



DEPARTMENT OF PLANNING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY INFORMATION
Project/Property Address: 788 Taylor Station Road
Project Name/Business Name: Speed Way Towing
Parcel #: 025 003996
Zoning: (see Map) OCT
Acreage: 4.152

PLAN SPECIFICATIONS
Application Type: (check all that apply)
[] Site Plan [] Landscaping [] Building Design [] Demolition [] Other
Project Description: Proposed gravel vehicular storage area and improved paved parking for public use including landscaping, fencing and stormwater management.

APPLICANT INFORMATION
Applicant Name: Mark Antonetz
Applicant Address: 1495 Old Henderson Road
Applicant E-mail: mantonetz@sandsdecker.com
Applicant Phone: 614-519-0721
Business Name: Sands Decker

ADDITIONAL CONTACTS
Please list all applicable contacts for correspondence
Table with columns: Name(s), Contact Information (phone/email)
Property Owner Name: Ahmed Shehata
Property Owner Contact Information: 614-477-9952

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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: [Handwritten Signature] Date: 6/9/2022

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. DR-0228-2022

RECEIVED: KAW
DATE: 6-1-22

PAID: 200.00
DATE: 6-1-22

Updated Jan 2022



DEPARTMENT OF PLANNING

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:

1.	Review Gahanna Code Section 1197 (visit www.municode.com)
2.	Materials List (see page 3) – does not apply to demolition applicants
3.	Authorization Consent Form Complete & Notarized (see page 4)
4.	Application & all supporting documents submitted in digital format
5.	Application & all supporting documents submitted in hardcopy format
6.	Application fee paid (in accordance with the Building & Zoning Fee Schedule)
7.	Color rendering(s) of the project in plan/perspective/or elevation
8.	One (1) copy 24"x36" or 11"x17" prints of the plans
Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)	
1.	SITE PLAN that includes the following: (include: scale, north arrow, & address) if applicable
-	All property & street pavement lines
-	Property size
-	Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
-	Location of all existing and proposed buildings on the site
-	Location of all existing & proposed exterior lighting standards
-	Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)
-	Provide lot coverage breakdown of building & paved surface areas
2.	LANDSCAPE PLAN (including plant list)
-	Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated
-	Designation of required buffer screens (if any)
-	Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)
3.	ELEVATIONS from all sides
-	Fenestration, doorways, & all other projecting & receding elements of the building exterior
4.	LIGHTING STANDARD DRAWING that includes the following: (exterior only)
-	All sizing specifications
-	Information on lighting intensity (no. of watts, iso foot candle diagram)
-	Materials, colors, & manufacturer's cut sheet
5.	OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:
-	Scale model
-	Section profiles
-	Perspective drawing
Demolition or Removal of Existing Structures Requirements	
1.	ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:
-	That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district
-	That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights
-	That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood



DEPARTMENT OF PLANNING

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

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

PROPERTY OWNER

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

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

_____ (property owner name printed)

_____ (property owner signature) _____ (date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

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

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

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

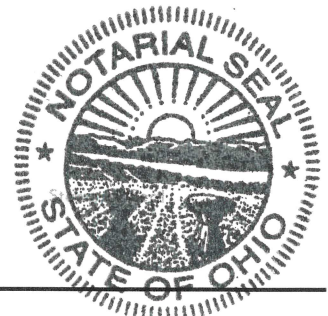
Mark Antonisz PE
_____ (applicant/representative/property owner name printed)

[Signature]
_____ (applicant/representative/property owner signature) _____ 8/9/2022
(date)

Subscribed and sworn to before me on this 9th day of August, 2022

State of Ohio County of Franklin

Notary Public Signature: [Signature]



KATHY ZALMON
Notary Public, State of Ohio
My Commission Expires 06-08-2025

Updated
Jan 2022

AUTHORIZATION CONSENT FORM


(must sign in the presence of a notary)

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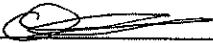
PROPERTY OWNER

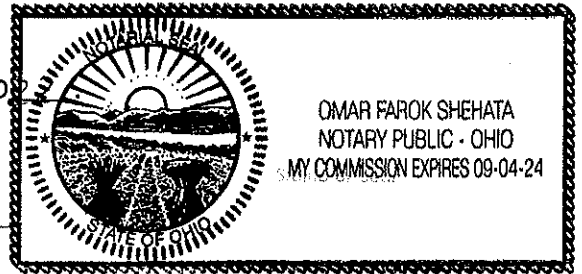
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Ahmed Shehata
 (property owner name printed)

 (property owner signature)

5/10/22
 (date)

Subscribed and sworn to before me on this 10th day of May, 2022
 State of Ohio County of Franklin
 Notary Public Signature: 




Applicant/Property Owner/Representative

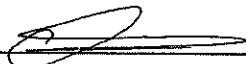
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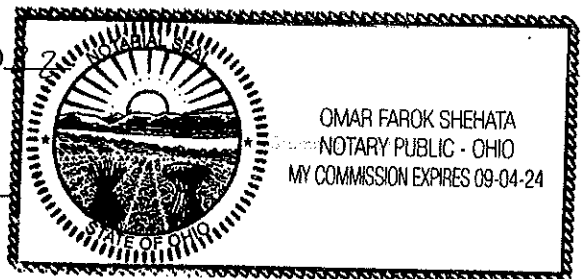
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APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Ahmed Shehata
 (applicant/representative/property owner name printed)

