

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

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

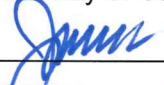
*Site Address 1394 Cherry Bottom Road *Parcel ID# 025-008474-00
 *Applicant's Name Block Investments, Inc. *Email jeff@blockproperties.net
 *Applicant's Relationship to Project Property Owner *Phone 614-238-0100
 *Current Zoning Commercial *Total Acreage 8.6437
 *Proposed Use temporary placement of storage unit for holidays
 *Reason for Conditional Use holiday demand
 *Agent Name Jeff Block *Email jeff@blockproperties.net *Phone 614-238-0100

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

*Business Owner Honey Baked Ham *Phone# John Broderick 248-444-6164
 *Business Address 1394 Cherry Bottom Road *City/State/Zip Gahanna, OH 43230
 *Developer Block Investments, Inc. *Phone 614-238-0100
 *Developer Address 4220 East Fifth Avenue *City/State/Zip Columbus, OH 43219
 *Contact Name Jeff Block *Title President
 Landowner Block Investments, Inc. Phone 614-238-0100
 Landowner Address 4220 East Fifth Avenue City/State/Zip Columbus, OH 43219

***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). See attached sheet.
2. Two (2) 11x17 copies of plan.
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  Date 5-2-16

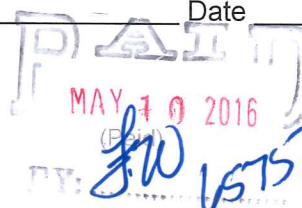
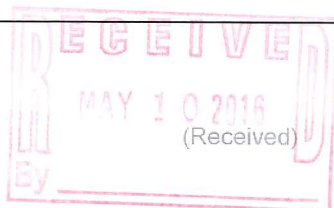
For Internal Use:

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-4-2016
 Sunguard file No. 16050035
 Hearing Date: _____



ACCEPTED
JUN 02 2016
 (Accepted by PZA)



The Honey Baked Ham Company, LLC.

The proposed HoneyBaked Ham store will offer premium gourmet hams along with turkeys, side-dishes, condiments and sandwiches to residents of the City Gahanna. HoneyBaked prides itself on being an extremely responsible corporate citizen. HoneyBaked stores are designed and operated in a first class manner. As such, the HoneyBaked store will provide an aesthetically attractive addition to the retail community of the City of Gahanna.

Further, HoneyBaked stores provide synergies to a community's retail environment as other first class retailers find it beneficial to locate near and draw upon the inherent appeal that a HoneyBaked store has to retail customers.

HoneyBaked conducts its retail operations in a manner that complies with the underlying spirit and intent of all zoning and noise ordinance regulations. It is for this reason that HoneyBaked is requesting the conditional use permit referenced herein. Specifically, HoneyBaked needs authorization and approval to place the electric refrigerated storage container and the dry goods storage container at the rear of the premises along with the two 26' refrigerated trucks within the common areas at the front of the Center during the period from November 10th-December 31st each calendar year and during the two week period prior to Easter of each year.

The electric powered motor of the refrigerated storage container will not be audible to surrounding residences. Further, the dry goods storage container and the two 26' trucks will be equally innocuous and non-invasive and will not interfere with the aesthetic integrity of the community.

The storage containers and refrigerated trucks as referenced above are necessary to allow HoneyBaked to serve the residents of Gahanna in an efficient manner during the busy holiday season given the heightened customer demand during such periods. The increased customer demand during the holiday periods is such that hams and other products need to be available on site in order to effectively serve the residents of Gahanna. The 3,000 sq.ft. premises does not afford enough space within the interior of the premises to store the volume of products necessary to meet this customer demand.

It is for this reason that HoneyBaked personnel need to access products and supplies from the storage containers and vehicles during these brief periods each calendar year.

HoneyBaked is hereby respectfully requesting that the City of Gahanna issue a Conditional Use Permit for the placement of the storage containers and storage vehicles at the shopping center in the locations referenced on the attachment site plan during the brief time periods each year as referenced above.

Sincerely,

Bryan Morris

EXHIBIT A

30379

Situated in the County of Franklin, State of Ohio, City of Gahanna and City of Columbus, and being located in Quarter Township 1, Township 1, Range 17, United States Military Lands and being 10.554 acres of the tract conveyed to Cherry Bottom Development Co., by deed of record in Deed Book 2949, Page 579, all references being to these of record in the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a railroad spike where centerline of Cherry Bottom Road intersects the centerline of Morse Road;

thence along the centerline of Morse Road, South 85° 30' 40" East, 868.43 feet to a railroad spike at the northwesterly corner of "CHERRY BOTTOM GLADE", of record in Plat Book 66, Page 15;

thence along the westerly line of the said "CHERRY BOTTOM GLADE", the following courses and distances:

South 4° 29' 20" West, 60.0 feet to an iron pin;

South 39° 12' 30" West, 412.0 feet to an iron pin; and,

South 5° 22' 00" East, 213.0 feet to an iron pin;

thence along the westerly and northerly lines of "EXTENSION AND RESUBDIVISION OF PARTS OF CHERRY BOTTOM SECTION 1" of record in Plat Book 64, Page 28, the following courses and distances:

South 41° 28' 30" West, 214.61 feet to an iron pin; and,

North 85° 39' 42" West, 316.47 feet to a railroad spike in the centerline of the said Cherry Bottom Road;

thence along the centerline of the said Cherry Bottom Road, North 11° 33' 46" West, 812.43 feet to the place of beginning, containing 10.554 acres of which 1.133 acres lies with the existing rights-of-ways of Cherry Bottom Road and Morse Road, leaving a net useable acreage of 9.421 acres of land, more or less.

