

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2011**

5. **APPLICATION:** **Z11-025 (ACCELA # 11335-00000-00473)**
 Location: **2900 BETHEL ROAD (43220)**, being 2.6± acres located on the north side of Bethel Road, 455± feet west of Sawmill Road. (590-137470).

 Existing Zoning: C-4, Commercial District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Self Storage
 Applicant(s): Cardinal Self Storage; c/o Jeffrey L. Brown, Smith & Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

 Property Owner(s): Adams Real Estate Company; 2050 Coventry Road; Columbus, Ohio 43212.

 Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

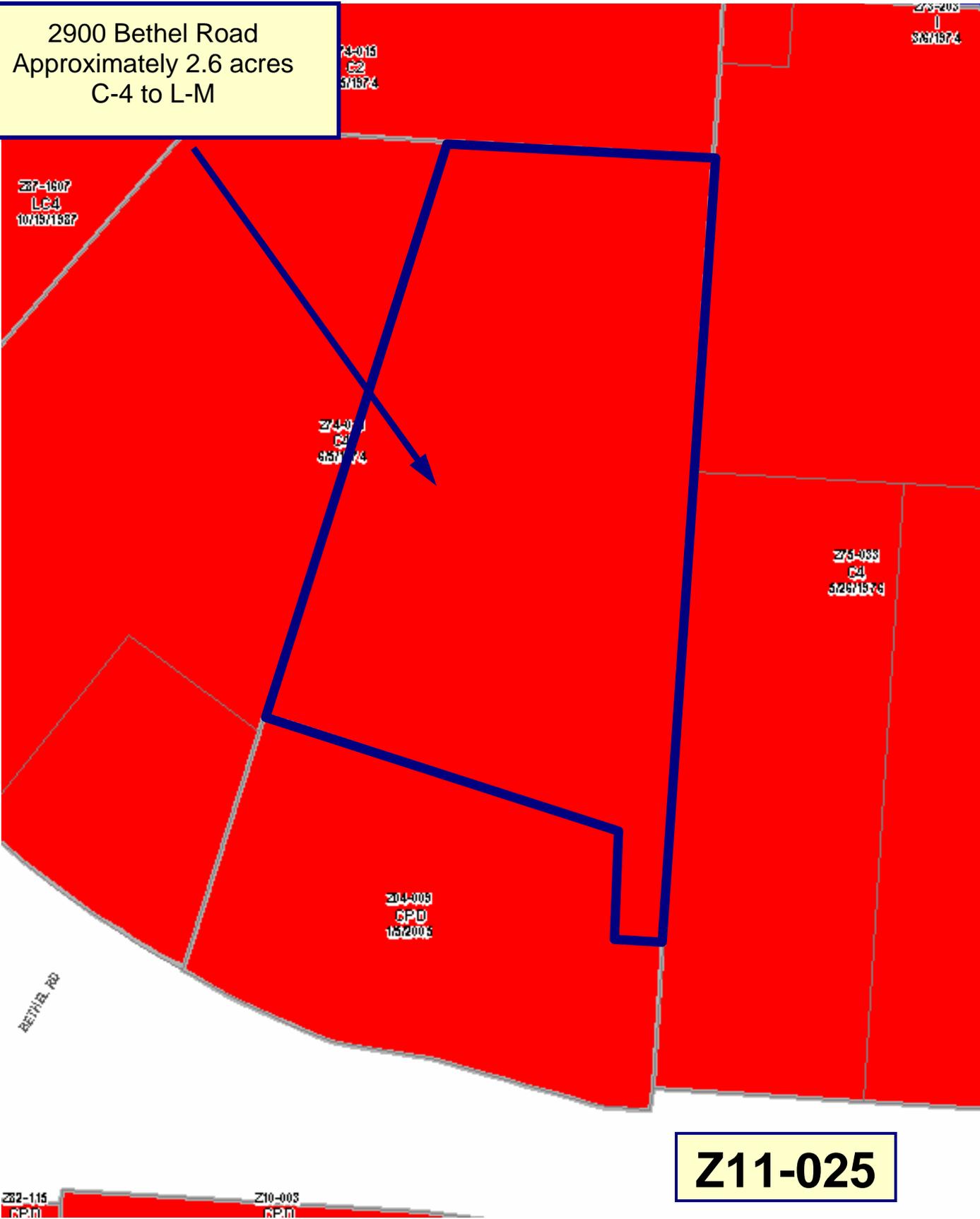
BACKGROUND:

- This application is to rezone from the C-4, Commercial District to the L-M, Limited Manufacturing District to allow self storage or C-4, Commercial uses. The site contains an abandoned nursery.
- To the north are offices zoned in the C-2, Commercial District. To the south is a fueling station zoned in the CPD Commercial Planned Development District. To the east are a bowling alley and a commercial center in the C-4, Commercial District. To the west is a commercial center zoned in the C-4, Commercial District.
- The site falls within the boundaries of the *Northwest Plan*, (2007) but not within a designated subarea.
- The limitation text provides for use limitations, commits to the site plan and commits to brick on the perimeter buildings.
- The *Columbus Thoroughfare Plan* identifies Bethel Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

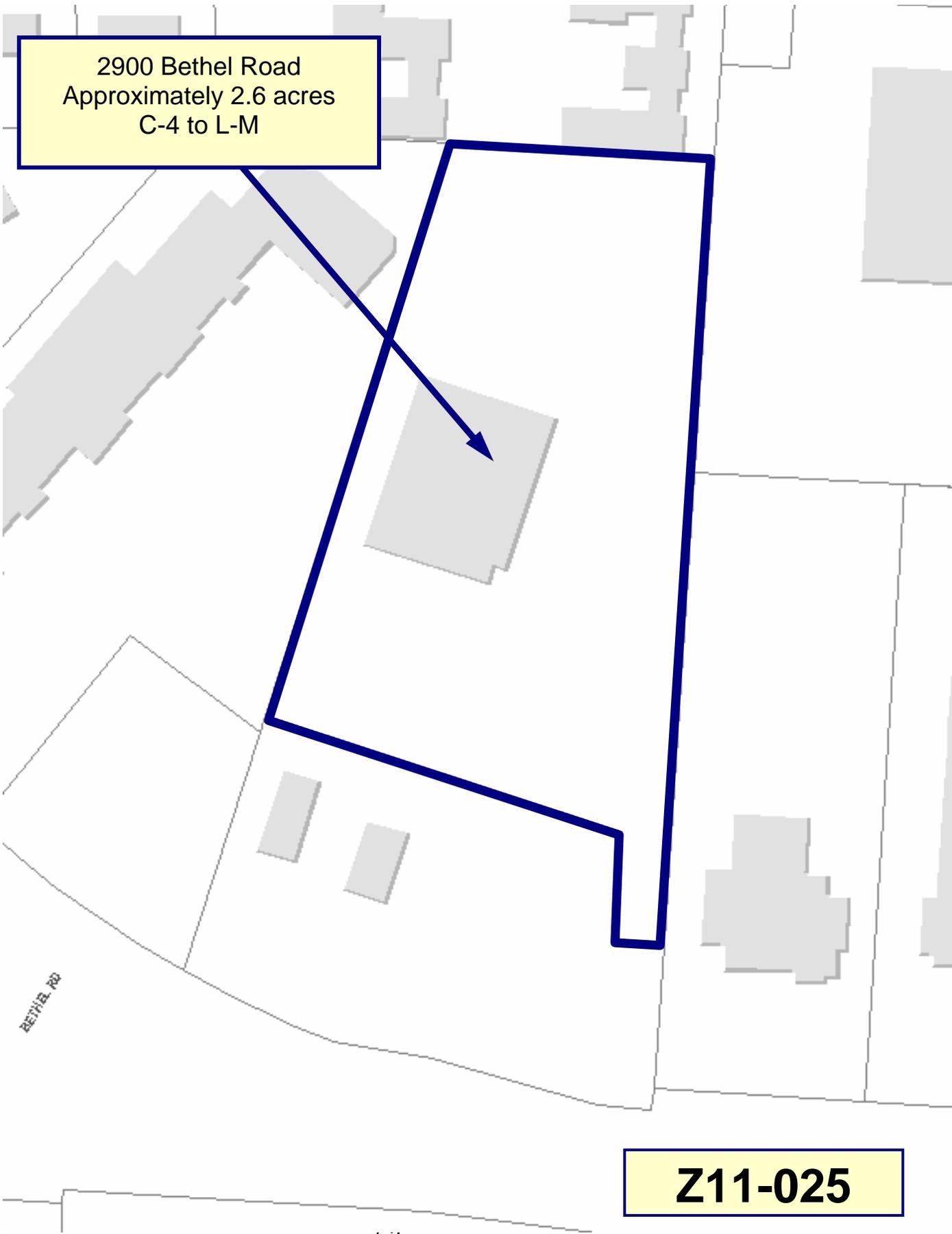
The requested L-M, Limited Manufacturing District would allow for self storage or commercial uses at the site. Staff finds the proposal to be compatible with the office and commercial uses surrounding the development.