 (applicant/representative/property owner signature)

5/10/22
 (date)

Subscribed and sworn to before me on this 10th day of May, 2022
 State of Ohio County of Franklin
 Notary Public Signature: 



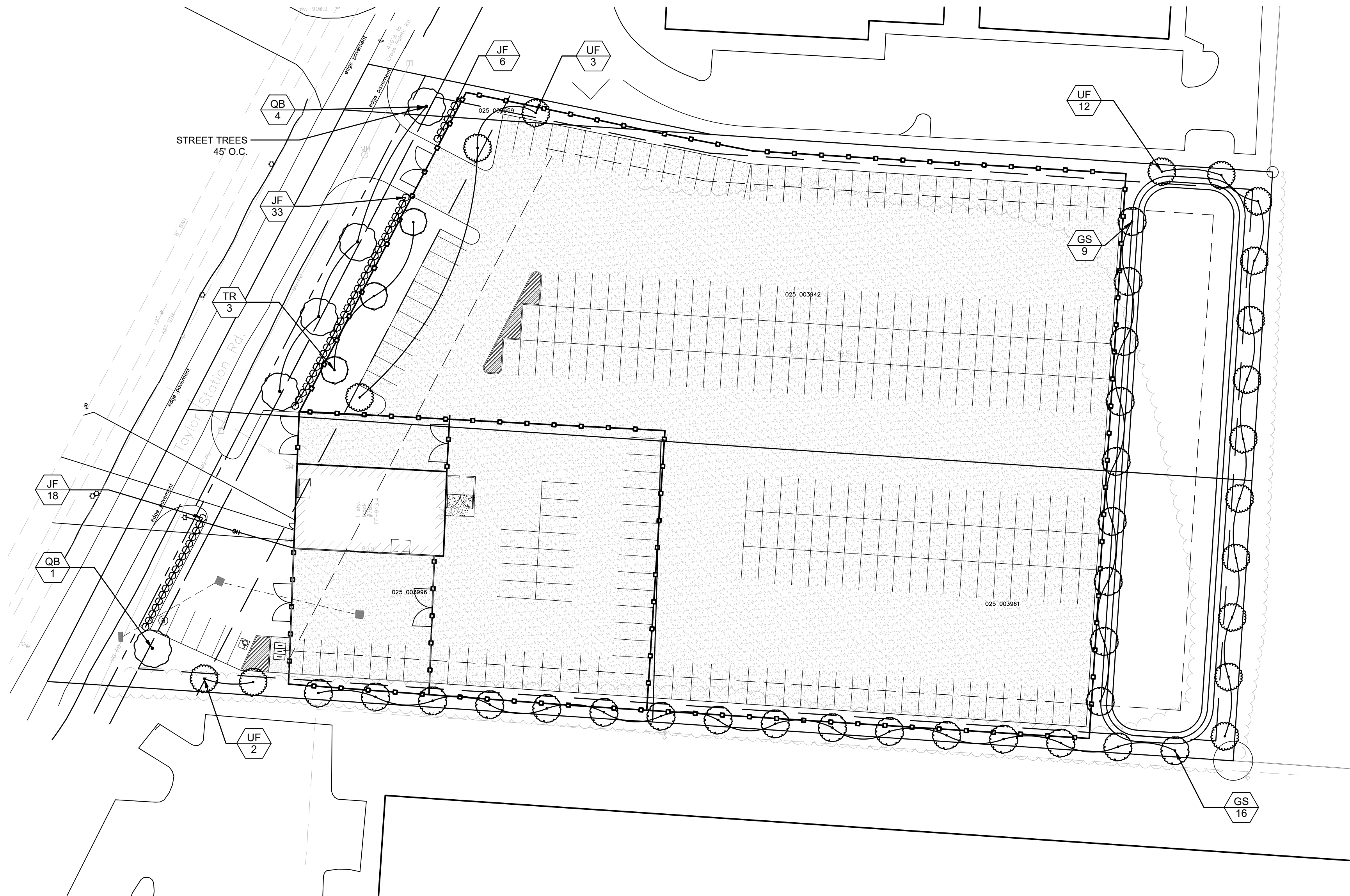
MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Stucco			
Trim			
Windows			
Other (please specify)			
Other (please specify)			

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.



ZONING NOTES:

- 913.10 - STREET TREE PLANTING REQUIREMENTS**
 -- Street trees provided on the plan are large trees spaced at 45 ft O.C. at the midpoint of the tree lawn.
- 914.05 - MINIMUM TREES REQUIRED**
 a) Projects located within the OCT are required to plant a minimum of one shade tree caliper inch per 1,000 square feet of impervious surface.
 -- Total impervious area measures 126,293 ft². Existing impervious surface measures 15,963 ft². Net gain of impervious surface measures 110,330 ft². $110,330 / 1,000 = 110.33 \Rightarrow 110.5$ Tree caliper inches required for site. 45 deciduous trees (*Ulmus carpinifolia*, *Tilia americana*, and *Gleditsia triacanthos*) with 2.5" caliper DBH, planted in the perimeter exceed these requirements, yields 112.5" tree caliper inches.
- 1155.06 - LANDSCAPING AND SCREENING REQUIRED**
 -- Parking Lot Screening: All parking and vehicular use areas adjacent to the public R.O.W. are screened from view with a 3' HT. min. evergreen shrub hedge.

