

ZONING/RE-ZONING APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 4569 Morse Road		Project Name/Business Name (if applicable):
Parcel ID No.(s): 025-004415, 025-004418, 025-004420	Current Zoning: RID	Total Acreage: +/- 2.707
Proposed Use/Reason for Request: The Applicant proposes rezoning the site from RID to L-CS to accommodate redevelopment of the site with a roughly 100,000 SF, multi-story, indoor conditioned, self-storage building. The remainder of the site may be developed with uses permitted as a result of this rezoning. This rezoning application is filed in companion with a conditional use application to permit: 4225 – warehousing, self-storage use in the L-CS district.		Proposed Zoning: L-CS with conditional use.
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Win Stewart		Applicant Address: 2964 Peachtree Road NW, Suite 645, Atlanta, GA 30305
Applicant E-mail: win@bshcompanies.com		Applicant Phone No.: 202.487.8466
BUSINESS Name (if applicable): BSH Companies		
ATTORNEY/AGENT Name: David Hodge		Attorney/Agent Address: 8000 Walton Parkway, Suite 260, New Albany, OH 43054
Attorney/Agent E-Mail: david@uhlfirm.com		Attorney/Agent Phone No.: 614.338.9320
ADDITIONAL CONTACTS (please list all applicable contacts)		
Name(s): Contractor Developer Architect		Contact Information (phone no./email):
PROPERTY OWNER Name: (if different from Applicant) 4569 Morse LLC		Property Owner Contact Information (phone no./email): 13375 National Rd. SW

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 Signature: David Hodge (ESD) Date: 11-25-19
THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. Z-0314-2019
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 11-4-19

PAID: 750.00
DATE: 11-6-19
CHECK#: 2626

ZONING CHANGE APPLICATION

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

- | |
|--|
| 1. Have you gone through the Area Commission process?
Area Commission Meeting date held: _____ |
| 2. Review Gahanna Code Chapter 1133 & 1152 for Limited Overlay & ROD Applicants (visit www.municode.com) |
| 3. Survey of property certified by registered surveyor (11"x17") |
| 4. Legal description of property certified by registered surveyor (11"x17") |
| 5. Limitation Text (Limited Overlay or ROD zoning applicants only) |
| 6. Development Plan (Limited Overlay or ROD zoning applicants only) |
| 7. Traffic Impact Study (labeled as such) - if any use permitted in the requested zone district could generate 100+ peak hour directional trips, or 1,000+ vehicle trips/day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the requested zoning district. |
| 8. Conceptual plan (labeled as such) - demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, buffers, access spacing, parking, and other site design factors. |
| 9. Environmental assessment (labeled as such) - describing site features such as soil conditions and drainage patterns and anticipated impacts created by the host of uses permitted in the requested zoning district. |
| 10. Written statement on a separate sheet responding to the six (6) elements listed in Zoning Code Chapter 1133.03(b) . The City's land use plans can be found under the Planning page on the City's website. |
| 11. List of contiguous property owners & their mailing address |
| 12. Two sets of pre-printed mailing labels for all contiguous property owners |
| 13. Application fee (in accordance with the Building & Zoning Fee Schedule) |
| 14. Application & all supporting documents submitted in digital format |
| 15. Application & all supporting documents submitted in hardcopy format |
| 16. One zoning sign posted per public street frontage in accordance with Zoning Code Chapter 1133.02 no less than 14 days prior to the public hearing date. Sign shall be consistent with the diagram shown in Chapter 1133 . |
| 17. 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.

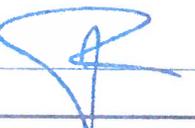
AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

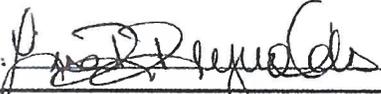
I, John Roush, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Win Stewart and Dan McCoy to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

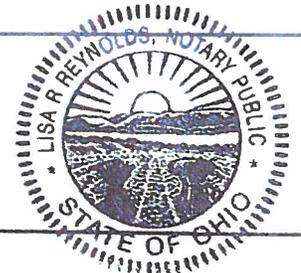
Property Owner Signature:  Date: 10.17.19

AUTHORIZATION TO VISIT THE PROPERTY

I, John Roush, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature:  Date: 10.17.19

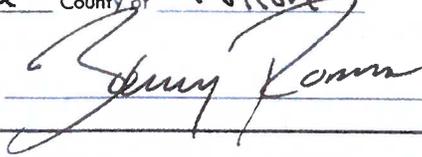
Subscribed and sworn to before me on this 17 day of October, 2019.
State of Ohio County of Franklin
Notary Public Signature:  ^{EXD.} 7-31-2022

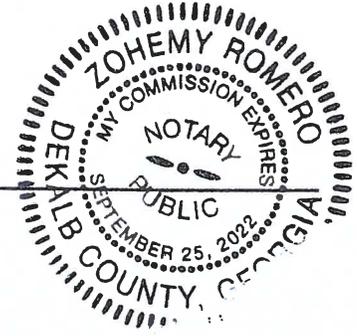


AGREEMENT TO COMPLY AS APPROVED

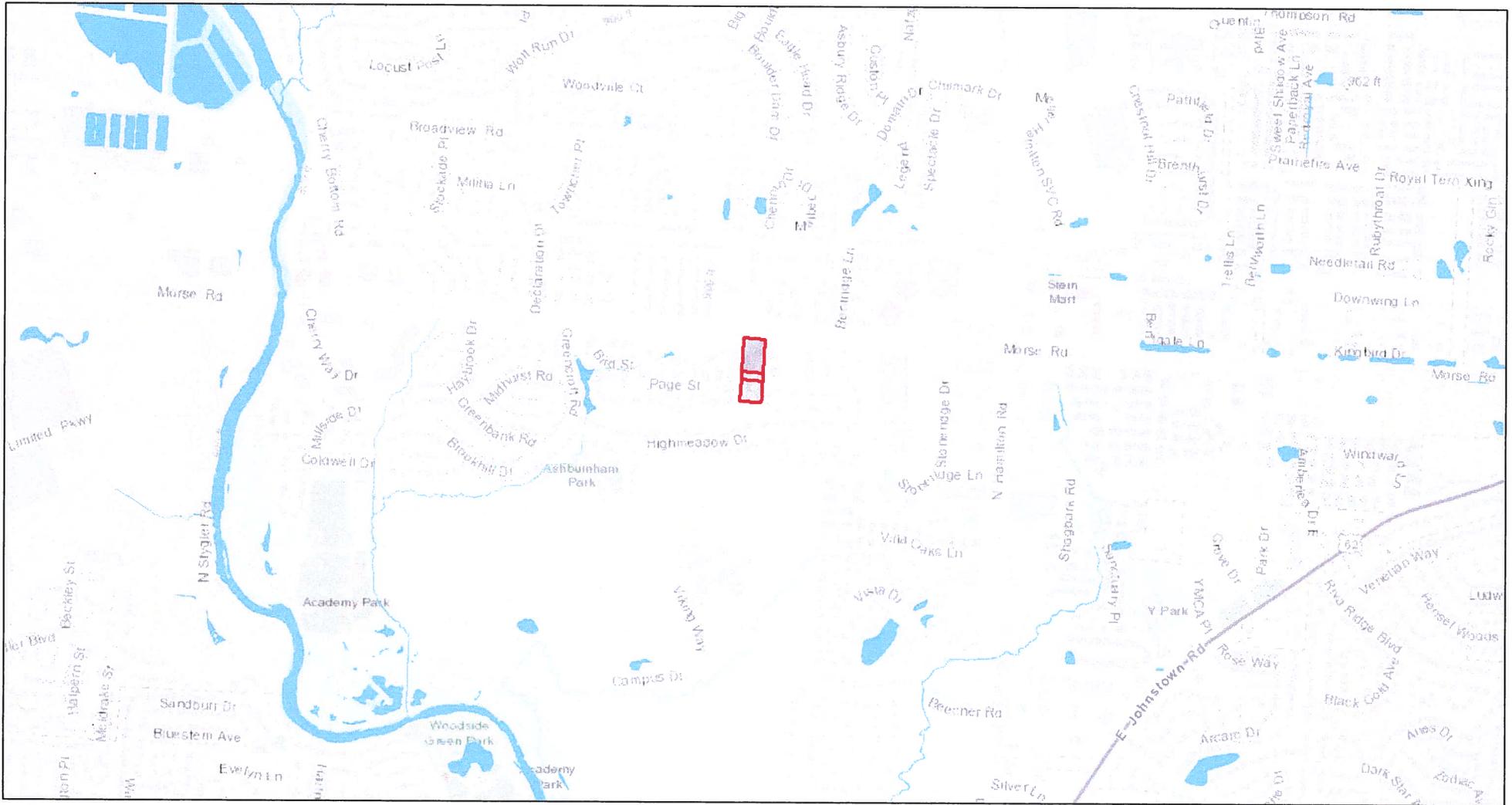
I, Win Stewart, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature:  Date: 10/24/19

Subscribed and sworn to before me on this 29th day of October, 2019.
State of Georgia County of Fulton
Notary Public Signature: 

