

ROCKY FORK - BLACKLICK ACCORD

IMPLEMENTATION PANEL

MEETING AGENDA

December 19, 2024

New Albany Village Hall, 99 West Main Street, New Albany - 4:00 p.m.

I. Call to Order

II. Organization

III. Record of Proceedings

1. Approve record of proceedings from the [November 21, 2024](#) meeting.

IV. Old Business

V. New Business

(Review procedure: staff report; applicant presentation; panel comments; public comments)

1. **[Z24-059 Premier Storage: 6955-6999 Harlem Rd](#)**

Review and action regarding a Columbus application to rezone parts of parcels 010-278013 and 220001876 generally located on the west side of Harlem Road and north of Central College Road.

<i>Acreage:</i>	<i>4.4 +/-</i>
<i>Current Zoning:</i>	<i>Rural</i>
<i>RFBA District:</i>	<i>Village Residential</i>
<i>Proposed Zoning:</i>	<i>Limited Manufacturing</i>
<i>Applicant(s):</i>	<i>Colliers/Premier Development Partners</i>
<i>Property Owner(s):</i>	<i>Norman Singer</i>

VI. Other Business

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: 224-05a Date Received: 11/8/24
Application Accepted by: TJ Fee: \$4,200
Assigned Planner: Eastman Johnson; roejohnson@columbus.gov; 614-645-7979

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 6955/6999 Harlem Road Columbus OH Zip: 43081

Is this application being annexed into the City of Columbus? ☒ YES ☐ NO (select one)

If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 010-278013 & 220-001876

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

Current Zoning District(s): Rural Residential Requested Zoning District(s): L-M

Neighborhood Group: Rocky Fork Blacklick Accord Panel

Proposed Use or reason for request: Self Service Mini Storage

Proposed Height District: H-35 Acreage: 4.40

(Columbus City Code Section 3309.14)

APPLICANT:

Applicant Name: Spencer Piszczak Phone Number: (216) 341-1200 Ext.: _____

Address: 5605 Granger Road Suite 100 City/State: Cleveland OH Zip: 44131

Email Address: spencer@premierdevelop.com

PROPERTY OWNER(S): ☐ Check here if listing additional property owners on a separate page

Name: Norman Singer Phone Number: _____ Ext.: _____

Address: 5918 Wyndale Drive City/State: Westerville Zip: 43081

Email Address: sdn6838@hotmail.com

ATTORNEY / AGENT: (Check one if applicable) ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE _____

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.

Rezoning Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Spencer Piszczak

of (1) MAILING ADDRESS 5605 Granger Road Suite 100 Cleveland OH 44131

deposes and states that they are 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) per PROPERTY ADDRESS or ZONING NUMBER 6955/6999 Harlem Road Columbus OH 43081

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

☐ Check here if listing additional
property owners on a separate page.

(3) Norman Singer

5918 Wyndale Drive

Westerville, Ohio 43081

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

Premier Development Partners c/o Spencer Piszczak

(216)341-1200 OR 216-496-7000

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Rocky Fork Blacklick Accord Panel

Shallie Pittman Granger

stpittman-granger@columbus.gov

and that the attached document (5) 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.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 7 day of November, in the year 2024

Notary Seal Here

(6) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Charlotte Tam
Notary Public, State of Ohio
My Commission Expires:
October 18, 2027

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

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-059

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Spencer Pisczak

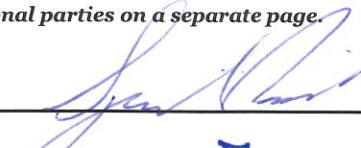
of (COMPLETE ADDRESS) 5605 Granger Road Suite 100 Cleveland OH 44131

deposes and states that they are 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:

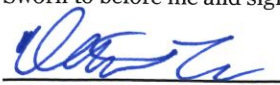
For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. <u>THIRD PARTY MANAGER TIBD c/o S.N.</u> Premier Development Partners 5605 Granger Road Suite 100 Cleveland, Ohio 44131 (0 employees) <u>2 S.N.</u>	2. Norman Singer 5918 Wyndale Drive Westerville, Ohio 43081 (0 employees)
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 7 day of November, in the year 2024


SIGNATURE OF NOTARY PUBLIC

10/18/27
My Commission Expires

Notary Seal Here



Charlotte Tam
Notary Public, State of Ohio
My Commission Expires:
October 18, 2027

This Project Disclosure Statement expires six (6) months after date of notarization.

