

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

- 4. APPLICATION: Z17-042**
Location: **4987 GENDER ROAD (43110)**, being 1.12± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive (part of 010-260512; Greater South East Area Commission).
Existing Zoning: L-C-2, Limited Commercial District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Self-storage complex.
Applicant(s): J. Johnson Investments LLC; c/o Jackson B. Reynolds, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

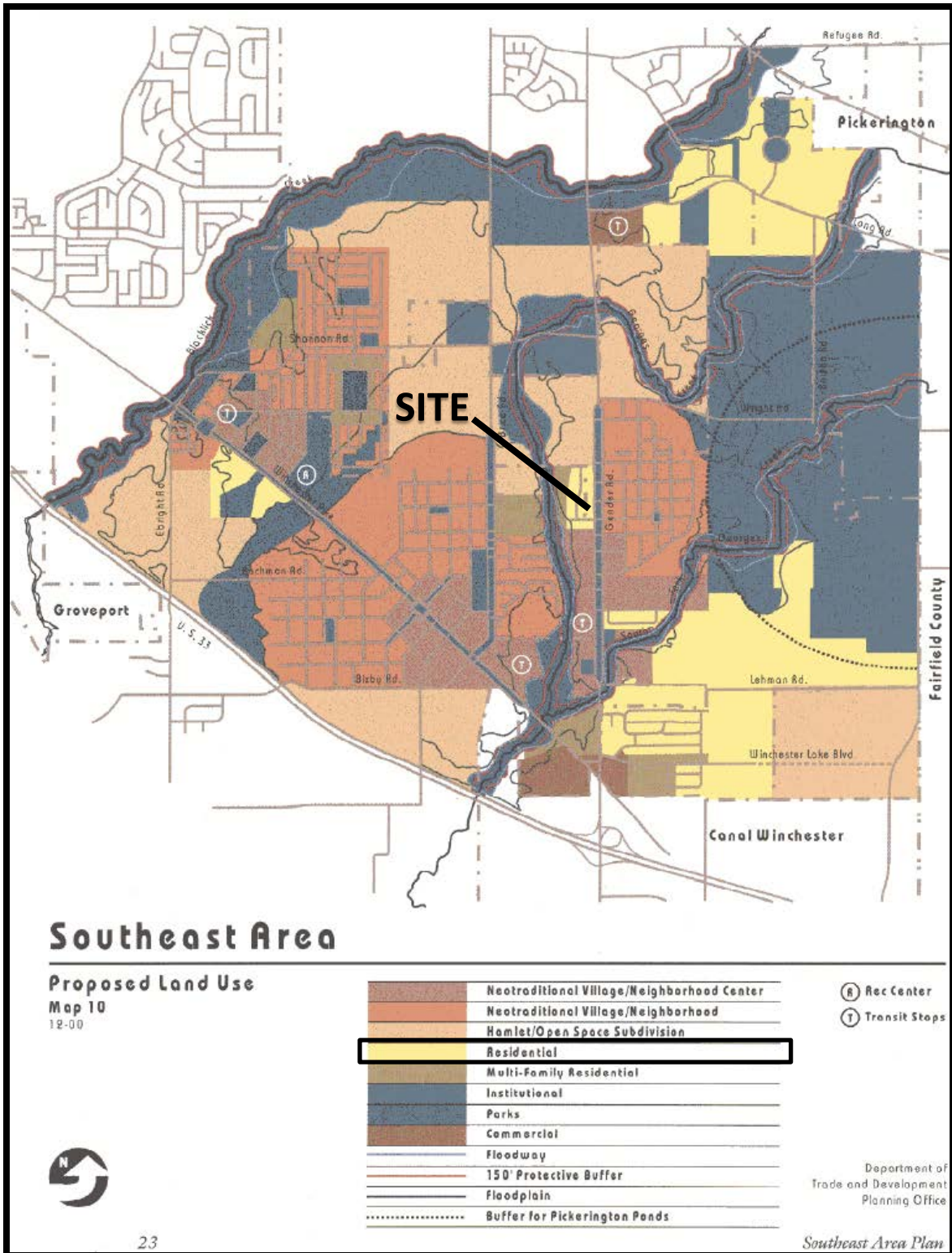
- The 1.12± acre site consists of an undeveloped portion of a parcel zoned in the L-C-2, Limited Commercial District. The applicant proposes to develop the site with a self-storage complex in the L-M, Limited Manufacturing District in conjunction with the remaining portion of the parcel already appropriately zoned L-M.
- To the north of the site is a self-storage complex in the L-M, Limited Manufacturing District. To the south of the site are single-unit dwellings zoned in the R-2F, Residential District. To the east of the site are condominiums and undeveloped land in the PUD-8, Planned Unit Development District and CPD, Commercial Planned Development District. To the west of the site is the remaining portion of the parcel, currently undeveloped and also slated for development in conjunction with the subject site, zoned in the L-M, Limited Manufacturing District.
- This site is located within the planning area of the *Southeast Area Plan* (2000), which recommends residential land uses for this location. Deviation from the plan is appropriate at this location as it is not currently zoned for residential uses, nor does it add an incompatible use as self-storage facilities exist adjacent to the site and along the Gender Road corridor.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The development text restricts the uses on site to a self-storage and ancillary office. Development standards are included for maximum building height, access, buffering and landscaping, building design, and lighting. Commitments to a site plan and landscaping plan are included.
- The *Columbus Thoroughfare Plan* identifies Gender Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-M, Limited Manufacturing District will allow a self-storage complex development that is comparable and compatible with the adjacent developments along the Gender Road corridor. While the proposal is not consistent with the land use recommendations of the *Southeast Area Plan*, it does not add incompatible uses to the area. Screening and landscaping will ensure that the facility does not negatively affect the surrounding residential properties.