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
GS	25	Skyline Honey Locust / <i>Gleditsia triacanthos inermis</i> 'Skyline'	B & B	2.5" Cal
QB	5	Swamp White Oak / <i>Quercus bicolor</i>	B & B	2" Cal
TR	3	Redmond American Linden / <i>Tilia americana</i> 'Redmond'	B & B	2.5" Cal
UF	17	Frontier Elm / <i>Ulmus carpinifolia x parvifolia</i> 'Frontier'	B & B	2.5" Cal
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	
JF	57	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	B&B 24"	

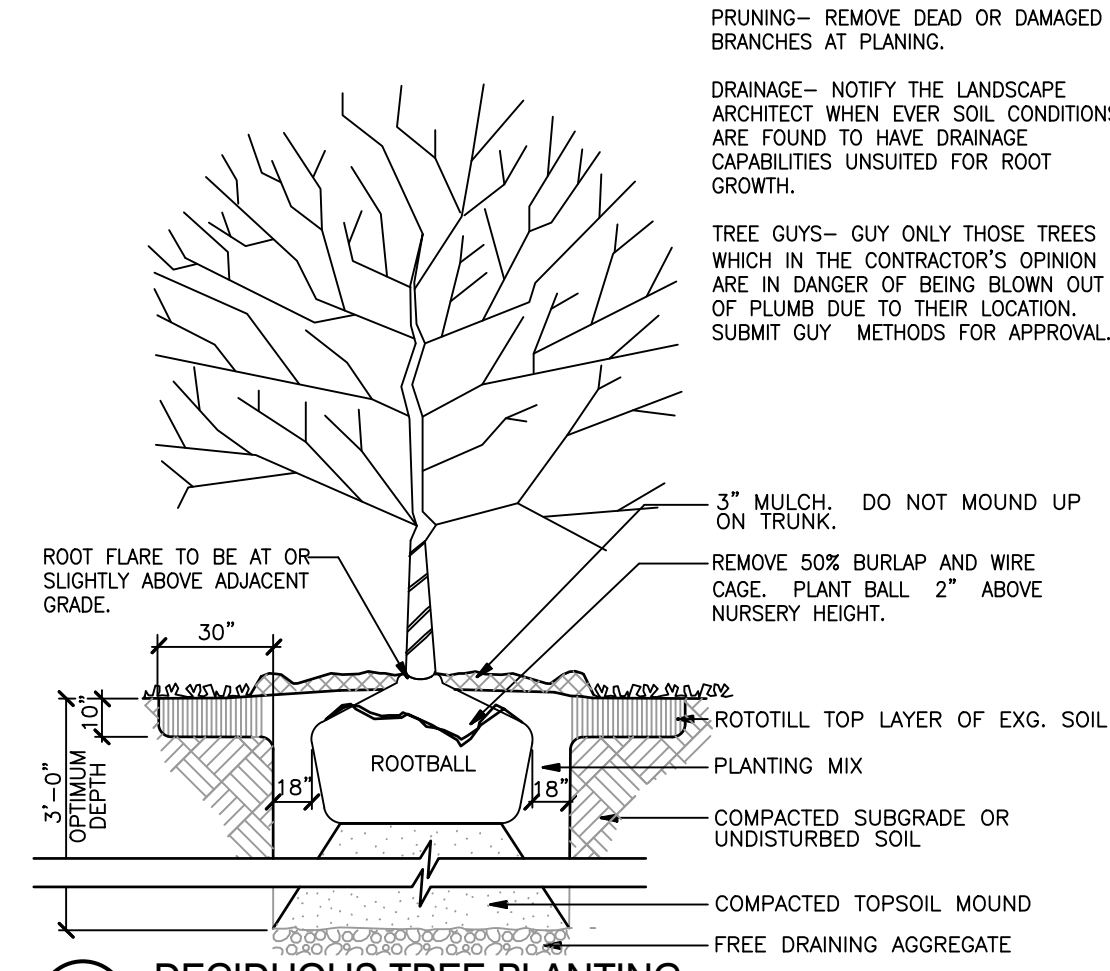
SITE PLAN AND PRELIMINARY LANDSCAPE

TOTAL PARKING AND STORAGE: 284 SPACES
 LANDSCAPING INCLUDED: STREET TREES, PARKING LOT SCREENING AND SITE TREES BASED ON ADDED IMPERVIOUS SURFACES.

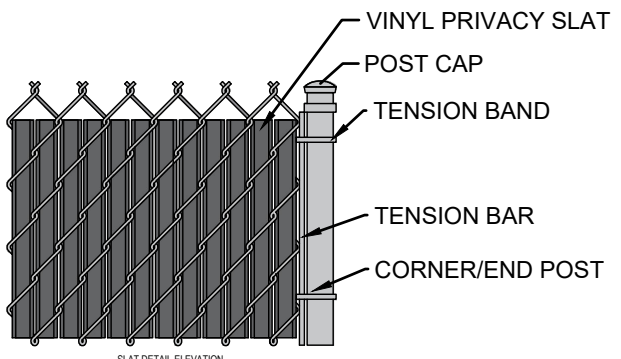


GENERAL PLANTING NOTES:

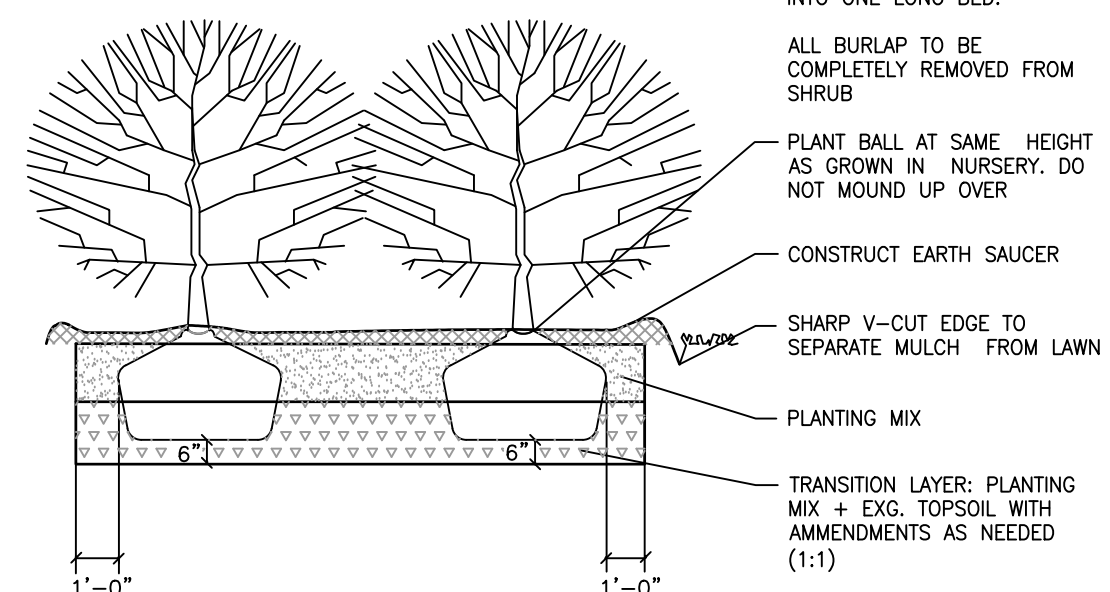
1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE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



1 DECIDUOUS TREE PLANTING
 NTS DETAIL-FILE



3 VINYL SLAT PRIVACY CHAIN LINK
 1" = 1'-0" P-CO-SAN-SPEE-02



2 SHRUB PLANTING GROUP
 NTS P-CO-AND-GREE-09



SPEED WAY TOWING
 788 TAYLOR STATION RD,
 COLUMBUS, OH 43230

ISSUANCES

NO.	DESCRIPTION	DATE
A	ZONING REVIEW	05.05.22
B	ZONING REVIEW	05.25.22
C	ZONING REVIEW	07.21.22
D	ZONING REVIEW	08.09.22
E	ZONING REVIEW	10.27.22

ALL PLANTS IN MASSING TO BE SURROUNDED IN PLANT MIX, NOT PLUGGED INTO INDIVIDUAL HOLES.
 ALL HEDGES TO BE PLANTED IN TRENCHES AND MULCHED INTO ONE LONG BED.
 ALL BURLAP TO BE COMPLETELY REMOVED FROM SHRUB.
 PLANT BALL AT SAME HEIGHT AS GROWN IN NURSERY. DO NOT MOUND UP OVER.
 CONSTRUCT EARTH SAUCER.
 SHARP V-CUT EDGE TO SEPARATE MULCH FROM LAWN.
 PLANTING MIX.
 TRANSITION LAYER: PLANTING MIX + EXG. TOPSOIL WITH AMENDMENTS AS NEEDED (1:1)

PROJECT NO:
 022-921
 DRAWN BY:
 S.P.H.
 CHECKED BY:
 K.A.A.