LIMITATION TEXT

Property Address: 6955-6999 Harlem Road Columbus OH 43081

Parcel No.: 010-278013 and a portion of 545-330400 (subject to lot split and consolidation approval)

Owner: Norman and Lois Singer

Applicant: Premier Development Partners c/o Spencer Piszczak

Current District: R

Proposed District: L-M - Limited Manufacturing District

Date of Text:

Application No.: Z24-059

I. INTRODUCTION:

The subject property consists of 4.40+/- acres (the "Site") located on Harlem Road, north of the Central College Road intersection. The property is currently zoned R. The site is surrounded by L-AR-apartment districts on the west and south sides. To the north is the remainder parcel of 545-330400 zoned Village Residential. Across Harlem Road to the east single family dwellings zoned R – Village Residential.

The applicant proposes to rezone the Site to L-M (Limited Manufacturing) to allow for the construction of a two (2) story, 114,000± SF, 767± unit self-storage facility. In terms of use, the proposed self-storage facility is a significantly less-intensive use than the currently-permitted surrounding L-AR apartment districts. The facility will be nearly all climate controlled and self contained in a secure, well-lit and well maintained building environment. The proposed self-storage will be harmonious in design to the neighboring multi-family properties, will have little impact on traffic and city services and will be a desirable amenity for the use of area residents in need of self-storage.

So long as the site is developed as a self-storage facility, the site will be developed in accordance with the Zoning Site Plan and the Building Elevations.

II. PERMITTED USES:

The site will be used exclusively for a self-service mini-storage establishment. No other uses otherwise permitted in an M district will be allowed, with the exception of the loading or unloading of vehicles ancillary to the self-storage use. No outdoor vehicle storage will be permitted.

III. DEVELOPMENT STANDARDS:

Unless otherwise indicated in this text, the applicable development standards are contained in Chapter 3363, M-Manufacturing District of the Columbus City Code.

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

1. The building and parking setback from Harlem Road will be 50 feet from the minor arterial right-of-way.
2. If the site develops for any use other than a self-storage facility, lot coverage shall not exceed 70% for structures and paved areas. Internal sidewalks and bikeways shall not be considered as part of the lot coverage.
3. The proposed self-storage building height will be 31'0" to the top of the second floor pre-cast.

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

1. Access shall be via a single curb cut on Harlem Road as shown on the Site Plan.
2. If the site develops for any use other than a self-storage facility, overnight parking of semi-tractor trailers, box trucks, commercial vehicles or recreational vehicles outside of loading areas shall be prohibited and trucks located within loading areas shall not be permitted to leave engines running overnight.

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

1. Landscaping is shown on the Landscape Plan.
2. A 5' Shared Use Path (concrete sidewalk) will be installed on the full length of the Harlem Road frontage as shown on the Architectural Site Plan and the Landscape Plan.
3. Street landscaping along Harlem Road will be on the west side of the Shared Use Path as shown on the Landscape Plan.
4. A new white horizontal 3 rail fence per Rocky Fork Blacklick Accord will be installed just west of the 5' Shared Use Path

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

If the site develops for any use other than self-storage, the same exterior finishes of pre-cast panels and tinted glass shall be used on all sides of the building.

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

So long as the site develops as a self-storage facility, pole lighting will be prohibited on site.