Z17-042
4987 Gender Road
Approximately 1.12 Acres
L-C-2 to L-M
4 - 3



Z17-042
4987 Gender Road
Approximately 1.12 Acres
L-C-2 to L-M



Z17-042
4987 Gender Road
Approximately 1.12 Acres
L-C-2 to L-M
4 - 5

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 4987 Gender Road

OWNER: James and Janet Johnson

APPLICANT: J Johnson Investments LLC

DATE OF TEXT: 11/14/2017

APPLICATION NUMBER: Z17-042

1. INTRODUCTION: This is a site along the west side of Gender Road. The property was zoned for personal storage use on September 23, 2002 (Z01-080) and subsequently this portion was rezoned to L-C-2 in 2007 (Z06-12). The owner has not been able to develop the property with office use so the L-M district is requested for the L-C-2 area.

2. PERMITTED USES: Self-storage units and an ancillary office shall be permitted on the site.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

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

The maximum building height shall be 20 feet.

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

All circulation, curb cuts and access points shall be subject to the approval of the Department of Public Service.

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

1. Street trees shall be planted evenly spaced along Gender Road at a ratio of one tree per forty (40) feet of frontage.

2. A six (6) foot high fence shall be erected along the southern property line.

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

1. No roof top mechanicals will be used.

2. All buildings will have a pitched (1/12 pitch for the storage units) or sloped roofs.

3. The buildings shall be of a beige colored steel with white doors.

4. No exterior opening shall be allowed along the abutting property lines unless required by building and/or fire codes.

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

Light poles shall not exceed 18 feet in height and shall have cutoff fixtures.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