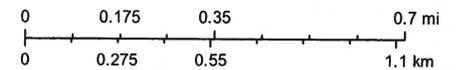


Franklin County Auditors Office



October 31, 2019

1:14,392



Franklin County Auditor
Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

LEGAL DESCRIPTION (TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

TRACT I:
BEING A 1.722 ACRE TRACT OUT OF A 51.99 ACRE TRACT SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS OWNED BY SAID SAM RAMSEY, SAID 1.722 ACRE TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE CENTERLINE OF BEECHAM ROAD AND THE CENTERLINE OF MORSE ROAD; SAID IRON PIN BEING THE NORTHEAST CORNER OF MIFFLIN TOWNSHIP;
THENCE NORTH 85°-45' WEST ALONG THE CENTERLINE OF MORSE ROAD A DISTANCE OF 2,308.65 TO AN IRON PIN THE PLACE OF BEGINNING;
THENCE SOUTH 4°-15' WEST A DISTANCE OF 375' TO AN IRON PIN;
THENCE NORTH 85°-45' WEST A DISTANCE OF 200' TO AN IRON PIN LOCATED ON THE WEST PROPERTY LINE OF THE SAM RAMSEY 51.99 ACRE TRACT OF LAND;

THENCE NORTH 4°-15' EAST ALONG THE WEST PROPERTY LINE OF THE SAM RAMSEY 51.99 ACRE TRACT A DISTANCE OF 375' TO AN IRON PIN IN THE CENTERLINE OF MORSE ROAD, (PASSING AN IRON PIN AT 345', SAID IRON PIN BEING THE SOUTH RIGHT-OF-WAY LINE OF MORSE ROAD);
THENCE SOUTH 85°-45' EAST, ALONG THE CENTERLINE OF MORSE ROAD A DISTANCE OF 200' TO AN IRON PIN THE PLACE OF BEGINNING AND THERE TO TERMINATE.

CONTAINING 1.722 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS.
EXCEPTING THEREFROM A 0.276 ACRE TRACT AS CONVEYED BY THE FRANKLIN COUNTY COMMISSIONERS TO THE CITY OF GAHANNA AS RECORDED IN INSTRUMENT # 199905180125365 AND FURTHER DESCRIBED AS FOLLOWS:
SITUATED IN THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS AND BOUNDED AND DESCRIBED AS FOLLOWS:

66WV
BEGINNING FOR REFERENCE AT FRANKLIN COUNTY ENGINEERS MONUMENT #6616 FOUND AT THE CENTERLINE INTERSECTION OF HAMILTON ROAD WITH MORSE ROAD (CENTERLINE MORSE ROAD, STATION 236+73.91);
THENCE NORTH 86°20'59" WEST, WITH THE CENTERLINE OF SAID MORSE ROAD, A DISTANCE OF 2307.17 FEET TO A POINT (2.00 FEET LEFT, STATION 213+66.75) AND BEING THE NORTHEASTERLY CORNER OF GRANTOR'S PROPERTY AND ALSO BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE SOUTH 3°35'56" WEST, WITH THE GRANTOR'S EASTERLY PROPERTY LINE, A DISTANCE OF 60.00 FEET TO A POINT IN THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF SAID MORSE ROAD (58.00 FEET RIGHT, STATION 213+66.75);
THENCE NORTH 86°20'56" WEST, WITH SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 199.58 FEET TO A POINT IN THE WESTERLY PROPERTY LINES (58.00 FEET RIGHT, STATION 211+66.80);
THENCE NORTH 3°34'52" EAST, WITH SAID WESTERLY PROPERTY LINE, A DISTANCE OF 60.00 FEET TO THE GRANTOR'S NORTHEASTERLY PROPERTY CORNER IN THE CENTERLINE OF SAID MORSE ROAD (2.00 FEET LEFT, STATION 211+66.72);
THENCE SOUTH 86°20'58" EAST, WITH SAID CENTERLINE, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.276 ACRE, OF WHICH THE EXISTING RIGHT-OF-WAY OCCUPIES 0.138 ACRE, LEAVING A NET TAKE OF 0.138 ACRE.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED UPON THE CENTERLINE OF MORSE ROAD AS BEING NORTH 86°20'56" WEST.
THE DESCRIPTION IS BASED UPON A SURVEY MADE BY EVANS, MECHWART, HABLETON & TILTON, INC. IN 1997 UNDER THE DIRECTION OF JEFFREY A. MILLER, REGISTERED SURVEYOR NO. 7211.
A GROSS TAKE OF 0.276 ACRE IS TAKEN FROM AUDITORS PARCEL NO. 025-004415 WHICH CONTAINS 1.722 ACRES.
PARCEL NO. 025-004415

TRACT II:
BEING A 0.344 ACRE TRACT OF LAND OUT OF A 50.268 ACRE TRACT OF LAND, SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY SURVEY LANDS OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1265, PAGE 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.344 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE SOUTHEAST PROPERTY CORNER OF A 1.722 ACRE TRACT OF LAND ACQUIRED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS MAY 19, 1949 OUT OF A 51.990 ACRE TRACT OF LAND OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1487, PAGE 616, SAID IRON PIN BEING S. 4°-15' W. A DISTANCE OF 375.00 LIN. FT. (MEASURED ALONG THE ABOVE MENTIONED EAST PROPERTY LINE OF A 1.722 ACRE TRACT OF LAND OWNED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS) FROM AN IRON PIN LOCATED IN THE PRESENT CENTERLINE OF MORSE RD., COUNTY ROAD NO. 17, AND CURRENTLY KNOWN AS STA. 23+08.65, AS SHOWN OF RECORD PLAT ON FILE IN THE FRANKLIN COUNTY ENGINEER'S OFFICE, 970 DUBLIN ROAD, COLUMBUS, OHIO;

THENCE S. 4°-15' W. A DISTANCE OF 75.00 LIN. FT. TO AN IRON PIN;
THENCE N. 4°-45' W. (RUNNING PARALLEL TO THE SOUTH PROPERTY LINE OF THE ABOVE MENTIONED 1.722 ACRE TRACT) A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN;
THENCE N. 4°-15' E. A DISTANCE OF 75.00 LIN. FT. TO AN IRON PIN, SAID IRON PIN BEING THE SOUTHWEST PROPERTY CORNER OF THE ABOVE MENTIONED 1.722 ACRE TRACT;
THENCE WITH THE SOUTH PROPERTY LINE OF THE HERETOFORE MENTIONED 1.722 ACRE TRACT OF LAND OWNED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS, S. 85°-45' E. A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN, THE PLACE OF BEGINNING, AND THERE TO TERMINATE.
CONTAINING 0.344 ACRES OF LAND MORE OR LESS.
PARCEL NO. 025-004415

TRACT III:
BEING A 0.918 ACRE TRACT OF LAND OUT OF A 49.924 ACRE TRACT OF LAND, SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY SURVEY LANDS OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1265, PAGE 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.918 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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THENCE SOUTH 4°-15' WEST A DISTANCE OF 75.00 LIN. FT. TO AN IRON PIN AT THE SOUTHWEST CORNER OF A CERTAIN 0.344 ACRE TRACT OF LAND DEEDED TO THE BOARD OF FRANKLIN COUNTY COMMISSIONERS MAY 5TH, 1954 AS SHOWN OF RECORD IN DEED BOOK 1807, PAGE 16, THIS LAST SAID IRON PIN BEING THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 4°-15' WEST A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN;
THENCE NORTH 85°-45' WEST (RUNNING PARALLEL TO THE SOUTH PROPERTY LINE OF THE ABOVE MENTIONED 0.344 ACRE TRACT) A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN;
THENCE NORTH 4°-15' EAST A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 0.344 ACRE TRACT;

THENCE WITH AND ALONG THE SOUTH PROPERTY LINE OF THE HERETOFORE MENTIONED 0.344 ACRE TRACT OF LAND OWNED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS, SOUTH 85°-45' EAST A DISTANCE OF 200.00 LIN. FT. TO THE IRON PIN AT THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION, CONTAINING 0.918 ACRES OF LAND MORE OR LESS.
PARCEL NO. 025-004415

TRACT IV:
BEING A 0.918 ACRE TRACT OF LAND OUT OF A 49.924 ACRE TRACT OF LAND, SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY SURVEY LANDS OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1265, PAGE 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.918 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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THENCE NORTH 4°-15' EAST A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 0.344 ACRE TRACT;

THENCE WITH AND ALONG THE SOUTH PROPERTY LINE OF THE HERETOFORE MENTIONED 0.344 ACRE TRACT OF LAND OWNED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS, SOUTH 85°-45' EAST A DISTANCE OF 200.00 LIN. FT. TO THE IRON PIN AT THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION, CONTAINING 0.918 ACRES OF LAND MORE OR LESS.
PARCEL NO. 025-004415

TRACT V:
BEING A 0.918 ACRE TRACT OF LAND OUT OF A 49.924 ACRE TRACT OF LAND, SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY SURVEY LANDS OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1265, PAGE 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.918 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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PARCEL NO. 025-004415

