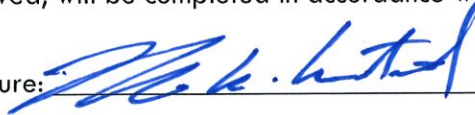


**FINAL DEVELOPMENT PLAN APPLICATION**

Project/Property Address or Location: 4569 Morse Road		Project Name/Business Name: Discovery Storage	
Parcel ID No.(s): 025-001038-00		Zoning Designation: Community Services w/ limited overlay district	Total Acreage: 2.71
Project Description: Construction of new building with associated parking and utilities.			
APPLICANT Name -do <u>not</u> use a business name: Mark Antonetz		Applicant Address: 1495 Old Henderson Road, Columbus, OH 43220	
Applicant E-mail: mantonetz@sandsdecker.com		Applicant Phone No.: 614-459-6992	
BUSINESS Name (if applicable): Sands Decker			
<b>ADDITIONAL CONTACTS: Please list Primary Contact person for Correspondence (please list all applicable contacts)</b>			
Name(s): Win Stewart		Contact Information (phone no./email): 202-487-8466 win@bshcompanies.com	
PROPERTY OWNER Name: (if different from Applicant) Win Stewart, Owner Representative		Property Owner Contact Information (phone no./email): 202-487-8466 win@bshcompanies.com	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature:  Date: 6/19/20

INTERNAL USE

Zoning File No. FDP 0143-2020

RECEIVED: KAW  
DATE: 6-24-2020

PAID: 1000.00  
DATE: 6-24-2020

## FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:
1. Review Gahanna Code Chapter <a href="#">1108</a> (visit <a href="http://www.municode.com">www.municode.com</a> ) & Chapter <a href="#">914</a> , Tree Requirements
2. Review the State of Ohio Fire Code Fire Service Requirements
3. Pre-application conference with staff
4. Scale: Minimum - one inch equals 100 feet.
5. The proposed name of the development, approximate total acreage, north arrow, and date
6. The names of any public and/or private streets adjacent to or within the development
7. Names and addresses of owners, developers and the surveyor who designed the plan
8. Vicinity map showing relationship to surrounding development and its location within the community
9. Natural features currently within proposed development, including drainage channels, tree lines, bodies of water, and other significant features
10. Zoning district, building and parking setbacks
11. Proposed location, size and height of building and/or structures
12. Location and dimensions of proposed driveways and access points
13. Proposed parking and number of parking spaces
14. Distance between buildings
15. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)
16. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage)
17. Setback calculations (if needed; see chapter <a href="#">1167.20</a> )
18. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of trees required, and number of trees proposed; see chapter <a href="#">1163.08</a> )
19. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc.
20. List of contiguous property owners & their mailing address
21. One set of pre-printed mailing labels for all contiguous property owners
22. Application fee (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )
23. Application & all supporting documents submitted in digital format
24. Application & all supporting documents submitted in hardcopy format
25. Authorization Consent Form Complete & Notarized (see page 3)

---

### Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.

---

**AUTHORIZATION CONSENT FORM**

*(must sign in the presence of a notary)*

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

**PROPERTY OWNER**

**IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION**

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

John Roush

(property owner name printed)

[Signature]

(property owner signature)

6.11.20

(date)

Subscribed and sworn to before me on this 1<sup>st</sup> day of June

State of Ohio County of Licking

Notary Public Signature: Caryl N. Caito



**CARYL N. CAITO**  
Notary Public, State of Ohio  
My Commission Expires November 26, 2021

**Applicant/Property Owner/Representative**

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Mark Antonetz, P.E.

(applicant/representative/property owner name printed)

[Signature]

(applicant/representative/property owner signature)

06/01/2020

(date)



Subscribed and sworn to before me on this 1<sup>st</sup> day of June, 2020

State of Ohio County of Franklin

Notary Public Signature: [Signature]

**KATHY ZALMON**  
Notary Public, State of Ohio  
My Commission Expires 06-08-2020

Store Master Funding IV, LLC  
8501 E Princess Dr #190  
Scottsdale, AZ. 85255

Paul & Kristine Provan  
218 Maybank Ct.  
Columbus, OH. 43230

Eric & Elizabeth Lemon  
215 Maybank Ct.  
Columbus, OH. 43230

Housan & Nianyuan Huang  
208 Highmeadow Dr  
Columbus, OH. 43230

AERC Christopher Wren Inc  
5025 Swetland Ct.  
Richmond Heights, OH. 44143



The Institute of Transportation Engineers (ITE) publication, *Trip Generation Manual, 9<sup>th</sup> Edition*, provides trip generation estimates for various land uses. ITE Land Use Code 151, Mini-Warehouse, is typically used to predict the amount of traffic generated by self-storage facilities.

The following Mini-Warehouse trip generation data is provided below:

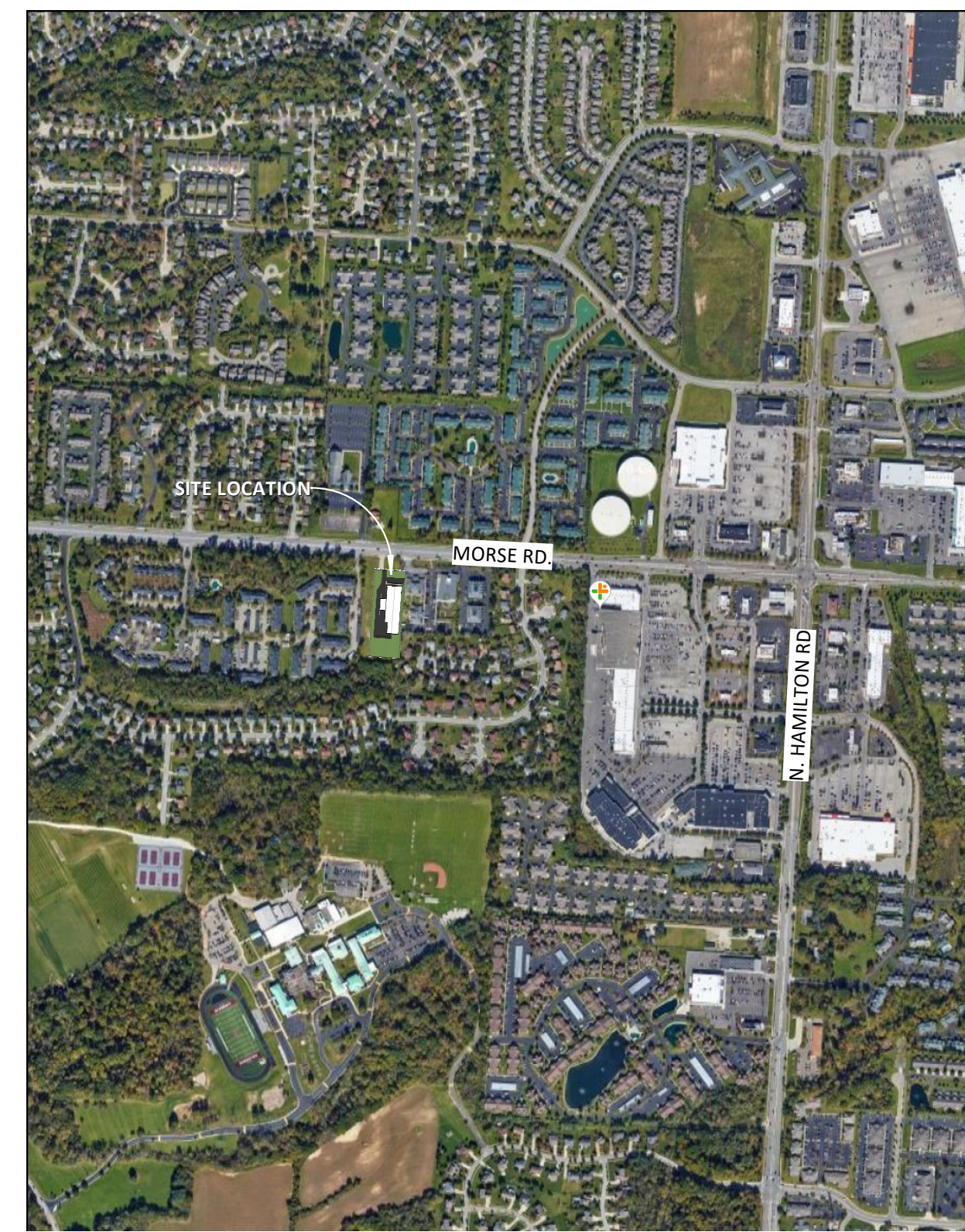
- Average Rate: 2.50 daily trips per 1,000 square feet gross floor area (GFA)
- AM Peak hour of Adjacent Street traffic (one hour between 7-9AM): Average rate of 0.14 trips per 1,000 square feet GFA
- PM Peak hour of Adjacent Street traffic (one hour between 4-6PM): Average rate of 0.26 trips per 1,000 square feet GFA

Based on our building size, 105,806 square feet, and the above assumptions, our project will generate 264 daily trips and 27.5 peak hour trips. These estimated trip counts are significantly below the Traffic Impact study requirements of 1,000 daily trips or 100 peak hour trips.