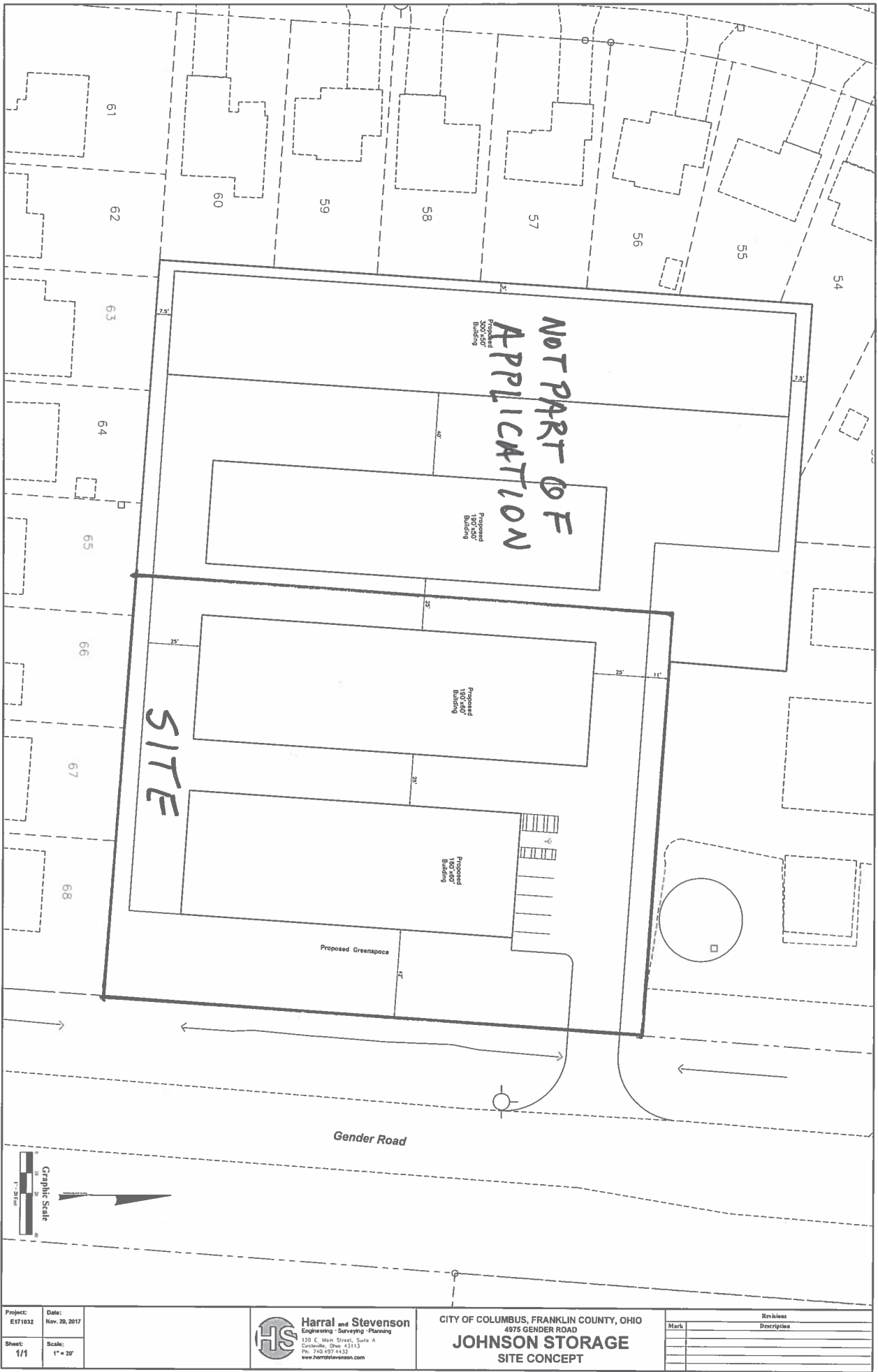
G. Miscellaneous Commitments.

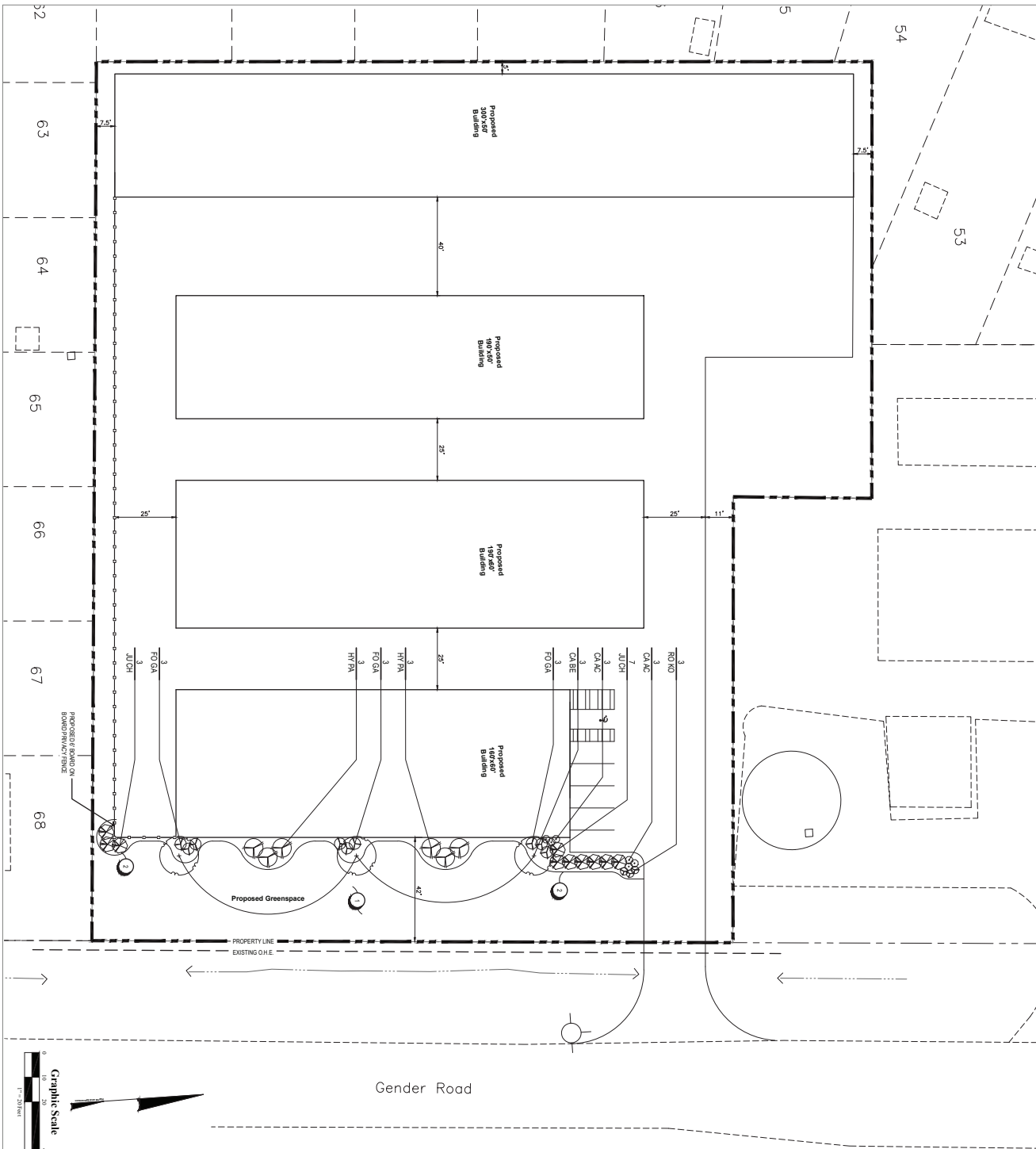
The Subject Site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Development 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 other 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 Code.