OPTIONAL TABLE A ITEM NOTES

- MONUMENTS WERE OBSERVED OR SET AT THE CORNERS OF THE PROPERTY AS SHOWN.
- FRANKLIN COUNTY'S RECORDS LIST THE SITE ADDRESS AS:
- FEMA ZONE INFORMATION:
PANEL: 39049C0211K
EFFECTIVE DATE: JUNE 17, 2008
FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PROPERTY INCLUDES A GROSS LAND AREA OF 2.709 ACRES (SURVEYED).
- VERTICAL RELIEF IS SHOWN PER A GROUND SURVEY.
- PROPERTY IS ZONED RESTRICTED INSTITUTIONAL DISTRICT PER THE CITY OF GAHANNA ZONING MAP.
MINIMUM FRONT YARD SETBACK: 60 FEET
MINIMUM SIDE YARD SETBACK: 30 FEET
MINIMUM REAR YARD SETBACK: 40 FEET
MINIMUM PARKING SETBACK: 15 FEET ON THE SIDE AND REAR. 36 FEET FROM PUBLIC RIGHT OF WAY.
- NO BUILDINGS ON THE SUBJECT PROPERTY.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK ARE SHOWN ON THE SURVEY.
- NO PARKING STRIPES ON THE SUBJECT PROPERTY.
- UTILITIES SHOWN ARE FROM FIELD EVIDENCE, FIELD MARKINGS FROM OUPS CALL, MAPS PROVIDED BY UTILITY COMPANIES AND INFORMATION FROM UTILITY EASEMENTS.
- ADJOINING OWNERS ARE SHOWN ON THE SURVEY.
- NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED WHILE CONDUCTING FIELD WORK.
- NO CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED WHILE CONDUCTING FIELD WORK.
- APPURTENANT EASEMENTS ARE SHOWN ON THE SURVEY.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE COMPANY, BSH COMPANIES, OMNI TITLE, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 16, 17, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN SEPTEMBER, 2019.

DATE OF PLAT OR MAP: OCTOBER 8, 2019

SANDS DECKER CPS AND

STEVEN W. REWELL
OHIO PROFESSIONAL SURVEYOR NO. 7212

10/08/19 DATE

09-24-19 DRAFT
10-08-19 REVISION

ALTA/NSPS SURVEY

1 OF 1

SD PROJECT NO. 3825

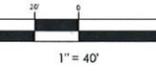


Know what's below.
Call before you dig.

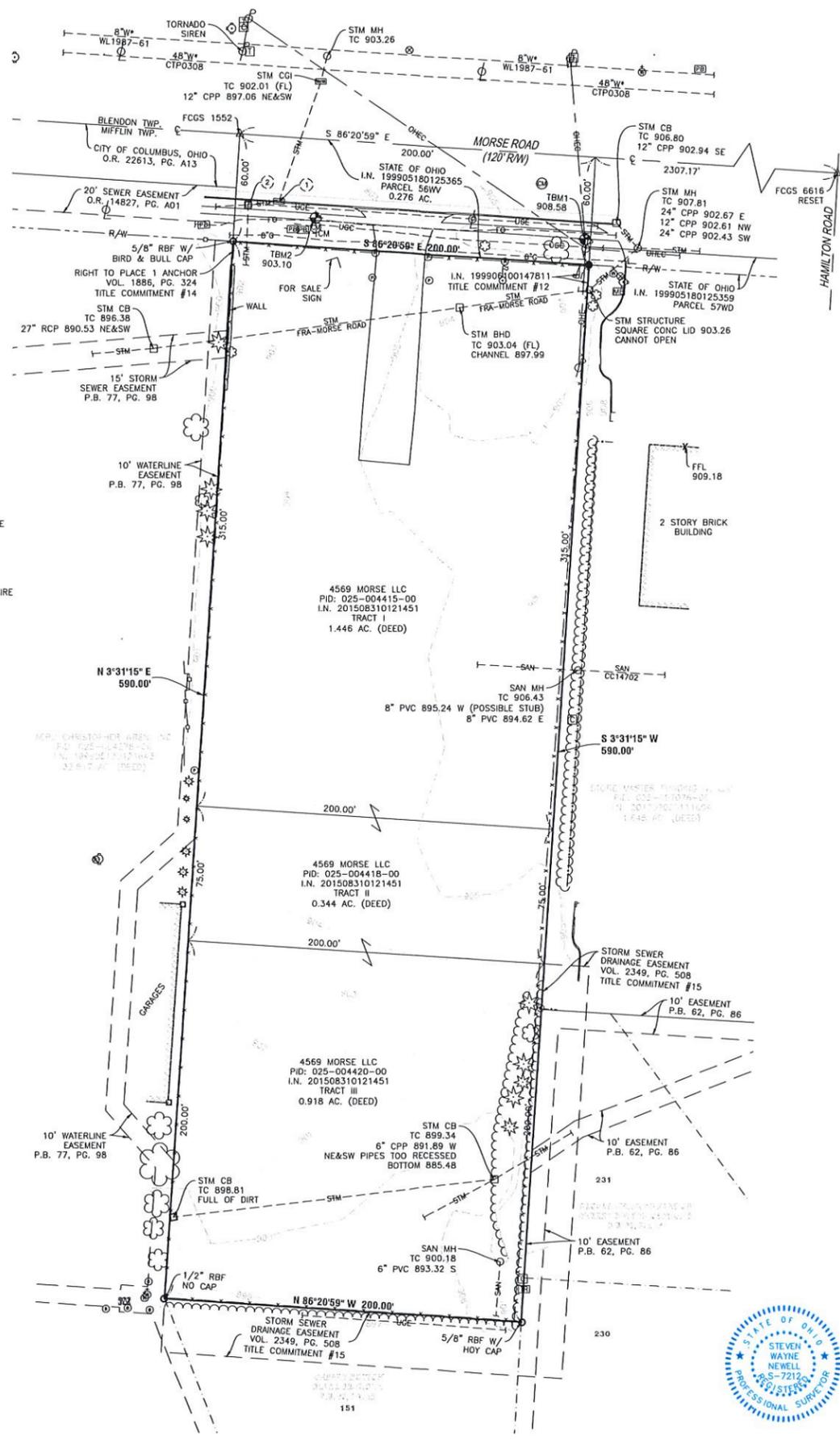


NORTH

GRAPHIC SCALE



BSH COMPANIES
4569 MORSE RD,
COLUMBUS, OH 43230



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.



LOCATION MAP, NOT TO SCALE

ABBREVIATIONS

- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- SAN SANITARY
- STM 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

STORM STRUCTURES

- STM CGI TC 901.48 (FL)
12" CPP 896.41 NE
12" CPP 896.29 W
- 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
- STORM LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD ELECTRIC & COMM LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- 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
- MAILBOX
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOLLARD
- POST
- FLAG POLE
- FINISHED FLOOR
- BENCHMARK
- REBAR FOUND
- IRON PIN SET
- CENTERLINE MONUMENT
- CONCRETE
- ASPHALT
- BUILDING

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD83 VERTICAL DATUM BY LEVEL OBSERVATIONS TO THE FRANKLIN COUNTY BENCHMARK NETWORK.

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 KENSINGWOOD DRIVE, 58.5 NORTH OF THE CENTERLINE OF MORSE ROAD, 23.0 WEST OF THE CENTERLINE OF KENSINGWOOD DRIVE.

TBM 1
ELEVATION = 908.58
NAIL 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 133 FEET WEST OF THE DRIVE TO 4569 MORSE ROAD.

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

- ALL IRON PINS SET WILL BE 3/4" PIPE WITH PLASTIC CAP STAMPED "SANDS DECKER"
- 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.

TITLE COMMITMENT SCHEDULE BII EXCEPTIONS

- FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 2019-1192 EFFECTIVE DATE: JULY 25, 2019, 6:00 AM
- SCHEDULE B, PART II:
- SUBJECT TO THE EASEMENT OF COLUMBUS SOUTHERN POWER, RECORDED ON JUNE 10, 1999 AS INSTRUMENT #199906100147811 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT ENTERS THE LIMITS OF THE SURVEY AND IS DEPICTED GRAPHICALLY.
 - SUBJECT TO THE EASEMENT OF COLUMBUS RAILWAY POWER & LIGHT CO., RECORDED ON JANUARY 26, 1931 IN BOOK 958, PAGE 32 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT LOCATION NOT DESCRIBED AND THEREFORE NOT DEPICTED GRAPHICALLY.
 - SUBJECT TO THE EASEMENT OF COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, RECORDED ON MAY 31, 1955 IN BOOK 1886, PAGE 324 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT ENTERS THE LIMITS OF THE SURVEY AND IS DEPICTED GRAPHICALLY.
 - SUBJECT TO THE EASEMENT OF FRANKLIN COUNTY COMMISSIONERS, RECORDED ON SEPTEMBER 26, 1961 IN BOOK 2349, PAGE 508 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT DOES NOT ENTER THE LIMITS OF THE SURVEY, IS ADJOINING THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY.