LESS AND EXCEPTING THE FOLLOWING AS SETFORTH IN OFFICIAL RECORD VOLUME 16269, PAGE A13:

Being a 1.9103 acre tract of land situated in Quarter Township 1, Township 1, Range 17, City of Gahanna, and Quarter Township 4, Township 2, Range 17, City of Columbus, United States Military Lands, Franklin County, Ohio, and being more particularly described as follows:

Commencing at the centerline intersection of Morse Road and Cherry Bottom Road, that point

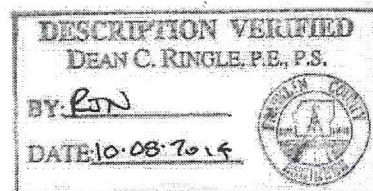
also being the TRUE POINT OF BEGINNING for Parcel A;

1. thence, S. 85 degrees 30' 40" E., a distance of 289.25' along the centerline of Morse Road to a point;
2. thence, S. 04 degrees 29' 20" W., a distance of 105.47' to a point;
3. thence, S. 85 degrees 30' 40" E., a distance of 58.00' to a point;
4. thence, along a non-tangent curve to the right with a radius of 111.00', central angle of 40 degrees 07' 01", a tangent length of 40.53', an arc length of 73.72', a chord bearing of S. 24 degrees 32' 50" W., and a chord length of 76.14' to a point of tangency;
5. thence, S. 44 degrees 36' 21" W., a distance of 39.49' to a point of curvature;
6. thence, along a curve to the left with a radius of 291.00' a central angle of 27 degrees 49' 22", a tangent length of 72.08', an arc length of 141.31', a chord bearing of S. 30 degrees 41' 40" W., and a chord length of 139.93' to a point of tangency and a point of curvature;
7. thence, along a curve to the right with a radius of 23.92' a central angle of 61 degrees 39' 15", a tangent length of 14.28', an arc length of 25.74', a chord bearing of S. 47 degrees 36' 36" W., and a chord length of 24.52' to a point of tangency;
8. thence, S. 78 degrees, 26' 14" W., a distance of 61.72' to a point;
9. thence, N. 11 degrees 33' 46" W., a distance of 30.00' to a point;
10. thence, S. 78 degrees 26' 14" W., a distance of 50.00' to a point along the centerline of Cherry Bottom Road;
11. thence, N. 11 degrees 33' 46" W., a distance of 367.00' along the centerline of Cherry Bottom Road to the centerline of Morse Road which is also the POINT OF COMMENCEMENT and the TRUE POINT OF BEGINNING for Parcel A.

The above description was prepared by Harry L. Greene, Ohio Surveyor No. 4059, from an actual field survey performed in November 1989 by Evans, Mechwart, Hambleton and Tilton, Consulting Engineers and Surveyors, Basis of bearings is the centerlines of Morse and Cherry Bottom Roads as shown on said survey.

Parcel No.: 025-008474

Also known as: 1344-1392 Cherry Bottom Road, Gahanna, Ohio 43230



0-057-B
ALLOF
(025)
008474

REFRIGERATED TRUCKS



- ✓ Size: 22 feet to 26 feet
- ✓ Cargo space: up to 1,600 cubic feet of cargo space, 26,000 GVW up to 7,000 lb. of load capacity, 33,000 GVW up to 13,000 lbs.
- ✓ Increased power with electronic standby and automatic start-stop features of refrigeration unit for convenience, fuel savings and lower emissions
- ✓ Automatic transmission and power steering for easy driving
- ✓ Side doors for easier loading/unloading
- ✓ E-Track equipped for securing loads
- ✓ Hydraulic lift gate with large 60" x 80" platform with 3,000 lb. of capacity
- ✓ Wide temperature range

ZF09K4E-PFV

HFC, R-404A, 60 Hz, 1 -phase, 208/230 V
 Low Temp, Liquid Injected



Production Status: Available for sale to all U.S. customers. Please check with your local Emerson Climate Technologies Representative for international availability.

Performance

Evap(°F)/Cond(°F)	-25 / 105	-40 / 105
RG(°F)/Liq(°F)	65.0 / 105.0	65.0 / 105.0
Capacity (Btu/hr)	9440	6450
Power (Watts):	2170	2100
Current (Amps):	11.30	11.00
EER (Btu/Wh):	4.30	3.10
Mass Flow (lbs/hr):	169	115
Sound Data @		
Sound Power (dBA):	75 Avg	80 Max
Vibration (mils(peak-peak)):	2.0 Avg	3.0 Max
Record Date:	2005-05-16	

Mechanical

Number of Cylinders:	0	Displ(in ³ /Rev):	2.82
Bore Size(in):	0.00	Displ(ft ³ /hr):	342.71
Stroke(in):	0.00		
Overall Length (in):	9.57	Mounting Length (in):	7.50
Overall Width (in):	9.52	Mounting Width (in):	7.50
Overall Height (in):	15.93	Mounting Height (in):	16.16 *
Suction Size (in):	3/4 Stub		
Discharge Size (in):	1/2 Stub		
Oil Recharge (oz):	46		
Initial Oil Charge (oz):	50		
Net Weight (lbs):	64		
Internal Free Volume (in ³):	224.0		
Horse Power:	3		
*Overall compressor height on Copeland Brand Product's specified mounting grommets.			

