

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 217-059 Date Received: 12/27/17
Application Accepted By: TD Fee: \$5,120
Assigned Planner: Tim Dietrich; 614-645-6665; tedietch@cumulus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 4900 Sinclair Road, Columbus, Ohio Zip 43229

Is this application being annexed into the City of Columbus Yes No (select one)

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 010-182523

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

Current Zoning District(s) C-4 Requested Zoning District(s) L-M

Area Commission Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request: Self-storage and commercial uses

Proposed Height District: H-35 (continue on separate page if necessary)

[Columbus City Code Section 3309.14]

Acreage 6.865 +/- Ac.

APPLICANT:

Name U-Haul Company of Ohio, Inc. c/o Dave Perry (David Perry Company, Inc.)

Address 411 East Town Street, 1st FL City/State Columbus, OH Zip 43215

Phone # 614-228-1727 Fax # ----- Email dave@daveperryco.net

PROPERTY OWNER(S):

Name AMERCO Real Estate Company c/o Dave Perry (David Perry Company, Inc.)

Address 411 East Town Street, 1st Floor City/State Columbus, Ohio Zip 43215

Phone # 614-228-1727 Fax # ----- Email dave@daveperryco.net

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Donald Plank (Plank Law Firm)

Address 411 East Town Street, 2nd FL City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # ----- Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE U-Haul Company of Ohio, Inc. by Dave B. Perry Agent

PROPERTY OWNER SIGNATURE Amerco Real Estate Company by Dave B. Perry Agent

ATTORNEY / AGENT SIGNATURE Donald Plank

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 all checks payable to the Columbus City Treasurer

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION #: 217-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Perry (David Perry Company, Inc.)
of (1) MAILING ADDRESS 411 East Town Street, 1st Floor, Columbus, Ohio 43215

deposed 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 4900 Sinclair Road, Columbus, OH 43229
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 12/27/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) AMERCO Real Estate Company
c/o Dave Perry (David Perry Company, Inc.)
411 East Town Street, 1st Floor
Columbus, Ohio 43215

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

U-Haul Company of Ohio, Inc.
c/o Dave Perry, Agent (614) 228-1727

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

(5) Northland Community Council
c/o Dave Paul
PO Box 298836, Columbus, OH 43229

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)

SIGNATURE OF AFFIANT

(8) David B. Perry

Sworn to before me and signed in my presence this 26th day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Stacey L. Danza
11-5-2018

My Commission Expires:



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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

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Please make all checks payable to the Columbus City Treasurer

EXHIBIT A, Public Notice
4900 Sinclair Road
Z17- 059
December 26, 2017

APPLICANT

U-Haul Company of Ohio, Inc.
c/o David Perry
David Perry Company, Inc.
411 East Town Street, 1st Floor
Columbus, Ohio 43215

PROPERTY OWNER

AMERCO Real Estate Company
c/o Dave Perry
David Perry Company, Inc.
411 East town Street, 1st FL
Columbus, Ohio 43215

ATTORNEY

Donald Plank
Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215

COMMUNITY GROUP:

Northland Community Council (NCC)
c/o Dave Paul
PO Box 298836
Columbus, Ohio 43229

Blackstone Enterprise, LLC
(*or current occupant*)
4880 Sinclair Road
Columbus, Ohio 43229-5406

Storage Equities Inc./PS Partners IV
Sinclair Road (*or current occupant*)
PO Box 25025
Glendale, CA 91221-5025

PROPERTY OWNERS WITHIN 125 FEET

Shihab Khan, Inc. (*or current occupant*)
4875 Sinclair Road
Columbus, Ohio 43229-5402

Realty Income Corporation (*or current occupant*)
c/o Marvin F Poer & Company
PO Box 52427
Atlanta, GA 30355-0427

Robertson Morse Road Realty
Company (*or current occupant*)
PO Box 2448
Alliance, OH 44601-0448

