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- 6a. **APPLICATION:** **Z17-059**
 Location: **4900 SINCLAIR ROAD (43229)**, being 6.87± acres located at the southeast corner of Sinclair Road and Freeway Drive South (010-182523; Northland Community Council).

 Existing Zoning: C-4, Commercial District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Limited commercial and manufacturing uses.
 Applicant(s): U-Haul Company of Ohio, Inc.; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, First Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.

 Property Owner(s): AMERCO Real Estate Company; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, First Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.

 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
- 6b. **APPLICATION:** **CV17-085**
 Location: **4900 SINCLAIR ROAD (43229)**, being 6.87± acres located at the southeast corner of Sinclair Road and Freeway Drive South (010-182523; Northland Community Council).

 Pending Zoning: L-M, Limited Manufacturing District.
 Proposed Use: Limited commercial and manufacturing uses.
 Applicant(s): U-Haul Company of Ohio, Inc.; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, First Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.

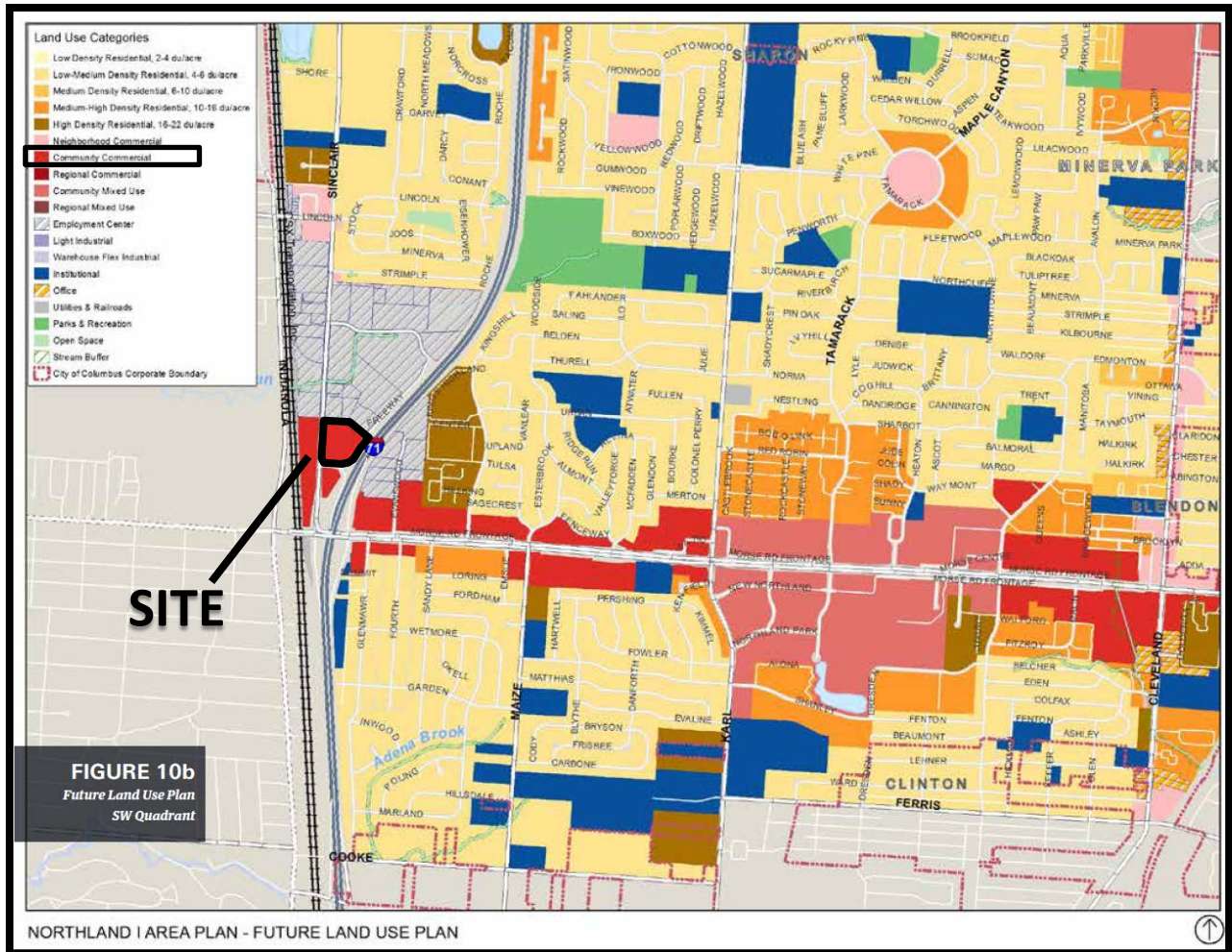
 Property Owner(s): AMERCO Real Estate Company; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, First Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.