F. Graphics and Signage Commitments

Monument & Building Signage

G. Miscellaneous Commitments

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The site shall be developed in general conformance with the submitted Site Plan and Building Elevations. The plans may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

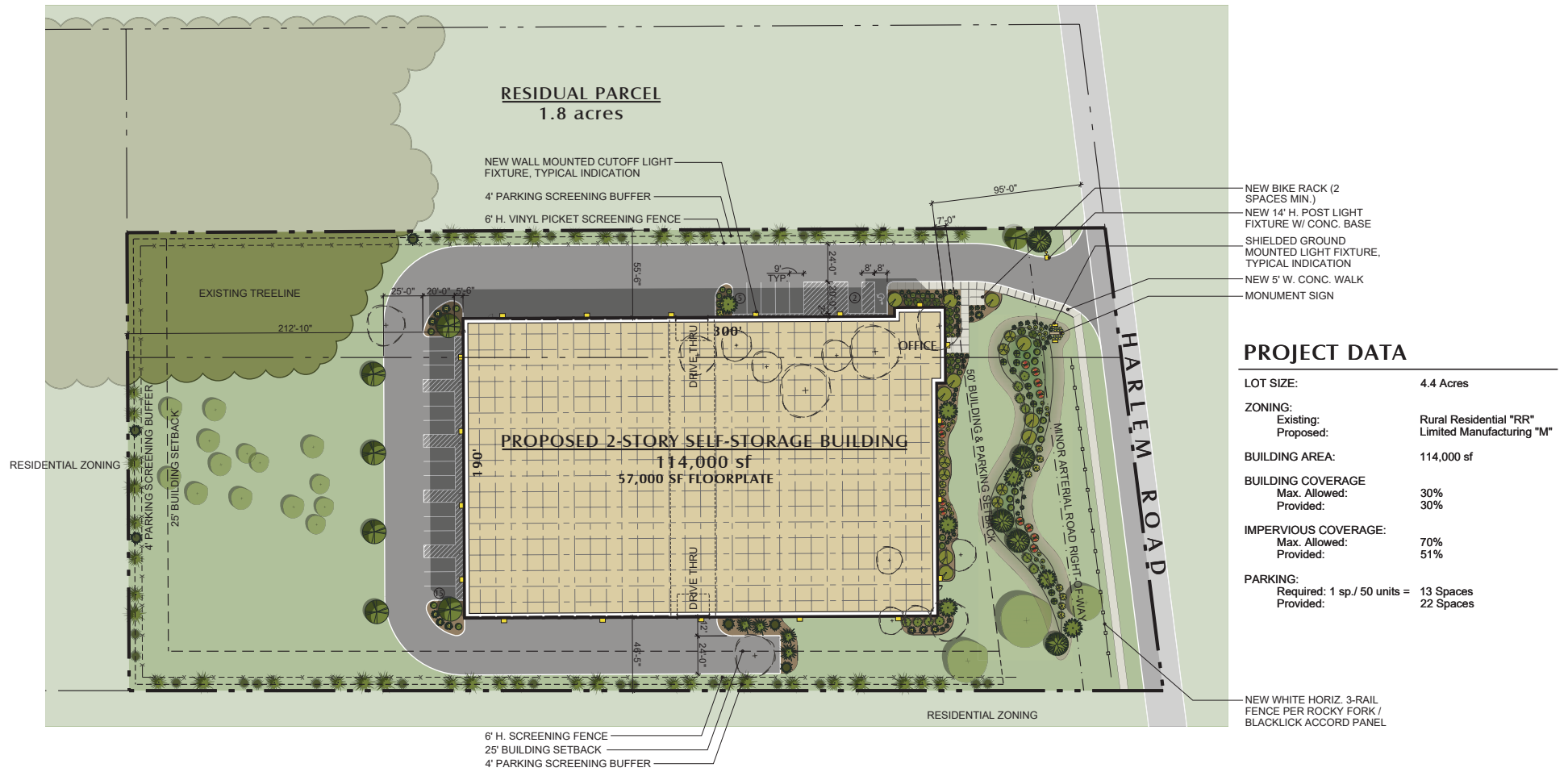
The undersigned, being the owner and the applicant or other authorized representative, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that she 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.