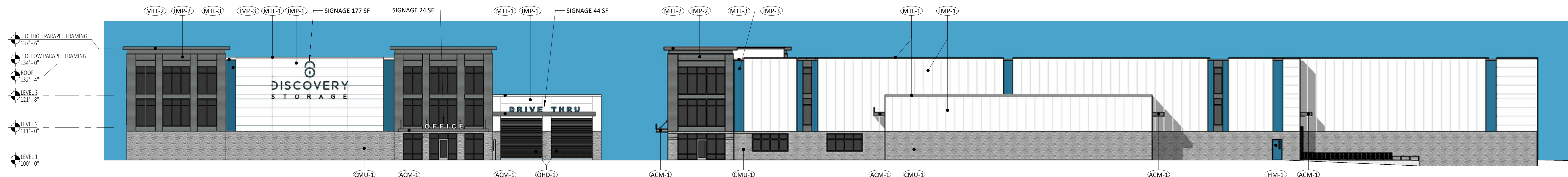


RENDERING NORTH



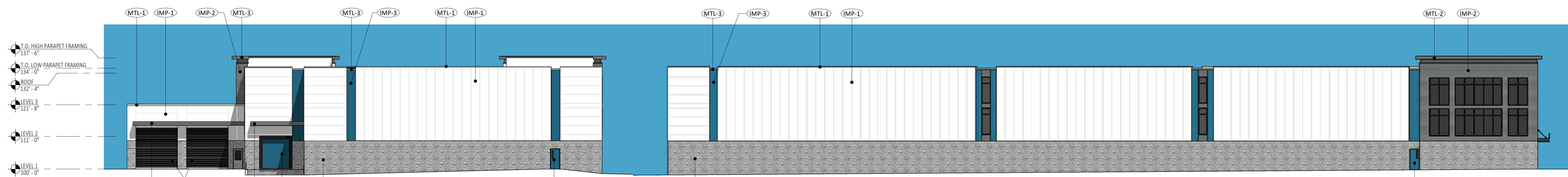
LOCATOR MAP

MATERIAL LEGEND	
(CMU-1)	SPLIT FACE CMU BASIS OF DESIGN: OBERFIELDS - "CHARCOAL"
(IMP-1)	INSULATED METAL PANEL BASIS OF DESIGN: METL-SPAN - "POLAR WHITE" (FIELD COLOR)
(IMP-2)	INSULATED METAL PANEL BASIS OF DESIGN: METL-SPAN - "DARK GRAY METALLIC" (SECONDARY COLOR)
(IMP-3)	INSULATED METAL PANEL BASIS OF DESIGN: METL-SPAN - "HARBOR BLUE" (ACCENT COLOR)
(MTL-1)	INSULATED METAL PANEL BASIS OF DESIGN: FIRESTONE - "BONE WHITE"
(MTL-2)	INSULATED METAL PANEL BASIS OF DESIGN: FIRESTONE - "AGED ZINC"
(MTL-3)	INSULATED METAL PANEL BASIS OF DESIGN: FIRESTONE - "REGAL BLUE"
(ACM-1)	ALUMINUM COMPOSITE MATERIAL BASIS OF DESIGN: ALUCOBOND - "NISSAN GRAY"
(HM-1)	PAINTED HOLLOW METAL BASIS OF DESIGN: SHERWIN WILLIAMS - "BOSPORUS"
(OHD-1)	CLEAR ANODIZED ALUM, FULL VIEW BASIS OF DESIGN: RYTEC SPIRAL FV
(OHD-2)	HIGH SPEED RUBBER DOOR BASIS OF DESIGN: RYTEC POWERHOUSE



ELEVATION NORTH

ELEVATION WEST



ELEVATION SOUTH

ELEVATION EAST

# EXTERIOR PERSPECTIVE AND ELEVATIONS

GAHANNA, OH  
6/17/2020 4:05:28 PM

MORSE ROAD SELF-STORAGE





# CITY OF GAHANNA FRANKLIN COUNTY, OHIO DISCOVERY STORAGE 4569 MORSE ROAD



OFFICES

128 East Main Street  
Logan, Ohio 43138  
740-385-2140

1495 Old Henderson Road  
Columbus, Ohio 43220  
614-459-6992

507 Main Street  
Zanesville, Ohio 43701  
740-450-1640



VICINITY MAP  
NOT TO SCALE

### STORM STRUCTURES

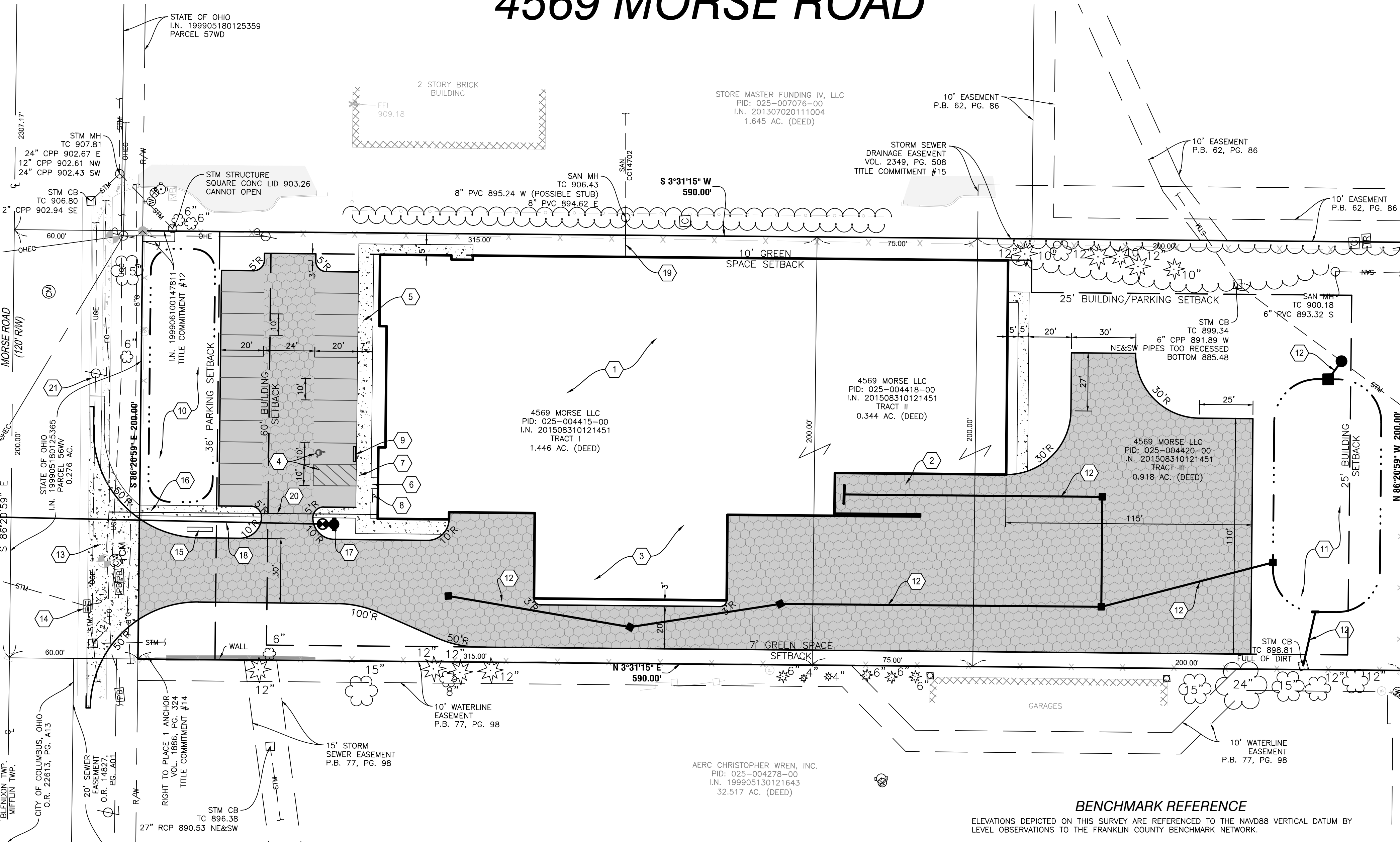
- 1 STM CGI  
TC 901.48 (FL)  
12" CPP 896.41 NE  
12" CPP 896.29 W
- 2 STM CB  
TC 901.44  
12" CPP 898.59 E  
12" CPP 898.45 S