 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

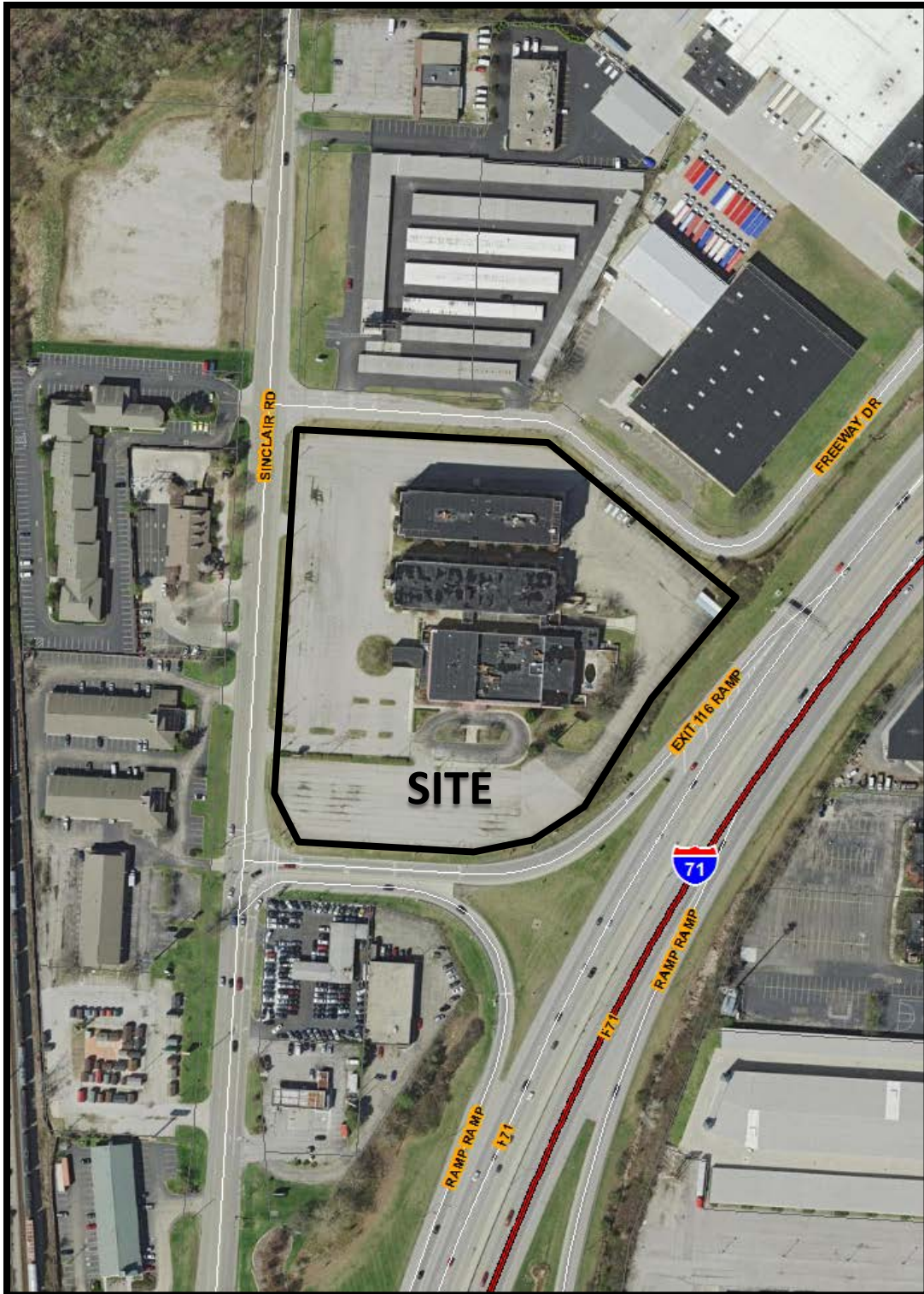
The site consists of one parcel developed with a vacant hotel and zoned in the C-4, Commercial District. The applicant is requesting the L-M, Limited Manufacturing District to allow development of limited commercial and less objectionable manufacturing uses related to warehousing, storage, and sales. The limitation text includes commitments to building height, vehicular access, parking setback, street trees, and headlight screening. Concurrent Council variance (CV17-085) has been filed to reduce both the parking setback and driving aisle width, and to eliminate required interior parking lot trees. The site is within the boundaries of the *Northland I Area Plan* (2014), which recommends community commercial land uses at this location.