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Exhibit A	

Commitment No.: 2019-1192

The Land referred to herein below is situated in the County of Franklin, State of Ohio, and is described as follows:

TRACT I:

Being a 1.722 acre tract out of a 51.99 acre tract situated in Franklin County, Ohio, in the City of Gahanna, Being a part of Quarter Township 1, Township 1, Range 17, United States Military Lands owned by said Sam Ramsey, said 1.722 acre tract being described as follows:

Starting at an iron pin at the intersection of the centerline of Beecham Road and the centerline of Morse Road; said iron pin being the northeast corner of Mifflin Township;

thence North 85° — 45' West along the centerline of Morse Road a distance of 2,308.65 to an iron pin the place of beginning;

thence South 4" — 15' West a distance of 375' to an iron pin;

thence North 85° — 45' West a distance of 200' to an iron pin located on the west property line of the Sam Ramsey 51.99 acre tract of land;

thence North 4° — 15' East along the west property line of the Sam Ramsey 51.99 acre tract a distance of 375' to an iron pin in the centerline of Morse Road, (Passing an iron pin at 345', said iron pin being the south right-of-way line of Morse Road);

thence South 85° — 45' East, along the centerline of Morse Road a distance of 200' to an iron pin the place of beginning and there to terminate.

Containing 1.722 acres more or less, subject to all legal highways.

Excepting therefrom a 0.276 acre tract as conveyed by the Franklin County Commissioners to the City of Gahanna as recorded in Instrument # 199905180125365 and further described as follows:

Situated in the City of Gahanna, County of Franklin, State of Ohio, Quarter Township 1, Township 1, Range 17, United States Military Lands and bounded and described as follows:

56WV

Beginning for reference at Franklin County Engineers Monument #6616 found at the centerline intersection of Hamilton Road with Morse Road (centerline Morse Road, Station 236+73.91);

thence North 86° 20' 56" West, with the centerline of said Morse Road, a distance of 2307.17 feet to a point (2.00 feet left, Station 213+66.75) and being the northeasterly corner of Grantor's property and also being the True Point of Beginning for this description;

thence South 3" 35' 56" West, with the Grantor's easterly property line, a distance of 60.00 feet to a point in the proposed southerly right-of-way line of said Morse Road (58.00 feet right, Station 213+66.78);

thence North 86° 20' 56" West, with said proposed southerly right-of-way line, a distance of 199.98 feet to a point in the Grantors westerly property line (58.00 feet right, Station 211+66.80);

thence North 3° 34' 52" East, with said westerly property line, a distance of 60.00 feet to the Grantor's northwesterly property corner in the centerline of said Morse Road (2.00 feet left, Station 211+66.72);

thence South 86° 20' 56" East, with said centerline, a distance of 200.00 feet to the True Point of Beginning and containing 0.276 acre, of which the existing light-of-way occupies 0.138 acre, leaving a net take of 0.138 acre.

The bearings in the above description are based upon the centerline of Morse Road as being North 86° 20' 56" West.

This description is based upon a survey made by Evans, Mechwart, Hambleton & Tilton, Inc. in 1997 under the direction of Jeffrey A. Miller, Registered Surveyor No. 7211.

A gross take of 0.276 acre is taken from Auditors Parcel No. 025-004415 which contains 1.722 acres.

Parcel No: 025-004415

TRACT II:

Being a 0.344 acre tract of land out of a 50.268 acre tract of land, situated in Franklin County, Ohio, in the City of Gahanna, being a part of Quarter Township 1, Township 1, Range 17, United States Military Survey Lands owned by Sam and Bertha Ramsey, as of record in DB. 1265, PG. 630, Recorder's Office, Franklin County, Ohio, said 0.344 acre tract of land being more particularly described as follows:

Beginning at an iron pin in the southeast property corner of a 1.722 acre tract of land acquired by The Board of Franklin County Commissioners May 19, 1949 out of a 51.990 acre tract of land owned by Sam and Bertha Ramsey, as of record in DB. 1497, Pg. 616 said iron pin being S. 4" — 15' W. a distance of 375.00 lin. ft. (measured along the above mentioned east property line of a 1.722 acre tract of land owned by The Board of Franklin County Commissioners) from an iron pin located in the present centerline of Morse Rd., County Road No. 17, and Currently known as Sta. 23+08.65, as shown of record plat on file in the Franklin County Engineer's Office, 970 Dublin Road, Columbus, Ohio;

thence S. 4° — 15' W. a distance of 75.00 lin. ft. to an iron pin;

thence N. 4° — 45' W. (running parallel to the south property line of the above mentioned 1.722 acre tract) a distance of 200.00 lin. ft. to an iron pin;

thence N. 4° — 15' E. a distance of 75.00 lin. ft. to an iron pin, said iron pin being the southwest property corner of the above mentioned 1.722 acre tract;

thence with the south property line of the heretofore mentioned 1.722 acre tract of land owned by The Board of Franklin County Commissioners, S. 85° — 45' E. a distance of 200.00 lin. ft. to an iron pin, the place of beginning, and there to terminate.

Containing 0.344 acres of land more or less.

Parcel No: 025-004418

TRACT III:

BEING A 0.918 ACRE TRACT OF LAND OUT OF A 49.924 ACRE TRACT OF LAND, SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY SURVEY LANDS OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1265, PAGE 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.918 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for a point of reference at an iron pin in the southeast property corner of a 1.722 acre tract of land acquired by The Board of Franklin County Commissioners May 19, 1949 out of a 51.990 acre tract of land owned by Sam and Bertha Ramsey, as of record in Deed Book 1497, Page 616, said iron pin being South 4" — 15' West a distance of 375.00 lin. ft. (measured along the above mentioned east property line of a 1.722 acre tract of land owned by The Board of Franklin County Commissioners) from an iron pin located in the present centerline of Morse Road, County Road No. 17, and currently known as Station 23+08.65, as shown of record plat on file in the Franklin County Engineer's Office, 970 Dublin Road, Columbus, Ohio;

thence South 4° — 15' West a distance of 75.00 lin. fi. to an iron pin at the southeast corner of a certain 0.344 acre tract of land deeded to The Board of Franklin County Commissioners May 5th, 1954 as shown of record in Deed Book 1807, Page 16, this last said iron pin being the true place of beginning of this description;

thence South 4" — 15' West a distance of 200.00 lin. ft. to an iron pin;

thence North 85° — 45' West (running parallel to the south property line of the above mentioned 0.344 acre tract) a distance of 200.00 lin. ft. to an iron pin;

thence North 4° — 15' East a distance of 200.00 lin. it. to an iron pin at the southwest corner of the above mentioned 0.344 acre tract;

thence with and along the south property line of the heretofore mentioned 0.344 acre tract of land owned by The Board of Franklin County Commissioners, South 85° — 45' East a distance of 200.00 lin. fi. to the iron pin at the true place of beginning of this description, containing 0.918 acres of land more or less.

Parcel No: 025-004420

APPLICANT:

BSH Companies
2964 Peachtree Road NW, Suite 645
Atlanta, GA 30305

PROPERTY OWNER:

4569 Morse LLC
13375 National Road SW, Suite D
Etna, OH 43068-3388

ATTORNEY:

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, OH 43054

AREA COMMISSION/CIVIC ASSOCIATION:

Gahanna District 2 Area Commission

SURROUNDING PROPERTY OWNERS:

Theodore and Mary Klotz
or current occupant
202 Highmeadow Drive
Columbus, OH 43230

Housan and Nianyuan Huang
or current occupant
208 Highmeadow Drive
Columbus, OH 43230

Eric and Elizabeth Lemon
or current occupant
215 Maybank Court
Columbus, OH 43230

Paul and Kristine Provan
or current occupant
218 Maybank Court
Columbus, OH 43230

Miguel and Barbara Culpepper
257 Crossing Creek Way
Columbus, OH 43230

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

Store Master Funding IV
8501 East Princess Drive, Suite 190
Scottsdale, AZ 85255

City of Gahanna
200 South Hamilton Road
Gahanna, OH 43230

St. Luke Lutheran Church AFDT
4456 Morse Road
Columbus, OH 43230

Khaled AMR, Trustee
4647 Wilkin Court
New Albany, OH 43054

Chestnut Hill Apartments Ltd.
or current occupant
4610 Weatherford Lane
Columbus, OH 43230

4569 Morse Road

REDEVELOPMENT PLAN



BSH COMPANIES

BSH Companies Proposed Redevelopment Plan

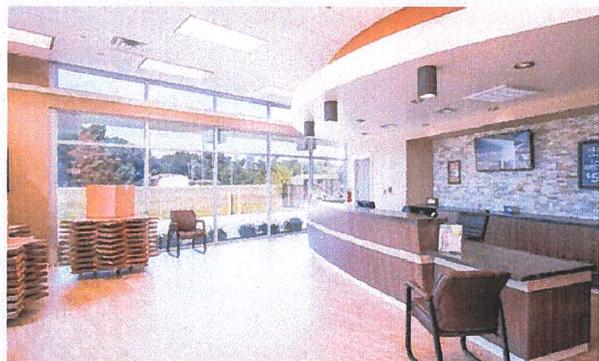
On July 29, 2019, BSH Companies (BSH) reached an agreement with the site's current owner on purchase and sale terms for the land. 4569 Morse Road is comprised of three vacant parcels totaling 2.71 acres. The site was previously owned by Franklin County and was a county depot for vehicles and road salt storage.