Electrical

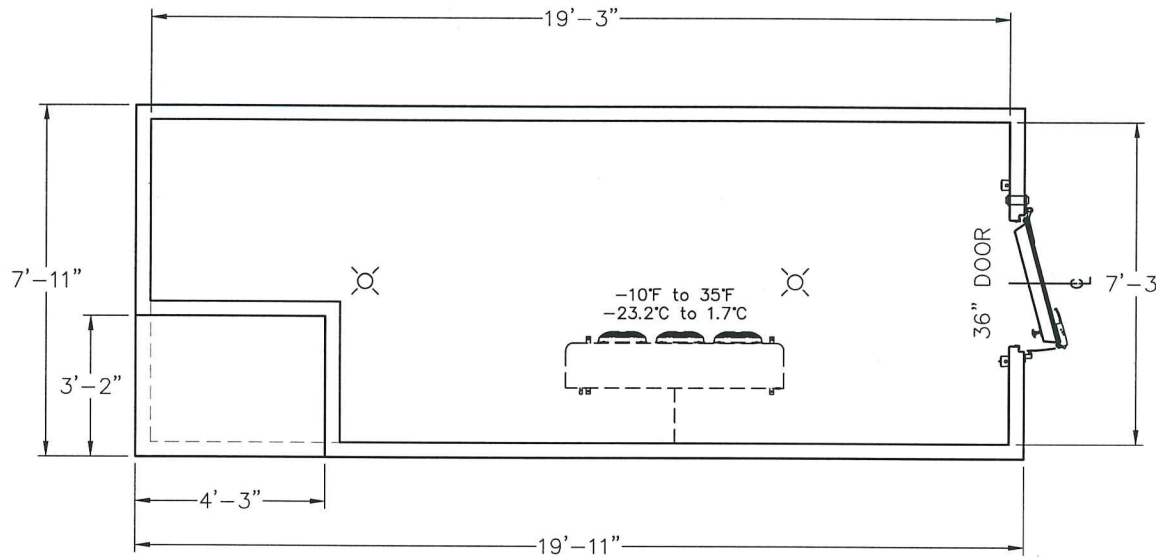
LRA-High*:	88.0	MCC (Amps):	20.0	UL File No:	SA-2337
LRA-Half Winding:		RPM:	3500	UL File Date:	28-Feb-1995
LRA Low*:		Max Operating Current:	20.2		
RLA(=MCC/1.4;use for contactor selection):			14.3		
RLA(=MCC/1.56;use for breaker & wire size)			12.8		
*Low and High refer to the low and high nominal voltage ranges for which the motor is approved.					
Type	Part No	Low MFD	High MFD	Volts	User Description
Start Capacitor	014-0061-27	88.0	106.0	330	OPTIONAL
Run Capacitor	014-0064-29	50.0	0.0	370	

Alternate Applications

Refrigerant	Freq (Hz)	Phase	Voltage	Application
R-404A HFC	50	1	200	Medium Temp, Liquid Injected
R-404A HFC	50	1	200	Low Temp, Liquid Injected
R-404A HFC	60	1	208/230	Medium Temp, Liquid Injected
R-507 HFC	50	1	200	Medium Temp, Liquid Injected
R-507 HFC	50	1	200	Low Temp, Liquid Injected
R-507 HFC	60	1	208/230	Medium Temp, Liquid Injected
R-507 HFC	60	1	208/230	Low Temp, Liquid Injected
R-407C HFC	60	1	208/230	UL Low Temp
R-407C HFC	50	1	200	UL Medium Temp

Alternate Applications

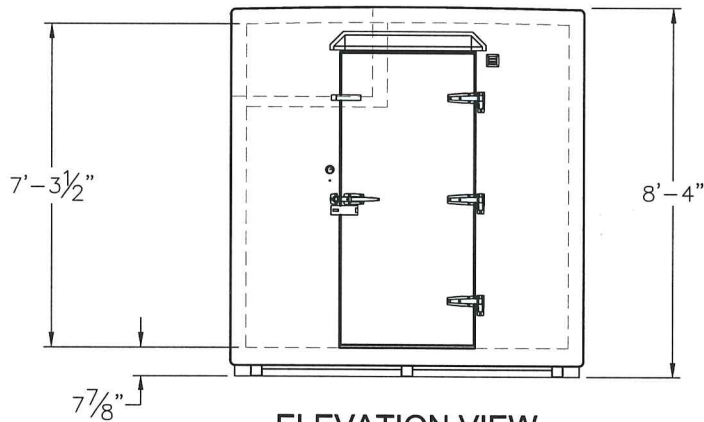
<u>Refrigerant</u>	<u>Freq (Hz)</u>	<u>Phase</u>	<u>Voltage</u>	<u>Application</u>
R-407C HFC	50	1	200	UL Low Temp
R-407C HFC	60	1	208/230	Low Temp, Liquid Injected
R-407A HFC	50	1	200	UL Low Temp
R-407A HFC	60	1	208/230	Low Temp, Liquid Injected



PLAN VIEW

3" FORK LIFT FRAME

ROOM TEMP.:
 -10°F to 35°F
 INTERIOR AREA:
 140 sq. ft.
 INTERIOR VOLUME:
 1018 cu. ft.
 HORSEPOWER:
 2 1/4 hp.
 REFRIGERANT:
 R-404A
 ELEC. SUPPLY
 208-230/110
 PHASE:
 Single
 CYCLE:
 60 hz.
 AMPERAGE:
 27.1 MCA



ELEVATION VIEW

THE REFRIGERATION SYSTEM SHOWN IS DESIGNED TO MAINTAIN INDICATED TEMPERATURE IF PRODUCT ENTERS WITHIN 10°F OF FINAL HOLDING TEMPERATURE. PLEASE CONTACT YOUR SALES REP IF INCOMING PRODUCT WILL BE ENTERING AT HIGHER TEMPERATURES.