### LEGEND

- PROPERTY LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY
- STM STORM LINE
- SAN SANITARY SEWER
- W WATER LINE
- G GAS LINE
- OHE OVERHEAD ELECTRIC LINE
- OHEC OVERHEAD ELECTRIC & COMM LINE
- UGE UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC LINE
- UGC UNDERGROUND COMM LINE
- CHAIN LINK FENCE W/ BARBED WIRE
- CHAIN LINK FENCE
- WOODEN FENCE
- TREE LINE
- MANHOLE
- DOWNSPOUT
- CATCH BASIN
- CURB & GUTTER INLET
- FIRE HYDRANT
- WATER MAIN VALVE
- WATER VALVE
- WATER VAULT
- COMMUNICATIONS MARKER
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- TELEPHONE PEDESTAL
- LIGHT POLE
- POWER POLE
- GUY WIRE
- PULL BOX
- TRANSFORMER
- MALIBOX
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOLLARD
- POST
- FLAG POLE
- FINISHED FLOOR
- BENCHMARK
- REBAR FOUND
- IRON PIN SET
- CENTERLINE MONUMENT
- CONCRETE
- ASPHALT
- BUILDING

### ABBREVIATIONS

- CPP CORRUGATED PLASTIC PIPE
- RVC REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- STM SANITARY
- STN STORM
- CGI CURB & GUTTER INLET
- MH MANHOLE
- CB CATCH BASIN
- BHD BEEHIVE DRAIN
- TC TOP OF CASTING
- FL FLOW LINE
- FFL FINISHED FLOOR
- CONC CONCRETE
- TBM TEMPORARY BENCHMARK
- RFB REBAR FOUND



### SHEET INDEX

1. EXTERIOR PERSPECTIVE AND ELEVATIONS
2. FINAL DEVELOPMENT PLAN
3. LANDSCAPE PLAN
4. LANDSCAPE DETAILS
5. PHOTOMETRIC PLAN

OWNER/DEVELOPER: BSH COMPANIES, LLC, WIN STEWART  
2970 PEACHTREE RD. NW, SUITE 350  
ATLANTA, GEORGIA 30305  
202-487-8466  
WIN@BSHCOMPANIES.COM

CIVIL ENGINEER: SANDS DECKER CPS, LLC, MARK ANTONETZ, P.E.  
1495 OLD HENDERSON ROAD  
COLUMBUS, OHIO 43220  
614-459-6992 PH  
MANTONETZ@SANDSDECKER.COM

SURVEYOR: SANDS DECKER CPS, LLC, STEVE NEWELL, P.S.  
1495 OLD HENDERSON ROAD  
614-459-6992  
SNEWELL@SANDSDECKER.COM

### GENERAL ZONING INFORMATION

CERTIFIED ADDRESS	4569 MORSE ROAD GAHANNA, OHIO
PARCEL ID NUMBER	025-001038-00
ZONING	COMMUNITY SERVICES W/ LIMITED OVERLAY DISTRICT
PROP. SF	100,000 SQUARE FEET
PROP. HEIGHT	38 FEET
TOTAL SITE AREA	2.71 AC.
FLOOD DATA	AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. PANEL NO. 39049C0194K EFFECTIVE JUNE 17, 2008

### SETBACKS & LOT COVERAGE

REQUIRED FRONT YARD SETBACK	60'
REQUIRED EAST/WEST SIDE YARD SETBACK	1/4(38+293.33)
1/4(BUILDING HEIGHT + BUILDING DEPTH)	= 83'
REQUIRED SOUTH SIDE YARD SETBACK	1/4(38+159.93)
1/4(BUILDING HEIGHT + BUILDING WIDTH)	= 50'
REQUIRED PARKING SETBACK	36'
PROVIDED FRONT YARD SETBACK	60'
PROVIDED EAST/SOUTH SIDE YARD	25'
PROVIDED WEST SIDE YARD	7'
LOT COVERAGE BUILDING	≤ 50%
PROP. BUILDING LOT COVERAGE	31.10%
LOT COVERAGE PARKING	ADDITIONAL 25%
PROP. PARKING LOT COVERAGE	32.22%
PROP. PARKING LOT COVERAGE	≤ 75%
TOTAL LOT COVERAGE	63.33%

### SITE DATA TABLE

	ACRES
TOTAL SITE AREA	2.71 AC.
TOTAL DISTURBED AREA	2.50 AC.
PRE-DEVELOPED IMPERVIOUS	0.08 AC.
POST-DEVELOPED IMPERVIOUS	1.72 AC.

### PARKING CALCULATIONS

LAND USE	SQUARE FOOTAGE	MINIMUM
WAREHOUSING	1:5,000SF	105,806/5 = 21
	REQUIRED PARKING PER CODE	21
	PROPOSED PARKING	21
	REQUIRED ADA (VAN/TOTAL)	1/1
	PROPOSED ADA (VAN/TOTAL)	1/1

### SITE KEYNOTES

1. PROP. BUILDING.
2. TRUCK DOCK.
3. CUSTOMER LOADING.
4. PAVEMENT MARKINGS INCLUDING PARKING SPACES, TRANSVERSE LINES & ADA SYMBOLS TO BE PLACED AS SHOWN PER ITEMS 641 & 642.
5. INTEGRAL CURB & SIDEWALK.
6. STANDARD SIDEWALK.
7. ADA RAMP/DETECTABLE WARNING.
8. ADA ACCESSIBLE PARKING SIGNAGE WITH "VAN ACCESSIBLE" PER CURRENT ADA REQUIREMENTS.
9. PRECAST CONCRETE WHEEL STOP TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
10. INFILTRATION BASIN.
11. DETENTION BASIN.
12. STORM SEWER.
13. CURB CUT.
14. REPLACE CURB & GUTTER INLET W/ CATCH BASIN.
15. SIGN, BY OTHERS.
16. ADA ACCESSIBLE PEDESTRIAN ROUTE.
17. FIRE HYDRANT.
18. 6" WATER.
19. 6" SANITARY SEWER SERVICE.
20. FIBER OPTIC CONDUIT. CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH THE PROPERTY OWNER & THE UTILITY OWNER.
21. STREET LIGHT POLE TO BE EVALUATED. OWNER WILL REIMBURSE THE CITY OF GAHANNA IF THE LIGHT POLE NEEDS UPGRADED TO CURRENT STANDARDS.

### LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT

### BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM BY LEVEL OBSERVATIONS TO THE FRANKLIN COUNTY BENCHMARK NETWORK.

### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK, WITH THE CENTERLINE OF MORSE ROAD BETWEEN FCGS 1552 & FCGS 6616 RESET BEING SOUTH 86°20'59" EAST.

### SURVEYOR'S NOTES

- A) ALL IRON PINS SET WILL BE 3/4" PIPE WITH PLASTIC CAP STAMPED "SANDS DECKER"
- B) BOUNDARY LINES DEPICTED ARE FROM RECORD DOCUMENTS AND A FIELD SURVEY PERFORMED BY SANDS DECKER IN SEPTEMBER, 2019. THE DRAWING REPRESENTS A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 FOR BOUNDARY SURVEYS.

### BENCHMARKS

SOURCE BENCHMARK (FRANKLIN COUNTY: NE-9)  
ELEVATION = 865.471  
ALUMINUM DISK SET IN THE SOUTH END OF A WINGWALL AT THE NORTHWEST CORNER OF MORSE ROAD AND KENSINGTONWOOD DRIVE, 58.5 NORTH OF THE CENTERLINE OF MORSE ROAD, 23.0 WEST OF THE CENTERLINE OF KENSINGTONWOOD DRIVE.

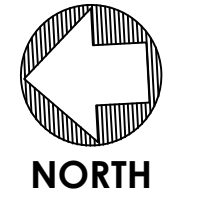
TBM 1  
ELEVATION = 908.58  
MAG SPIKE DRIVEN INTO A POWER POLE BEING LOCATED ON THE SOUTH SIDE OF MORSE ROAD AND BEING THE FIRST POWER POLE EAST OF THE DRIVE TO 4569 MORSE ROAD.

TBM 2  
ELEVATION = 903.10  
CHISELED SQUARE ON THE NORTH SIDE OF A COMMUNICATIONS MANHOLE BEING LOCATED ON THE SOUTH SIDE OF MORSE ROAD AND BEING ±33 FEET WEST OF THE DRIVE TO 4569 MORSE ROAD.