BSH proposes to redevelop the site, return the property to active use, and significantly increase tax revenue generation by creating a multi-phase development. First and foremost, BSH will confirm with the Ohio DNR that previous underground storage tanks were properly removed, and the site is free of contamination.

On the northern half of the parcel, BSH proposes building a roughly 100,000 SF multi-story, indoor conditioned, self-storage building. The first phase will be oriented toward, and visible from, Morse Road.

On the southern half of the parcel, BSH proposes a second phase of self-storage with approximately 20,000 SF in 3 single-story buildings. BSH will address access, impervious surface ratios, setbacks and parcel size requirements with City staff.

Exterior and Interior finishes will be comparable to the pictures below.



Self-Storage Operations and Property Management

Modern storage properties control tenant access, payment and operations in the same manner that a commercial landlord with office, apartment or retail properties does. Full-time staff are present on property during hours of operation; multiple digital security cameras cover the property; key fob or numeric keypad access control limits entry into the property and tracks exits to ensure all customers have left at the end of day. Office staff sell a variety of moving supplies, including boxes, tape, moving blankets, packing materials and other supplies, eliminating the need for customers to make multiple trips to different stores to prepare for their moving needs.

Extra Space Storage, CubeSmart, Argus Self Storage, Life Storage and other large third-party property management firms provide owners with a range of experience managing hundreds of properties across the country. Extra Space, CubeSmart and Life Storage are all publicly-traded companies listed on the New York Stock Exchange. Collectively, they own and/or manage 2,000+ separate facilities across the country.

Tax Benefits of Redevelopment

Benefits to City of Gahanna

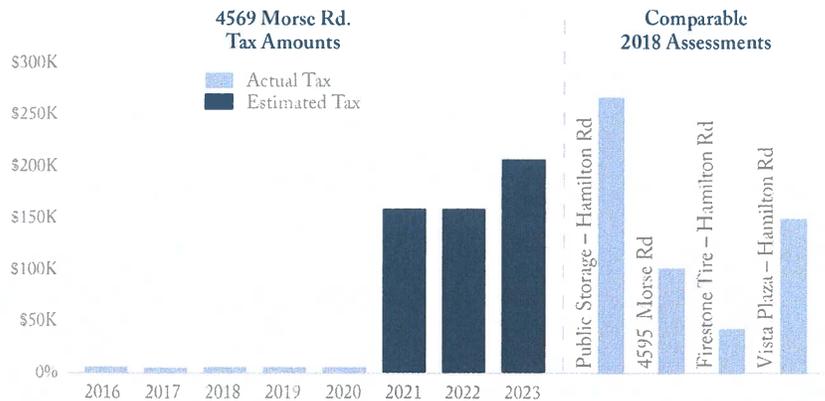
BSH Companies' redevelopment plan will significantly increase the tax base for 4569 Morse Road. Its estimates of future values are outlined below.

*4569 Morse Rd is comprised of three parcels and two of those parcels are tax exempt.

	ASSESSED VALUE	TAX AMOUNT
2016 Vacant	\$794,600	\$6,344
2017 Vacant	\$568,400	\$5,663
2018 Vacant	\$568,400	\$6,036
2019 Vacant	\$568,400	\$6,036
2020 Vacant*	\$568,400	\$6,036
2021 Phase 1*	\$5,000,000	\$157,500
2022 Phase 1*	\$5,000,000	\$157,500
2023 Phase 1 & 2*	\$6,500,000	\$204,750

Comparable 2018 Assessments

Public Storage — Hamilton Rd	\$9,200,000	\$264,352
4595 Morse Rd	\$3,200,000	\$100,920
Firestone Tire — Hamilton Rd	\$1,360,000	\$42,892
Vista Plaza — Hamilton Rd	\$4,700,000	\$148,226



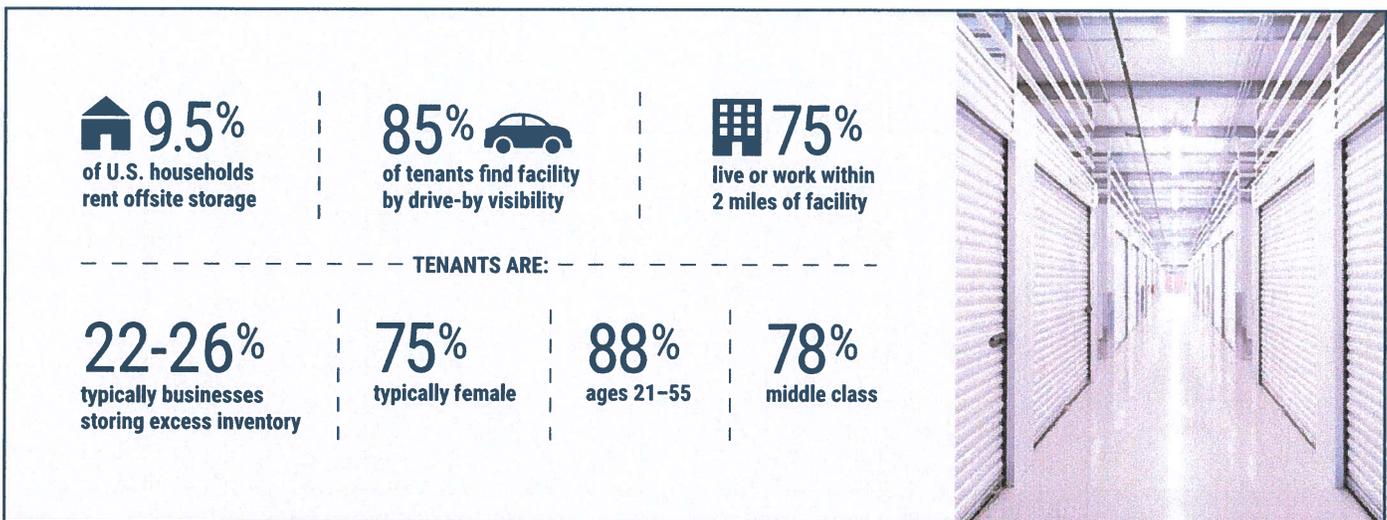
What is the Customer Profile for Indoor Conditioned Storage?

As millennials, empty-nesters and other age groups are increasingly moving back into, or near, urban city centers and suburban lifestyle centers, single-story, drive-up, unconditioned self-storage of the 1970s and 1980s is increasingly out of date with customer preferences. Both the typical locations of these aging facilities and their inherent design and layout limitations serve to put these facilities at odds with the demographic profile of many storage users.

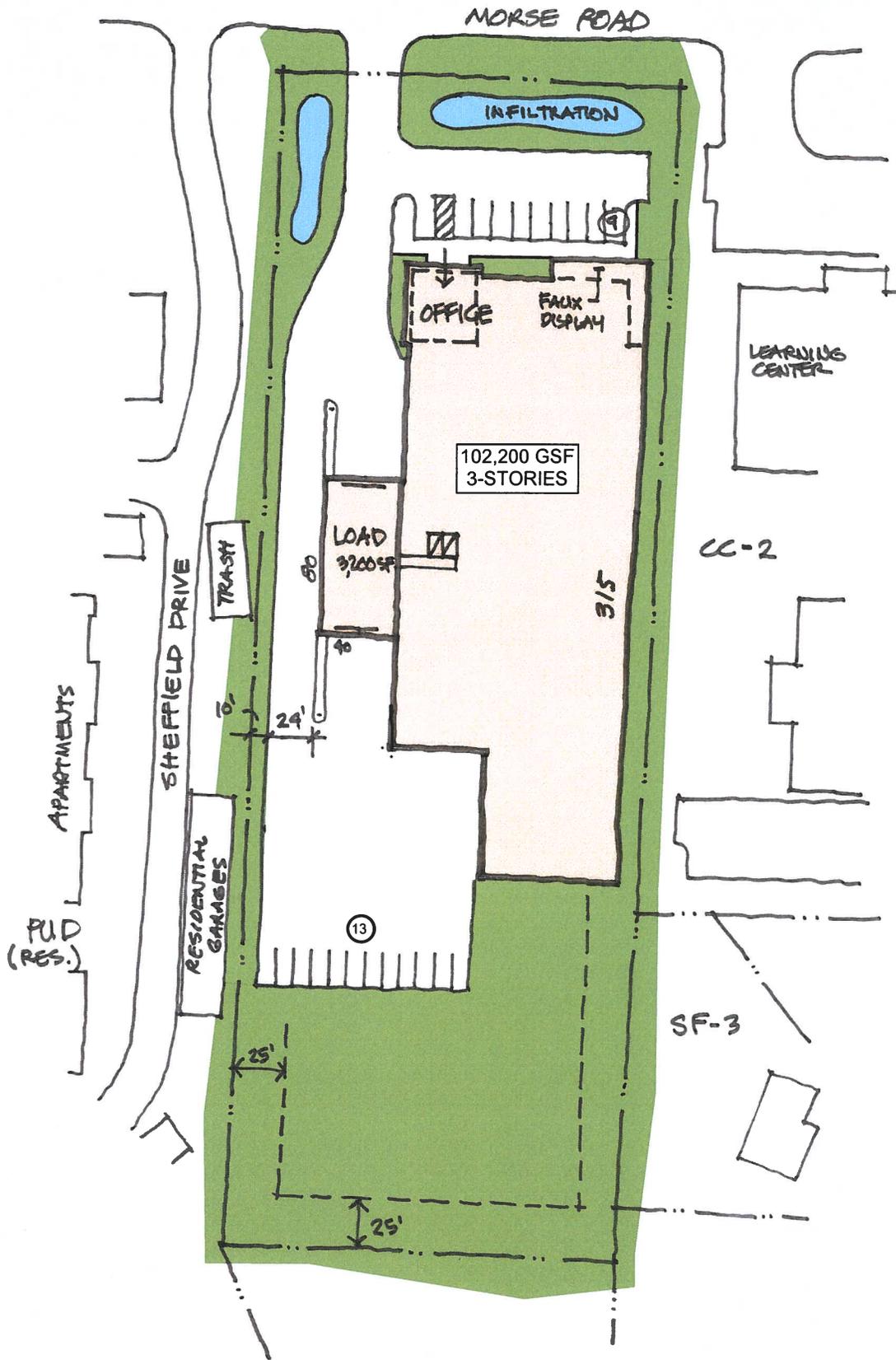
Millennial customers present a rapidly growing customer segment demanding newer, higher quality storage options. After the 2008 economic crisis, developers focused on providing efficiently designed apartments, townhouses and single-family homes. Communities like Gahanna *have the highest and most acute need for additional storage capacity* due to the small square footage of modern housing and lack of built-in storage. In cities across the country, professionally managed, modern storage is a necessity to offset the ever-shrinking square footage of the new generation of apartment layouts. Millennials are also more likely to have roommates, further exacerbating the shortage of storage and closet space available to a tenant in next generation in-fill and suburban apartments.