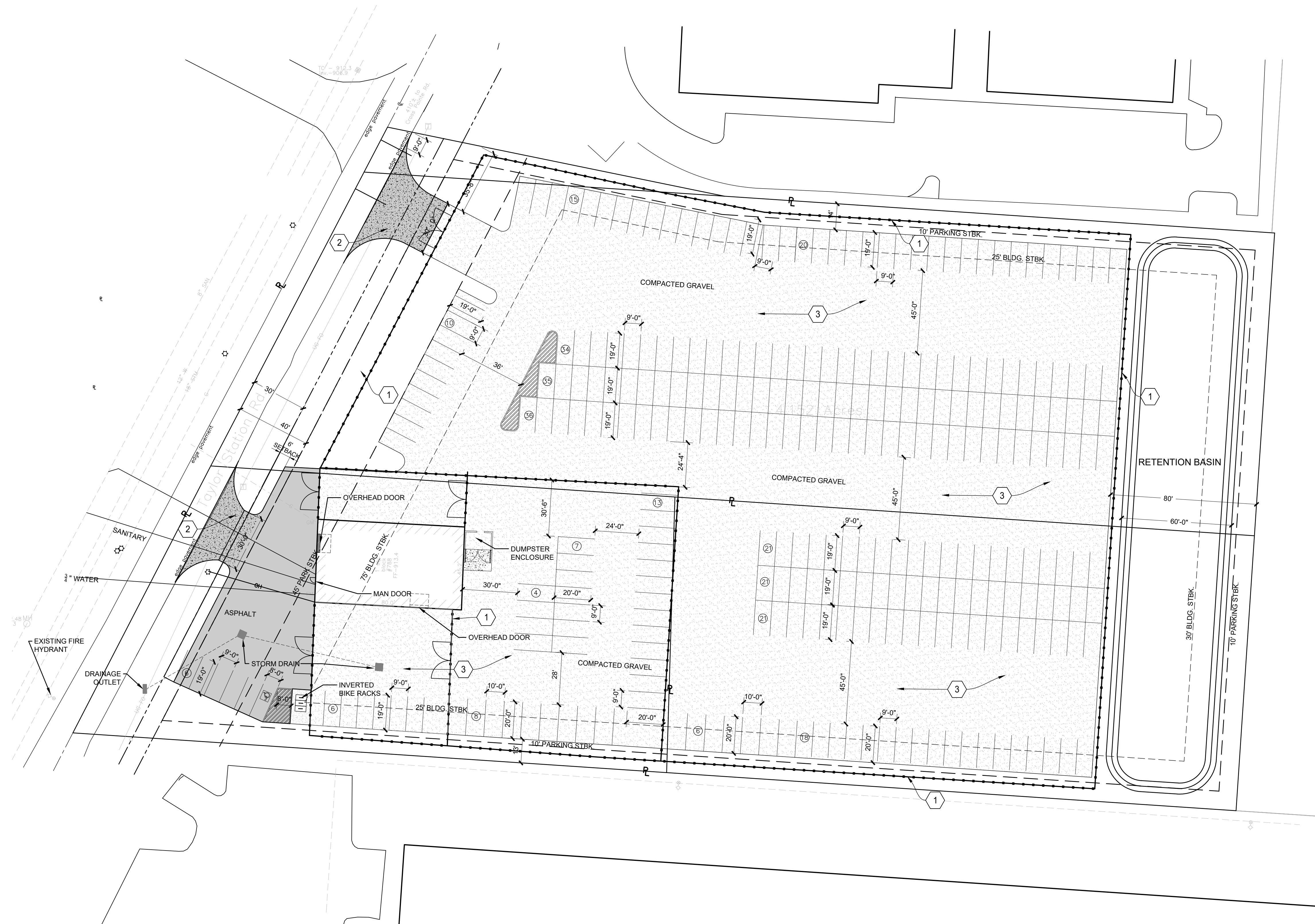
LANDSCAPE PLAN

L - 1.1

SPEED WAY TOWING
788 TAYLOR STATION RD,
COLUMBUS, OH 43230

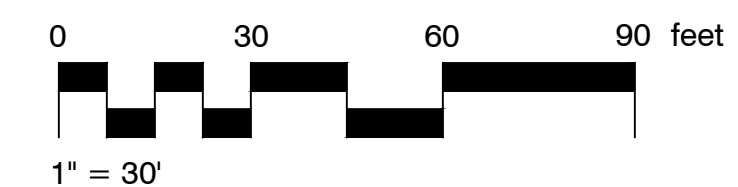
KEY NOTES

1. PROPOSED FENCE TO BE 6' HIGH CHAIN LINK WITH SCREEN
2. DRIVE ENTRANCE PER CITY OF COLUMBUS DRAWING 2202
3. STONE AREA TO BE USED FOR VEHICLE STORAGE ONLY, INCLUDING HEAVY DUTY EQUIPMENT AND SEMI-TRUCKS/ TRAILERS.



SITE PLAN AND PRELIMINARY LANDSCAPE

TOTAL PARKING: 284 SPACES
LANDSCAPING INCLUDED: PARKING LOT SCREENING, INTERIOR LOT LANDSCAPING, AND PARKING LOT SCREENING.



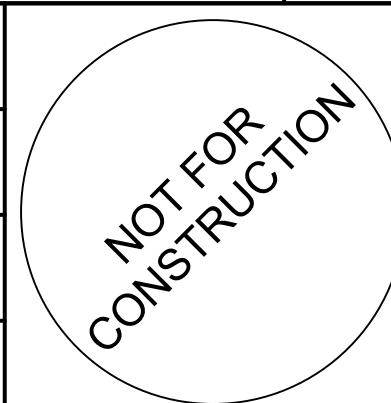
LEGEND

	BUILDING SET BACK LIMITS
	SET BACK LIMITS
	PROPOSED FENCE
	EXISTING FENCE (TO BE REMOVED)
	COMPACTED GRAVEL
	CONCRETE ASPHALT
	CONCRETE PAVEMENT

ISSUANCES

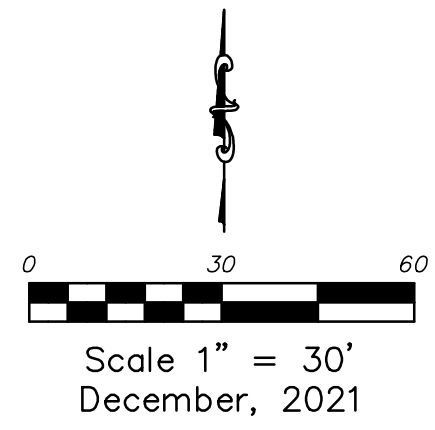
NO.	DESCRIPTION	DATE
A	ZONING REVIEW	05.05.22
B	ZONING REVIEW	05.25.22

PROJECT NO.
022-921
DRAWN BY
S.P.H.
CHECKED BY
K.A.A.