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



09/11/2020  
Registered Engineer Date



NORTH  
GRAPHIC SCALE  
1" = 30'

**DISCOVERY STORAGE**  
4569 MORSE ROAD  
GAHANNA, OHIO

09/11/2020 FINAL DEVELOPMENT

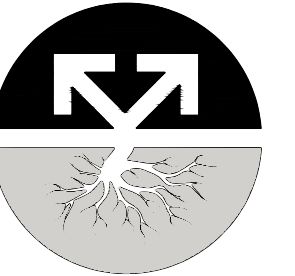
FINAL DEVELOPMENT PLAN

1 OF 1

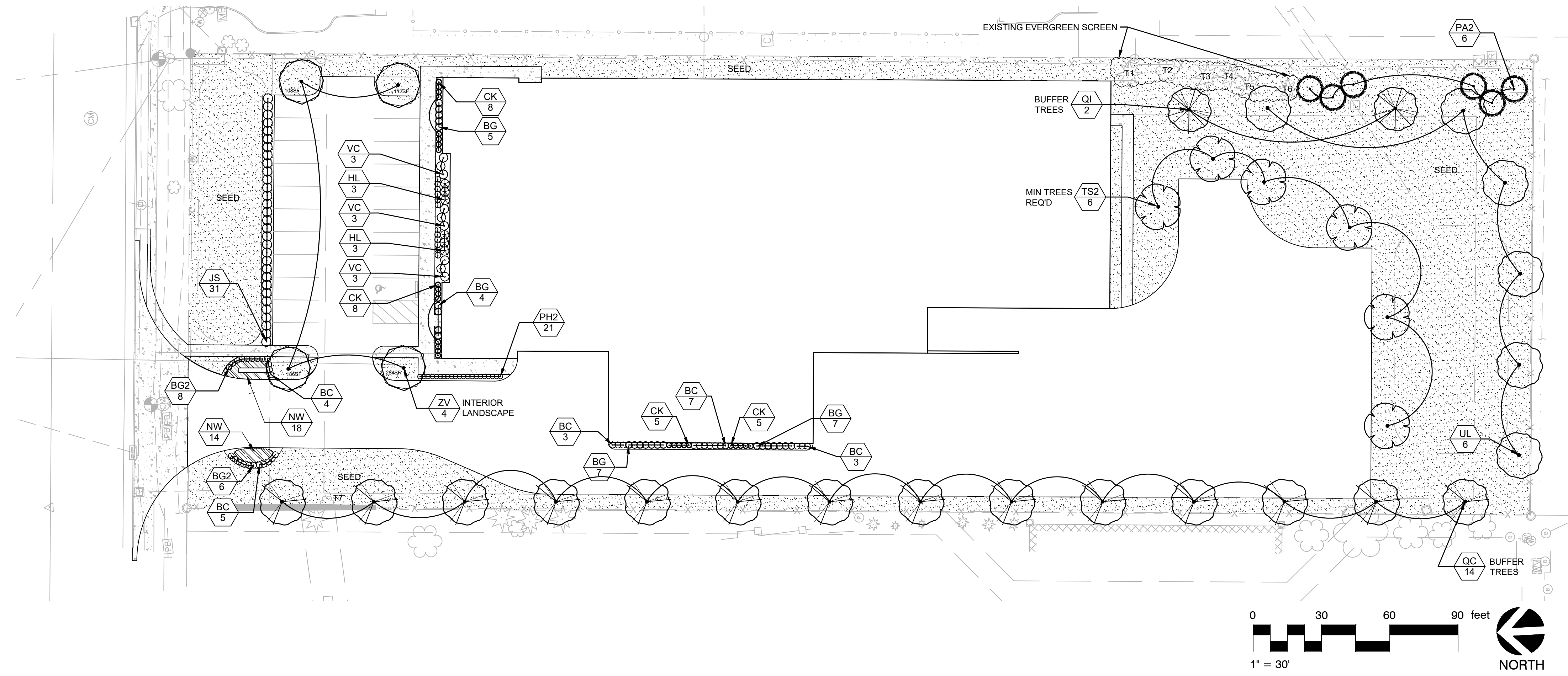
SD PROJECT NO. 3825

S:\BSH Companies\3825 Proposed Development\4569 Morse Road Gahanna\Draw\3825 Morse Road Development Master.dwg 9/11/2020 9:20 AM





**PLANIT**  
500 W. Wilson Bridge Road  
Suite 314 Worthington, OH 43085  
planitstudios.com



**PLANT SCHEDULE**

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
PA2	6	Norway Spruce / Picea abies	B & B		6'-7' HT.
QC	14	Scarlet Oak / Quercus coccinea	B & B	1.5" Cal	
QI	2	Shingle Oak / Quercus imbricaria	B & B	1.5" Cal	
TS2	6	Sterling Silver Linden / Tilia tomentosa 'Sterling'	B & B	3" Cal	
UL	6	Elm / Ulmus x 'Liberty'	B & B	1.5" Cal	
ZV	4	Sawleaf Zelkova / Zelkova serrata 'Village Green'	B & B	3" Cal	
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT		
BC	22	Crimson Pygmy Barberry / Berberis thunbergii 'Crimson Pygmy'	5 gal		
BG	23	Boxwood / Buxus x 'Green Velvet'	18" HT		
BG2	26	Green Gem Boxwood / Buxus x 'Green Gem'	3 gal		
CK	26	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal		
HL	6	Little Lime Hydrangea / Hydrangea paniculata 'Little Lime'	5 gal		
JS	31	Sea Green Juniper / Juniperus chinensis 'Sea Green'	24" HT MIN		
PH2	21	Hamel Dwarf Fountain Grass / Pennisetum alopecuroides 'Hamel'	1 gal		
VC	9	Korean Spice Viburnum / Viburnum carlesii 'Compactum'	24" SP		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		SPACING
NW	32	Walker's Low Catmint / Nepeta x 'Walker's Low'	1 Gal		30" o.c.
TD2	37,032 sf	Turf Seed Drought Tolerant Dwarf Fescue Blend	SEED MIX		

**TREE SURVEY**

ID NUMBER	DBH	COMMON / SPECIES	STATUS	CREDIT
T1	12"	PINE / PINUS	DEAD / REMOVE	0"
T2	10"	PEAR / PYRUS	HEALTHY / REMAIN	10"
T3	12"	PINE / PINUS	HEALTHY / REMAIN	12"
T4	10"	SPRUCE / PICEA	HEALTHY / REMAIN	10"
T5	12"	PINE / PINUS	HEALTHY / REMAIN	12"
T6	10"	SPRUCE / PICEA	HEALTHY / REMAIN	10"
T7	6"	MULBERRY	HEALTHY / REMAIN	6"

**ZONING NOTES:**

**914.05 MINIMUM TREES REQUIRED. (A) (1)** All projects for which an FDP is required in which there are new structures, parking areas, loading areas, or other impervious surfaces shall plant a minimum of one shade tree caliper inch per 1,000 square feet of impervious surface unless located within the Planned Industrial District (PID) zoning districts. Projects located within the PID are required to plant a minimum of one shade tree caliper inch per 5,000 square feet of impervious surface.

76,890 S.F. Impervious / 1000 = 77 shade tree caliper required. 60" existing and 18 new provided. (6)-3" caliper.

**1163.08 (c) INTERIOR LANDSCAPING REQUIREMENTS.** The required amount of interior landscaping area shall be five percent of the total area of the parking lot pavement.

7,300 x .05 = 365 s.f. required. Plan provides 690sf.

**1163.08 (e) INTERIOR LANDSCAPING REQUIREMENTS.** One tree per 100 square feet of required landscape area or portion thereof shall be required. The minimum caliper of such trees shall be three inches as measured in accordance with ANSI requirements.

365sf / 100sf = (4) 3" Trees required. (4) 3" trees provided.

**1167 GENERAL DEVELOPMENT STANDARDS.** Any residential zone adjoining any commercial zone, required buffer zone is 15 feet adjacent to all common boundaries except street frontage and shall include one tree for each 40 feet of linear boundary, or fraction thereof, and a continuous six foot high planting, hedge, fence, wall or earth mound.

987 l.f. / 40 = (25) 1.5' cal. trees required. (22) 1.5" deciduous trees + (6) 6'-7' evergreen trees provided in addition to a 6' fence per civil drawings. (requesting variance to utilize existing fence)

**1197.09 c.1.A.2 ACCESS DESIGN REVIEW STANDARDS DRD-3, screening/landscaping** The entrances and exits from the commercial development should be well decorated and landscaped to minimize unsightly visual appearance of commercial developments but should not obstruct the sight triangle.

Landscape provided on both sides of site entry to improve appearance of commercial development. All plant material mature height to be below 2' as to not interfere with site triangle.

