

Application for Conditional Use

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

Steve

***REQUIRED INFORMATION: All correspondence will be addressed to the applicant, unless noted otherwise.**

*Site Address 788 Taylor Station *Parcel ID# 025-003996-00
 *Applicant's Name Ahmed Shehata *Email SpeechelessTrans@yahoo.com
 *Applicant's Relationship to Project owner *Phone 614 803 5169
 *Current Zoning GET *Total Acreage 1 Acre

*Proposed Use Towing & Auto Care
 *Reason for Conditional Use Towing & Auto Care
 *Agent Name Jeff Wilson *Email Jeff.Speaking@yaho *Phone 747 3599

***ADDITIONAL REQUIRED CONTACT INFORMATION: If different than applicant.**

*Business Owner Ahmed Shehata *Phone# 614 477 9952
 *Business Address 788 Taylor Station *City/State/Zip Gahanna OH 43230
 *Developer _____ *Phone _____
 *Developer Address _____ *City/State/Zip _____
 *Contact Name _____ *Title _____
 Landowner The Kessel Company Phone 614 403 0241
 Landowner Address 60 Rocky Creek Dr City/State/Zip Gahanna OH 43230

***SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.**

1. A plan that complies with the list of Conditional Use requirements stated in Section 1169.03(b).
 - a. See attached sheet.
2. Two (2) 11x17 copies of plans and associated documents.
3. One (1) 24x36 copy of plan **folded** to 8 1/2 x 11 size; if necessary for clarity.
4. Statements of information as required in Section 1169.03(a).
5. One (1) digital copy of completed application and associated plans in 11x17 format.
6. Application Fee of \$100.
7. A list of contiguous property owners and their mailing addresses.
8. Pre-printed mailing labels for all contiguous property owners.
9. Please refer to section 1169 of the City of Gahanna Code Ordinance (found at www.municode.com).

*Applicant's Signature Ahmed Shehata Date 8/2/2016

For Internal Use:

APPROVAL

In accordance with Section 1169 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been approved by the City of Gahanna Planning Commission on _____. A copy of the Meeting Minutes will be supplied by the Council Office. The applicant shall comply with any conditions approved by the Planning Commission, and shall comply with all building, zoning, and landscaping regulations now in place. This approval is valid from public hearing date to _____.

Planning & Zoning Administrator _____ Date _____

Zoning/PC file No. CU- -2016
 Sunguard file No. 14080002
 Reverence fil No. N/A
 Hearing Date: _____



(Paid) ck 1/01

(Accepted by PZA)

1169.03 WRITTEN APPLICATIONS

A provided application form shall be filed with the Planning & Zoning Administrator not less than twenty days prior to the date of the public hearing.

a) **Description of Property and Intended Use.** The application shall include the following statements:

1. A legal description of the property.
2. The proposed use of the property.
3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
4. A statement of the relationship of the proposed use to adjacent property and land use.
5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Commission.

b) **Plot Plan.** The application shall be accompanied by ten copies of a plot plan, drawn to an appropriate scale, clearly showing the following:

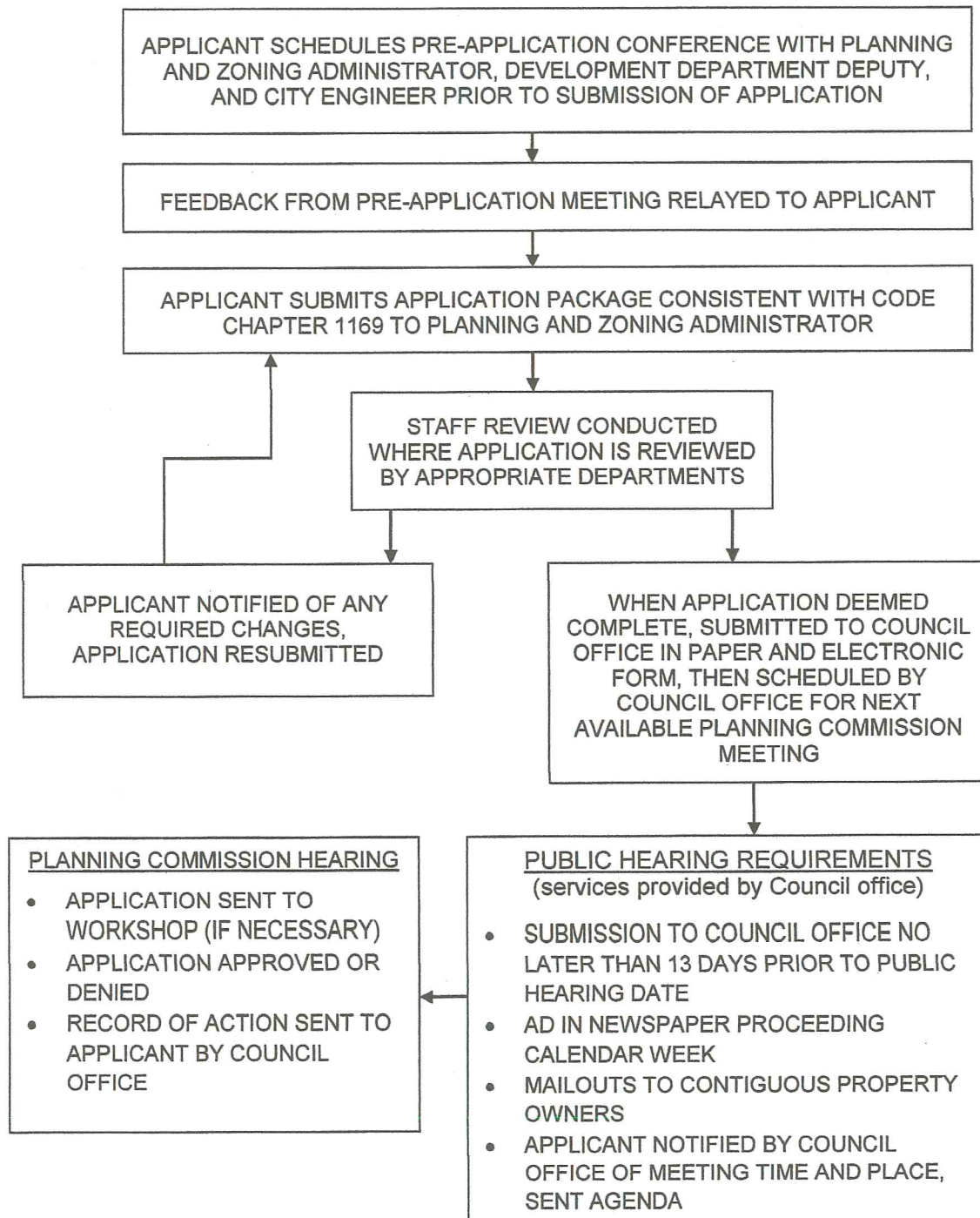
1. The boundaries and dimensions of the lot.
2. The size and location of existing and proposed buildings and/or structures.
3. The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping.
4. The relationship of the proposed development to the development standards.
5. The use of land and location of structures on adjacent property.



CITY OF GAHANNA

PLAN REVIEW PROCEDURES

Applies to: CONDITIONAL USE



Speed Way Transportation LLC

Introduction

Speed Way Transportation is a small business and the product of its owner's entrepreneurial spirit. It was founded as a towing business in 2012 but it grew over the past four years and today Speed Way Transportation llc consists of:

- a) Towing services.
- b) Auto repair and Tire services.
- c) Impound and parking lot.

Mission

✧ Local Identity

Bringing Speed Way Transportation llc to Gahanna will provide a towing service 24 hours a day 7 days a week. We will also provide the City of Gahanna with its first local impound lot that will be the first to serve the local law enforcement in addition to the community residents.