DRAWING APPROVAL

PLEASE INDICATE YOUR APPROVAL OF THIS DESIGN, THE DIMENSIONS, DOOR LOCATION/SWING, ELECTRICAL REQUIREMENTS AND EQUIPMENT LOCATIONS BY SIGNING BELOW AND RETURNING TO POLAR KING.

DATE:

BY:

Polar Leasing

DRAWN BY:

RDA

MODEL NO.:

DT820

SCALE:

1/4"=1'-0"

DATE:

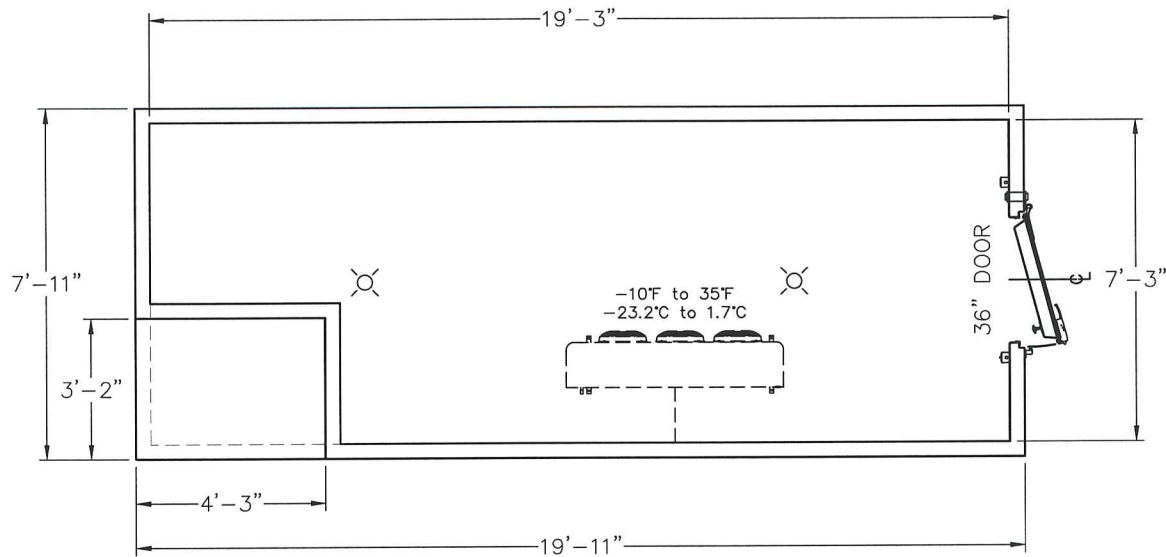
10-14-10

DRAWING NAME:

Low Profile DT820



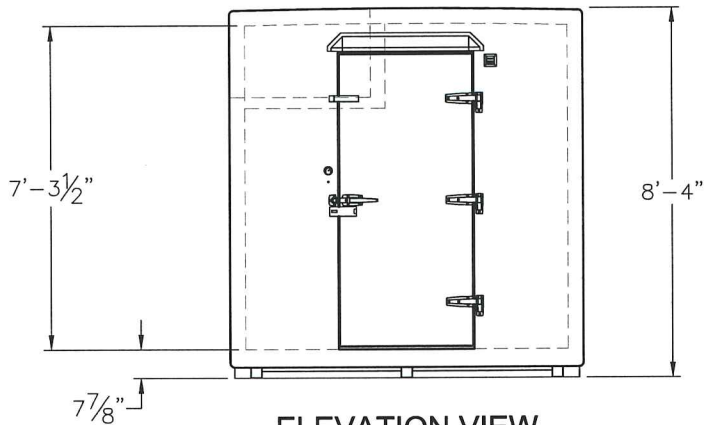
**SHORT AND LONG TERM
 REFRIGERATION
 RENTAL**



PLAN VIEW

3" FORK LIFT FRAME

ROOM TEMP.:
-10°F to 35°F
INTERIOR AREA:
140 sq. ft.
INTERIOR VOLUME:
1018 cu. ft.
HORSEPOWER:
2 1/4 hp.
REFRIGERANT:
R-404A
ELEC. SUPPLY
208-230/110
PHASE:
Single
CYCLE:
60 hz.
AMPERAGE:
27.1 MCA



ELEVATION VIEW

DRAWING APPROVAL

PLEASE INDICATE YOUR APPROVAL OF THIS DESIGN, THE DIMENSIONS, DOOR LOCATION/SWING, ELECTRICAL REQUIREMENTS AND EQUIPMENT LOCATIONS BY SIGNING BELOW AND RETURNING TO POLAR KING.

DATE: _____ BY: _____

Polar Leasing

DRAWN BY: RDA MODEL NO.: DT820 SCALE: 1/4"=1'-0" DATE: 10-14-10

DRAWING NAME: Low Profile DT820



**SHORT AND LONG TERM
REFRIGERATION
RENTAL**

THE REFRIGERATION SYSTEM SHOWN IS DESIGNED TO MAINTAIN INDICATED TEMPERATURE IF PRODUCT ENTERS WITHIN 10°F OF FINAL HOLDING TEMPERATURE. PLEASE CONTACT YOUR SALES REP IF INCOMING PRODUCT WILL BE ENTERING AT HIGHER TEMPERATURES.