**SELF STORAGE**  
4569 Morse Rd.  
Columbus, OH 43219

PROJECT NO:  
**PROJECT #020-051**

ISSUE DATE  
**May 29, 2020**

SHEET INFORMATION

CURRENT DATE  
**September 9, 2020**

REVISIONS  
**May 29, 2020**  
**June 8, 2020**  
**June 11, 2020**  
**June 18, 2020**  
**July 23, 2020**  
**July 30, 2020**

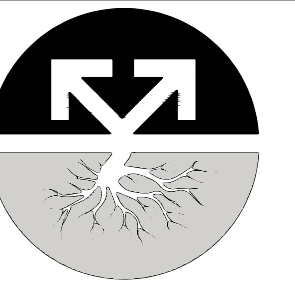
SHEET TITLE  
**Landscape Plan**

SCALE  
**1"=30'**

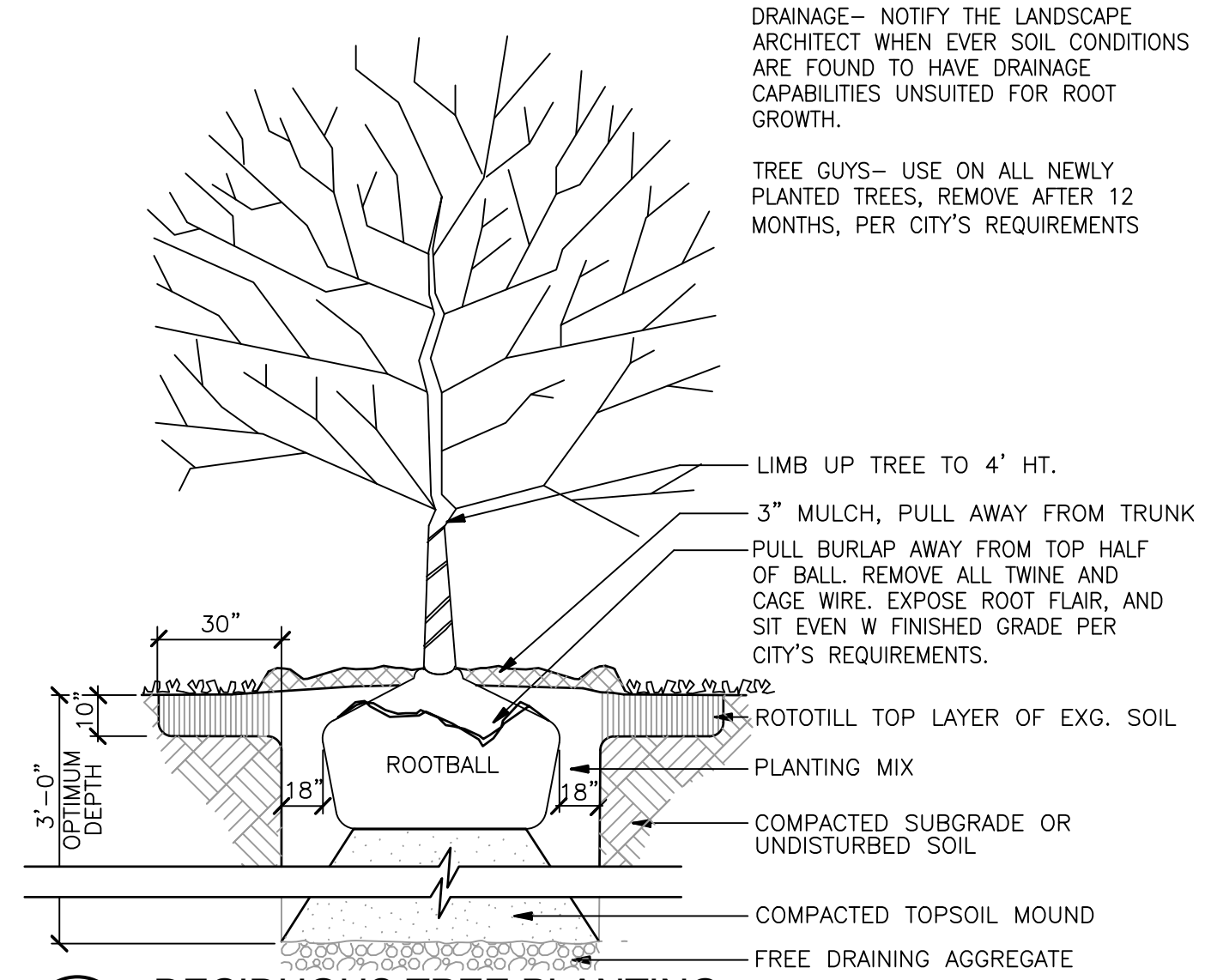
SHEET NO.