Applicant

11/7/24

Date



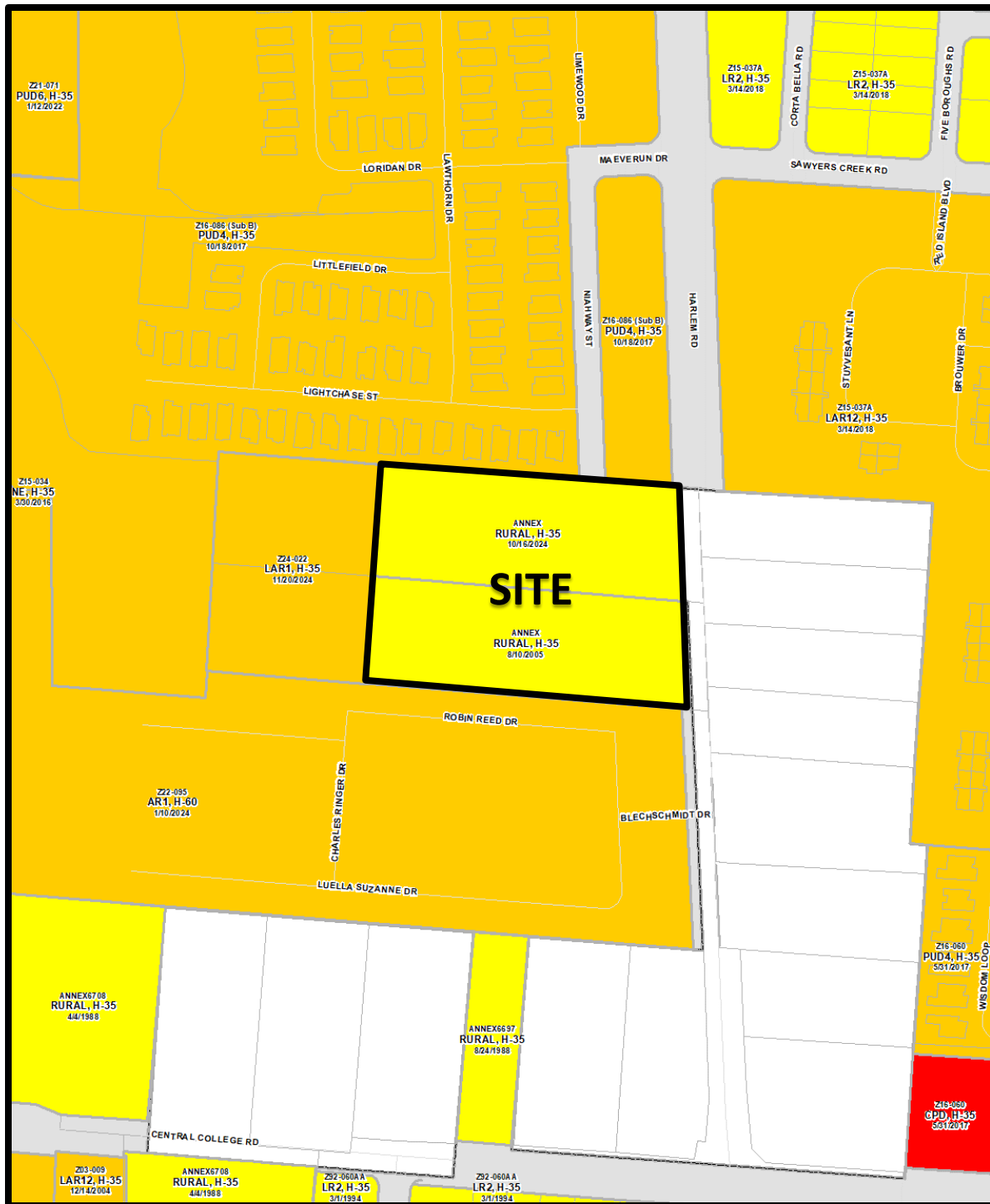
ARCHITECTURAL SITE PLAN

SCALE: 0" = 30' 1" = 30'-0"

