

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 14, 2017**

- 4. APPLICATION: Z17-022**  
**Location:** **2539 GANTZ ROAD (43123)**, being 4.72± acres located on the west side of Gantz Road, 1,000± feet north of Dyer Road (160-0010124 and 160-001005; Southwest Area Commission).  
**Existing Zoning:** R, Rural District (Annexation Pending).  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Self-storage facility.  
**Applicant(s):** LeVeck Commercial Construction and Development; c/o Christopher Cline, Atty.; 300 West Wilson Bridge Road, Number 100; Worthington, OH 43085.  
**Property Owner(s):** Bobby C. Schulz, Rheba S. Morrell, and Elise W. Hunter; 9081 Beavers Road; Orient, OH 43146.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

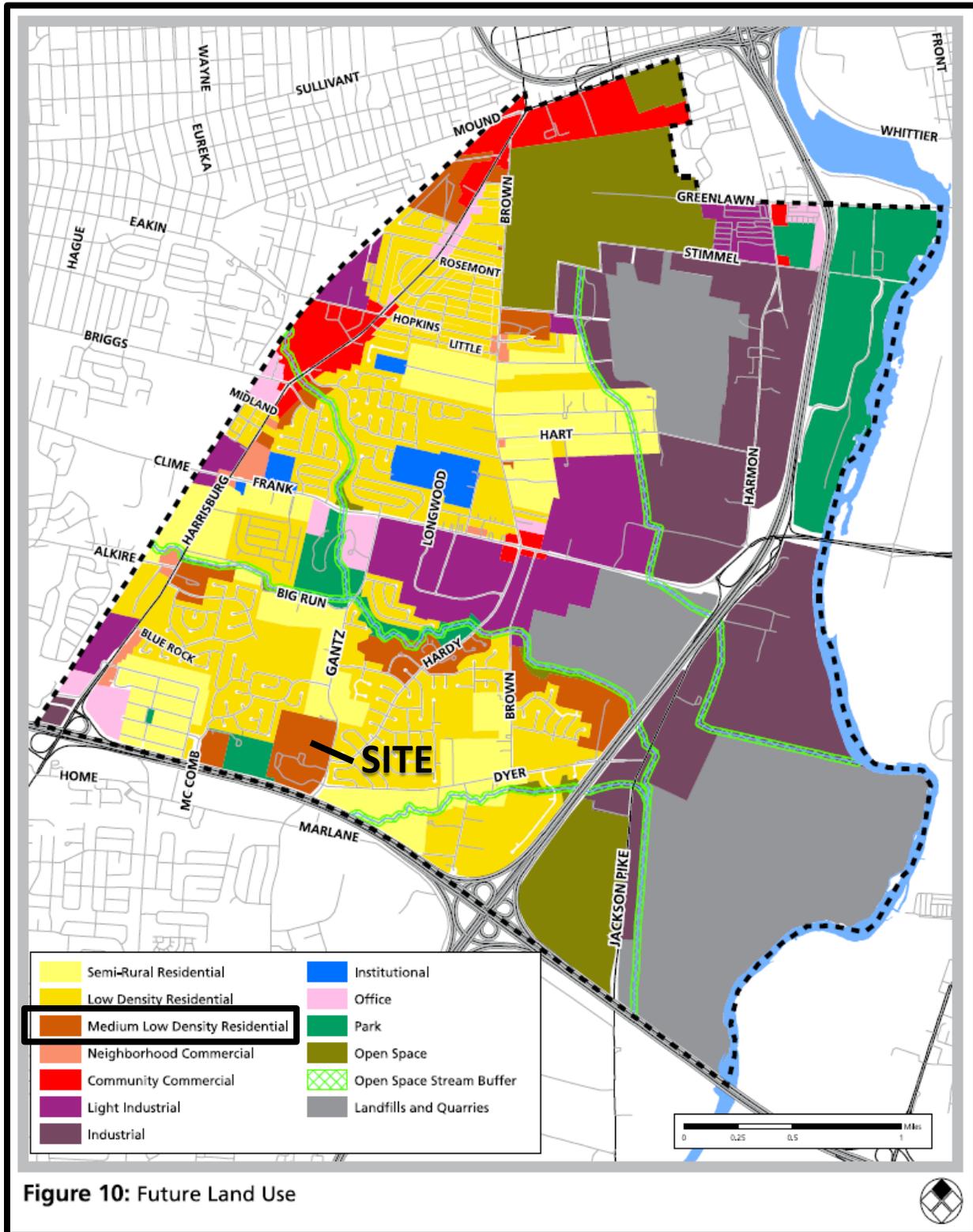
**BACKGROUND:**

- The 4.75± acre site consists of two undeveloped parcels currently undergoing annexation from Jackson Township into the City of Columbus. The site will be assigned the R, Rural District when annexation is complete. The applicant is requesting the L-M, Limited Manufacturing District to permit the development of a self-storage facility.
