



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(August 23, 2016 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/CU-16-09 & C/DS-16-33 (Dwight Grooms)
Staff: Charles Russell
Applicant: Dwight Grooms
Property Size: 2.5 Acres
Zoning: CR (Commercial: Regional Center)
Location: 3541 Two Mile House Road, in the City of Columbus

Background Summary:

The applicant has requested a conditional use to allow for the expansion of an existing self-storage facility. The existing facility currently has three storage buildings along with a commercial building that will be converted to storage. Additionally the applicant is requesting a variance to allow more than one primary structure on the property. The property currently has four primary structures, and the applicant has indicated they would like to add up to 3 more.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is a self-storage facility an appropriate use at this location? If so, should it be expanded past its current state?

Preliminary Staff Recommendation:

Conditional Use: Approval – All criteria have been met.
Variance: Approval – All criteria have been met.

Zoning District Intent:

The intent of the CR (Commercial: Regional Center) Zoning District is as follows: To establish appropriate locations for a variety of business that either (1) serve a regional market or (2) require convenient access to high-volume transportation routes.

Zoning Ordinance Considerations:

Development Standards: Section 3.21 (C): Lots in the CR Zoning District shall be permitted a maximum of 1 primary structure. Shopping center, office complexes and multi-family developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot.

Current Property Information:	
Land Use:	Self-Storage Facility
Site Features:	The site contains a two-tenant commercial building, and three self-storage buildings.
Flood Hazards:	Zone X 500-year and Zone AE 100-year
Vehicle Access:	Two Mile House Road (Local, Suburban, Commercial)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CR (Commercial: Regional Center)	Indiana Wesleyan University Express Employment Edward Jones
South:	P (Public / Semi-Public Facilities)	INDOT facility
East:	CR (Commercial: Regional Center)	Day's Inn La Quinta Inn & Suites Bob Evans
West:	CR (Commercial: Regional Center) PUD (Planned Unit Development) RM (Residential: Multi-Family)	The Cork Marcos Pizza Indiana Dept. of Child Services The Lookout Condominiums

Interdepartmental Review:	
City Engineering:	No comments at this time.
Code Enforcement:	No issues with request.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The property is currently occupied by a vacant commercial building with space for two tenants, and three self-storage buildings. The existing storage buildings were approved in 1996 (C/ZC-7-96-28), and an expansion to the commercial structure was approved in 1997 (C/ZC-5-97-13). The property operated as a multi-use lot with self-storage, a restaurant, and a bar.
2. The surrounding area is largely commercial. These businesses include hotels, restaurants, fast food facilities, gas stations, and other commercial uses. Many of the uses serve a regional market and

require access to high-volume transportation routes. Several multi-family / apartment developments are located to the west and south of the subject property.

3. Traffic to the property is generally low due to the nature of self-storage facilities. These developments often have a low traffic impact as they have infrequent visits from patrons.
4. The applicant is proposing up to 3 new storage buildings on the property to provide for a growing market. These buildings would be located in the existing parking lot. The applicant has also indicated the desire to renovate the existing commercial building for storage.
5. The property has 80 existing parking spaces. This is 74 spaces more than required for its current use. Additional storage buildings on the property would not require more parking, as the Zoning Ordinance indicates only 6 spaces are needed for the whole facility regardless of the number of units.
6. The Zoning Ordinance limits lots in the CR (Commercial: Regional center) Zoning District to one primary structure. An exception is made for office complexes, shopping centers, and multi-family residential developments with coordinated parking areas and pedestrians systems.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as Commercial.

The Comprehensive Plan includes this property in the Western Gateway character area. The following planning principles for that character area apply to this application:

1. Commercial development and agriculture should continue to be the dominant land uses in this area.
2. All commercial development should be in centers, containing several businesses, planned as a unit and managed by a single entity, as opposed to lo-by-lot, uncoordinated development with curb cuts for each individual business.
3. In order to reflect the importance of this area as the city's primary entry, design standards should be adopted for layout, buildings, landscaping, signs, and lighting.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. POLICY A-1-3: Discourage strip commercial development; instead encourage development of planned commercial areas within a comprehensive plan for access.
2. POLICY E-1-14: Encourage new businesses in this area to be of similar character to those already developed, utilizing planned commercial centers.
3. POLICY E-2-10: Encourage businesses along corridors to add landscaping.
4. POLICY E-2-12: Encourage parking lot and circulation designs which are safe and efficient, both for motor vehicles and for pedestrians.
5. GOAL E-3: Encourage a business-friendly climate which will foster growth in the commercial sector, while protecting the character of neighborhoods.
6. POLICY E-3-1: Allow the free market and private investment decisions to govern the quantity of each type of business and the variety of goods and services available, within the framework of an overall land use plan.

