

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 10, 2015**

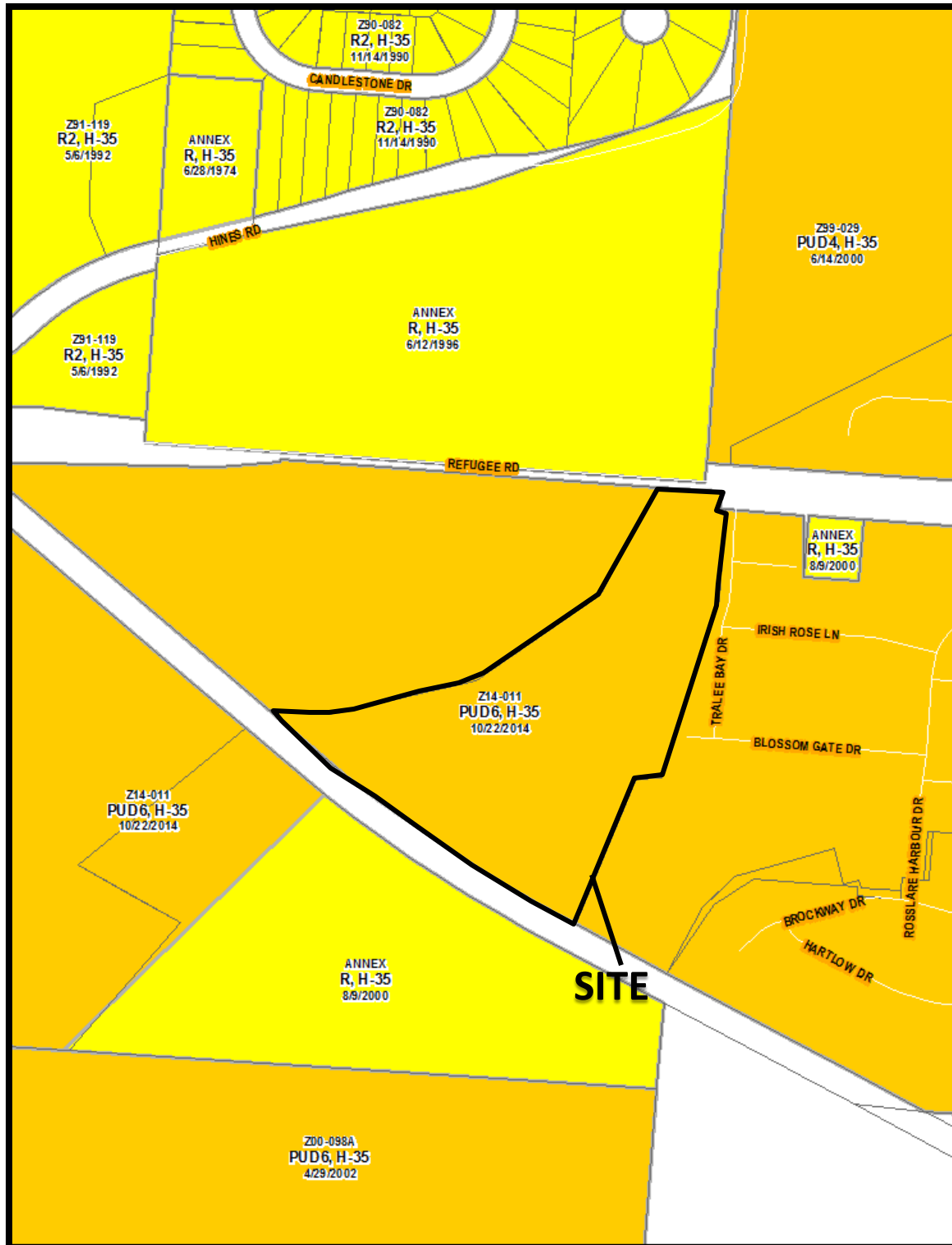
- 4. APPLICATION: Z15-042**
Location: **7153 REFUGEE ROAD (43137), being** 8.42± acres located on the south side of Refugee Road, 1,558± feet east of Hines Road NW (540-255283; Far East Area Commission).
Existing Zoning: PUD-6, Planned Unit Development District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Self-storage.
Applicant(s): LeVeck Commercial Construction, c/o Robert LeVeck; 232 Frankfort Square; Columbus, OH 43206.
Property Owner(s): Homewood Corp; 2700 E. Dublin-Grandville Road, Suite 300; Columbus, OH 43231.
Planner: Michael Maret; 645-2749; mimaret@columbus.gov

BACKGROUND:

- The 8.42± acre site consists of a single undeveloped lot, zoned PUD-6, Planned Unit Development District. The applicant proposes to rezone to the L-M, Limited Manufacturing District, and construct a self-storage facility.
- The site is bordered to the northeast and east by apartments and townhomes zoned PUD-6, Planned Unit Development. To the north and west is park land and open space zoned PUD-6, Planned Unit Development and R, Rural Districts. It is bounded by railroad tracks to the south along with further residential development zoned PUD-6, Planned Unit Development and R, Rural Districts.
- The site is located within the planning area of the *Southeast Area Plan* (2000), but the Plan does not include a specific land use recommendation for this area. Limitations on the M, Manufacturing District ensure compatibility with surrounding land uses.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The development text provides commitments for setbacks, building height, buffering, landscaping, screening, building design and exterior treatment commitments, and lighting. The request includes commitment to a site plan.
- The *Columbus Thoroughfare Plan* identifies Refugee Road as a 4-2 arterial requiring 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-M, Limited Manufacturing District zoning classification would allow for truck rentals and self-storage units according to the use and development standards described in the limitation text. Although the site falls within the boundary of the *Southeast Area Plan*, the Plan does not include a specific land use recommendation for this area, thus the limited uses combined with screening and landscaping commitments ensure that the site will not negatively impact adjacent residential properties. Proposals comparable to the one on this site have been implemented with similar limitations in other suburban residential areas.