**L-1**

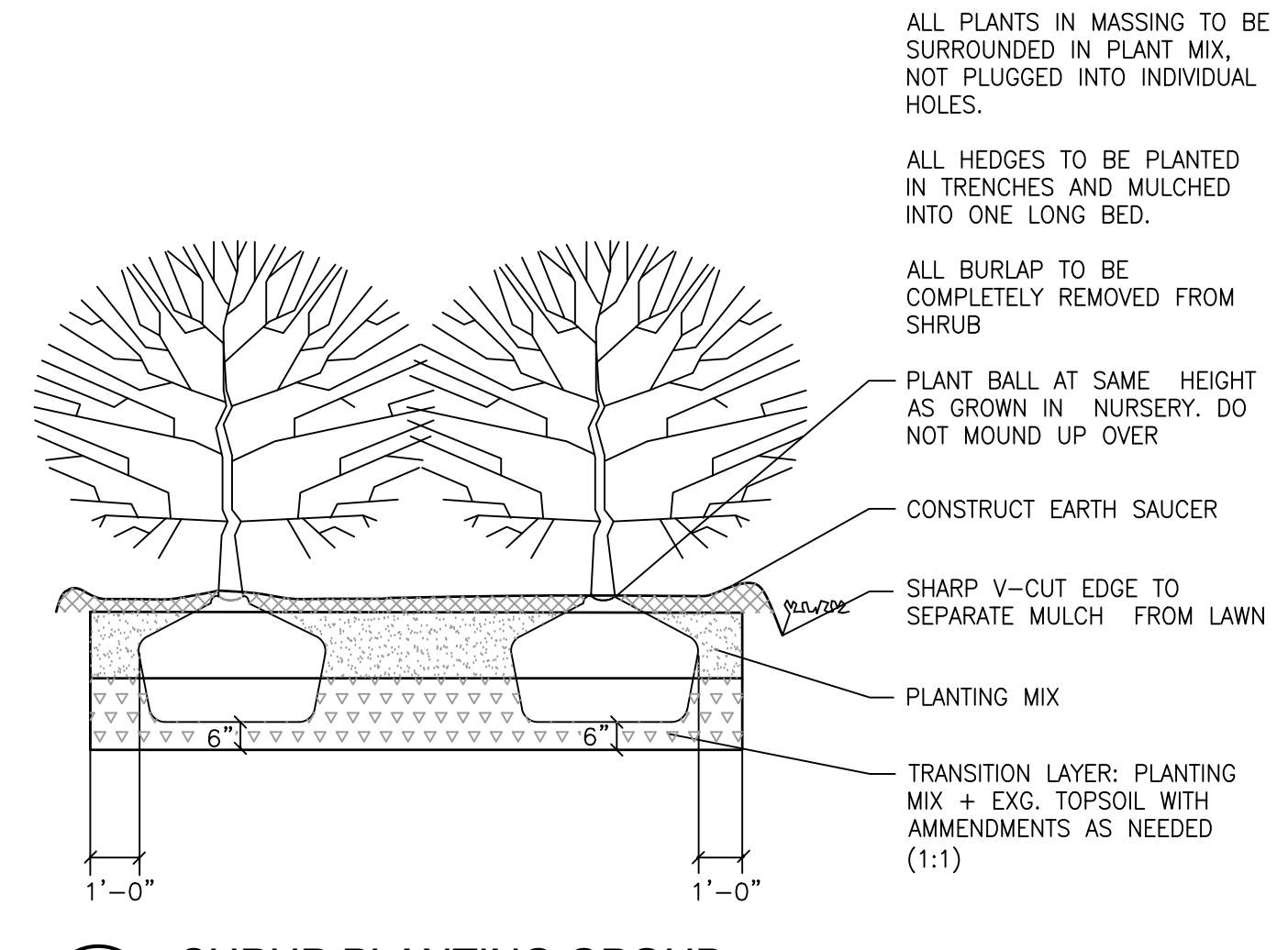




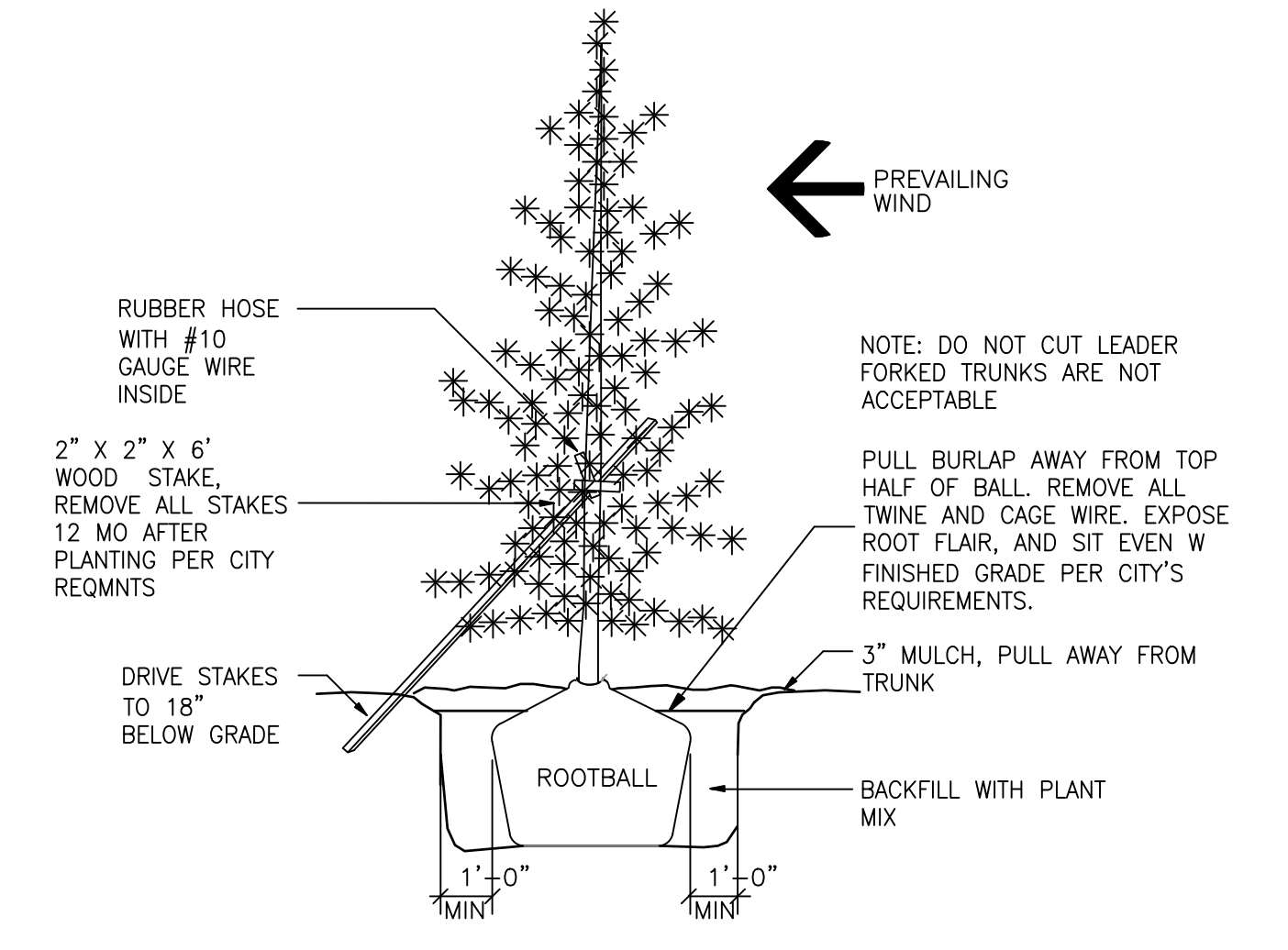
**PLANIT**  
500 W. Wilson Bridge Road  
Suite 314 Worthington, OH 43085  
planitstudios.com



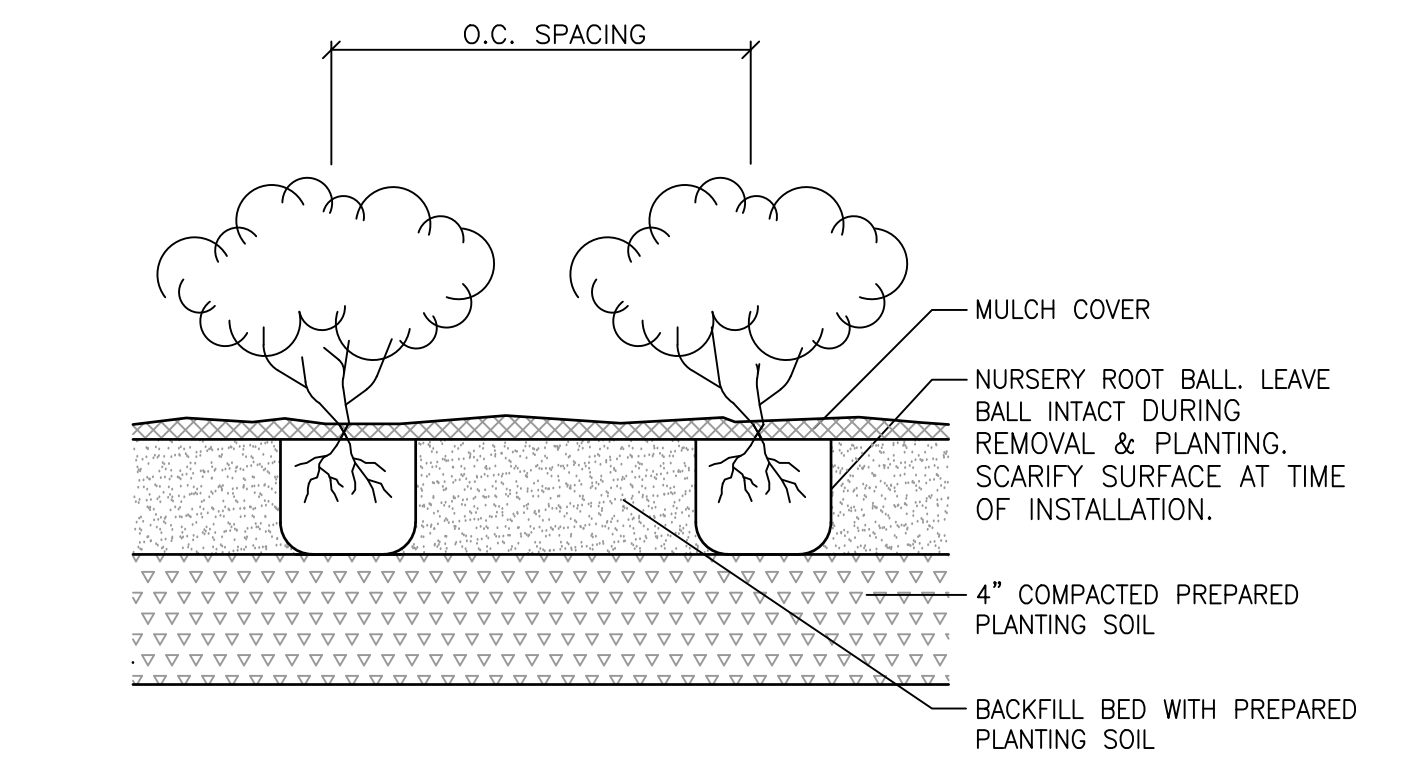
**1 DECIDUOUS TREE PLANTING**  
NTS



**3 SHRUB PLANTING GROUP**  
NTS P-CO-STE1-05



**2 EVERGREEN TREE PLANTING**  
NTS



**4 PERENNIAL AND GROUND COVER INSTALLATION**  
NTS P-CO-WES-08

**GENERAL NOTES:**

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN IT CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, UTILITIES, EASEMENTS OR FIELD GATHERED DATA.
2. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL INCLUDE FOR PAYMENT THE COSTS OF REMOVAL AND DISPOSAL OF ALL TREES, BRUSH AND STUMPS WITHIN THE SCOPE OF PROPOSED WORK.
4. LOCATION, SUPPORT PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.
5. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6. CONTRACTOR SHALL CALL UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT REMOVE ANY TREES, SHRUBS, OR OTHER LANDSCAPE FEATURES NOT IDENTIFIED FOR REMOVAL WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS AT ALL TIMES.
9. ALL DIMENSIONS AND WALL RADII ARE TAKEN TO FACE OF CURB OR WALL, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY OWNERS REP OF ANY DISCREPANCIES.
11. ALL CONCRETE WORK TO RECEIVE CONTROL JOINTS AT 5' O.C. AND EXPANSION JOINTS AT 30' O.C. MAXIMUM, WITH LIGHT BROOM FINISH UNLESS OTHERWISE NOTED ON PLANS.

**GENERAL PLANTING NOTES:**

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6".
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE OTHERWISE.
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

**SELF STORAGE**  
4569 Morse Rd.  
Columbus, OH 43219

PROJECT NO:  
**PROJECT #020-051**

ISSUE DATE  
**May 29, 2020**

**SHEET INFORMATION**

CURRENT DATE  
**September 9, 2020**

- REVISIONS
- May 29, 2020**
  - June 8, 2020**
  - June 11, 2020**
  - June 18, 2020**
  - July 23, 2020**
  - July 30, 2020**

**SHEET TITLE**

**DETAILS**

SCALE  
**AS NOTED**

SHEET NO.