Sinclair, LLC (*or current occupant*)
c/o Triangle Real Estate Management,
Inc.
470 Olde Worthington Rd., #100
Westerville, OH 43082-8985

Columbus Southern Power Co. (*or current occupant*)
Tax Dept 27th FL
PO Box 16428
Columbus, OH 43216-6428

Mathena-Sinclair, LLC (*or current occupant*)
9251 E Bajada Road
Scottsdale, AZ 85262-2566

ALSO NOTIFY

U-Haul Company of Ohio, Inc.
c/o Dean Haske
2980 Morse Road
Columbus, OH 43231

AMERCO Real Estate Company
c/o Holly Reading Keilman
2727 N Central Avenue
Phoenix, AZ 85004

AMERCO Real Estate Company
c/o Parul Batula
2727 N Central Avenue
Phoenix, AZ 85004

4900 Sinclair Road
Z17- 059, December 26, 2017
Exhibit A, Public Notice
Page 1 of 1

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.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 #: 217-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, 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

<p>1. AMERCO Real Estate Company 2727 N Central Avenue Phoenix, AZ 85004 # of Columbus Based Employees: 0 Contact: Parul Batula (602) 287-7823</p>	<p>2. U-Haul Company of Ohio, Inc. 2980 Morse Road Columbus, Ohio 43231 # of Columbus Based Employees: 108 Contact: Dean Haske (614) 478-6605</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 26th day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018



This Project Disclosure Statement expires six months after date of notarization.

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer

City of Columbus Zoning Plat



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: 010182523

Zoning Number: 4900

Street Name: SINCLAIR RD

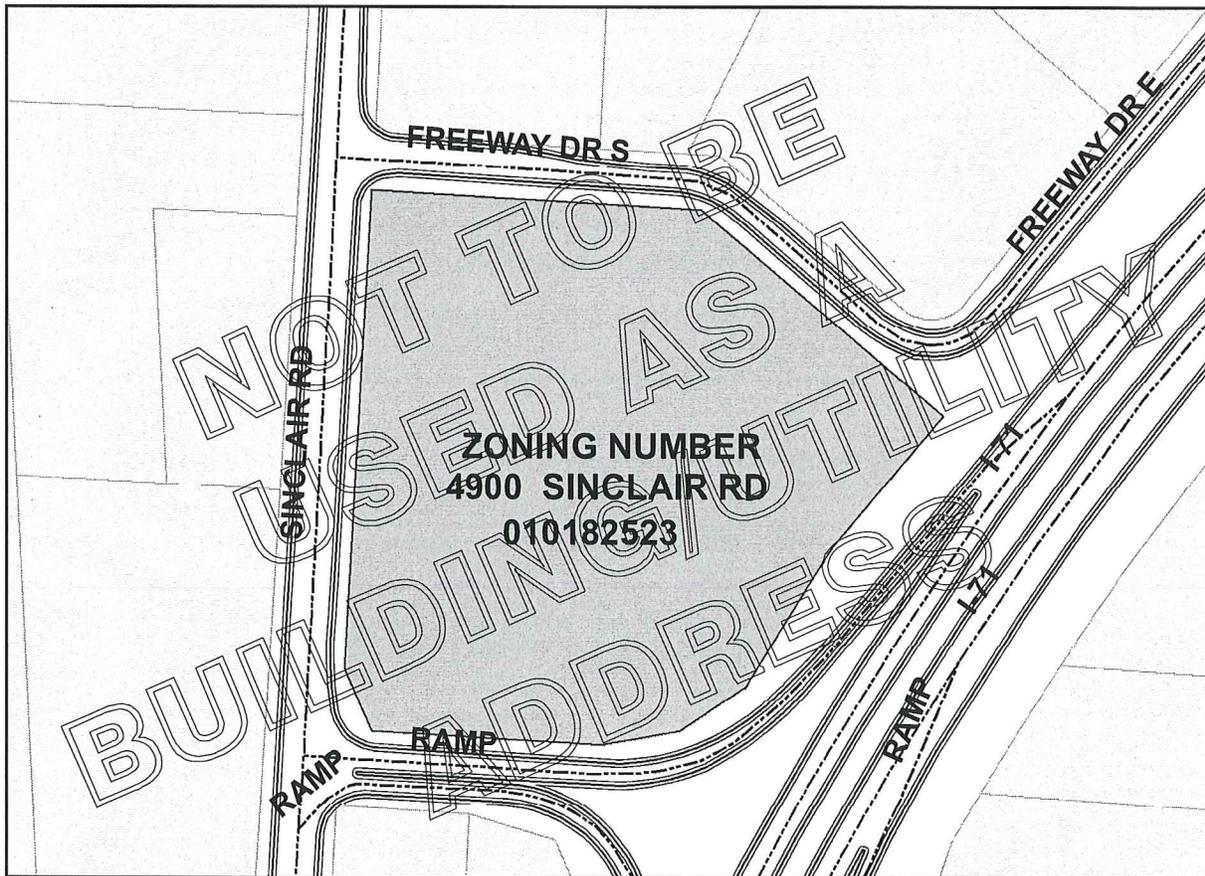
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, INC (DAVE PERRY)

