

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 12, 2017**

- 2. APPLICATION: Z16-067**  
**Location:** **5960 EAST LIVINGSTON AVENUE (43232)**, being 6.9± acres on the north side of East Livingston Avenue, 162± feet east of McNaughten Road (Part of 550-155900; Far East Area Commission).  
**Existing Zoning:** C-1, Commercial and R-1, Residential Districts.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Self-storage facility.  
**Applicant(s):** Columbus Storage Developers, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2nd Floor; Columbus, OH 43215, and Donald Plank, Atty.; 423 East Town Street, 2nd Floor; Columbus, OH 43215.  
**Property Owner(s):** Woodland Plaza, Ltd.; c/o Nicholas L. Voltman, Plaza Properties, Inc.; 3016 Maryland Avenue; Columbus, OH 43209.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

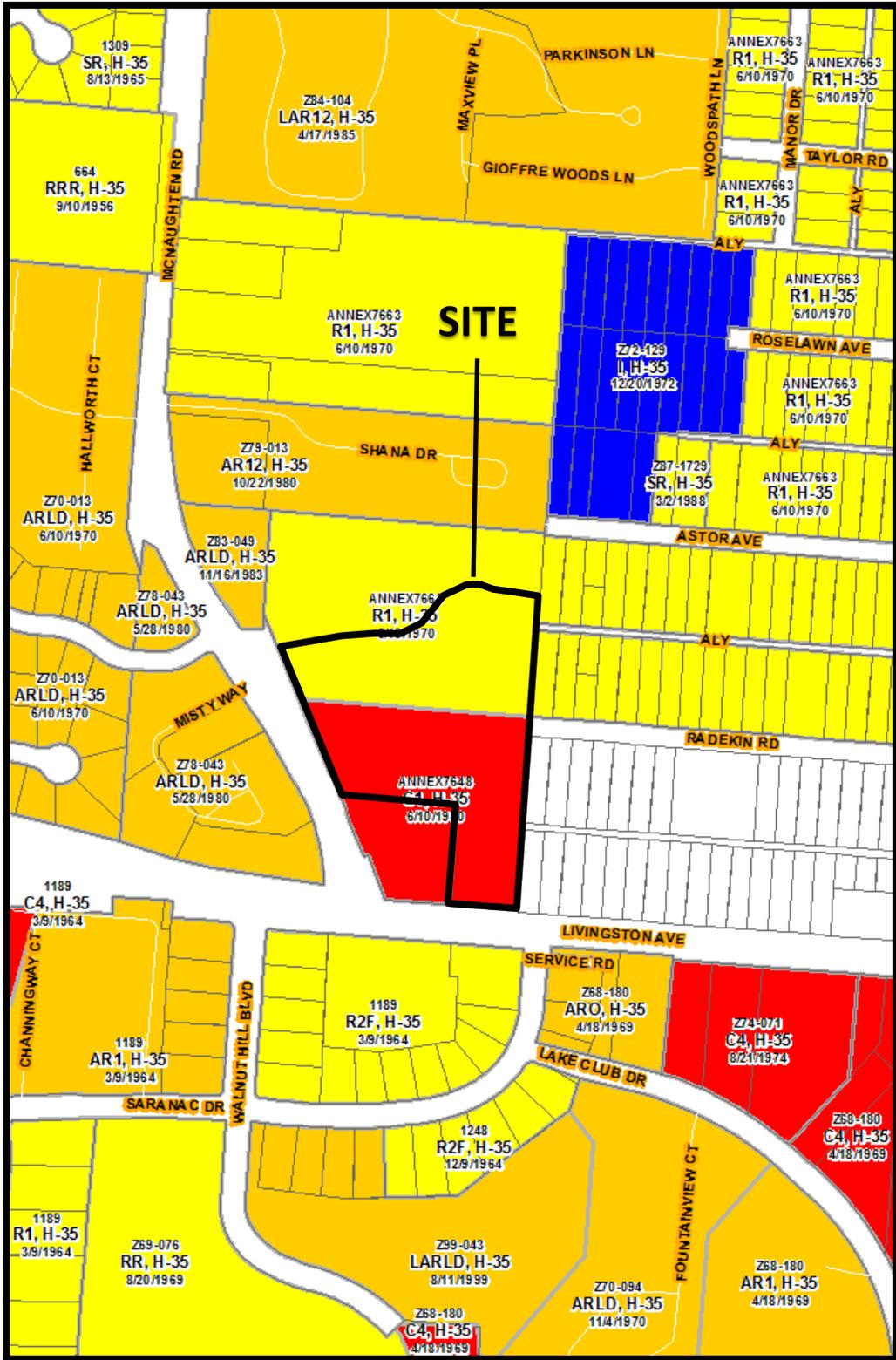
**BACKGROUND:**

- The 6.9± acre site is undeveloped, is zoned in the C-1, Commercial, and R-1, Residential districts, and is within the Regional Commercial Overlay (RCO). The requested L-M, Limited Manufacturing District will permit a self-storage facility with related truck rental and packing supply sales.
- To the north is undeveloped land in the R-1, Residential District with apartment development further north in the ARLD and AR-12, Apartment Residential districts. To the east are mixed-commercial development in the CC, Community Commerce District in the City of Reynoldsburg, and single-unit dwellings in the R-1, Residential District. To the south across East Livingston Avenue are single-unit dwellings in the R-2F, Residential District. To the west across McNaughten Road is an apartment complex in the ARLD, Apartment Residential District.