**L-2**



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	9	AA	SINGLE	0.900	LUMARK XTOR12B WALL MOUNT AT 22FT	102	12728
	6	BB	SINGLE	0.900	LUMARK XTOR1B WALL MOUNT AT 8FT ABOVE DOOR	12.2	1418
	1	DD	SINGLE	0.900	MCGRAW GLEON-AF-04-LED-E1-SL4-HSS MOUNT ON 25FT POLE WITH 3FT BASE	225	19935
	3	FF	SINGLE	0.900	MCGRAW GLEON-AF-03-LED-E1-SL2-HSS MOUNT ON 25FT POLE WITH 2FT BASE	166	15397
	1	GG	SINGLE	0.900	MCGRAW GLEON-AF-03-LED-E1-T4W MOUNT ON 25FT POLE WITH 2FT BASE	166	18459
	8	HH	SINGLE	0.900	HALO HC620D010-HM612840-61WDHWF MOUNT IN CANOPY AT APPROX 18FT	20	1971

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PROPERTY LINE	Illuminance	Fc	0.04	0.4	0.0	N.A.	N.A.
NORTH PROPERTY LINE	Illuminance	Fc	0.14	0.3	0.0	N.A.	N.A.
SITE GROUND	Illuminance	Fc	0.87	13.1	0.0	N.A.	N.A.
SOUTH PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
WEST PROPERTY LINE	Illuminance	Fc	0.34	0.9	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	3.44	9.2	1.0	3.44	9.20



TYPE AA



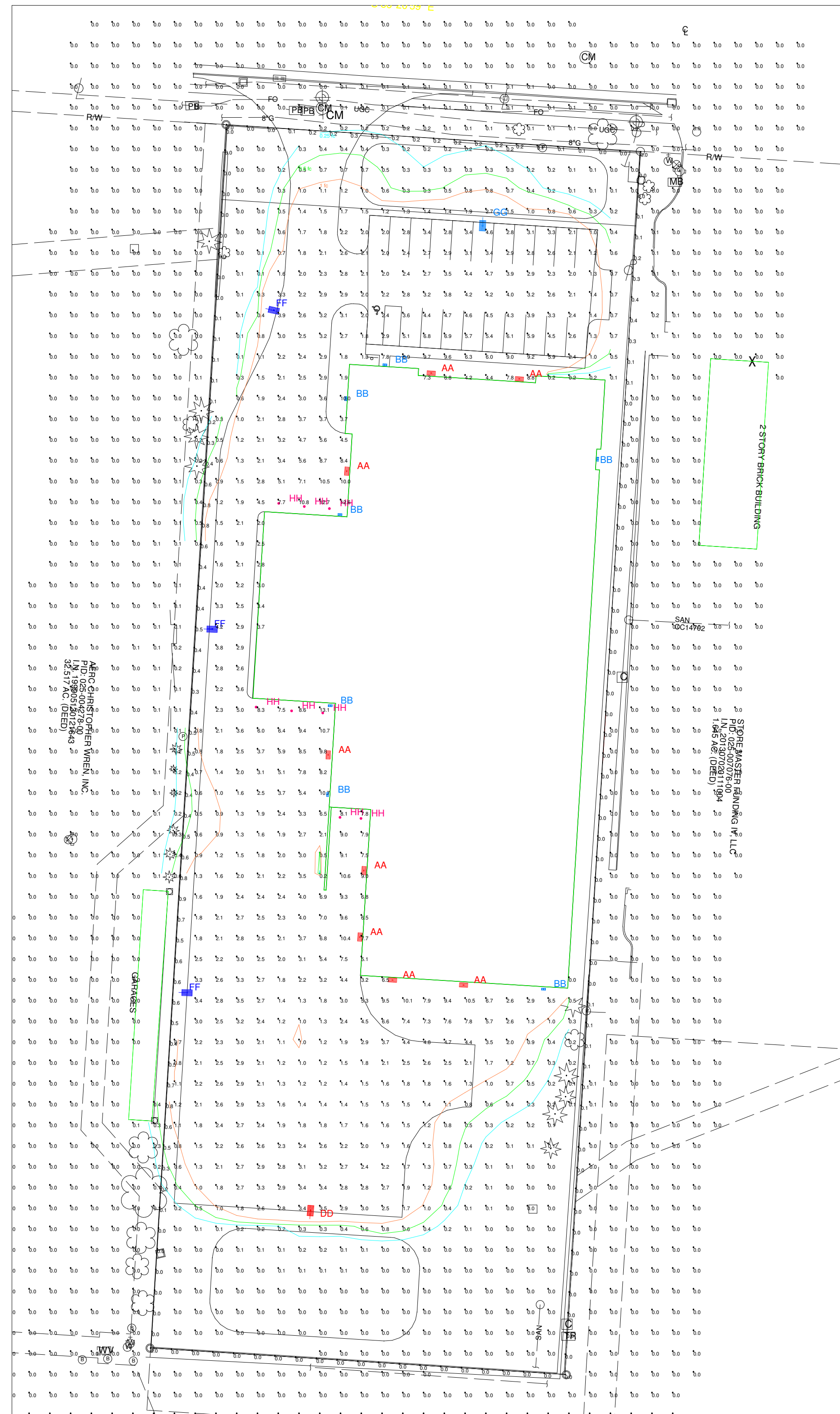
TYPE FF



TYPE DD, FF & GG



TYPE HH



Plan View  
Scale: 1 inch= 40 Ft.

**GENERAL NOTES:**

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



#	Date	Comments

Revisions

Drawn By: SANDY  
Checked By: TRENT  
Date: 6/12/2020  
Scale: AS NOTED

**DISCOVER SELF STORAGE**  
**GAHANNA, OH**

September 11, 2020

Toll Free: 866-277-0600

128 East Main Street  
Logan, Ohio 43138  
740-385-2140

1495 Old Henderson Rd.  
Columbus, Ohio 43220  
614-459-6992

507 Main Street  
Zanesville, Ohio 43701  
740-450-1640

Kelly Wicker  
City of Gahanna  
200 S. High St.  
Gahanna, Ohio 43230

RE: Project 4569 Morse Road Discovery Storage Final Development Plan Comment Response

Dear Kelly,

The following are our responses to and how we have addressed the comments received on the design review application for 4569 Morse Road Discovery Storage.

### **Building**

1. Building permits and inspections will be required and the building and site will be required to comply with the Ohio Building Code and Codified Ordinances of the City of Gahanna.
  - [The architect will be submitting building plans to the building department for building permits.](#)

### **Fire District**

2. A. There is adequate heavy roadway for the fire lane at the proposed complex as required by the 2017 Ohio Fire Code. Access can be maintained on three sides of the building.

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(503.1.3) of this rule.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720mm) where any of the following conditions occur:

- 1.1 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph ©(3)(a)(i)(903.3.1.1),(C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.

1.2 Fire apparatus access roads cannot be installed because of the location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3 There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

- Confirmed, the building has access on three sides.

B. The fire division estimated the required fire flow for the building is 6750 GPM and can be reduced to 1688 GPM with fire suppression added to the building. This shall require one hydrant being installed on the property. The maximum distance from any point on the street or road frontage to the hydrant is 250 feet. This is in accordance with Table C102.1 of the 2017 Ohio Fire Code.

- The building is completely sprinklered, so I have added a fire hydrant to the site less than 250' from the street. (keynote 18)

### Community Development

3. Setbacks are based on the adjacent zoning/use of property. The west and south property line is adjacent to residential development and therefore is required an additional setback. See chapter 1153.05(C)(3)/(4) for setback requirements. A portion of the east property line is also required an additional setback. This only applies to the area adjacent to residential. Please be aware that parking, drives, and similar improvements aren't permitted in the setback other than the front yard. Please modify the site plan and data table accordingly.

8/17/20 – A variance has been submitted but the details regarding the setbacks are not accurate.

West property line – Required =  $1/4$  (height of building + depth of building); not less than 25'

East property line – same as above adjacent to residential;

South property line – Required =  $1/4$  (height of building + width of building); not less than 25'

Please provide these calculations on the table in the FDP to determine minimum setbacks. The variance will also be required to be modified accordingly.

- The table on the FDP and the variance request letter have been revised according to the calculations provided.

4. Informational comment – Please be aware that the lots need to be combined. The zoning code does not permit parking, landscaping, etc to be located on a separate parcel from the structure. This does not have to be done at this time but will need to be completed.

No Response required.



- The developer is aware the parcels need to be combined.