Typical conditioned self-storage customers fall into the following categories:*

- 88% are between 21 and 55 years of age;
- 75% of customers are typically female;
- 9.5% of U.S. households rent some type of offsite storage unit;
- 22-26% of tenants are typically businesses storing excess inventory, records or products
- 78% have incomes qualifying as lower middle to upper middle incomes as defined by US Census;
- 75% live or work within 2 miles of the physical location of their storage facility;
- 85% of tenants come from physical drive by of the facility – visibility is a key driver.



*Source: "Who Are Our Customers?" by Parham Group, October 2015



1"=50'-0"



REZONING CRITERIA

ADDRESS: 4569 Morse Road
PARCELS: 025-004415, 025-004418, 025-004420
SIZE: +/- 2.707
CURRENT: RID
PROPOSED: L-CS with Conditional Use
APPLICANT: BSH Companies
ATTORNEY: David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
DATE: November 25, 2019

The site is located on the south side of Morse Road, between Cherry Bottom Road and North Hamilton Road. The site is currently zoned RID. The site is bordered on the west by PUD (multi-family residential), on east by CC-2 (daycare), and on the south and south-east by SF-3 (single family residential).

The Applicant proposes rezoning the site from RID to L-CS to accommodate redevelopment of the site with a roughly 100,000 SF, multi-story, indoor conditioned, self-storage building. The remainder of the site may be developed with uses permitted as a result of this rezoning. This rezoning application is filed in companion with a conditional use application to permit: 4225 – warehousing, self-storage use in the L-CS district.

In accordance with Gahanna Zoning Code Section 1133.03, the Applicant submits the following rezoning criteria responses.

- (1) *Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.*

The proposed development is consistent with the goals and policies of Gahanna’s proposed 2019 Land Use Plan Update. The site is situated within the North Gateway Focus Area. This is an area which encompasses a large portion of Gahanna’s multifamily development and large format commercial uses. The principles of this area include a dynamic mix of integrated uses, improved walkability, high intensity development at Hamilton and Morse Road, and growth of public spaces through streetscape elements.

The Applicant’s proposed use is one that effectively integrates with the North Gateway neighborhood, its wide mix of uses, and its development principles. A self-storage facility is something that will contribute to the area’s dynamic mix of integrated uses. Self-storage is most desired around areas of higher density residential development but it is also useful for commercial and office uses. At the same time, self-storage is low intensity on the spectrum of warehouse uses and does not generate much traffic during primary travel times. The Applicant’s proposed development will also contribute to the walkability of Morse road with an improved streetscape as shown on the Conceptual Plan.

The 2019 Land Use Plan Update recommends Professional Office uses for this site. While the proposed use is not a Professional Office use, the building's design will resemble an office and the use is one which will be useful in the event of future office development of neighboring properties.

- (2) *Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.*

Development of the property will occur in accordance with the site plan and architecture that will be review by the City as part of its development plan and certificate of appropriateness process once the rezoning is completed. A conceptual site plan accompanies this rezoning application. This proposal is compatible to the physical features of the site and lends itself well to the proposed use.

- (3) *Availability of sites elsewhere in the City that are already zoned for the proposed use.*

The availability for self-storage is very limited within the City. Self-storage is a permitted use in the OTC district but this district is generally limited to the south side of Gahanna. The proposed development will provide a much-needed storage source for the residents and businesses within the North Gateway area.

- (4) *The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence (a five percent or more material reduction) in the value of existing abutting lands or approved developments.*

The North Gateway is an area which encompasses a dynamic mix of integrated uses including a large portion of Gahanna's multifamily development and large format commercial uses. The site is bordered by multi-family on the west, single family on the south, and commercial uses to the east. This is an ideal site for a self-storage facility because it will accommodate the needs of all neighboring properties.

The Applicant does not propose any use which will be detrimental to the environment nor will it cause any negative impacts on existing traffic conditions. The Applicant takes great care to develop an aesthetically pleasing building which is compatible in style to the mixed-use environment. The proposed redevelopment will not negatively influence the value of existing abutting lands or developments. Rather, the proposed development will be an asset to those existing uses.

- (5) *The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.*

The proposed development is low impact and will cause any detriment to the City infrastructure and services. Nor will the proposed development compromise the health, safety, and

welfare of Gahanna residents. This facility is for the storage of Gahanna residents' personal property, and not for the storage of obnoxious or hazardous materials.

- (6) *The apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.*

The Applicant believes that there is demand for the proposed use on this site and that it is the most economically viable direction considering the general lack of similar facilities in Gahanna and the principles of the 2019 Land Use Plan Update.

Respectfully submitted,



David Hodge

LIMITATION TEXT

ADDRESS: 4569 Morse Road
PARCELS: 025-004415, 025-004418, 025-004420
SIZE: +/- 2.707
CURRENT: RID
PROPOSED: L-CS with Conditional Use
APPLICANT: BSH Companies
ATTORNEY: David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
DATE: November 25, 2019

I. Background

The site is located on the south side of Morse Road, between Cherry Bottom Road and North Hamilton Road. The site is currently zoned RID. The site is bordered on the west by PUD (multi-family residential), on east by CC-2 (daycare), and on the south and south-east by SF-3 (single family residential).

The Applicant proposes rezoning the site from RID to L-CS to accommodate redevelopment of the site with a roughly 100,000 SF, multi-story, indoor conditioned, self-storage building. The remainder of the site may be developed with the uses described below. This limitation text is filed in companion with a conditional use application to permit: 4225 – warehousing, self-storage use in the L-CS district.

II. Use and Development Standards

This limitation text is intended to provide further restrictions and limitations with respect to uses and development standards that would otherwise apply to the site with a zoning designation of CS. To the extent that any provision of this limitation text conflicts with the underlying standards of the City's zoning code or should the City's zoning code not address a matter or standard that is addressed in a provision of this text, then the provision in this text shall govern. Where this text is silent on any standard set forth in the zoning code, the standard contained in the zoning code will continue to apply to the site.

III. Permitted and Conditional Uses

The site shall permit those uses permitted by Section 1153.05(a) of the City of Gahanna Zoning Code. Conditional uses contained in Section 1153.05(b)(4) of the City of Gahanna Zoning Code shall be permitted to this zoning district, provided, however, that conditional uses shall be reviewed and approved in accordance with the procedures set forth in the zoning code and shall be restricted to those uses permitted within the NAICS 4225 – warehousing, self-storage code and accessory/complementary uses.

IV. Additional Development Restrictions

Primary exterior building façade materials shall be any of the following: masonry, cementitious materials, or metal panels.

The Applicant submits with this Limitation Text a Redevelopment Plan. The structures shall be developed with an architectural design which is substantially similar to those represented in the Redevelopment Plan.

The Applicant submits with this Limitation Text and Conceptual Site Plan. The site shall be developed substantially similar to that represented on the Site Plan.

