-unit dwellings in the R-2, Residential District. To the west is a shopping center undergoing annexation and rezoning (Z16-047) to the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Far North Area Plan* (2014) which recommends “parks and open space” for this location, however the site is not held by the City of Columbus or any other public agency. Planning supports other uses at this site that would be compatible with the adjacent residential and commercial uses, including the proposed self-storage facility which has low traffic counts and minimal noise.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The limitation text commits to a site plan and includes use restrictions for C-2, Commercial District uses, and less objectionable manufacturing uses. Development standards, including buffering, landscaping and screening, building design, building height, and setbacks, are being committed to as well.

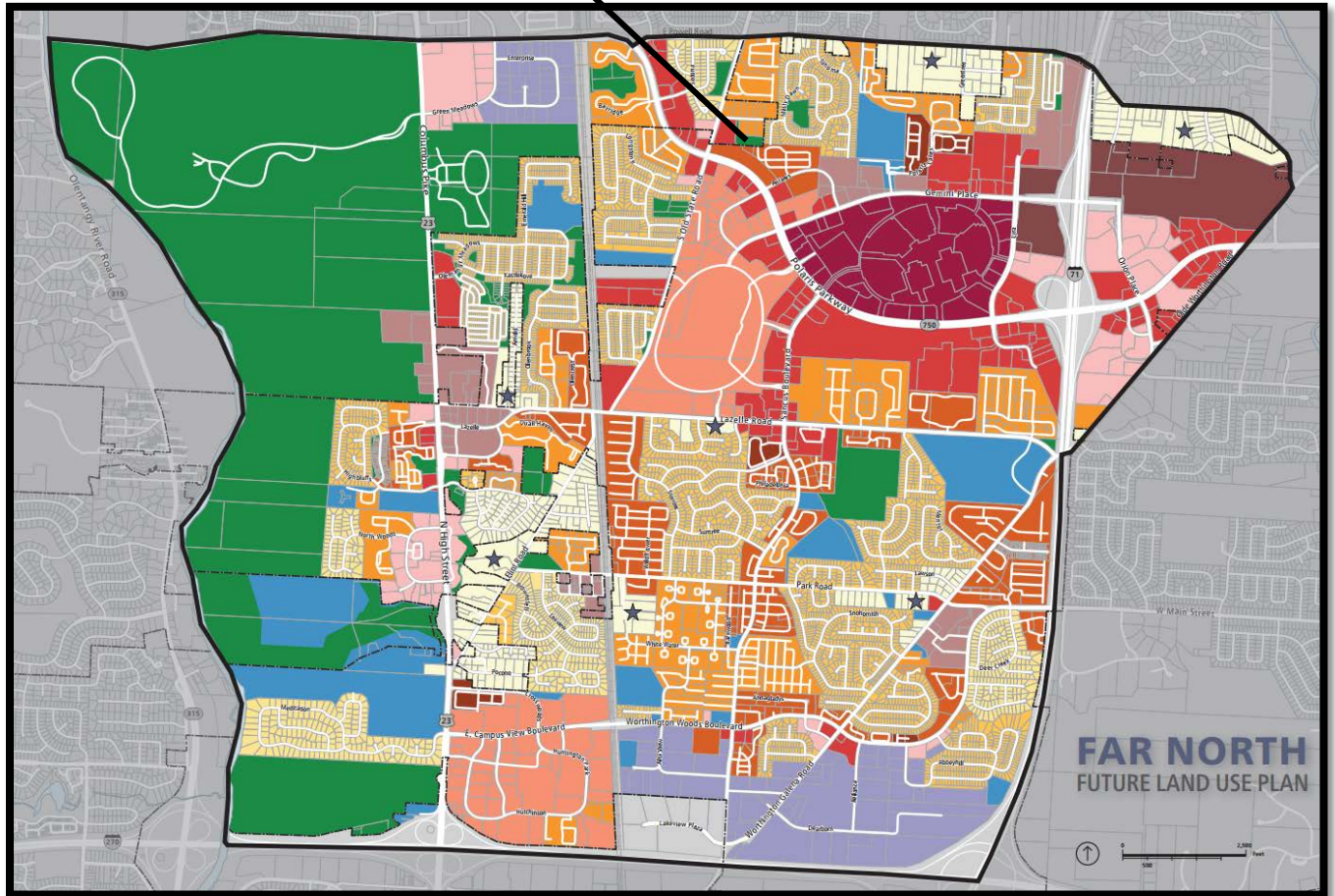
**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval

The requested L-M, Limited Manufacturing District will permit the development of a self-storage facility with accessory uses. While not consistent with the *Far North Area Plan*, both the Far North Columbus Communities Coalition and staff support the self-storage use on the site. Staff is generally supportive of the request, but is not supportive of the planned landscaping and the inclusion of all less objectionable manufacturing uses. In order to further evaluate compatibility with adjacent residential properties, staff requests a detailed landscaping plan that demonstrates the provision of ample landscaped buffers that provide compatible edges to the proposed use, and a revised plan that provides additional space and information to demonstrate how the proposed berm and trees would successfully buffer the self-storage use from adjacent areas. Staff also requests use prohibitions for those less objectionable manufacturing uses that would not be compatible with the adjacent residential uses. The applicant is working with staff to address these issues, and the City Departments' Recommendation will revert to approval upon a satisfactory resolution.