- The site is within the planning area of the *Livingston East Area Plan* (2009), which recommends “Mixed Use” for this location, which includes office and multi-unit residential development. While not consistent with the Plan recommendation, the Planning Division supports the proposed self-storage facility because a retail use has been developed on part of the C-1 district since the Plan was adopted, which limits the site’s potential use for office; self-storage will serve as a use that will have minimal negative impacts on the nearby residential development; and the stream corridor will be preserved. Planning Division staff also requested that any signage be compliant with the Regional Commercial Overlay standards to allow for uniform development along East Livingston Avenue since a self-storage facility would not trigger the RCO requirements.

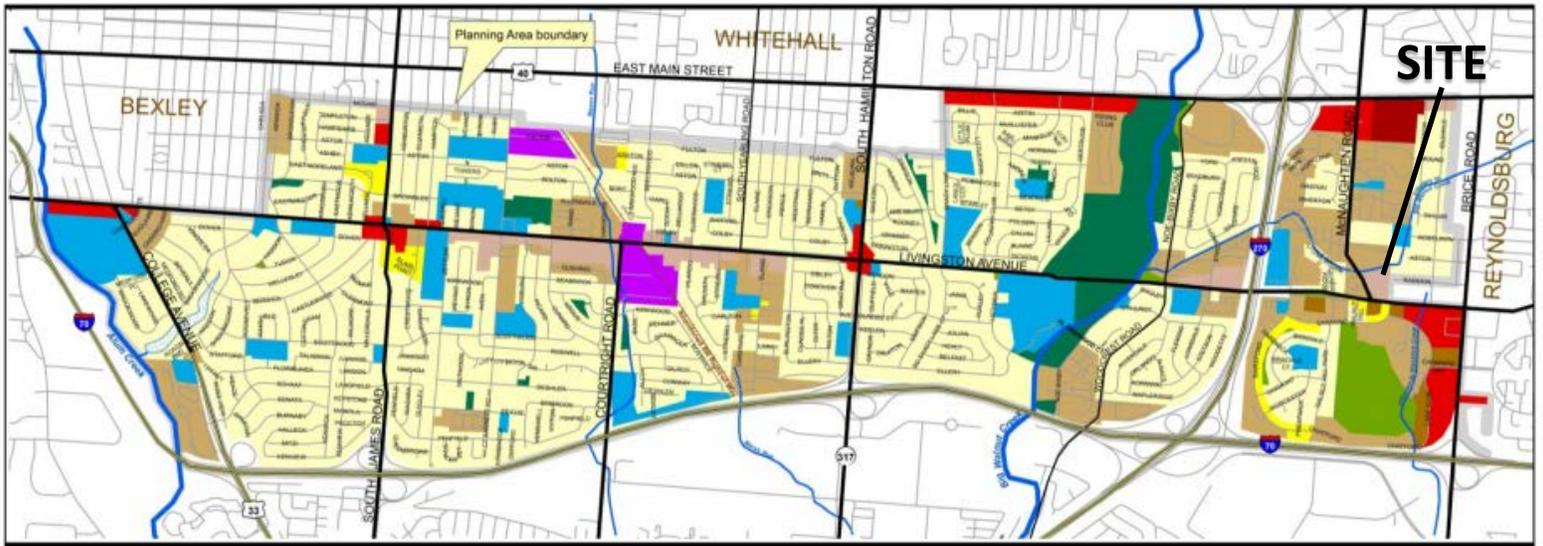
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval of the requested L-M district.
- The limitation text proposes only self-storage and related accessory uses, and commits to increased setbacks, access restrictions, tree preservation, a site plan, and signage that will be compliant with RCO standards.
- The *Columbus Thoroughfare Plan* identifies East Livingston Avenue as a 4-2D arterial requiring 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-M, Limited Manufacturing District will permit a self-storage facility and related accessory uses with development standards in consideration of adjacent residential uses. While not consistent with the land use recommendations of the *Livingston East Area Plan*, the proposed self-storage facility will have minimal impact on adjacent residential uses and the stream corridor will be preserved. The applicant has also incorporated graphics provisions to ensure that the Regional Commercial Overlay development pattern along East Livingston Avenue will be continued.