Issued By: *Adugna Amarian*

Date: 11/1/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 106372

217-059

Franklin County
Rezoning Application Z17- 059
4900 Sinclair Road, Columbus, OH 43229
Legal Description

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Quarter Township 4, Township 2, Range 18, United States Military Lands, and being a part of Lot 2 of Blackmore Subdivision shown of record in Plat Book 40, Page 29, Recorder's office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southerly line of Freeway Drive South (60 feet wide) as dedicated in Plat Book 40, Page 66, with the easterly line of Sinclair Road as dedicated in Plat Book 40, Page 29, said point begin at the northwesterly corner of said Lot 2;

Thence, South $86^{\circ} 04' 00''$ East, along the southerly line of said Freeway Drive south, and along the northerly line of said Lot 2, a distance of 365.17 feet to an iron pin at the angle point in said line;

Thence, South $49^{\circ} 24' 32''$ East, continuing along the southerly line of said Freeway Drive South, and along the northerly line of said Lot 2, a distance of 349.82 feet to an iron pin on the westerly Limited Access Right-of-way line of Interstate #71, at the northeasterly corner of said Lot 2;

Thence, South $40^{\circ} 35' 28''$ West, along the westerly Limited Access Right-of-way line of said Interstate #71, and along the easterly line of said Lot 2, a distance of 189.00 feet to an iron pin at an angle point of said line;

Thence, South $33^{\circ} 17' 00''$ West, continuing along the westerly Limited Access Right-of-way line of said Interstate #71, and along the easterly line of said Lot 2, a distance of 182.16 feet to an iron pin at the northeasterly corner of a 1.027 acre tract conveyed to the City of Columbus shown on record in Deed Book 3707, Page 715, and known as Morse Road Loop Ramp Limited Access Right-of-way;

Thence, South $57^{\circ} 28' 40''$ West, across said Lot 2, and along the northerly line of said 1.027 acre tract, and along the northerly Limited Access Right-of-way Line of said Morse Road Loop Ramp, a distance of 87.47 feet to an iron pin at an angle point in said line;

Thence, South $80^{\circ} 43' 32''$ West, continuing across Lot 2, and along the northerly line of said 1.027 acre tract, and along the northerly Limited Access Right-of-way line of said Morse Road Loop Ramp, a distance of 85.60 feet to an iron point at an angle point in said line;

Thence, North $86^{\circ} 04' 00''$ West, continuing across said Lot 2, along the northerly line of said 1.027 acre tract, and along the northerly Limited Access Right-of-way line of said Morse Road Loop Ramp, a distance of 255.00 feet to an iron pin at an angle point in said line;

Thence, North $24^{\circ} 22' 03''$ West, continuing across Lot 2, along the northerly line of said 1.027 acre tract, and along the northerly Limited Access Right-of-way line of said Morse Road Loop Ramp, a

distance of 73.82 feet to an iron pin on the easterly line of said Sinclair Road, and on the westerly line of said Lot 2, said point being at the northwesterly corner of said 1.027 acre tract;

Thence North $03^{\circ} 56' 00''$ East, along the easterly line of said Sinclair Road, and along the westerly line of said Lot 2, a distance of 525.78 feet to a place of beginning, containing 6.865 acres, more or less.