Z16-046  
 1520 Candlelite Lane  
 Approximately 3.09 acres  
 R (Annexation Pending) to L-M

**SITE**



**→ Parks & Open Space**

Parks should be integrated into residential neighborhoods and/or located adjacent to preserved open spaces. Parks are either publicly- or privately-owned recreational facilities and include golf courses. Open space should be conserved lands that are not suitable for development, such as the floodway and floodplain, wetlands, major wood stands, steep slopes and ravines, and species habitat. These are natural areas that do not provide recreational facilities.

Z16-046  
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## TEXT

PROPOSED DISTRICT: L-M

PROPERTY ADDRESS: 1520 Candlelight Lane, Lewis Center Ohio

OWNER: Two Polaris Company, LLC

APPLICANT: Brexton

ACRES: 3.092

DATE OF TEXT: August 1, 2016; Revised 9-6-2016 (Minor Staff edits 10/5/16)

APPLICATION NUMBER: Z16-046

1. INTRODUCTION: The site is located in Orange Township, contiguous to the City of Columbus, on the south side of Candlelight Lane, east of South Old State. There is a retail center adjacent to the west of the site that fronts on South Old State. The site is currently being annexed into the City of Columbus and will have a zoning of R. We are requesting a re-zoning to certain uses in the M district to allow for development.

2. PERMITTED USES: Those uses permitted in Section 3353.03, Office Commercial Uses and Sections 3363.02 through 3363.08 inclusive of those less objectionable uses permitted in M-Manufacturing districts of the City of Columbus Code, and specifically truck/trailer rentals, mini-storage, self-storage, moving, packing supply sales.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the written text, the applicable development standards shall be those standards contained in Chapter 3363 of the Columbus City Code, M, Manufacturing District.

### A. Density, Height, Lot and/or Setback Requirements

1. The building height, excluding parapet height, shall not exceed 35 feet in height.
2. The minimum north, south and east building setback shall be 25 feet. The west building setback is zero.
3. The minimum pavement setback along the north, south and east property lines shall be 10' for as long as the adjacent property along the north, south and east property lines are zoned or used for residential purposes. The west parking setback is zero (0).

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

N/A

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

1. Landscaping will be per city code.
2. For so long as the properties adjacent to the site are zoned or used for residential purposes, the landscaping/fencing shall be according to the submitted site plan.

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

1. The building material for the exterior perimeter walls on the east, south, and west sides shall be metal insulated panels with decorative masonry on the ground floor for security. There will be interior vehicle storage in the building, with garage overhead doors matching the paint color of the building.

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

1. All external outdoor lighting fixtures to be used shall be from the same or similar manufactures' type to insure compatibility.
2. Accent lighting shall be permitted provided such light source is concealed.

F. Graphics and Signage Commitments

1. All graphics and signage shall comply with the Graphics Code, Article 15 Title 33 of the Columbus City Code as it applies to the C-2 commercial district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.
2. All ground-mounted signage shall be monument-style, except for incidental directional signs. This provision shall not preclude incorporation of signage onto the building.