- North of the site is a single-unit dwelling and religious facility in the R, Rural District. South of the site are single-unit dwellings in the SR, Suburban Residential District in Jackson Township. East and west of the site are single-unit dwellings in the SR, Suburban Residential District and R-2, Residential District respectively.
- The site is within the boundaries of the *Southwest Area Plan* (2009), which recommends medium-low density residential land use at this location.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation was not available at the time this report was finalized.
- The limitation text specifies the permitted use of the property and includes commitments to building setbacks, building height, site access, landscaping and screening, building materials, and lighting. The property will be developed in accordance with the submitted site plan.
- The Columbus Thoroughfare Plan identifies Gantz Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

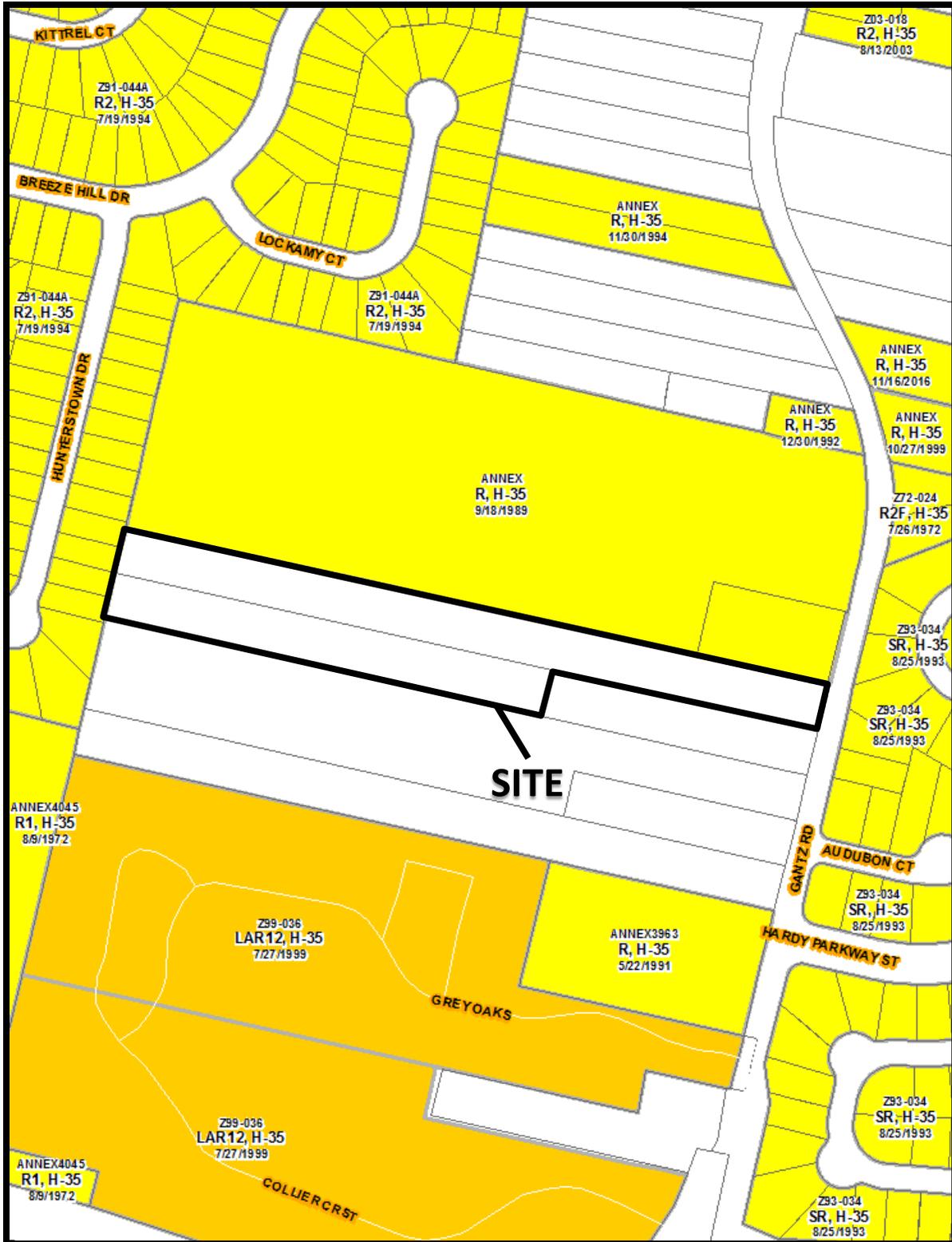
**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.