2900 Bethel Road
Approximately 2.6 acres
C-4 to L-M

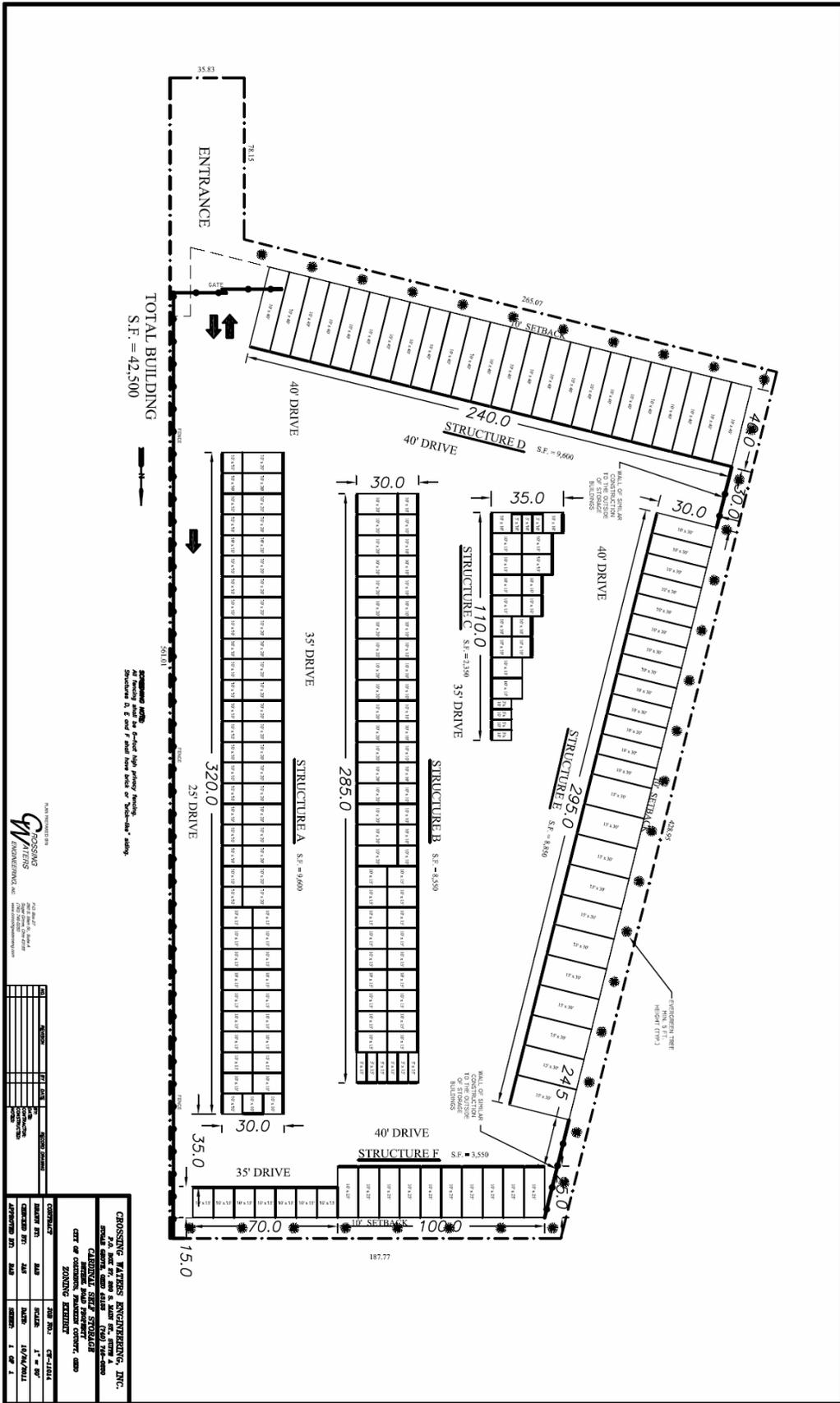


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2900 Bethel Road
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C-4 to L-M



Z11-025



CROSSING WATERS ENGINEERING, INC.
 2001 W. 10th St., Suite 100
 Oklahoma City, Oklahoma 73106
 (405) 555-1111
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1	12/15/14	WATSON	ISSUED FOR PERMIT
2	12/15/14	WATSON	REVISIONS
3	12/15/14	WATSON	REVISIONS
4	12/15/14	WATSON	REVISIONS
5	12/15/14	WATSON	REVISIONS
6	12/15/14	WATSON	REVISIONS
7	12/15/14	WATSON	REVISIONS
8	12/15/14	WATSON	REVISIONS
9	12/15/14	WATSON	REVISIONS
10	12/15/14	WATSON	REVISIONS

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CITY OF OKLAHOMA PLANNING DEPARTMENT
 ZONING EXEMPT

CONTRACT NO.: 14-1144
 SHEET NO.: 1 OF 1

DATE: 12/15/14
 SCALE: 1" = 8'

DRAWN BY: WATSON
 CHECKED BY: WATSON
 APPROVED BY: WATSON

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing

EXISTING DISTRICT: C-4, commercial

PROPERTY ADDRESS: 2900 Bethel Road

OWNER: Adams Real Estate Investment Co.

APPLICANT: Cardinal Self Storage

DATE OF TEXT: November 2, 2011

APPLICATION NUMBER: Z11-25

1. **INTRODUCTION:** The site is an interior parcel located behind a fuel station for Giant Eagle on the north side of Bethel Road west of Sawmill Road. The site is zoned C-4, Commercial and was formally occupied by Plant Land, a nursery/garden store.

2. **PERMITTED USES:** Self-storage units , outside storage of RV, boat, motor vehicles and those uses permitted in Chapter 3356 of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise specified in the following text, the Development Standards shall be as specified in Chapter 3363 of Columbus City Code (M, Manufacturing District).

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

N/A

B. Access, Loading, Parking and/or other Traffic related commitments.

N/A

C. Buffering, Landscaping, Open space and/or Screening commitments.

D. Building design and/or Interior-Exterior treatment commitments.

1. The self storage building(s) shall be one story in height.

2. The exterior building material for the buildings D, E and F on the perimeter shall be brick or brick siding.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

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-4 Commercial District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous commitments.

1. There will be no on site resident manager.

2. Structure C may be constructed at a later date. The area between structures B, D, E and F may be used for outside storage provided that said buildings have been constructed.

3. The property shall be developed in accordance with the submitted site plan. This plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time final development and engineering plans are completed. Any slight adjustment in the site plan shall be reviewed and may be approved by the Director, Department of Building and Zoning Services or his or her 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 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 Codes.

Signature: _____

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C-4 to L-M

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