POLAR LEASING
877-428-2532

SHORT AND LONG TERM
RENTAL

Contiguous Property Owners to The Village Square At Cherry Bottom

- 1 – Michael Gease – 220 Gateside Court, Gahanna, OH 43230
- 2 – David Bryan – 226 Gateside Court, Gahanna, OH 43230
- 3 – Linda Fouch – 232 Gateside Court, Gahanna, OH 43230
- 4 – Yang-Kao Wu – 236 Gateside Court, Gahanna, OH 43230
- 5 – Maynard Miller III – 240 Gateside Court, Gahanna, OH 43230
- 6 – Kevin McCune – 237 Gateside Court, Gahanna, OH 43230
- 7 – James Hess – 1313 Haybrook Drive, Gahanna, OH 43230
- 8 – Shawn Long – 1311 Haybrook Drive, Gahanna, OH 43230
- 9 – Michael Ratliff – 1309 Haybrook Drive, Gahanna, OH 43230
- 10 – United Dairy Farmers – 1400 Cherry Bottom Road, Gahanna, OH 43230

THE VILLAGE SQUARE AT CHERRY BOTTOM - PHASE 2

NOTES:
 ALL EXISTING SITE LANDSCAPING TO REMAIN, NO CHANGE UNLESS NOTED OTHERWISE
 ALL EXISTING SITE LIGHTING TO REMAIN AS IS, NO CHANGE

OWNER/DEVELOPER: BLOCK INVESTMENTS INC.
 2882 JOHNSTOWN ROAD
 COLUMBUS, OHIO 43228
 (614) 475-2275

EXISTING SITE IS ZONED
 PCC - PLANNED COMMERCIAL CENTER
 NO CHANGE

SITE DATA:

THIS INFORMATION IS PROVIDED FOR THE CITY OF GAHANNA ZONING DEPARTMENT

* TOTAL SITE AREA:	7.458 ACRES
TOTAL BUILDING AREA:	1337 ACRES
PERCENTAGE OF COVERAGE:	17.9%
* TOTAL SITE AREA:	7.458 ACRES
TOTAL SITE COVERAGE:	4.195 ACRES
PERCENTAGE OF COVERAGE:	55.3%
EXISTING BUILDING SIZE:	49,030 SF
NEW BUILDING ADDITION:	9,200 SF
TOTAL BUILDING SIZE:	58,230 SF
2. BUILDING HEIGHT:	30'-6" AFF
3. LANDSCAPE SHALL COMPLY WITH GAHANNA LANDSCAPE	
* DOES NOT INCLUDE RIGHT-OF-WAY	

PARKING REQUIREMENTS

PARKING REQUIRED BY CITY OF GAHANNA CODE

EXISTING BUILDING	
BUILDING SIZE	49,030 SF
PARKING REQUIRED	201 SPACES
PARKING PROVIDED	226 SPACES
NEW ADDITION	
BUILDING SIZE	9,200 SF
MIXED USE STRIP CENTER	1 SPACE PER 200 SQ. FT.
	9,200 / 200 = 46 SPACES