Z16-067  
 5960 East Livingston Avenue  
 Approximately 6.9 acres  
 C-1 & R-1 to L-M



City of Columbus  
 Department of Development  
 Planning Division



0 0.5 1 Mile

## Livingston East Area Plan

### FUTURE LAND USE PLAN

**Legend**

- Residential (Single-Family)
- Residential (Two- and Three-Family)
- Residential (Multifamily)
- Commercial (Community)
- Commercial (Regional)
- Office
- Institutional
- Light Manufacturing
- Mixed Use
- Parks
- Open Space

Date: December 2008

Z16-067  
 5960 East Livingston Avenue  
 Approximately 6.9 acres  
 C-1 & R-1 to L-M

2. **York Plaza Shopping Center** - Redevelopment of the York Plaza Shopping Center (on the north side of Livingston Avenue just west of the I-270 overpass) is recommended, possibly to include retail, office, and medium- to high-density residential uses (town houses and/or apartment flats, such as those designed for elderly residents).

3. **McNaughten Road and Livingston Avenue** - A combination of mixed-use and multifamily residential development is recommended for vacant property at the northeast corner of McNaughten Road and Livingston Avenue. North of the streambed, apartments and/or townhouses compatible in scale with the units on Shana Drive immediately to the north are recommended. South of the streambed, a mix of office and/or retail uses is recommended, perhaps to include multifamily residential of the type recommended north of the streambed as well. Development is encouraged to be sensitive to the location of the streambed. New construction should be set back from the streambed as much as possible and use existing vegetation in these buffer areas.



*Aerial view of the York Plaza site.*



*Northeast corner of Livingston Avenue and McNaughten Road.*



Z16-067  
5960 East Livingston Avenue  
Approximately 6.9 acres  
C-1, R-1 to L-M

**DEVELOPMENT TEXT**

**EXISTING DISTRICT:** C-1, Commercial and R-1, Residential  
**PROPOSED DISTRICT:** L-M, Limited Manufacturing  
**PROPERTY ADDRESS:** 5960 E. Livingston Avenue, Columbus, OH 43232  
**APPLICANT:** Columbus Storage Developers, LLC c/o Dave Perry, David Perry Company., Inc., 423 E. Town Street, FL 2, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 423 E. Town Street, FL 2, Columbus, OH 43215  
**OWNER:** Woodland Plaza, Ltd. c/o Nicholas L. Vollman, 3016 Maryland Avenue, Columbus, OH 43209  
**DATE OF TEXT:** December 23, 2016  
**APPLICATION NUMBER:** Z16-067

**INTRODUCTION:**

The site is 6.9 +/- acres on the north side of E. Livingston Avenue, 175' +/- east of McNaughten Road, and on the east side of McNaughten Road, 285' +/- north of E. Livingston Avenue. Applicant proposes to develop the site with a self storage facility, as depicted on the site plan "A+ Self Storage", dated \_\_\_\_\_, hereafter "Site Plan".