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



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



Z17-059
4900 Sinclair Road
Approximately 6.87 acres
From C-4 to L-M
6 - 4

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

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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

STATEMENT OF HARDSHIP

Application Number: CV17-085

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Exhibit 'B'

Signature of Applicant

Donald Plank

Date

12/26/17

Attorney:

(Donald Plank, Plank Law Firm)

Date

Consultant:

Dave D. Perry

(Dave Perry, David Perry Company, Inc.)

Date 12-26-17

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 checks payable to the Columbus City Treasurer

Exhibit B

Statement of Hardship

CV17- 085, 4900 Sinclair Road, Columbus, OH 43229

The 6.865 +/- acre site is located at the southeast corner of Sinclair Road and Freeway Drive South. The site is zoned L-M, Limited Manufacturing (pending rezoning Z17- 059). The site is developed with a former hotel and related restaurant, both of which 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. This variance application is submitted as a companion application to the pending rezoning application for applicable site standards variances to conform aspects of the existing site development to current code. A site plan ("Preliminary Site Plan"), dated _____, is submitted depicting the existing buildings and existing parking lot to depict existing conditions, as well as the proposed Sinclair Road and Freeway Drive South parking setbacks. There may be future development and/or use(s) of the site not depicted. Other use(s) and/or site development which is/are not depicted on the Preliminary Site Plan shall be permitted, subject to compliance with Z17- 059, this variance ordinance and applicable City Code.

Variances are cited to conform aspects of site development that occurred many years ago prior to current code standards to current code. Applicant has a practical difficulty and economic hardship for reasonable use of the site with full compliance with current code.

Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3312.09, Aisle, to reduce the current required aisle width from 20' to 18' for 14 existing parking spaces along the east property line.
- 2). Section 3312.21(A), Landscaping and Screening, to not provide interior parking lot trees within the existing parking lot.
- 3). 3312.27, Parking Setback Line, to reduce the parking setback line for Sinclair Road from 25 feet to 10 feet, for the west 365' of Freeway Drive South from 25' to 5', and no parking setback for the east 350' of Freeway Drive South frontage, I-71 and the I-71 exit ramp along the south side of the site.



ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-HAUL OF NORTHLAND
4900 SINCLAIR RD.
COLUMBUS, OH 43229

PRELIMINARY
PLAN

769073

DRAWN:	HRK	SP-1
CHECKED:	PB	
DATE:	12/22/17	

COLUMBUSATC.DWG