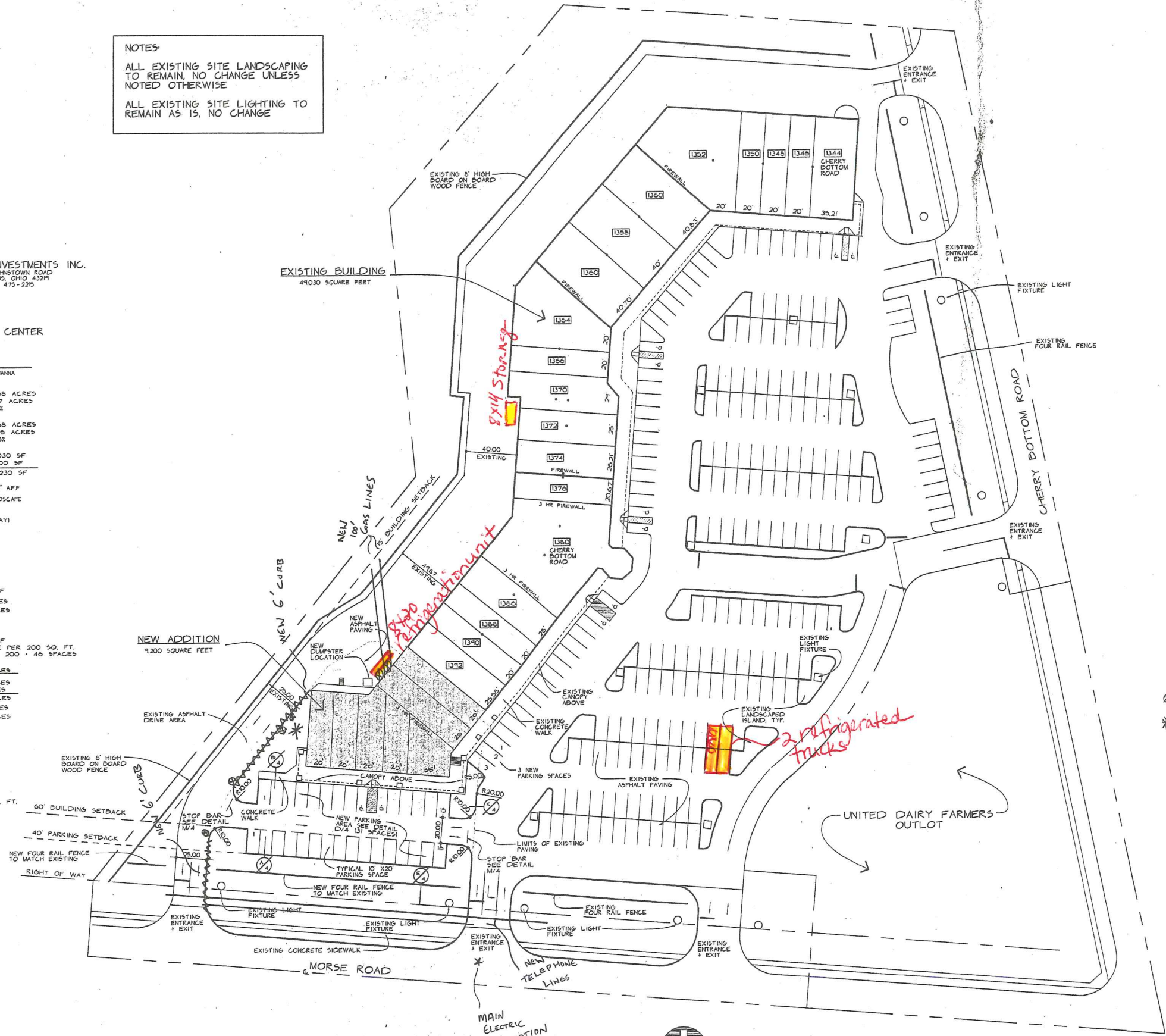
TOTAL PARKING REQUIRED 247 SPACES

EXISTING PARKING PROVIDED	226 SPACES
NEW PARKING PROVIDED	34 SPACES
TOTAL PARKING PROVIDED	260 SPACES
TOTAL H.C. SPACES REQ.	7 SPACES
TOTAL H.C. SPACES PROVIDED	10 SPACES

PARKING SPACE AND AISLE DIMENSIONS - PARKING SPACE TO BE 10' X 20' AISLE TO BE A MIN. OF 20'

PARKING LOT COVERAGE

NEW PAVEMENT ONLY
 REQUIRED LANDSCAPE
 55' X 12,234 SQ. FT. + 611 SQ. FT.
 NEW INTERIOR LANDSCAPE SHOWN - 2,570 SQ. FT.
 2,570 > 611



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REVISIONS

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THE VILLAGE SQUARE
 AT CHERRY BOTTOM - PHASE 2
 CHERRY BOTTOM ROAD AT MORSE ROAD
 GAHANNA, OHIO

PRINTED JUL 02 2001
 DSA ARCHITECTS, INC.

DONALD SCHOFIELD + ASSOCIATES, INC.
 1277 WORTHINGTON WOODS BLVD., WORTHINGTON, OHIO 43085
 TEL (614) 840-0986 FAX (614) 840-0989

DWG. TYPE	SHEET NO.
3	1
CONTRACT NO.	DATE
94190.2	03/13/01

ARCH. SITE PLAN

1"=40'-0"



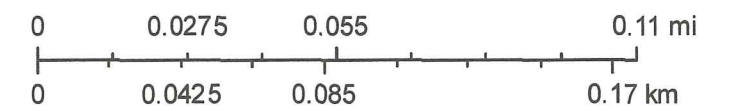
ARCH. SITE PLAN

AS-BUILT



May 2, 2016

1:2,256



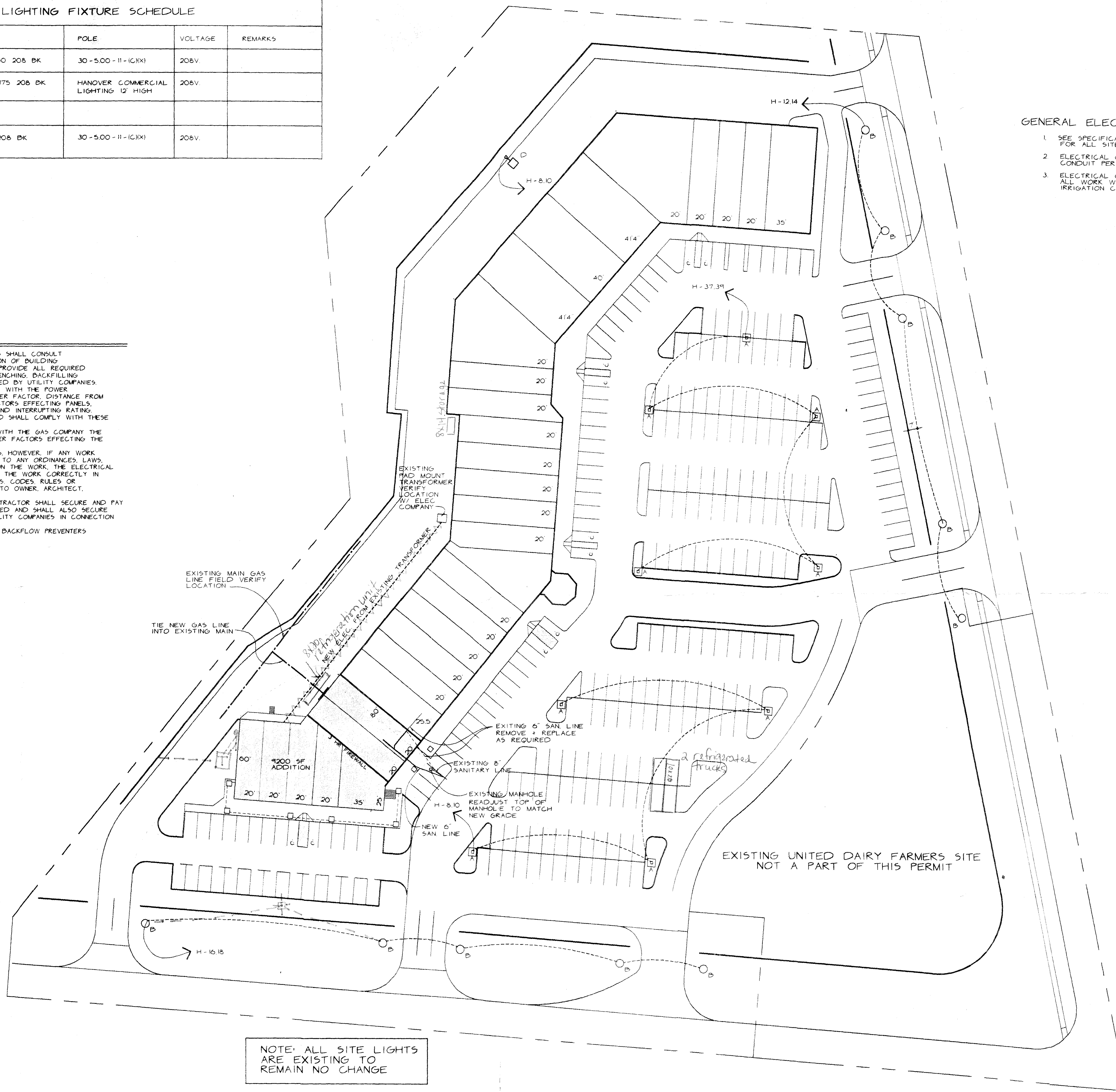
FCA
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
 GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
 Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
 swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS



EXISTING SITE LIGHTING FIXTURE SCHEDULE					
MARK	MANUFACTURER	FIXTURE	POLE	VOLTAGE	REMARKS
A	QUALITY LIGHTING	SLY 27 VS MH 1000 208 BK	30-5.00-11-1C1X1	208V	
B	QUALITY LIGHTING	AC 16 SF-70 MH 175 208 BK	HANOVER COMMERCIAL LIGHTING 12' HIGH	208V	
D	QUALITY LIGHTING	SL 21 F MH 400 208 BK	30-5.00-11-1C1X1	208V	

SITE UTILITIES

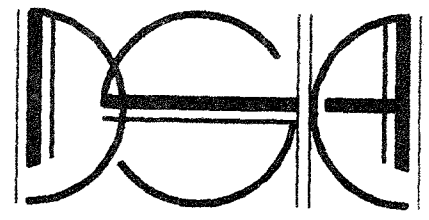
1. THE ELECTRICAL OR PLUMBING CONTRACTORS SHALL CONSULT WITH UTILITY COMPANY FOR FINAL LOCATION OF BUILDING SERVICES, SERVICE EQUIPMENT AND SHALL PROVIDE ALL REQUIRED CONDUIT, PIPING, CURB BOXES, VALVES, TRENCHING, BACKFILLING, CONCRETE PADS AND SUPPORTS AS REQUIRED BY UTILITY COMPANIES.
2. THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE POWER COMPANY THE SIZE OF TRANSFORMERS, POWER FACTOR, DISTANCE FROM TRANSFORMER, CABLE SIZE AND OTHER FACTORS EFFECTING PANELS, ON SHORT CIRCUIT CURRENT PROTECTION AND INTERRUPTING RATING. ALL ELECTRICAL FURNISHED AND INSTALLED SHALL COMPLY WITH THESE REQUIREMENTS.
3. THE PLUMBING CONTRACTOR SHALL VERIFY WITH THE GAS COMPANY THE SIZE OF METERS, SERVICE PIPING AND OTHER FACTORS EFFECTING THE GAS SERVICE.
4. DRAWINGS INDICATE THE MINIMUM STANDARDS, HOWEVER, IF ANY WORK INDICATED IS NOT IN DIRECT COMPLIANCE TO ANY ORDINANCES, LAWS, CODES, RULES OR REGULATIONS DEARING ON THE WORK, THE ELECTRICAL OR PLUMBING CONTRACTOR SHALL EXECUTE THE WORK CORRECTLY IN ACCORDANCE WITH SUCH ORDINANCES, LAWS, CODES, RULES OR REGULATIONS WITHOUT INCREASE IN COST TO OWNER, ARCHITECT, OR GENERAL CONTRACTOR.
5. ELECTRICAL CONTRACTOR OR PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED AND SHALL ALSO SECURE PAY FOR ALL FEES REQUIRED BY THE UTILITY COMPANIES IN CONNECTION WITH THE WORK.
6. THE PLUMBING CONTRACTOR SHALL PROVIDE BACKFLOW PREVENTERS AS REQUIRED.



NOTE: ALL SITE LIGHTS ARE EXISTING TO REMAIN NO CHANGE

GENERAL ELECTRICAL NOTES:

1. SEE SPECIFICATIONS FOR WIRE SIZE FOR ALL SITE LIGHTING
2. ELECTRICAL CONTRACTOR TO SIZE CONDUIT PER N.E.C.
3. ELECTRICAL CONTRACTOR TO COORDINATE ALL WORK WITH THE LANDSCAPE AND IRRIGATION CONTRACTORS.