Parcel Number: 010-182523

12/19/2017

DEVELOPMENT TEXT

EXISTING DISTRICT: C-4, Commercial
PROPOSED DISTRICT: L-M, Limited Manufacturing
PROPERTY ADDRESS: 4900 Sinclair Road, Columbus, OH 43229
APPLICANT: U-Haul Company of Ohio, Inc. c/o Dave Perry,
David Perry Company., Inc., 411 E. Town
Street, FL 1, Columbus, OH 43215 and Donald
Plank, Plank Law Firm, 411 E. Town Street, FL
2, Columbus, OH 43215
OWNER: AMERCO Real Estate Company c/o Dave
Perry, David Perry Company., Inc., 411 E.
Town Street, FL 1, Columbus, OH 43215 and
Donald Plank, Plank Law Firm, 411 E. Town
Street, FL 2, Columbus, OH 43215
DATE OF TEXT: December 26, 2017
APPLICATION NUMBER: Z17- 059

INTRODUCTION:

The site is 6.865 +/- acres on the east side of Sinclair Road, at the southeast corner of Sinclair Road and Freeway Drive South. The site is developed with a former hotel with five (5) and six (6) story buildings and related restaurant. The hotel and restaurant have been closed for several years and have been vandalized. Applicant proposes to change the use of the buildings for self-storage, accessory uses and related commercial uses. Large areas of property to the north, west and east are zoned M, Manufacturing, M-1, Manufacturing or M-2, Manufacturing and are developed with storage, distribution and manufacturing uses, as well as commercial uses. See also companion variance application CV17- 085

1.PERMITTED USES: Permitted uses shall be uses of Section 3363.02, Warehouse, Storage and Sales Establishment – Less Objectionable Uses, of the M, Manufacturing District and all uses of Section 3356.03, C-4, Permitted Uses, except as specifically prohibited, as follows: Animal Shelter, Billboards, Blood and Organ Banks, Cabarets and Nightclubs, Check Cashing and Loans, Extended Stay Hotel, Halfway House, Mission/Temporary Shelters, Off-premise Graphics and Pawn Brokers.

2.DEVELOPMENT STANDARDS: Except as specified herein and as modified by CV17-____, the applicable development standards of Chapter 3363, M, Manufacturing District of the Columbus City Code shall apply.

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

Height District shall be H-60.

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

1. There shall be a maximum of two (2) vehicular access points on Sinclair Road, which reflects existing Sinclair Road access to the property.

2. Right of way dedication totaling 50 feet from centerline Sinclair Road shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan.

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

1. Subject to CV17- 085, the Sinclair Road parking setback shall be ten (10) feet and the parking setback along the west 365' of the Freeway Drive South frontage shall be a minimum of five (5) feet. No parking setback shall be required along the east 350' of the Freeway Drive South frontage, I-71 or the I-71 exit ramp along the south side of the site.

2. Along and adjacent to Sinclair Road, eleven (11) street trees shall be planted either in the parking setback or in the Sinclair Road right of way, subject to permission of the City of Columbus. Headlight screening shall be installed in the Sinclair Road Parking setback.

3. Along and adjacent to the west 365' of the Freeway Drive South frontage, headlight screening shall be installed in the parking setback.