G. Miscellaneous

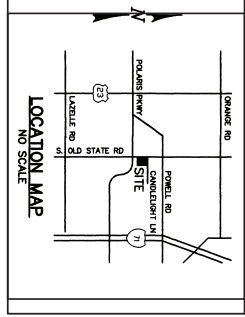
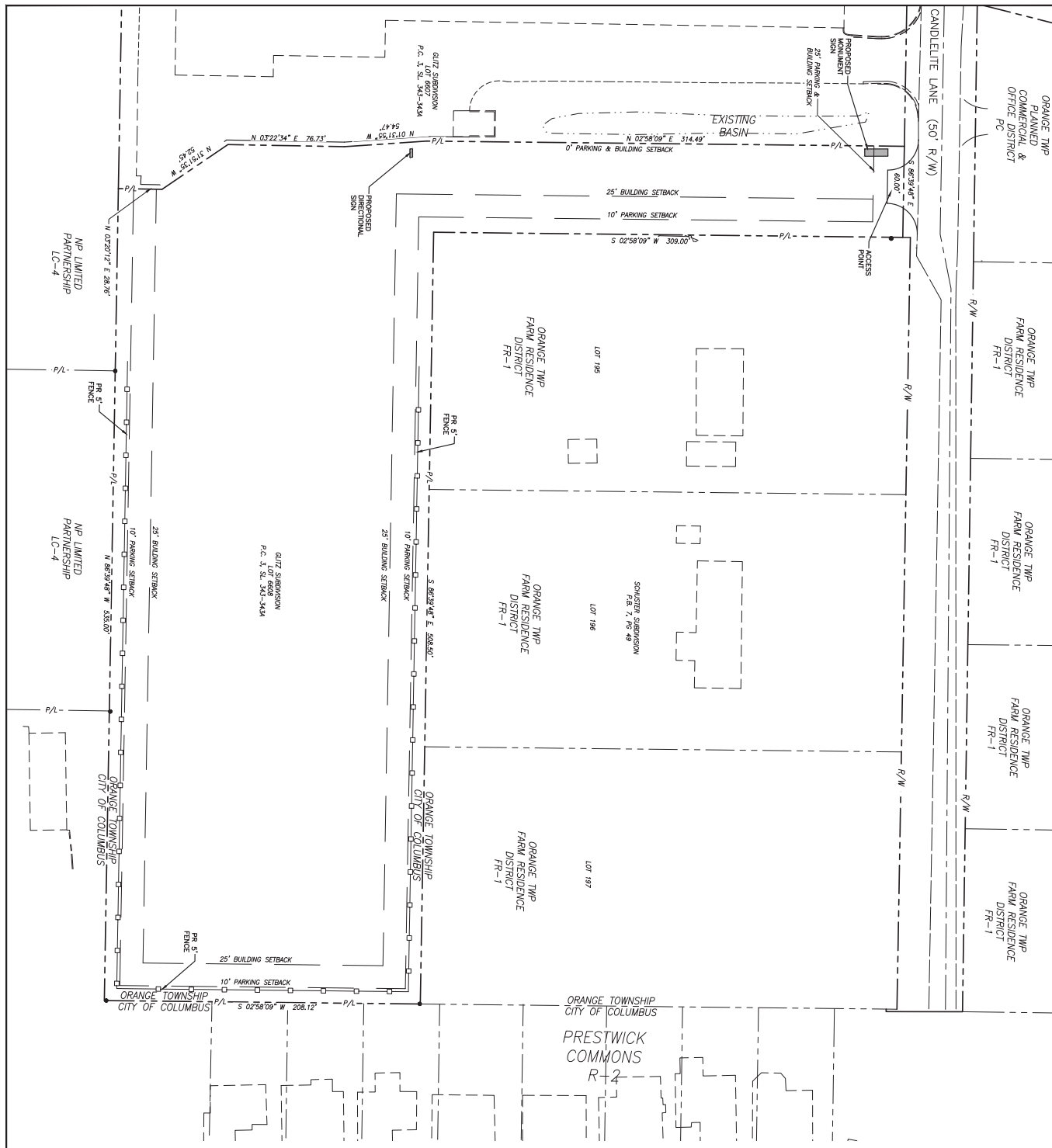
1. The developer shall meet the parkland dedication ordinance by paying a park fee of \$400/per acre.
2. No outside storage of materials or vehicles shall be permitted other than the vehicles for rental purposes.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

**SIGNATURE:**

**DATE:**

8/3/14

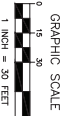


**SITE DATA**  
 ADDRESS: LOT 6608, 31834.10307001  
 SITE AREA: 2.092 +/- ACRES  
 ZONING: PLANNED COMMERCIAL & OFFICE DISTRICT, PC  
 EXISTING: L-M, LIMITED MANUFACTURING  
 PROPOSED: AS DEPICTED  
 SETBACKS: SHALL BE PER 3312  
 PARKING REQUIREMENTS: 1 / 250 RETAIL  
 1 / 450 OFFICE  
 LANDSCAPING REQUIREMENTS: LANDSCAPING/RETAINING SHALL COMPLY WITH  
 THE CITY OF COLUMBUS PLANNING DEPARTMENT'S PLANNING STRIP TO ACHIEVE A 5% 75% GRADE.

THE SITE PLAN MAY BE SLIGHTLY ADJUSTED TO  
 REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER  
 SITE DATA. THE SITE PLAN IS NOT TO BE USED  
 FOR CONSTRUCTION OF THE SITE UNLESS IT IS  
 COMPLETED. ANY SLIGHT ADJUSTMENT TO THE SITE  
 PLAN SHALL BE APPROVED BY THE DIRECTOR OF THE  
 PLANNING DEPARTMENT OR HIS DESIGNEE. THE  
 PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR  
 THE PROPOSED ADJUSTMENT.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MELANIE WOLDENBERG, AGENT

Z16-046



TVSS POLARIS – SITE PLAN  
 CANDLELITE LANE  
 COLUMBUS, OH

PREPARED FOR:  
 BREXTON, LLC  
 815 GRANDVIEW AVE  
 SUITE 300  
 COLUMBUS, OH 43215



DATE:	NO.	DATE	BY	DESCRIPTION
9/8/2016				
JOB#:	B2240010			
DRAWN BY:	SEF			
CHECKED BY:	SEF			





## STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 216-046 & 216-047

Address 1520 Candlelite Ln.

Group Name Far North Columbus Communities Coalition

Meeting Date 9/6/2016

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

NOTES: Approved as submitted.

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Vote 11-0

Signature of Authorized Representative James Calmeson

SIGNATURE

FNCCC President

RECOMMENDING GROUP TITLE

614/832-9083

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.