Z15-042
 7153 Refugee Road
 Approximately 8.42 acres
 PUD-6 to L-M



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7153 Refugee Road
Approximately 8.42 acres
PUD-6 to L-M

LIMITATION TEXT

PROPOSED DISTRICT: L-M

PROPERTY ADDRESS:

OWNER: Homewood Corp.

APPLICANT: LeVeck Commercial Construction and Development

DATE OF TEXT: December 2, 2015

APPLICATION NUMBER:

1. INTRODUCTION: The site is located on the south side of Refugee Road east of Hines Road. There is multi-family adjacent to east of the site.

2. PERMITTED USES: Truck rentals, self-storage units.

3. DEVELOPMENT STANDARDS: Unless 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 Refugee Road shall be fifty feet.
2. 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: N/A

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

1. A tree row shall be established within the parking setback along Refugee Road containing 1 tree per 30 feet of frontage along Refugee Road. Trees may be spaced or grouped together.
2. The developer shall install a row of evergreen trees (one tree every 8 feet) along the east, south, and west property line along the length of the self-storage buildings.
3. The wood or vinyl fencing shall be 6 feet in height and have opacity of 75%.

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

1. The self-storage buildings shall be one story.
2. The 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 east, south, or west sides of the property unless required by the building or fire codes. There shall be no windows on the east or west perimeter of the building unless required by the building or fire codes. The no 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. There will be no exterior lights on the perimeter of buildings located next to the adjacent properties.
2. 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:

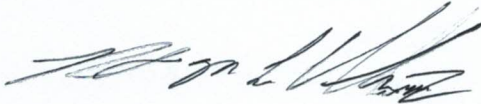
1. The perimeter buildings shall be built during the first phase of construction with the interior buildings being built during the second phase of construction.

2. No outside storage of materials shall be permitted.

3. A maximum of two rental trucks shall be permitted on the site.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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:

A handwritten signature in black ink, appearing to be "John L. White", written over a horizontal line.

Date:

12/2/15

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: Homeport/Columbus Housing Partnership, Inc**APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: Z15-042****DATE RECEIVED City of Columbus Dept Building & Zoning Service: 9-21****AREA COMMISSION:****FAR EAST AREA COMMISSION****DATE RECEIVED BY AREA COMMISSION:****10/23/2015****LOCATION AND ZONING REQUEST:****Certified address: 7153 REFUGEE RD ZIP: 43232****Parcel Number for Certified Address: 540255283****Current Zoning District: PUD-6 Requested Zoning District: L-M****Proposed Use or reason for rezoning request:****SELF STORAGE****Proposed Height District: H-12 AND H-35 FOR OFFICE ON NE CORNER OF PARCEL****APPLICANT CONTACT: Applicant / Attorney-Agent****Name LeVeck Commercial Construction****Phone: 614 582 4765 Fax Cell:****Email: rleveck@leveckconstruction.com****APPLICANT CONTACT: Property Owner / Attorney-Agent****Name Homewood Corp. 2700 Dublin Granville Rd Ste 300 Columbus OH 43206****Phone: Fax Cell:****Email:****ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:****NORTH: REFUGEE RD (ACROSS FROM TURNBERRY RETREAT)****EAST: PUB-6 APARTMENTS****SOUTH: PENNSYLVANIA RAIL ROAD TRACKS****WEST: PORTMAN PARK****PROBLEMS/COMMENTS:**

HEAVY TRAFFIC ON REFUGEE MAKES LEFT TURN DIFFICULT AND DANGEROUS. AN AGREEMENT SHOULD BE MADE WITH THE APARTMENT COMPLEX TO THE EAST TO SHARE ACCESS TO REFUGEE RD VIA THE COMPLEXES DRIVE. (November statement that there is projected only 5 cars per day)

STORAGE UNITS WOULD BE BENEFICIAL TO THE RESIDENTS OF THE ADJACENT APARTMENTS.

A 6' WOOD PRIVACY FENCE IS NEEDED AS AN ADDITIONAL BUFFER BETWEEN THE APARTMENTS AND PORTMAN PARK. FOR SECURITY, THE UNITS NEED A CHAIN LINK FENCE ADJACENT TO THE RR TRACKS.

(based on construction of building this is no problem)

APPLICATION Z15-042**AREA COMMISSION: FAR EAST AREA COMMISSION****SCHEDULED TO BE PRESENTED TO FEAC ON: 12-01-15****Notification of Identifiable Civic Organization recognized by the City:****Organizations:****Emailed date: _____ Email Received Notification: _____****Notification of Applicant or legal representative:****APPLICANT COMMENTS: 12-01-13 MEETING:****CIVIC ORGANIZATION COMMENTS:****AREA COMMISSION COMMENTS DECISION ACTIONS 12-01-13 MEETING:**

Last night the Far East Area Commission, with a quorum of 5, voted unanimously to approve the application for Mr LeVeck

Commissioners had expressed concern over flooding if this area if the site would be elevated as well as difficulties entering and exiting off Refugee rd.

Mr LeVeck advised, based on updated flood plain information, that he would probably not Need to elevate the site and therefore the drainage issue was acceptable.

With the stop light being installed at Hines and Refugee, and his revising anticipated cars to 5, the commissioners found this acceptable as well

WITH 5 MEMBERS PRESENT AND BEING A QUORUM:**VOTES: FOR: 5 AGAINST: 0 ABSTAINED: 0 .****DATE:****DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT****DATE:**

12/4/2015

TO:

Michael Maret