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. Any variance to applicable sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

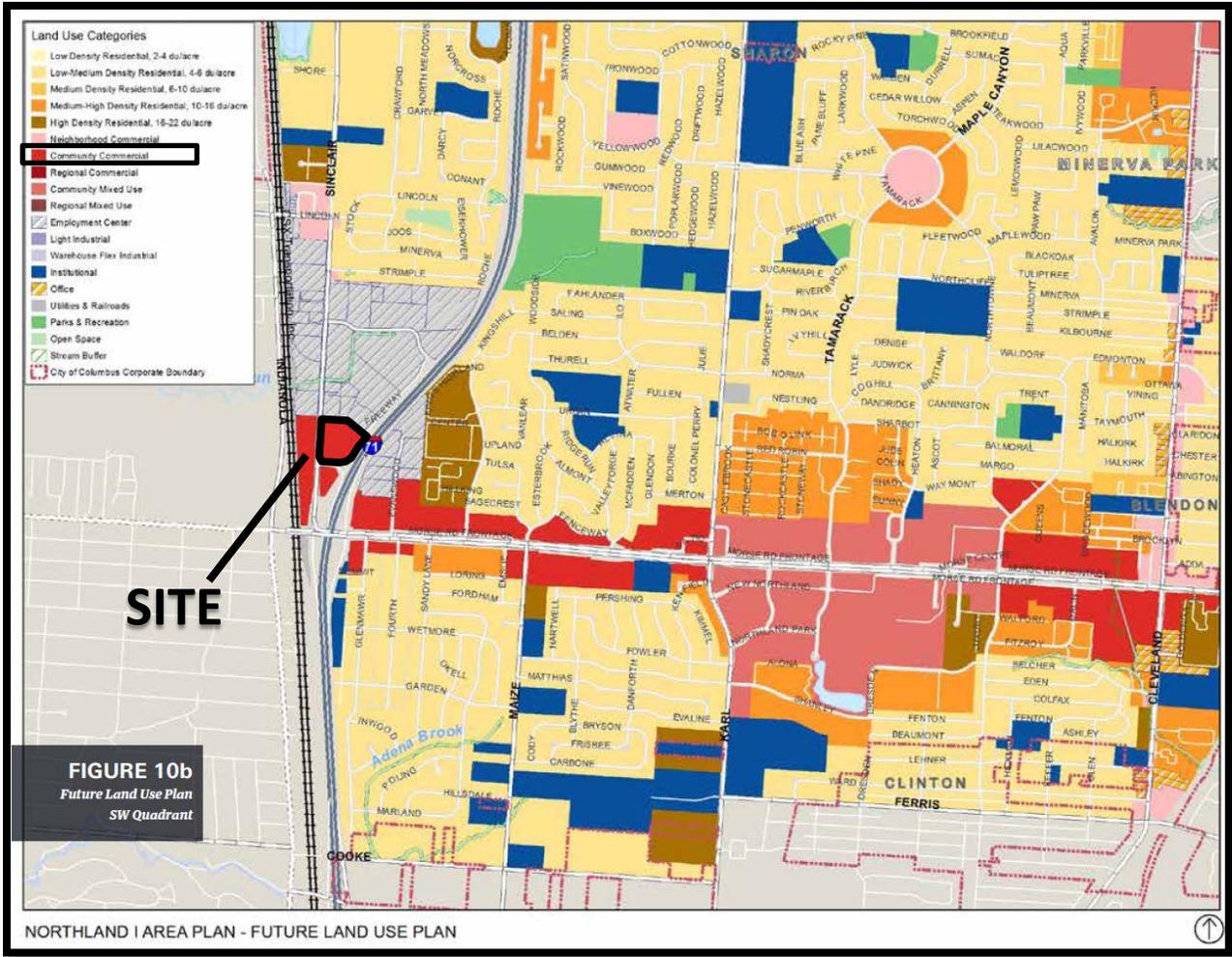
The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments 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