Our Auto Care services will attract a lot of the community residents who want to minimize their auto and tire repair cost while offered a very professional service and a friendly attention.

✧ Local Jobs

Our business will be a job creator, and most of those jobs are local jobs. rather than having to commute to another city, employees will be able to work closer to home. Not only does this reduce traffic congestion, but it will also support local businesses and support our fellow community members who work at them.

✧ Increasing the Tax Base

Our service to the residents of Gahanna will help keeping their tax dollars stay within the local economy, helping to improve their community as a result.

✧ Local Involvement

Speed Way Transportation llc tends to be involved in the community. For instance, it may sponsor local Little League teams, donate to the city's sponsored causes or participate in community charity events.

Conclusion

In addition to contributing to the local community's unique identity and being involved locally, Speed Way Transportation llc will help to build a sense of community. Our business tends to be people business, tends to build friendly relationships with the customers, knowing many of them by name, bonding together, forming casual and formal relationships. We believe that as foot traffic to one business increases, other nearby businesses may benefit through increased exposure or referrals.

Thank you for your kind attention.
Best regards

Speed Way Transportation llc
Ahmed Frouk Shehata (owner)

025-003942

RECEIVED
AUG 29 2016

RV: *SW*

788 TAYLOR STATION RD

025-003906

IMPOUND LOT

IMPOUND LOT

IMPOUND LOT

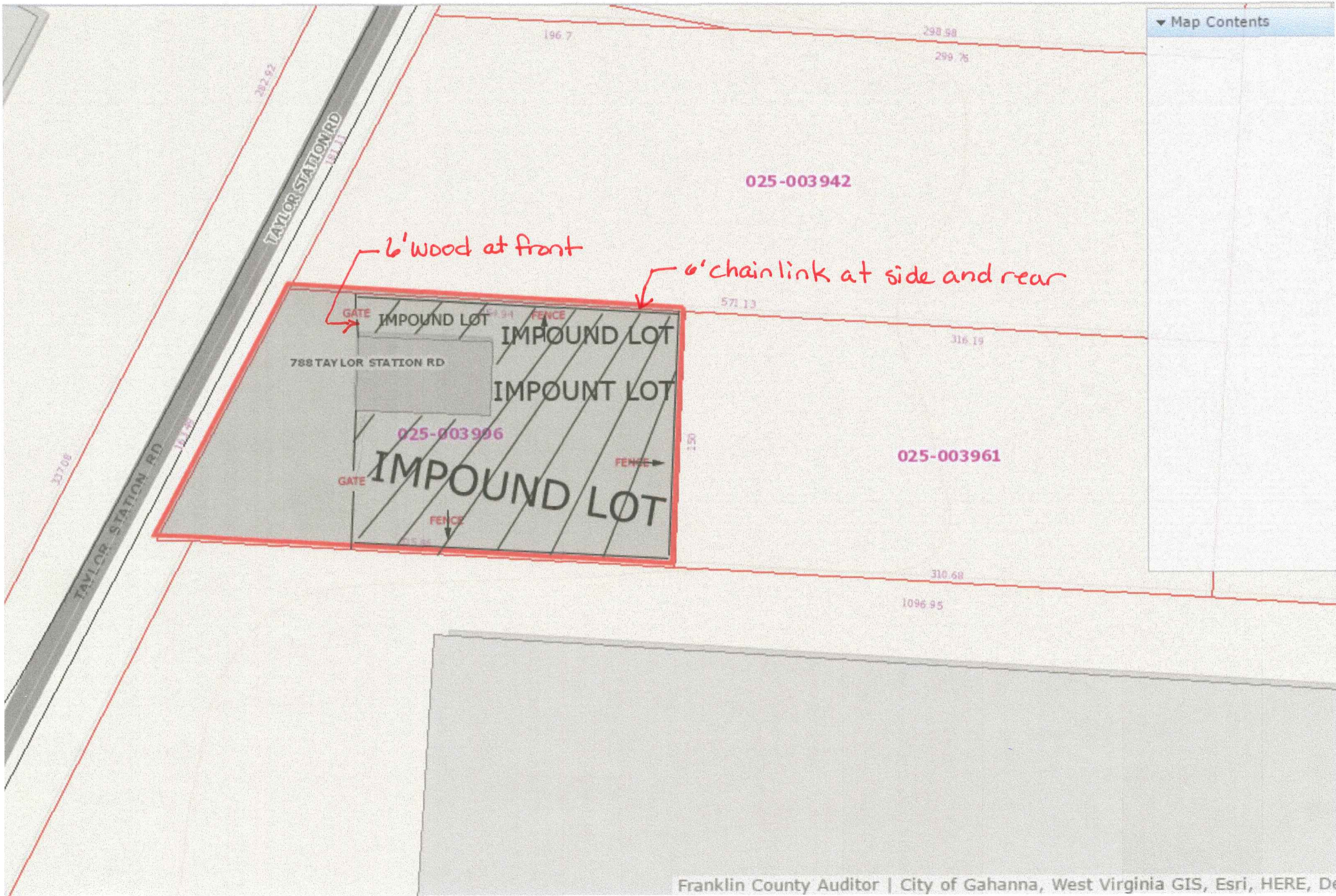
Office Trailer

GATE

FENCE

025-003961

TAYLOR STATION RD



Map Contents

Stephanie Wendler

From: Jeff Feltz
Sent: Friday, August 19, 2016 10:13 AM
To: Bonnie Gard; Stephanie Wendler
Cc: Grant Crawford; Robert Priestas
Subject: RE: 788 Taylor Road

There is an existing 8 inch sanitary sewer along the west side of Taylor Station.
There is also an existing 12 inch waterline along the west side of Taylor Station.