**1.PERMITTED USES:** The only permitted use of the property shall be self storage, and related accessory uses, as permitted by Section 3363.02 – Warehouse, storage and sales establishment, of the Zoning Code.

**2.DEVELOPMENT STANDARDS:** Except as specified herein, the applicable development standards of Chapter 3363, M, Manufacturing District, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply.

**A.Density, Height, Lot and/or Setback Commitments.**

- 1.The minimum McNaughten Road and E. Livingston Avenue building setback shall be 50' and 130', respectively.
2. The minimum McNaughten Road and E. Livingston Avenue parking setback shall be 50' and 40', respectively.
- 3.There shall be a 25' east property line building and pavement setback.

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

1. There shall be a single vehicular access point located on E. Livingston Avenue, as depicted on the Site Plan. The access point shall also provide vehicular access to the retail use adjacent to the west on PID: 550-296146.
2. Right of way dedication in accordance with the Columbus Thoroughfare Plan for E. Livingston Avenue and McNaughten Road shall be provided in conjunction with the final Site Compliance Plan process.

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

1. Existing trees in the west 45' of the McNaughten Road 50' building and parking setback shall be preserved. Dead or dying plant material may be removed as well as plant material that is a hazard to the adjacent storage building.
2. Existing trees in the east twenty (20) feet of the east 25' building and parking setback shall be maintained to a point even with the south line of the self storage office. Dead or dying plant material may be removed as well as plant material that is a hazard to the adjacent storage building.

**D. Building design and/or Interior-Exterior treatment commitments.**

N/A

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

N/A

**F. Graphics and Signage Commitments.**

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the M, Manufacturing District, and the Livingston East Area Regional Commercial Overlay (RCO) . Any variance to applicable sign requirements shall be submitted to the Columbus Graphics Commission.