Respectfully submitted,



David Hodge

ENVIRONMENTAL ASSESSMENT

The proposed rezoning will permit the development and operation of a self-storage facility and will have minimal environmental impacts. Storm water management will be undertaken in accordance with all applicable laws and will be detailed in the development plan review submittal what will follow approval of the rezoning application.

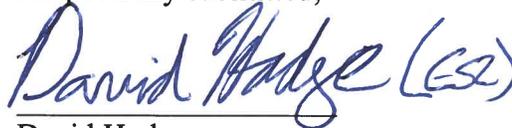
The site is vacant and does not have any trees. Therefore, trees will not be removed as part of this development.

There will be no significant long-term noise issues, other than those typical of a self-storage facility. The nature of the use is such that no abnormal or objectional noises, odors, or other nuisances will be present.

There are no known historical considerations associated with this property that will be impacted.

The Applicant is submitting a rezoning in furtherance of the City of Gahanna's goal of developing a dynamic mix of integrated uses including a large portion of Gahanna's multifamily uses and large format commercial uses. All regulations will be adhered to and permitting will proceed in accordance with those regulations. The purpose of those regulations, and permitting in accordance therewith, is to provide assurances to the City of Gahanna and its residents that perceived impacts by the development are mitigated.

Respectfully submitted,



David Hodge



November 26, 2019

BSH Companies
2964 Peachtree Rd NW Suite 645
Atlanta, GA 30305

RE: Project 4569 Morse Rd Rezoning Comment Letter

Dear BSH Companies:

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

Parks

1. No Comment per Julie Hussey

Building

2. Any necessary building plan approvals and permits shall be obtained prior to construction.

Community Development

3. Informational Comment - The rezoning to Community Service with an overlay appears to be appropriate given the development trends of the area. Additionally, developing the site with higher traffic generating users would appear to be problematic given the traffic volumes of Morse Road and limited turning movements entering/exiting the site.
4. Please be aware that Chapter 1133.02 requires a sign to be posted on the property notifying the public of the Planning Commission hearing. The sign must be posted a minimum of 14 days prior to the public hearing. Please refer to Chapter 1133 or additional details.

Fire District

5. The fire division does not object to the rezoning or conditional use, but we will wait to formally comment on the project until the Design Review and Final Development Plan are available.

Public Safety

6. No Comment Received.

Soil & Water Conservation District

7. No Comment Received.

Engineering

8. No Comment per John Moorehead

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

Sincerely,

Kelly Wicker
Administrative Assistant

200 S. Hamilton Rd. Gahanna, Ohio 43230
614.342.4010 (Phone) 614.342.4100 (Fax)



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to rezone 2.7 acres from Restricted Institutional District (RID) to Community Service (CS) with an overlay for the use of personal property self-storage. Although the intended use is self-storage, it should be noted that all uses listed in the CS zone district are permissible unless prohibited by the overlay text.

The overlay text provides allowable primary building façade materials, architectural design, and general site layout. Additional elements such as prohibited uses, setbacks, height, etc may be added to the overlay text if deemed appropriate and if they are more restrictive than the zoning code.

A companion request for conditional use has also been filed. The conditional use is to permit SIC Code 4225, General Warehousing and Storage. The SIC Code doesn't define these uses but rather provides examples of typical activities.



PROJECT DETAILS

REZONING: FROM RID TO L-CS

CONDITIONAL USE: SIC 4225
GENERAL WAREHOUSING AND STORAGE

PROPERTY SIZE: 2.7 ACRES

FUTURE LAND USE:
PROFESSIONAL OFFICE

STAFF RECOMMENDATION:
APPROVAL

SIC Code	Typical Uses
4225 – General Warehousing and Storage	General warehousing and storage; mini-warehouse; self-storage

Below is a comparison of the existing and proposed zoning categories in regards to setbacks, height, and uses. This is not a complete comparison, it is meant to provide an indication of some of the similarities and differences between the two zonings.

Zone District	RID	CS
Setbacks	Front yard = 60' Side yard = 25', 30' if adjacent to residential Rear yard = 40'	Front yard = 60' Side yard = 10' (1/4 sum height and depth of the building if adjacent to residential) Rear yard = 10' (1/4 sum height and width of the building if adjacent to residential)



Building Height	Regulated by airport	Regulated by airport
Typical Uses	Government uses; schools; churches	Restaurant; gyms; trade contractors; self-storage

Land Use Plan

The Comprehensive Land Use Plan designates the property as professional office (PO). PO permits a variety office uses including general and medical office. Multi story buildings up to 60 feet in height are permissible with a building setback between 0-50 feet.

It should be noted that the Plan is meant as a guide. It does not mandate a specific use, height, or setback. Specific development standards will be evaluated if the rezoning is approved at time of final development plan submittal.

Area Commission

The request was discussed at the September 29th Area Commission meeting. Attached to the report is feedback from the area commission meeting. Please note that Area Commission feedback is non-binding but provides insight in to the thoughts and concerns of area residents.

TIF

The project is not located within the boundaries of an existing tax increment finance (TIF) district. If the property were added to the North Triangle TIF, then the City would capture additional property tax revenue. Based on the applicant’s projected assessed value of \$6,500,000, the TIF would collect approximately \$83,000 annually. The project would generate an annual property tax of approximately \$4,400 if excluded from the TIF.

Economic Development Strategy

The subject property was not included within a priority development area and therefore a specific recommendation for redevelopment was not identified.

Rezoning

Planning Commission shall consider the following elements, among other criteria, when deciding the proposed change:

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

The proposed rezoning to CS is not 100% consistent with the recommendations of the Comprehensive Land Use Plan. However, it is staff’s opinion that the likelihood of the property developing with office uses is possible, but not probable. Staff has been presented no less than six development scenarios of the property and none have progressed through the permitting



process. Many of these requests were office uses or had office as a component of the development. The obstacle to developing the site has been ingress/egress. Higher traffic generating uses such as office have cited the traffic congestion of Morse Road and the site's lack of a traffic signal as the main impediment to developing with office. Additionally, most office developers prefer developing properties that are located within a Community Reinvestment Area (CRA). This property is not located within a CRA and therefore is not eligible for a tax abatement. The closest CRA is located in Olde Gahanna.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the proposed use.

There are only approximately seven parcels in the City that are zoned CS. Staff is not aware of any CS zoned property that is available. Additionally, staff has received numerous inquiries regarding the feasibility of developing other properties with the same use. It is staff's opinion that the subject property is more appropriate for uses permitted under CS than the other sites that were inquired about. Typically the properties questioned for the feasibility of self-storage are located in areas with high visibility such as Hamilton Road.

5. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.

The applicant has requested to rezone the property to a limited overlay. The overlay has the ability to restrict uses if desirable. It may be appropriate during the public hearing to further refine the permissible and prohibited uses.

6. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.
7. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Conditional Use Criteria

CS zoning permits self-storage as a conditional use. Therefore, in order to conduct this activity, a conditional use permit is required. The conditional use portion of the CS zone district does not require any additional setbacks, buffers, or other development standards for automotive repair.

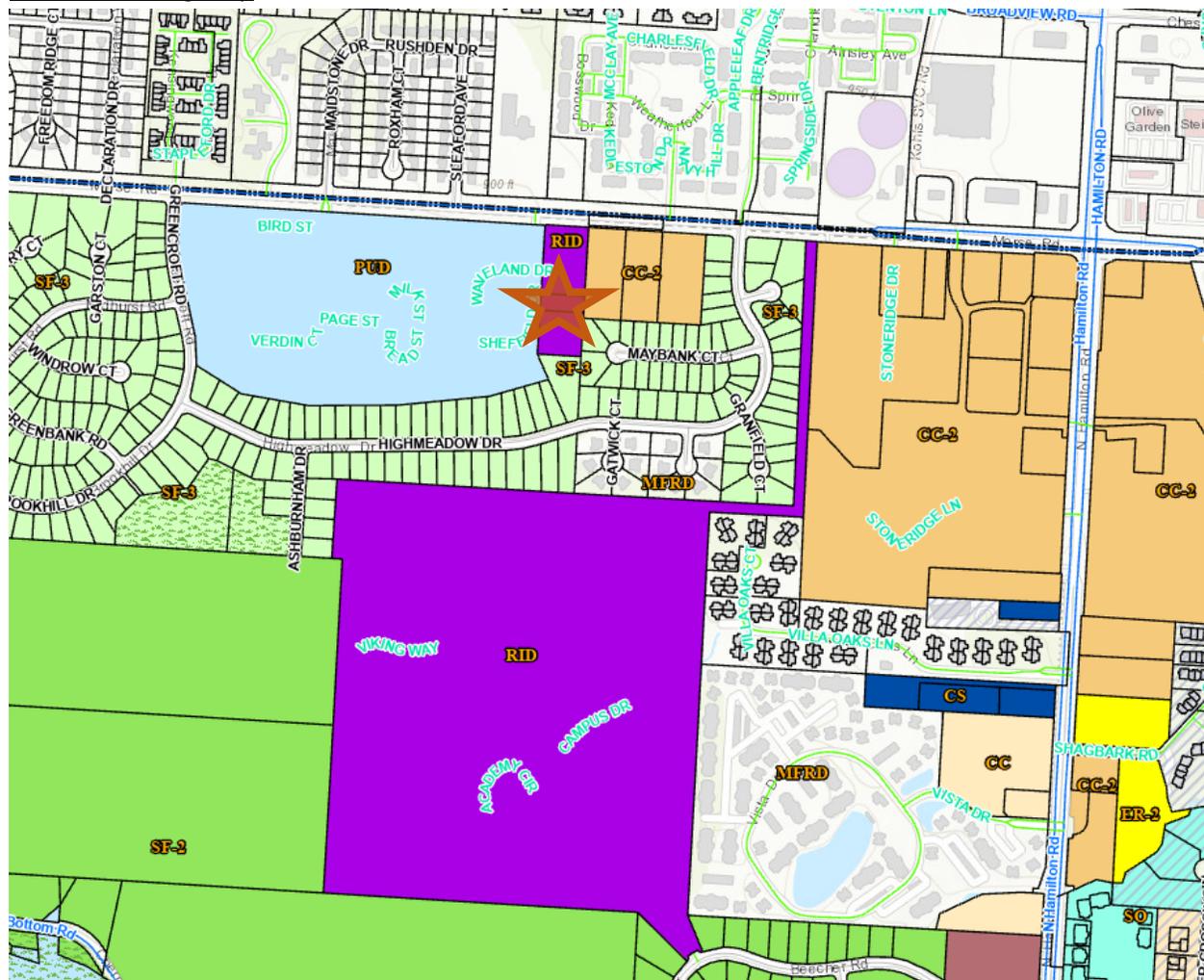
Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