Both these utilities can be tapped to provide service to the site.

From: Robert Priestas
Sent: Wednesday, August 17, 2016 1:14 PM
To: Jeff Feltz <Jeff.Feltz@gahanna.gov>
Cc: Grant Crawford <Grant.Crawford@gahanna.gov>
Subject: 788 Taylor Road

Jeff,

Could you please provide Bonnie and Stephanie confirmation, or really lack thereof, for water and sanitary sewer utility service for this property? Not sure if we have gotten feedback from the county related to a well or on-site system, but I think we would want them to tie-in regardless.

Thanks,

Rob

ROBERT S. PRIESTAS, P.E.
City Engineer



200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4055
614.342.4154(fax)
robert.priestas@gahanna.gov
www.Gahanna.gov
Twitter@CityOfGahanna

TRANSFERRED

OCT 12 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



201210120153715

Pgs: 2 \$28.00 T20120077027
10/12/2012 1:45PM BXPILLAR TITL
Daphne Hawk
Franklin County Recorder

910013

CONVEYANCE TAX EXEMPT	
H	DF
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

Quit Claim Deed

Lassel & Karst Company, of Franklin County, For valuable consideration paid, Grants(s) to Kassel Co., whose tax mailing address is:

60 Rocky Creek Drive
Columbus, Ohio 43230

The following real properties:

PARCEL I:

Situated in the County of Franklin, State of Ohio, Township of Jefferson, City of Gahanna, being a part of Lot No. 22 of David Taylor's Subdivision of the Third Quarter of Township 1, Range 16, United States Military Lands, bounded and described as follows:

Beginning at an iron pin the the northeast corner of the Harrison Estis 1 acre tract as shown of record in Deed Book 2502, Page 147, Recorder's Office, Franklin County, Ohio;

Thence along the north line extended of the 1 acre tract, North 89 degrees 51' 30" East, 316.19 feet to an iron pin; thence along the south line extended of the above mentioned 1 acre tract, south 89 degrees 51' 30" West, 310.68 feet to an iron pin at the southeast corner of the 1 acre tract;

** Thence south 0°14' East, 150.0 feet to an iron pin;*

Thence along the east line of the tract, Northerly, 150 feet to the place of beginning, containing 1.079 acres, more or less.