REVISION

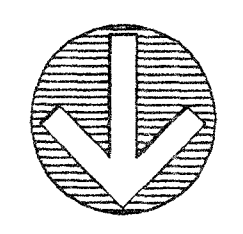
THE VILLAGE SQUARE
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 CHERRY BOTTOM ROAD AT MORSE ROAD
 GAHANNA, OHIO

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JUL 02 2001

DSA ARCHITECTS, INC.

DONALD SCHOFIELD + ASSOCIATES, INC.
 4150 TULLER ROAD, SUITE 204
 DUBLIN, OHIO 43017
 TEL (614) 764-9338
 FAX (614) 764-4731



AS-BUILT SITE ELECTRIC PLAN

DWG. TYPE	SHEET NO.
0	2
COM. NO.	DATE
99190.2	03/13/01

1" = 40'-0"



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Honey Baked Ham
Project Address: 1394 Cherry Bottom Rd

Planning and Development

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.

The property is zoned Planned Commercial Center District (PCC). The zoning requires an associated "Plan of Development". The plan of development did not provide for outside storage as an allowed use. Section 1153.06(b) provides that uses not specified in the plan of development may be approved as a conditional use. Therefore, the requested use is a conditional use of the zone district.

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 Commercial on the 2002 Future Land Use map. An objective of the Commercial and Office land use is to be appropriate in character and serve the residents in a clean and attractive manner.

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

The storage container and the refrigeration unit will be placed to the rear of the storefront. The aerial photo included in this report shows that the rear of the plaza is well screened and buffered by mature vegetation from neighboring residential development. This should eliminate any potential negative impacts of these uses.

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

Outside storage is not a common use in this part of Gahanna as the predominant uses are office and retail. However, the north side of Morse Road is developed with more intense uses than that proposed. Two car dealerships are located just to the north of the subject property.



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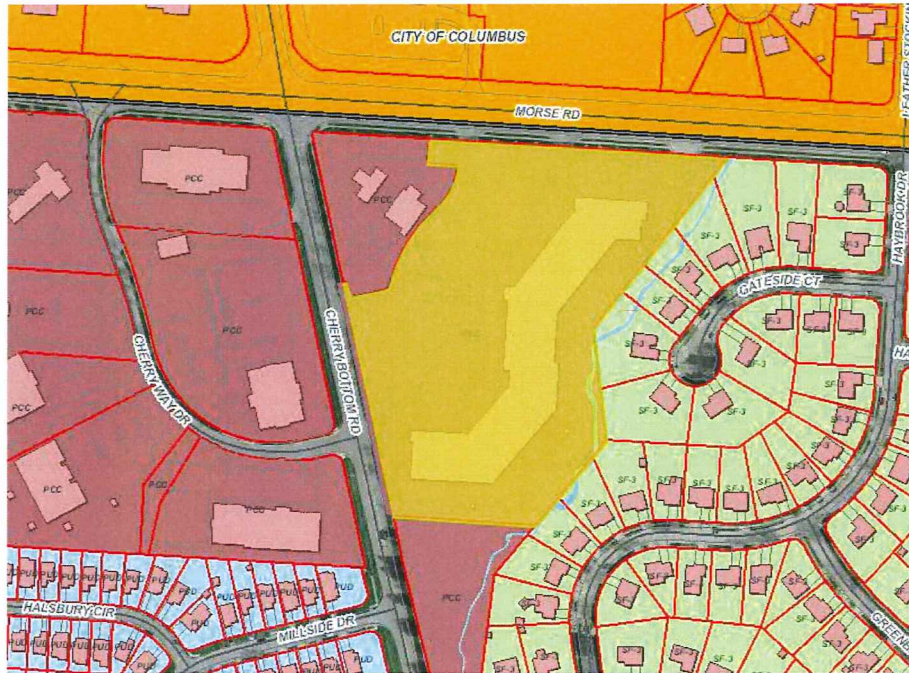
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It is Planning and Development staff's opinion that the request meets the four conditions for approval. Staff suggests that a motion to approve contain the timeframes as specified in the application supporting materials.

Zoning Map



Aerial Map



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View of Refrigeration Truck Location from Morse Rd



Respectfully Submitted By:
Michael Blackford, AICP
Planning and Development



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STAFF COMMENTS

Project Name: Honey Baked Ham
Project Address: 1394 Cherrybottom Rd

The applicant requests approval for a Conditional Use to seasonally store product to accommodate demand for the holiday seasons. The request is for an electric refrigerated storage container and a dry storage container to be placed to the rear of the business, along with two refrigerated trucks to be parked in existing spaces near the UDF outlet.

The time frame requested is from November 10th to December 31st , and the two weeks prior to Easter.

A site visit by the Zoning Division verified that the placement of the units to the rear of the premises will not interfere with any emergency vehicles, trash removal vehicles, or general circulation.

The two trucks in the parking lot will not hinder vehicular traffic, and will not have any mention of Honey Baked Ham on the exterior.

The Building Division and Mifflin Fire Department both reviewed the plans and had no concerns.

1169.04 ACTIONS OF THE PLANNING COMMISSION.

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. **YES**
 - (2) The proposed development is in accord with appropriate plans for the area. **YES**
 - (3) The proposed development will not have undesirable effects on the surrounding area. **IT WILL NOT**
 - (4) The proposed development will be in keeping with the existing land use character and physical development potential of the area. **IT WILL**
- (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 permitted to exist, control of access or other



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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
Division of Building & Zoning



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