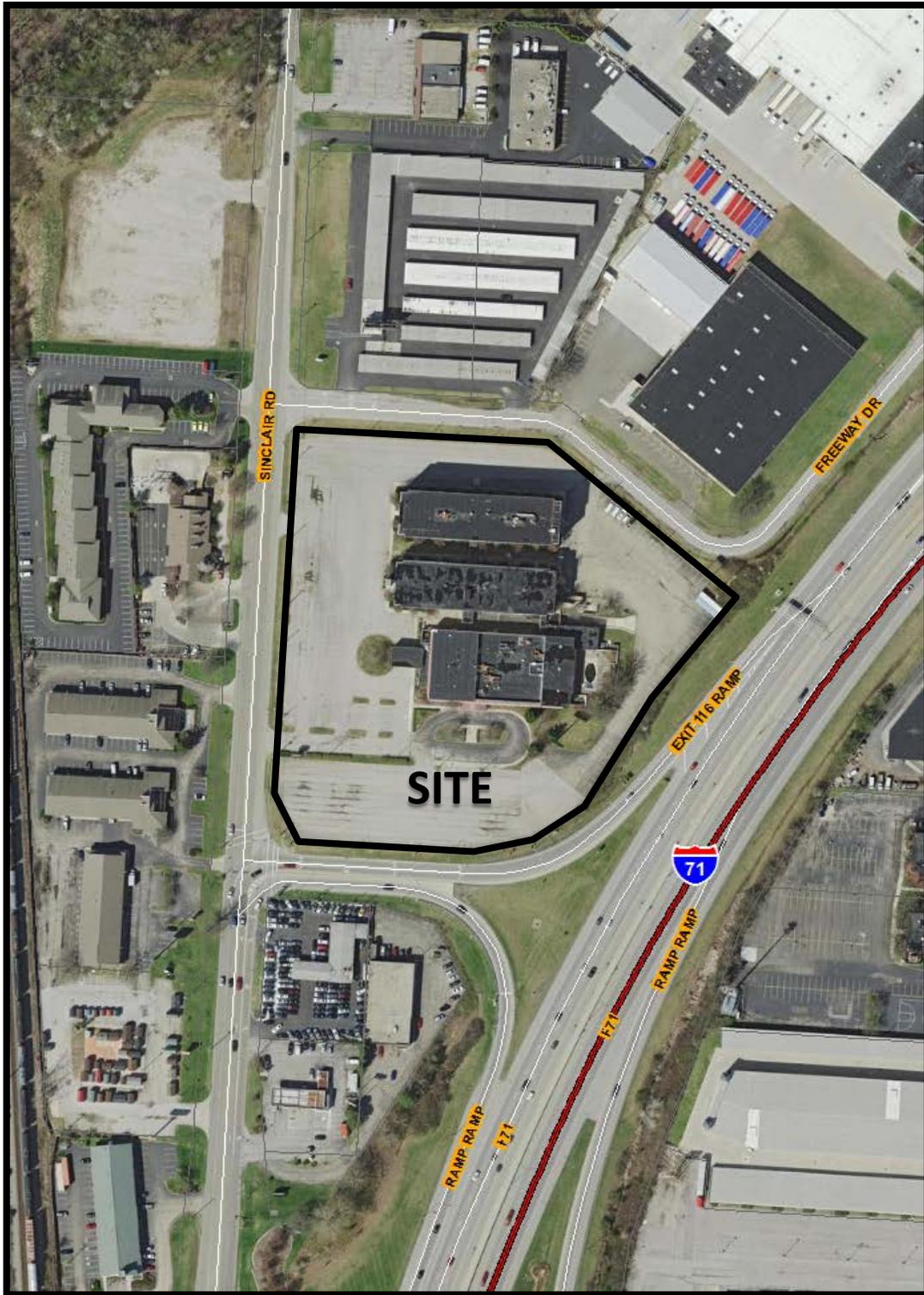
Signature: _____ Date: _____
Donald Plank, Attorney



Z17-059
4900 Sinclair Road
Approximately 6.87 acres
From C-4 to L-M



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