Parcel No.: 025-003996

0-39-E
ALLOT
(025)

3961

PARCEL II:

Situated in the County of Franklin, State of Ohio, Township of Jefferson, City of Gahanna, being a part of Lot 22 of David Taylor's Subdivision of the Third Quarter of Township 1, Range 16, United State Military Lands and bounded and described as follows:

Beginning at a point in the center line of Taylor Station Road, said point being South 24 degrees 04' West, 833.2 feet from a harrow tooth in the center line of the road and at the North line of Lot 22;

Thence along the north line of the Ethel Farrar 2.079 acre tract, North 89 degrees 51' 30" East, (passing an iron pin at 32.89 feet), 254.94 feet to an iron pin; thence South 0 degrees 08' 30" West, 150.00 feet to an iron pin in the South line of the Ethel Farrar 2.079 acre tract;

Thence along said line, North 89 degrees 51' 30" West, (passing an iron pin at 293.16 feet), 325.86 feet to a railroad spike in the center line of Taylor Station Road;

Thence along the center line of the road North 23 degrees 18' East, 163.49 feet to the place of beginning, containing one acre, more or less.

Parcel No.:025-003961

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E.P.S.	
BY: <i>[Signature]</i>	
DATE: 10/12	

0-039-E
ALLOT
(025)
003996

Prior Instrument Reference: Deed Book Volume 3801, Page 506, of Franklin County, Ohio.

Signed and acknowledged in the presence of:

The Lassel & Karst Company

Michael Lassel

By: Michael Lassel

Its: President

State of Ohio
County of Franklin SS

BE IT REMEMBERED, that this 20th day of September, 2012, before me, a Notary Public, in and for said County and State, personally appeared Michael Lassel, President of Lassel & Karst Company, the Grantor, in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and fixed my official seal on this 20th day of September, 2012.



JAMES N. BLAZEK
Notary Public, State of Ohio
Lifetime Commission

[Signature]
Notary Public

legal1	ownername1	address1	zipcode	owneraddress1	owneraddress2	
860 TAYLOR STATION R	MCGRAW HILL EDUCATION LLC	860 TAYLOR STATION RD	43230	1221 AVENUE OF THE AMERIC	NEW YORK NY	10020
825 TAYLOR STATION	RIBBON TECHNOLOGY CORP	825 TAYLOR STATION RD	43230	PO BOX 30758	COLUMBUS OH	43230
TAYLOR STATION RD	KASSEL CO	0 TAYLOR STATION RD	43230	60 ROCKY CREEK DR	COLUMBUS OH	43230
778 TAYLOR STATION R	KASSEL CO	778 TAYLOR STATION RD	43230	60 ROCKY CREEK DR	COLUMBUS OH	43230



CITY OF GAHANNA

STAFF COMMENTS

Project Name: 788 Taylor Station Rd
Project Address: Speedway Transportation

Planning and Development

The Planning and Development Department does not object to the proposed conditional use if conditions are included related to fencing and duration of the trailer. The impound lot should be fully screened from adjacent properties and from rights-of-way. The ability to use a trailer for an office in lieu of the existing structure should be limited in duration. Although the site is not located within an area plan, the use of temporary structures is not encouraged or desirable. This site is unique in that the existing structure requires a significant amount of work to be done before it can be habitable.

Conditional Use Criteria

Planning Commission shall approve an application for Conditional Use if the following conditions are met:

1. The proposed use is a conditional use of the zone district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with appropriate plans for the area.

The site is not located within any subarea plans, however, it is designated Industrial on the 2002 Future Land Use map. An objective of the Industrial land use is to assure that the development of land is appropriate in location, character and extent. Sites should be developed in a safe manner with enhanced site design that is architecturally compatible with surrounding development.