SITE PLAN

L - 1.2



LEGEND

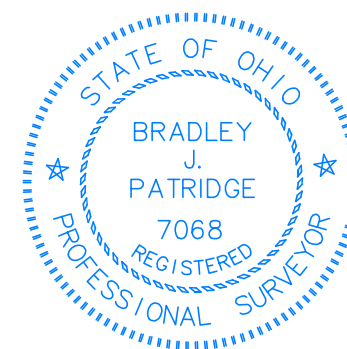
- IPSO Iron Pin Set
- IPF Iron Pipe Found
- W Water Main
- G Gas Line
- SAN Sanitary Sewer
- STM Storm Sewer
- E Electric Line
- UGFO Telephone Cables
- UG Underground Cables
- OH Overhead Lines
- MH Manhole
- Storm Inlet
- Fire Hydrant and valve
- Utility Pole
- Fence
- Utility Marker
- Deciduous Tree
- Telephone Pedestal
- CATV Pedestal

NOTES:
 1 foot contour interval shown.
 Horizontal Datum - Ohio State Plane Coordinate system, south zone, NAD 83
 Vertical datum - NAVD 88
 Source Benchmark: Fra. Co. Engineer BM NA-14 Elev. - 900.23
 Alum. disk in headwall at northwest corner of Taylor Rd and Jackson Hole Dr.
 Flood Zone X per FEMA FIRM 39049C0352K, eff. 6/17/2008
 Property currently zoned OCT-Office, Commerce & Technology District, Chapter 1155, City of Gahanna Zoning Code.
 Unable to determine exact locations of utility service lines, unless shown.

Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

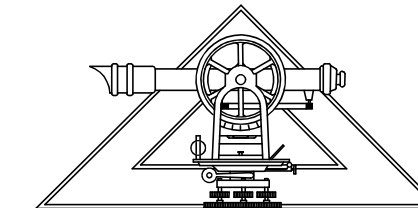
The locations of underground utilities as shown hereon are based on above ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

NOTE: Subsurface and environmental conditions were not surveyed or examined as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.



I hereby certify that I have surveyed the property described in the foregoing title caption and that said survey and plot are accurate and correct to the best of my knowledge. Easements, restrictions, utilities, and rights-of-way not located, unless noted.

Bradley J. Patridge
 Professional Surveyor No.



PATRIDGE SURVEYING L.L.C.
 9464 DUBLIN ROAD
 POWELL, OHIO 43065
 TEL. (614)-799-0031
 FAX (614)-300-5076

788 Taylor Station Rd.
 Being 4.152 acre tract
 located in Lot 22, 3rd Qtr., T1N, R16W, U.S.M.L.,
 City of Gahanna, Franklin County, Ohio

DRAWN BY: BJP	DATE: 12/15/2021	
CHECKED BY: RTP	DRAWING NO.: 14128	
JOB NO.: -2114128	SHEET 1	OF 1



August 9, 2022

Offices

128 East Main St.
Logan, Ohio 43138
740-385-2140

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

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

Toll Free: 866-277-0600

Kelly Wicker
Planning and Zoning Coordinator
City of Gahanna
200 S. Hamilton Road
Gahanna, OH 43230

RE: 788 TAYLOR STATION ROAD DESIGN REVIEW/C OF A

Dear Kelly:

Regarding your first review of the referenced application, we offer the following.

Fire District

1. Roadway in back parking area exceeds dead end fire department access road of 150 Feet and requires a 120 Foot Hammerhead, 60 foot Y or 96 foot cul de sac in accordance with Figure D103.1.
2. 503.1 Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.
503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
Exceptions:
 1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 - 1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i)(903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7- 09 of the Administrative Code.
 - 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - 1.3. There are not more than two Group R-3 or Group U occupancies.
 2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities

These comments appear to be a recitation of parts of the fire code. Applicant is prepared to meet the applicable requirements.

CIVIL ENGINEERING
SITE DEVELOPMENT
MASTER PLANNING
WATER TREATMENT
WATER DISTRIBUTION
WASTEWATER TREATMENT
SANITARY SEWERS
STORMWATER DRAINAGE
SURVEYING
GRANTS / LOANS
CONSTRUCTION ADMIN.

Offices

128 East Main St.
Logan, Ohio 43138
740-385-2140

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

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

Toll Free: 866-277-0600

Parks

3. This plan is missing important landscape details such as species, size, number required, and planting specifications.

Landscaping details have been added to the plan.

Development Engineer

4. A final engineering plan review will be required following approval of the Final Development Plan (FDP). Engineering plan review can be concurrent with the FDP process if requested. Concurrent review may expedite the project at the developer's risk.

Final engineering will be submitted upon approval of this application.

5. Per Gahanna Code 907.01, driveway approaches are to be in accordance with City of Columbus standard drawings. City of Columbus standard drawing 2202 is non-residential driveway approaches. This driveway approach shall be concrete and comply fully with Columbus standard drawings.

Driveway approaches have been modified to meet City of Columbus standard commercial drive.

6. Per Gahanna Code 1163.05, "All off-street parking areas including spaces, driveways, aisles and circulation drives shall be hard-surfaced with asphaltic cement, concrete, brick or a combination thereof, meeting the requirements and specifications of the City Engineer." Compacted gravel is not permitted for this surface.

1.

The parking area for the business is proposed hard surface. The proposed stone area is for vehicle storage only, not for parking.

7. The removal of wooded area, increase in paved surface, and addition of a retention basin will require a full stormwater management review as part of engineering plan review. Stormwater runoff calculations will be required to show the site can handle the increase in runoff.

Stormwater plans and reviews by the City will be provided after approval of this application.

8. Label/legend shown linework.

Label/Legend linework provided.