Provisional Findings of Fact/Decision Criteria:

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

1. **The proposal will not be injurious to the public health, safety, and general welfare of the community.**

Provisional Findings: Additional storage units will not create such an increase in traffic that it would be detrimental to the health or safety of the community. *This criterion has been met.*

2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

Provisional Findings: The expansion will meet the development standards of the ordinance in regards to landscaping and parking/circulation. *This criterion has been met.*

- 3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

Provisional Findings: The expansion of the current use of the property will not negatively affect other properties in the area. The overall amount of traffic for this property will be reduced since self-storage facilities are often low-traffic developments. *This criterion has been met.*

- 4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

Provisional Findings: The surrounding area is largely commercial with hotels, restaurants, fast food businesses, gas stations, and other businesses that would serve a regional market with access to a high volume transportation route (I-65 and SR 46). Self-storage facilities are not out of character for these types of areas. Additionally the presence of several multi-family dwellings and apartments creates an urban fabric that would contribute to the need for these types of businesses. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Provisional Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The presence of more than one primary structure at a facility like this would not have a negative effect of the health or safety of the community. It is not uncommon for self-storage facilities to have more than one structure on the property, and this request operates as a single business with coordinated circulation and parking. *This criterion has been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The presence of multiple primary structures would not hinder the use or value of adjacent properties. The structures would be placed in a manner that would provide adequate vehicle and pedestrian circulation throughout the property. *This criterion has been met.*

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: It is not uncommon for self-storage facilities to have more than one structure on the lot. In most cases the buildings are consider part of one facility. In the CR (Commercial: Regional Center) Zoning District office complexes and shopping centers are

exempt from the provision that prohibits more than one primary structures. This is because these developments are considered one cohesive facility where the parking and pedestrian circulation are planned and coordinated. Self-storage facilities also operate in this manner with coordinated circulation systems that ensure the safety and mobility of vehicles and pedestrians. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Columbus – Bartholomew County Planning Department
Conditional Use Application

JUL 19 2016

BY: ASR

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Zoning: _____
Docket No.: CJCU-16-09

Hearing Procedure: Board of Zoning Appeals Hearing Officer

Conditional Use Application:

Note: It is recommended that all conditional use applications are reviewed in a meeting with a Planning Department staff member prior to being filed. Please contact the Planning Department at 812.376.2550 to schedule that meeting.

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: Dwight Grooms
Address: 4502 Windsor Ln. Col. IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-372-5554 Fax No.: _____ E-mail Address: _____

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: SAME AS ABOVE
Address: _____
(number) (street) (city) (state) (zip)
Phone No.: _____ Fax No.: _____ E-mail Address: _____

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Dwight Grooms
Address: 4502 Windsor Ln. Col. IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-372-5554 Fax No.: _____ E-mail Address: _____

How would you prefer to receive official documentation regarding this request (please check one)? If no or multiple selections are made e-mail will be used. E-mail Fax Mail

Property Information:

Address: 3541 Two Mile House Rd. Col. IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

372-5554

Conditional Use Requested:

CR 7-20-16

I am requesting a conditional use as listed by Section 3.21 (B) of the Zoning Ordinance to allow the following:

Conditional Use Criteria:

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

1. The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community.

APPROVAL OF THIS REQUEST WILL NOT BE INJURIOUS TO ANYONE AS THERE WILL BE NO CHANGE FROM CURRENT USE AND TRAFFIC WILL BE REDUCED TO A FRACTION OF CURRENT TRAFFIC

2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.

ANY NEW STRUCTURES WILL BE VERY SIMILAR IN SIZE AND DESIGN AND WILL BE USED AS MINI WAREHOUSE RENTALS.

3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.

APPROVAL WILL NOT NEGATIVELY AFFECT OTHER OWNERS IN THIS GENERAL AREA AS THE USE ~~IS~~ HAS NOT CHANGED AND NON SHOPPING TRAFFIC WILL BE REDUCED DRASTICALLY. TENANTS ARE USUALLY BRINGING THEIR STORAGE ITEMS IN OR TAKING THEM OUT.

4. The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

THE CURRENT USE IS THE SAME AS CONDITIONAL USE REQUESTED.

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Dwight Brown
(Applicant's Signature)

7-19-16
(Date)

Property Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Dwight Brown
(Owner's Signature)

7-19-16
(Date)

Dwight Brown
(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

RECEIPT
COLUMBUS PLAN COMMISSION

No 9003

General FUND

COLUMBUS IN., July 19 2016

RECEIVED FROM Grooms Rentals (Dwight Grooms) \$ 125.00

THE SUM OF One Hundred & Twenty-Five & ⁰⁰/₁₀₀ DOLLARS

ON ACCOUNT OF Dwight Grooms Cond. Use App.

PAYMENT TYPE & AMOUNT

CASH _____ CHECK 13528 M.O. _____

E.F.T. _____ C.C./BC _____ OTHER _____

Cleixenda Keen

AUTHORIZED SIGNATURE