3. The proposed development will not have undesirable effects on the surrounding area.

Effects on adjacent properties can be mitigated with opaque screening standards. This could be accomplished with a combination of fencing and vegetation. Staff recommends that conditions be added to the conditional use that appropriately mitigate visual impacts from the impound lot.

4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.



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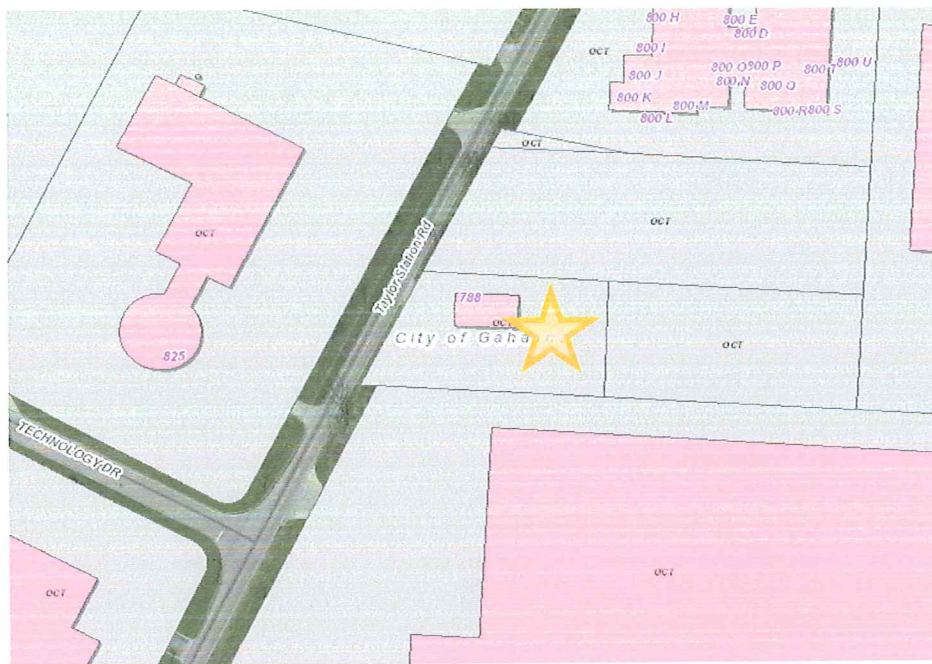
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It is Planning and Development staff's opinion that the request can meet the four conditions of approval if appropriate conditions are included related to screening of the impound lot and time limit for the office trailer.

Zoning Map



Street View



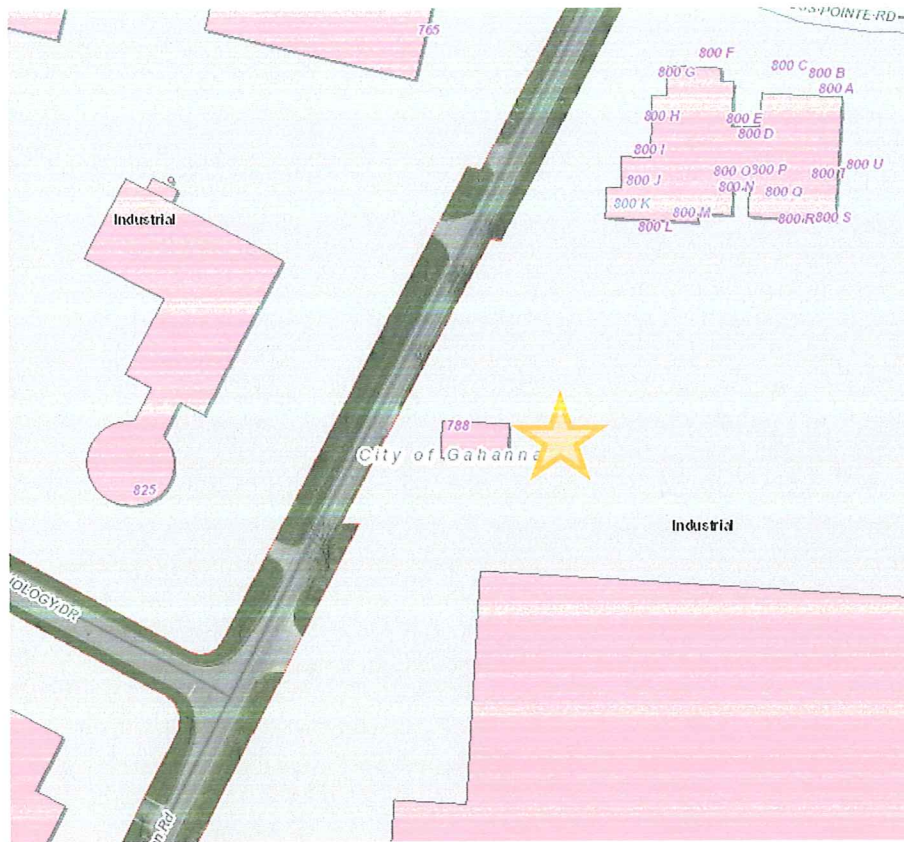
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Future Land Use Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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STAFF COMMENTS