9. Per Gahanna Code 1163.01, off-street parking facilities "shall be sloped and constructed to provide adequate drainage of the area, surfaced with a sealed surface pavement, and maintained in such a manner that no dust will be produced by continuous use." Show the site's plan for runoff, including any connections to existing City storm utilities, onsite storm lines, as well as any lines running to or from the retention basin.

Offices

128 East Main St.
Logan, Ohio 43138
740-385-2140

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

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

Toll Free: 866-277-0600

The front parking will drain to Taylor Station Road as it is currently. The stone vehicular storage will drain the proposed pond with a controlled outlet to the east pursuant to approval from City engineer.

10. Per ADA requirements, 284 parking spaces onsite requires 7 handicap spaces, 2 of which shall be van accessible.

This is not a proposed parking lot, it is primarily vehicular storage; therefore the single ADA spot in the paved area for the office meets code.

11. Show clearly existing and proposed on site plan - are any improvements planned on the building itself?

No building improvements are proposed as part of this application. Future improvements will be submitted under a separate application.

12. Additional impervious area will increase the ERUs (Equivalent Residential Units) which may result in an increased stormwater utility fee.

Stormwater fees understood.

13. Per Gahanna's 2019 Thoroughfare Plan, a right of way width of 80 feet is required along Taylor Station Road. Right-of-way dedication will be required along the property frontages to accommodate that need. Please revise the site plans to reflect that dedication.

Eighty (80) foot right of way is provided and identified on the plan.

14. Per Gahanna Code 1108.01f, pedestrian facilities are required to be installed in the public right of way. Show sidewalk to be installed along property frontage. Sidewalk shall be in compliance with City of Columbus Standard Drawing 2300.

As there are no public sidewalks on either side of Taylor Station, applicant will defer installing.

Planning

15. The application provided is on forms a couple years old. Please fill out the correct application and provide with the resubmittal. Current applications may be found at <https://www.gahanna.gov/wp-content/uploads/2022/01/Design-Review.pdf>.

Revised application is attached.

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740-450-1640

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16. Only one parcel was listed on the application but it appears additional parcels are included in the development. Please include all parcels on the application.

All three parcels are identified on the plan.

17. Chapter 1167.17(c) requires that accessory uses be on the same parcel as the main use. Parcels need to be combined in order to have parking for the business as depicted. Please provide evidence that this has been accomplished.

Parcels will be combined upon approval of this application and final engineering.

18. Please include dimension from side property line to the proposed access drive. Chapter 1163.03 requires a 10' setback. Please revise accordingly.

Access drive dimension from adjacent parcels is provided on the plan.

19. Parking areas are required to have lighting in accordance with Chapter 1163.06. Please provide a photometric plan in conformance with lighting requirements.

Proposed stone area is not parking but vehicular storage; therefore, this does not apply. Code compliant security lighting is proposed.

20. A landscape plan is required to be submitted. Please see staff comments, application, and code for plan requirements.

Landscape plan is provided.

21. It appears fencing is part of the request. Please provide details such as height, location, style, color, etc.

Proposed fence is 6 feet high chain link with mesh screening.

22. Chapter 914 requires tree plantings based on the amount of impervious area. Please review and include plantings meeting this requirement on the landscape plan. Compacted gravel is considered impervious and should be included in calculations.

Additional trees are provided per Chapter 914.

23. Chapter 1163.08 requires landscaping of parking areas. Please review and include plantings meeting this requirement on the landscape plan. Please be aware that the requirements of Chapter 914 and 1163.08 are separate requirements meaning trees planted for 914 cannot be counted to meet 1163 and vice versa.

This part of the code does not apply as this is vehicular storage that is not accessed by the general public and only by qualified staff.

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24. The gray areas on the site plan appear to be new areas of asphalt. Is this correct? It also appears these areas are being redeveloped. New development is required to meet code standards, including but not limited to setbacks. A variance will be required to have parking within the setback(s).

The gray area is proposed new pavement and variance will be requested for the set back.

25. Setbacks for a towing business within OCT zoning are as follows - Building - 75' front, 25' side, 30' rear. Parking - 45' front, 10' side/rear. Please revise labels accordingly.

Setbacks for towing are provided on the plan.

26. Chapter 1155.04(d) requires a 4' sidewalk from building entrances to parking areas. Please depict.

Asphalt is paved up to the door; therefore, a sidewalk would be redundant.

27. Chapter 1155.04(g) requires bicycle racks within 600' of the main building entrance. Please depict.

Bicycle rack has been added to the plan.

28. A variance to Chapter 1163.01 will be necessary to permit compacted gravel. Please include justification with the variance request.

Variance for compacted gravel has been previously approved but has expired. New application will be submitted.

29. A variance and conditional use application were submitted in 2020 and never completed. These applications will expire on June 30, 2022. Please submit new applications.

New applications for variances will be submitted.

30. Informational Comment - Additional comments may be forthcoming based on revised materials and applications. (*Informational Comment*)

If you should have any questions, please do not hesitate to contact me.

Sincerely,
SANDS DECKER



Mark W. Antonetz, PE
Vice President

Copy: Speed Way Towing



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Toll Free: 866-277-0600

October 25, 2022

Kelly Wicker
Planning and Zoning Coordinator
City of Gahanna
200 S. Hamilton Road
Gahanna, OH 43230

RE: 788 TAYLOR STATION ROAD DESIGN REVIEW

Dear Kelly:

Regarding your first review of the referenced Design Review application, we offer the following.