The requested L-M, Limited Manufacturing District will allow the development of a self-storage facility. The *Southwest Area Plan* recommends medium-low density residential land uses at this location and goes further to state that non-residential uses are not appropriate in existing residential areas. While the limitation text and site plan reflect efforts to screen and buffer the surrounding single-unit dwellings, Staff believes that a self-storage facility at this location is not compatible with the residential and rural character of the area.

Southwest Area Plan (2009)



Z17-022  
 2539 Gantz Road  
 Approximately 4.72 acres  
 R (Pending Annexation) to L-M



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LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 2539 Gantz Rd. Grove City, OH 43123

OWNERS: Bobby C. Schulz, Rheba S. Morrell and Elise W. Hunter

APPLICANT: LeVeck Commercial Construction and Development

DATE OF TEXT: August 23, 2017

APPLICATION NUMBER: Z17-022

1. INTRODUCTION: The site is located on the west side of Gantz Road east of Hunterstown Dr. Free Will Baptist Church at 2525 Gantz Rd. is north of the site. One residence on Gantz Rd. and vacant farmland is south of the site.

2. PERMITTED USES: Self-Storage Units.

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

A. DENSITY, HEIGHT, LOT AND /OR SETBACK COMMITMENTS:

1. Building setback from Gantz Road shall be fifty feet.
2. Building setback along perimeter shall be twenty-five feet.
3. The building height of the self-storage units shall not exceed 12 feet in height. This height limitation shall not apply to the office space located at the northeast corner of the site.

B. ACCESS, LOADING, PARKING AND/OR OTHER TRAFFIC RELATED COMMITMENTS:

1. Access to the self-storage buildings will be through a private drive to be located approximately in the north of the site, to be connected on the west side of Gantz Road.

C. BUFFERING, LANDSCAPING, OPEN SPACE AND/OR SCREENING COMMITMENTS:

1. The developer shall install a row of spruce or pine evergreen trees (one tree every 8 feet) along the perimeter boundaries as shown on the Site Plan. Trees shall be every 8 feet measured on a linear basis but staggered and not in a straight line.

2. Wood or vinyl fencing shall be 6 feet in height and have opacity of 75% along the perimeter of the self-storage buildings.
3. Two street trees with caliper diameter of 2 ½' at planting to be planted along the Gantz Road frontage; subject to City Engineer sight triangle requirements.
4. Existing tree buffers on north, west and south sides of property perimeter to be maintained along edge of property line.
5. Parkland dedication requirements to be met by payment in accord with Columbus City Code Chapter 3318.

D. BUILDING DESIGN AND/OR INTERIOR-EXTERIOR TREATMENT COMMITMENTS:

1. The self-storage buildings shall be one story.
2. The self-storage building material for the exterior perimeter walls on the east, south, and west sides shall be brick veneer or brick styled stucco. There shall be no door openings on the perimeter wall which face the north, south, or west sides of the property unless required by the building or fire codes. There shall be no windows on the north or south perimeter of the building unless required by the building or fire codes. The window restriction shall not apply to the office space at the northeast end of the building.

E. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS AND/OR OTHER ENVIRONMENTAL COMMITMENTS:

1. Dumpsters shall be screened. Said screening shall be constructed of wood materials that match the colors and exterior finish of the buildings. Gates on the enclosure shall be constructed of fence planks composed of materials that coordinate in color with the enclosure.
2. There will be no exterior lights on the perimeter of the self-storage buildings located next to the adjacent properties.
3. Wiring within the development shall be underground.

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.

G. MISCELLANEOUS COMMITMENTS:

1. The perimeter self-storage buildings shall be built during the first phase of construction with the interior buildings being built during the second phase of construction.

2. No outside storage of materials shall be permitted.
3. The Subject Site shall be developed in accordance with the site plan submitted herewith, "Gantz Road Storage Units Site Compliance Plan Exhibit "A" dated 8/11/17, by ADR & Associates, Ltd. The site plan may be slightly adjusted to reflect engineering, topographical or other site data discovered at the time that development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

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