SIGNATURE:

DATE:





PLANT LIST

QTY.	CODE	BOT. WATERCULTIVATION NAME	SIZE	COND.	SPACING	NOTES
3	CA BE	Cornus Sideris 'Fast Forward'	7' O.C.	B+B	PERMAN	MATCH FORM
10	JL CH	Juniperus x pfitzeriana 'Sea Green'	24" HT.	B+B	9' O.C.	
9	FO GA	Forbesia glauca	18" HT.	R+O CONT.	PERMAN	
6	HY PA	Hydrangea paniculata 'Limelight'	30" HT.	B+B	PERMAN	
3	RO XO	Rosa 'Double Redwood Rose'	18" HT.	R+O CONT.	PERMAN	
6	CA AC	Calluna vulgaris 'Virens'	12" O.C.	R+O CONT.	PERMAN	

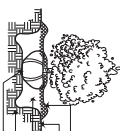
NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES.
HAND EXCAVATE ALL PLANTING PITS.

PLANT TAG
XX XX SPECIES

ADDITIONAL PLANTING NOTES
1. ALL GROUNDCOVERS AND PERENNIALS TO BE PLANTED DURING THE SPRING PLANTING WINDOW. FALL GROUNDCOVER AND PERENNIAL PLANTINGS WILL NOT BE ACCEPTED. COORDINATE PLANTING TIMES WITH OWNERS REPRESENTATIVE TO INCREASE SUCCESS OF GROUNDCOVER AND PERENNIAL PLANTINGS

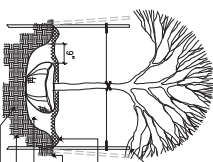
CODED NOTES

- 1. TREE
- 2. LANDSCAPE AREA, REMOVE 3" DEPTH HARDWOOD MULCH



SHRUB PLANTING

- NOTES:
1. TOP OF ROOT BALL TO BE 2'-2" ABOVE ADJACENT FINISH GRADE
 2. REMOVE ROPE AND BILLBOARD FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LAMBS.
 3. 3" DEPTH HARDWOOD BARK MULCH
 4. FINISH GRADE
 5. BACKFILL PLANTING MIX
 6. EXISTING SOIL
 7. UNDISTURBED SOIL ON COMPACTED BACKFILL



SHADE TREE PLANTING

- NOTES:
1. TOP OF ROOT BALL TO BE 2'-4" ABOVE ADJACENT FINISH GRADE
 2. REMOVE ROPE AND BILLBOARD FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LAMBS.
 3. 3" DEPTH HARDWOOD BARK MULCH
 4. FINISH GRADE
 5. BACKFILL PLANTING MIX
 6. EXISTING SOIL
 7. UNDISTURBED SOIL ON COMPACTED BACKFILL

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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

Case Number:

217-042

Address:

4987 GENDER RD, CW, O 43110

Group Name:

GREATER SOUTH EAST AREA COMMISSION

Meeting Date:

OCT 24, 2017

Specify Case Type:

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

LISA SCHACHT, ZONING CHAIR, MOVED TO
SUPPORT APPLICATION. JAMIE ALLEN SECONDED.
MOTION WAS SUPPORTED AND PASSED.

Vote:

8-0

Signature of Authorized Representative:

L. Schacht

LISA SCHACHT
ZONING CHAIR

GREATER SOUTH EAST AREA COMMISSION

RECOMMENDING GROUP TITLE

614 496 5482

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.