Toll Free: 866-277-0600

128 East Main Street  
Logan, Ohio 43138  
740-385-2140

1495 Old Henderson Rd.  
Columbus, Ohio 43220  
614-459-6992

507 Main Street  
Zanesville, Ohio 43701  
740-450-1640

### **Public Safety**

5. No comment received.

### **Soil & Water Conservation District**

6. No comment received.

### **Parks**

7. The species list looks good to me. I am glad to see a diversity of species being installed. I would just be cautious of the fact that zelkova roots are notoriously vigorous and can occasionally cause conflicts with sidewalks, foundations, and asphalt.

The planting specs need some adjusting. The deciduous tree planting diagram 00 looks good, and the evergreen planting diagram 2 should follow the same guidelines.

- Specs have been revised as requested.

Please contact me with any additional questions or concerns.

Sincerely,

Mackenzie Yoke



September 25, 2020

Mark Antonetz  
1495 Old Henderson  
Columbus, OH 43220

RE: Project 4569 Morse Rd Final Development Plan Comments

Dear Mark Antonetz:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

### **Building**

1. Building permits and inspections will be required and the building and site will be required to comply with the Ohio Building Code and Codified Ordinances of the City of Gahanna.

### **Fire District**

2. There is adequate heavy roadway for the fire lane at the proposed complex as required by the 2017 Ohio Fire Code. Access can be maintained on three sides of the building.

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i) (903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.



1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

B. The fire division estimated the required fire flow for the building is 6750 GPM and can be reduced to 1688 GPM with fire suppression added to the building. This shall require one fire hydrant being installed on the property. The maximum distance from any point on the street or road frontage to the hydrant is 250 feet. This is in accordance with Table C102.1 of the 2017 Ohio Fire Code.

### **Community Development**

3. Informational Comment - Please be aware that the lots need to be combined. The zoning code does not permit parking, landscaping, etc to be located on a separate parcel from the structure. This does not have to be done at this time but will need completed.

No response required.

### **Public Safety**

4. No Comment Received.

### **Soil & Water Conservation District**

5. No Comment Received.

### **Parks**

6. The species list looks good to me. I am glad to see a diversity of species being installed. I would just be cautious of the fact that zelkova roots are notoriously vigorous and can occasionally cause conflicts with sidewalks, foundations, and asphalt.

The planting specs need some adjusting. The deciduous tree planting diagram 00 looks good, and the evergreen planting diagram 2 should follow the same guidelines.

### **Engineering**

7. Please show the existing 24" storm sewer along this property's frontage on the Final Development Plan. (Informational Comment)
8. Gahanna will require an extension of the 8" water main (WA-896) along this property's frontage, which will be the source of this properties water service. The current plan proposes a service across Morse Road. No main exists in that location to serve this property. (Informational Comment)
9. To improve the resiliency and quality of Gahanna's water supply, we are seeking to extend a public main from this property's northwest corner to its southwest corner. To that end we are requesting a 10-ft water easement along the western property line. Further extension of the public water main along this easement and placement of a public fire hydrant in lieu of a private hydrant may substantially reduce tapping fees. (Informational Comment)

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant



## PLANNING AND DEVELOPMENT STAFF REPORT

### Request Summary

Request for final development plan (FDP), design review (DR), and variance approval for a new storage facility located at 4569 Morse Rd. The property was rezoned to Community Service with an overlay (L-CS) earlier this year. A conditional use to permit self storage was also approved at that time. The overlay provided a preliminary site plan and preliminary renderings.

A 105,806 square foot building is proposed on approximately 2.70 acres. Height of the building is 38'. Parking fronts Morse Rd with drive aisles located along the west and south of the property. The parking and building location affords a large setback to the residential property located to the south (over 100').

Several variances have been requested and are necessary to develop the property in large part because property to the south, west, and small portion along the east property lines are developed with residential. The zoning code requires setbacks based on the scale of the building. See below for variances details.

### Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

### Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

CS zoned properties are subject to additional design standards of Design Review District 3 (DRD-3). Specific standards applicable to this request include the following:

- Brick, stone, cement, decorative aluminum, wood, or other materials that enhance the development and create visual interest should be encouraged.
- Specific colors and color schemes should be designed to ensure universal harmony on all commercial developments.
- Lighting devises should be decorative.



- Parking area shall add visual interest to the development.

### Variance

The following variances have been requested.

1. Chapter 1153.05(c)(4/5) – Side and Rear yard setbacks.
  - a. Setbacks within the CS zone district are based on the height and width/depth of the building. It was known at the time of the rezoning and conditional use that variances to setbacks would be required. The following setbacks have been provided: east 25', south 25', west 7'. The following setbacks are required without a variance: east 83', south 50', west 83'.
2. Chapter 1167.20(b)(2) – Buffering and Screening
  - a. Commercial property is required to provide buffering and screening adjacent to residential. A 15' buffer is required with plantings and/or fencing. The south, west, and a portion of the east property lines are adjacent to residential and therefore require buffering and screening. A 7' buffer is requested along the western property line. A request to allow the existing 6' chain link fence instead of privacy fencing has been requested along all property lines.
3. Chapter 1163.06(a) – Lighting, Striping, and Traffic Control
  - a. New lighting code requires a maximum of .5 foot candles at the property line adjacent to residential. .8 foot candles has been requested. The variance is requested along the west property line which is adjacent to garages and not residences.
4. Chapter 1165.08(a) – Permanent Signs (total size)
  - a. 150 square feet is permissible for all signs onsite. The applicant has requested 295 square feet of signage.
    - i. *Permissible signage is based on zoning and not the size of a building or size of the parcel. It is almost expected that larger buildings and/or larger pieces of commercial property will be desirous of larger signs. The variance process permits Planning Commission the ability to review all aspects of a sign, not just the square footage.*
5. Chapter 116508(b)(1) – Permanent Signs (wall sign size)
  - a. Wall signs are limited to a maximum of 50 square feet. The applicant is requesting 180 square feet.
    - i. *The zoning code bases allowable wall sign size on zoning, not size of the building. A 50 square foot size may appear abnormally small in relationship to the overall building. It is a common occurrence for larger buildings to be desirous of increased wall sign size.*

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.



- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

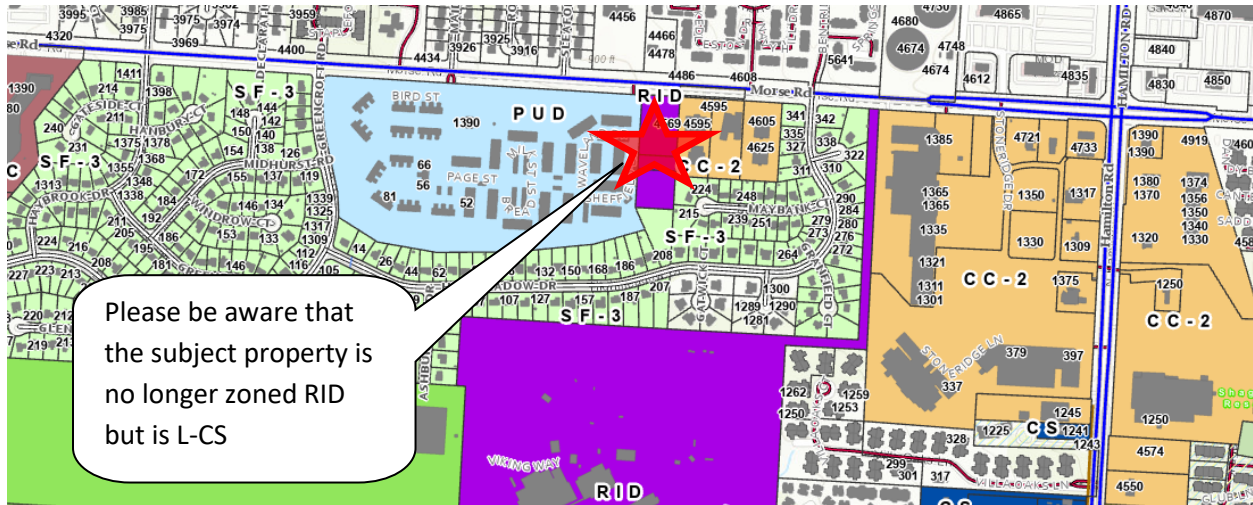
Variances to signage are subject to the following conditions:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);
- E. Whether the property owner purchased the property with the knowledge of the zoning restriction;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
- H. Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and
- I. Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

#### Recommendation

Staff recommends approval of the applications as submitted. The proposed use of the property, site layout, and building design are all consistent with the recently approved rezoning and conditional use. The variances appear to be appropriate. Any commercial development of the site would most likely need variances related to setbacks and lighting. The variances for signage are consistent with other commercial and industrial developments with similarly sized buildings. Approval of the project will provide additional revenue to the TIF (anticipate TIF expansion) and repurpose a property which currently is significantly underdeveloped.

## Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
City Planner/Zoning Administrator