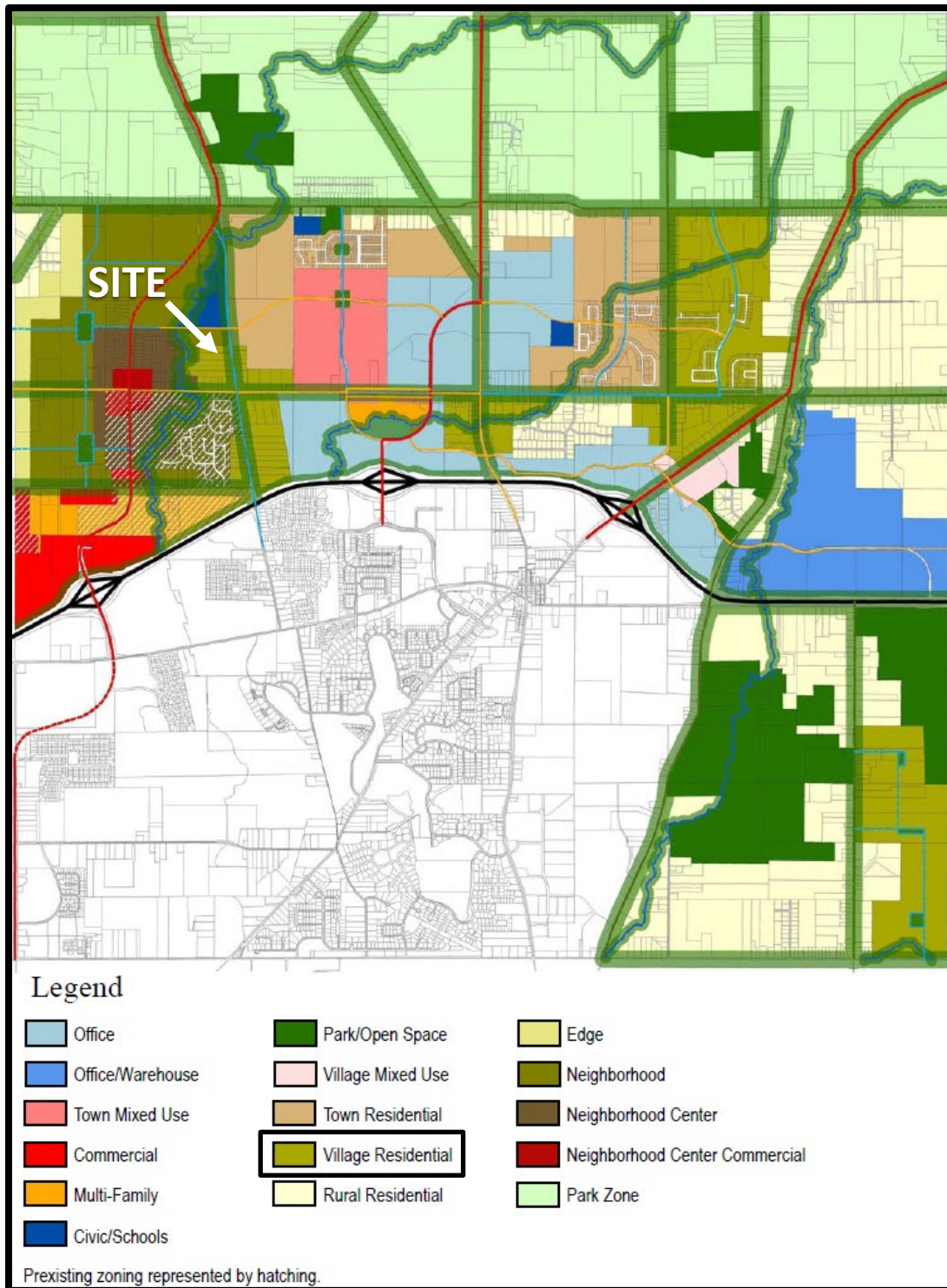








Z24-059
6955 Harlem Rd.
Approximately 4.40 acres
R to L-M



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