**G. Miscellaneous.**

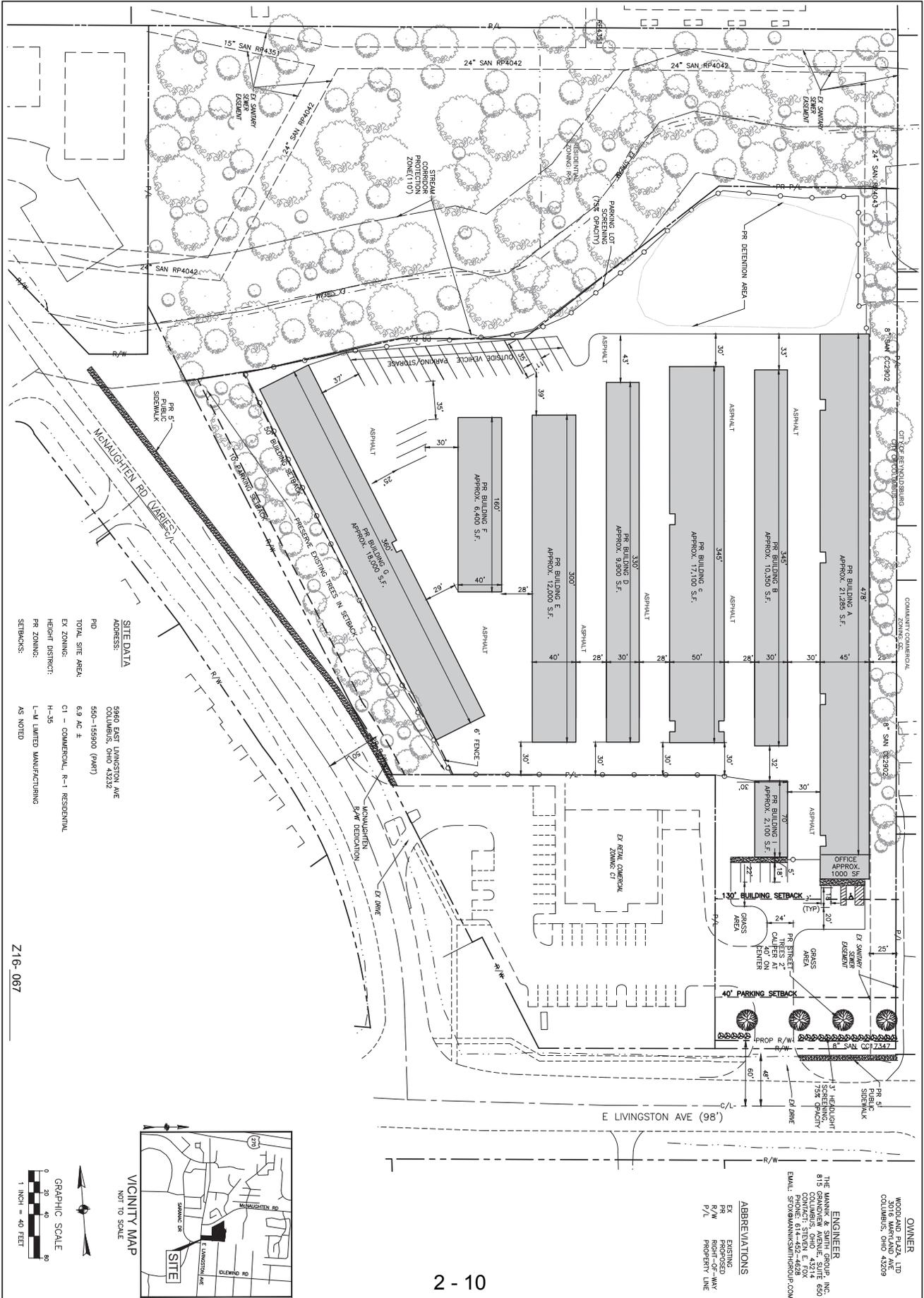
1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. The plan titled "Zoning Plan for A+ Storage", dated \_\_\_\_\_, signed by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant, is the development plan for the site. Site development may be phased. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed.

Any slight adjustment shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

*The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do 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 Codes.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
David B. Perry, Agent for Applicant

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Donald Plank, Attorney for Applicant



**SITE DATA**  
 ADDRESS: 5960 EAST LIVINGSTON AVE  
 COLUMBUS, OHIO 43232  
 PID: 550-155990 (PART)  
 TOTAL SITE AREA: 6.9 AC ±  
 EX ZONING: C1 - COMMERCIAL, R-1 RESIDENTIAL  
 HEIGHT DISTRICT: H-35  
 PR ZONING: L-M LIMITED MANUFACTURING  
 SETBACKS: AS NOTED

Z16-067



VICINITY MAP  
 NOT TO SCALE

2 - 10

**OWNER**  
 WOODLAND PART 2 LTD  
 3016 WARDLAND AVE  
 COLUMBUS, OHIO 43209

**ENGINEER**  
 THE MANNIK & SMITH GROUP, INC.  
 815 GRANDVIEW AVENUE, SUITE 450  
 COLUMBUS, OHIO 43214  
 CONTACT: STEVEN E. FOX  
 TEL: 614.444.4222  
 FAX: 614.444.4214  
 EMAIL: STEVEN@MANNIKSMITHGROUP.COM

**ABBREVIATIONS**  
 EX - EXISTING  
 PR - PROPOSED  
 R/W - RIGHT-OF-WAY  
 P/L - PROPERTY LINE

1	ZONING PLAN	CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO SITE IMPROVEMENT FOR <b>COLUMBUS STORAGE DEVELOPERS, LLC</b> 5960 EAST MCNAUGHTEN DR COLUMBUS, OHIO 432	PREPARED FOR:		815 GRANDVIEW AVENUE SUITE 450 COLUMBUS, OH 43215 TEL: 614.444.4222 FAX: 888.488.7340	NO.	DATE	DESCRIPTION
			MILLER DIVERSIFIED			PROJECT DATE:	08/31/2016	
1		4189 N. HOLLAND SYLVANIA RD. SUITE 7 TOLEDO, OHIO 43623				PROJECT NO.:	0P160728	
						DRAWN BY:	XXX	
						CHECKED BY:	SEF	