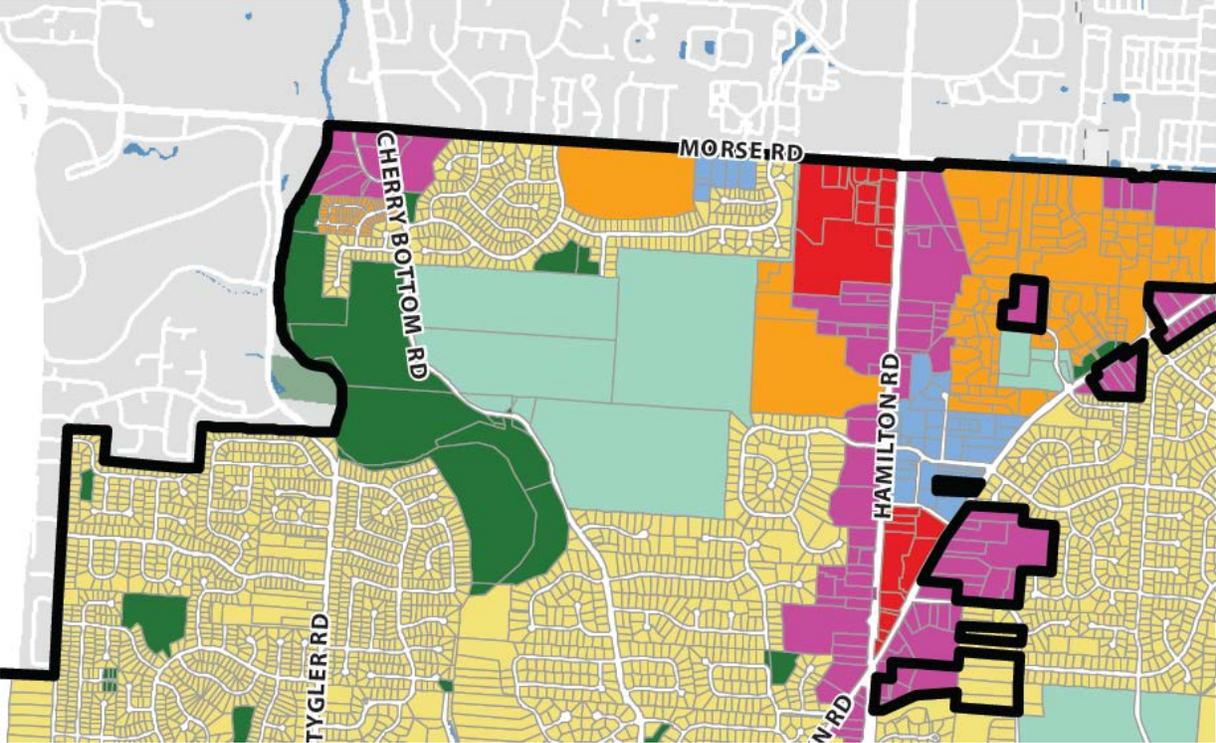
Staff Recommendation

It is Planning and Development staff's opinion that the request to rezone to CS with an overlay and a conditional use permit to allow self-storage is compatible with surrounding properties and an appropriate use of the property and therefore recommend approval.

Location/Zoning Map



Future Land Use Map



FUTURE LAND USE					
	Conservation (CONS)		Mixed Use (MU)		Industrial, Research, & Innovation (IRI)
	Low Density Residential (LDR)		Neighborhood Commercial (NC)		Institutional (INST)
	Medium Density Residential (MDR)		Community Commercial (CC)		Parkland (PL)
	High Density Residential (HDR)		Professional Office (PO)		

Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director

Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:
SELF STORAGE ON MORSE ROAD

Meeting date:
9/26/19

- Project type:
- Annexation
 - Conditional Use
 - Zoning Change (rezoning)
 - Other

Reviewer name:
JAMIE MCKENNA

- Reviewer status:
- Commission Member
 - General Public

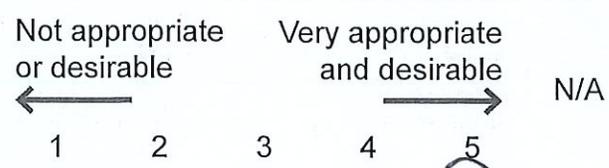
Does the scale and use of the proposal fit the context of the surrounding neighborhood?
YES.

How would you improve the proposal as submitted?
DRAFT APPEARS FINE, ACTUAL PROPOSAL NEEDS TO BE DONE.

What do you see as some of the outcomes of the proposal?
A NEEDED SERVICE + A QUALITY BUSINESS.

What are your overall comments or suggestions?
SEEMS TO BE A GOOD USE AS PRESENTED.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:



- Pedestrian friendliness
- Scale
- Compatibility with surrounding uses
- Vehicular circulation
- Traffic impact on neighboring streets



Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:
MORSE ROAD STORAGE

Meeting date: 9-26-19

Project type:
 Annexation
 Conditional Use - SELF STORAGE
 Zoning Change (rezoning) - Community Service
 Other

Reviewer name:
DON JENSEN

Reviewer status:
 Commission Member
 General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?
- FINE FOR MORSE ROAD VIEW
- UNSURE FOR HOMES TO THE SOUTH - BUFFERS

How would you improve the proposal as submitted?

What do you see as some of the outcomes of the proposal?
TRAFFIC!
CONVENIENCE

What are your overall comments or suggestions?
CONCERNED ON THE 3 STORIES?

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable ← → Very appropriate and desirable N/A
 1 2 3 4 5

Pedestrian friendliness - 3
 Scale - 3
 Compatibility with surrounding uses - 4
 Vehicular circulation - 2
 Traffic impact on neighboring streets - 2

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Maric Rd. Self-storage

Meeting date:

9-26-19

Project type:

- Annexation
 Conditional Use
 Zoning Change (rezoning)
 Other

Reviewer name:

Paul Benson

Reviewer status:

- Commission Member
 General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

It is compatible with the 3-story apartments to the west and the tall daycare and office to the east.

How would you improve the proposal as submitted?

Be sure to keep setback as far from possible from single-family.

What do you see as some of the outcomes of the proposal?

I feel like there will be public outcry about self-storage. This should be a good use for a site that is difficult to develop.

What are your overall comments or suggestions?

It is a use that is needed as the area continues to grow.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable
←

Very appropriate
and desirable
→

N/A

1 2 3 4 5

Pedestrian friendliness

3

Scale

4

Compatibility with surrounding uses

4

Vehicular circulation

4

Traffic impact on neighboring streets

4

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

MORSE ROAD STORAGE

Meeting date:

9/26/19

Project type:

- Annexation
 Conditional Use
 Zoning Change (rezoning)
 Other

Reviewer name:

RYAN SPARK

Reviewer status:

- Commission Member
 General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

FROM THE PERSPECTIVE OF BEING ON MORSE ROAD, YES.

How would you improve the proposal as submitted?

What do you see as some of the outcomes of the proposal?

SEEMS LIKE A GOOD USE OF THE LAND, GIVEN ITS HISTORY (ENVIRONMENTAL REMEDIATION BY COUNTY IN THE PAST).

What are your overall comments or suggestions?

I HAVE SOME HESITANCE ABOUT TRUCKS MAKING THE LEFT TURN OUT OF THE PROPERTY.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable

Very appropriate and desirable

N/A



1 2 3 4 5

Pedestrian friendliness	N/A
Scale	4
Compatibility with surrounding uses	4
Vehicular circulation	3
Traffic impact on neighboring streets	2