Project Name: Speedway Transportation
Project Address: 788 Taylor Station Rd

A temporary office trailer could be approved for up to 6 months. The permanent building is only approved for storage.

Respectfully Submitted By:

Kenneth W. Fultz, P.E.
Chief Building Official



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STAFF COMMENTS

Project Name: Speedway Transportation
Project Address: 788 Taylor Station Rd

If a temporary trailer is to be used for an office and restroom facilities until the building is renovated and ready for occupation, there shall be a maximum time limit of 12 months permitted for the use of the trailer from the date of approval of the conditional use until the property must be tied into City of Gahanna Water and Sanitary sewer. At which point all temporary facility use must be discontinued. All temporary facilities must be screened and not visible from the roadway or adjacent properties.

Respectfully Submitted By: Robert. S. Priestas, P.E.





CITY OF GAHANNA

STAFF COMMENTS

Project Name: 788 Taylor Station Rd
Project Address: Speedway Transportation

The applicant seeks approval for a conditional use for a towing/impound facility to include outdoor storage. This use is a conditional use of the OCT district. There will be a 6' wood privacy fence erected off the front corners of the building, and chain link will surround the remainder of the property. There is dense vegetation along both sides and the rear of the property.

There are no utilities to this site, so a temporary trailer will provide office and restroom facilities until such time the utilities can be hooked up. The applicant hopes to purchase the site within a year, and run the utilities at that time.

• The Planning Commission shall hold a public hearing and act on a conditional use in one of the following ways:

(a)

Approval. The Planning Commission shall approve an application for a conditional use 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 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.

(b)

Approval with Modification. The Commission may approve, with modification, an application for a conditional use if the proposed use is a conditional use of the zoning district and the applicable development standards are met, but plot plan modification is required:

(1)

To be in accord with the appropriate plans for the area; and

(2)

To prevent undesirable effects on adjacent property and the surrounding area. Such modification may include but not be limited to a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, time limits as to the length of time the use may be



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CITY OF GAHANNA

permitted to exist, control of access or other conditions of development as may be required. Requirements regarding the modification of plans or other appropriate actions shall be stated with the reasons for each requirement.

(c)

Disapproval. The Commission shall only disapprove an application for a conditional use for any one of the following reasons:

(1)

The proposed use is not a conditional use of the zoning district, or the applicable development standards are not and cannot be met.

(2)

The proposed development is not in accord with appropriate plans of the area.

(3)

The proposed development will have undesirable effects on the surrounding area.

(4)

The proposed development is not in keeping with the existing land use character and physical development potential of the area.

Respectfully Submitted By:

BONNIE GARD

Planning & Zoning Administrator
Department of Public Service & Engineering
Division of Building & Zoning



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