**FEAC ZONING/REZONING/VARIANCE APPLICATION STAFF REPORT**

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

**APPLICANT:** WOODLAND PLAZA, LTD., C/O NICHOLAS L. VOLLMAN PLAZA PROPERTIES, INC.  
**APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER:** Z16-067

**DATE RECEIVED City of Columbus Dept BZS / GC:** 10-27-16  
**AREA COMMISSION:** FAR EAST AREA COMMISSION  
**DATE RECEIVED BY AREA COMMISSION:** 10-27-16

**LOCATION AND ZONING REQUEST:**  
**Certified address:** 5960 E Livingston Ave 43232  
  
**Parcel Number for Certified Address:** 550-155900  
  
**Current Zoning District:** C-1 Commercial and R-1 Residential  
  
**Requested Zoning District:** L-M  
  
**Proposed Use or reason for rezoning request:** TO ALLOW FOR USE AS SELF STORAGE FACILITY  
  
**Height District:** H-35

**APPLICANT - CONTACT: Applicant / Property Owner / Attorney-Agent**  
Columbus Storage Developers, LLC c/o Dave Perry (Dave Perry Company, Inc)  
423 E Town St 2<sup>nd</sup> Fl Columbus, OH 43215  
Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

**PROPERTY OWNER:**  
Woodland Plaza LTD c/o Nicholas L Vollman, Plaza Properties, Inc  
3016 Maryland Ave, Columbus, OH 43209  
Phone # 614-207-7417 Email nickv@plazaproperties.com

**ATTORNEY/AGENT**  
Donald Plank (Plank Law Firm)  
Address 423 East Town Street, 2nd Floor City/State Columbus, Ohio Zip 43216  
Phone # 614-947-8600 Fax # 614-228-1727 Email: dplank@planklaw.com

**ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:**  
**NORTH:** APARTMENTS 40+  
**EAST:** REYNOLDSBURG FROM LIVINGSTON TO N Small Retail/Small Retail/Vacant Land residential //Vacant Land residential  
**SOUTH:** DOLLAR STORE  
**WEST:** APARTMENTS / MCNAUGHTON

**PROBLEMS/COMMENTS:**

THIS WOULD BE COMPLIMENTARY TO THE NUMEROUS APARTMENT COMPLEXES IMMEDIATELY NORTH ON McNaughton. It would also remove the possibility of more apartments being built on this parcel.

This strip of Livingston to the east, which is Reynoldsburg, has small retail/offices/used car lots etc abutting the Reynoldsburg residential area to it's immediate north

The proposed access will be the existing ingress and egress "shared" from the Dollar Store. Therefore not adding to the number of public entrances on McNaughton. The traffic will be limited, as is common with self storage units.

**APPLICANT COMMENTS ON APPLICATION**

NO SPECIAL COMMENTS NOTED

**ZONING COMMITTEE RECOMMENDATION:**

**APPROVAL AS SUBMITTED** Having a self storage facility will prevent this parcel from being used for apartments or as a strip center in the future.

**SCHEDULED TO BE PRESENTED TO FEAC ON:** 11/01/16

**Notification of Identifiable Civic Organization recognized by the City:**

There are none for this

**Organizations:** parcel.

**Notification of Applicant or legal representative:**

**Emailed Date:**

**BY: LARRY MARSHALL**

**APPLICANT COMMENTS:**

**AREA COMMISSION COMMENTS, DECISION AND ACTIONS**

**APPROVAL AS SUBMITTED**

**7 \_\_\_\_\_ MEMBERS PRESENT AND BEING A QUORUM: VOTES: FOR: 6 \_ AGAINST: 0 \_\_\_\_\_ ABSTAINED: 0**

**DATE: 11-1-16**

**DECISIONS NOTIFICATION TO**

**DATE: 11-6-16**

**TO:**

Shannon Pine

**DATE:**

**TO:**

Dave Perry