Fire District

1. Roadway in back parking area exceeds deadend fire department access road of 150 Feet and requires a 120 Foot Hammerhead, 60 foot Y or 96 foot cul de sac in accordance with Figure D103.1.
2. 503.1 Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule. 503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exceptions: 1.The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur: 1.1.The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i)(903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code. 1.2.Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 1.3.There are not more than two Group R-3 or Group U occupancies. 2.Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities
3. 503.5.1 Secured gates and barricades. Where required, gates and barricades shall be secured in an, trails and other accessways that have been closed and obstructed in the manner prescribed by paragraph (C)(5)(503.5) of this rule shall not be trespassed on or used unless authorized by the owner and the fire code official.
Exception: The restriction on use shall not apply to public officers acting within the scope of duty.
4. 503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be

CIVIL ENGINEERING
SITE DEVELOPMENT
MASTER PLANNING
WATER TREATMENT
WATER DISTRIBUTION
WASTEWATER TREATMENT
SANITARY SEWERS
STORMWATER DRAINAGE
SURVEYING
GRANTS / LOANS
CONSTRUCTION ADMIN.

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maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325 as listed in rule 1301:7-7-80 of the Administrative Code.

Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200 as listed in rule 1301:7-7-80 of the Administrative Code.

Knox Box will be provided at the gates.

Parks

5. This plan is missing important landscape details such as species, size, number required, and planting specifications.
6. Street tree plans will need to be reviewed by the Landscape Board. Since no sidewalks are present, I believe large trees spaced at 45 feet are appropriate for this site.

Species list looks appropriate, but be aware that honey locust trees are known to have aggressive surface roots that may impact pavement over time. The planting diagram needs to be updated. At time of planting, pruning should only happen to remove broken or damaged branches. A third of the canopy does not need to be removed at planting. Pruning the trees to 4' clearance is not advised at time of planting. The trees should be in the ground for over a year before clearance pruning takes place.

Mulching at 3" is fine, but mulch should be pulled away from the trunk of the tree (not mounded up on the base). The planting depth should show root flare even with finish grade.

See revised landscaping notes and details.

Development Engineer

7. A final engineering plan review will be required following approval of the Final Development Plan (FDP). Engineering plan review can be concurrent with the FDP process if requested. Concurrent review may expedite the project at the developer's risk.

Applicant will prepare and submit final engineering plans after Final Development Plan approval.

8. Per Gahanna Code 907.01, driveway approaches are to be in accordance with City of Columbus standard drawings. City of Columbus standard drawing 2202 is non-residential driveway approaches. This driveway approach shall be concrete and comply fully with Columbus standard drawings.

Note has been added to the plan.

9. Per Gahanna Code 1163.05, "All off-street parking areas including spaces, driveways, aisles and circulation drives shall be hard-surfaced with asphaltic cement, concrete, brick or a combination thereof, meeting the requirements and specifications of the City Engineer." Compacted gravel is not permitted for this surface.

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Proposed project is NOT a parking lot, it is a towing service vehicle storage that is accessed only by the employees. Therefore, this code section is not applicable.

10. The removal of wooded area, increase in paved surface, and addition of a retention basin will require a full stormwater management review as part of engineering plan review. Stormwater runoff calculations will be required to show the site can handle the increase in runoff. *(Informational Comment)*

Applicant will prepare and submit final engineering plans including stormwater management after Final Development Plan approval.

11. Per Gahanna Code 1163.01, off-street parking facilities "shall be sloped and constructed to provide adequate drainage of the area, surfaced with a sealed surface pavement, and maintained in such a manner that no dust will be produced by continuous use." Show the site's plan for runoff, including any connections to existing City storm utilities, onsite storm lines, as well as any lines running to or from the retention basin.

Current requirements for stormwater management will be provided. Adequate area for detention is provided.

12. Per ADA requirements, 284 parking spaces onsite requires 7 handicap spaces, 2 of which shall be van accessible. *(Informational Comment)*.

Proposed stone paving area is NOT a parking lot, it is a towing service vehicle storage that is accessed only by the employees. Therefore, this code section is not applicable.

13. Show clearly existing and proposed on site plan - are any improvements planned on the building itself?

No building improvements are proposed as part of this application.

14. Additional impervious area will increase the ERUs (Equivalent Residential Units) which may result in an increased stormwater utility fee.

Applicant understands this requirement.

15. Per Gahanna's 2019 Thoroughfare Plan, a right of way width of 80 feet is required along Taylor Station Road. Right-of-way dedication will be required along the property frontages to accommodate that need. Please revise the site plans to reflect that dedication.

Additional right-of-way location has been added to the site plan.

16. Per Gahanna Code 1108.01f, pedestrian facilities are required to be installed in the public right of way. Show sidewalk to be installed along property frontage. Sidewalk shall be in compliance with City of Columbus Standard Drawing 2300.

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Planning

17. Only one parcel was listed on the application but it appears additional parcels are included in the development. Please include all parcels on the application.

8/30/22 - The application was not amended to include the additional four parcels. Please revise accordingly.

Current survey with all four parcels identified has been added to the application.

18. Chapter 1167.17(c) requires that accessory uses be on the same parcel as the main use. Parcels need to be combined in order to have parking for the business as depicted. Please provide evidence that this has been accomplished.

8/30/22 - The parcels need to be combined prior to any planning commission approvals as the zoning code requires the improvements to be on the same parcel as the building. Please provide evidence this has been accomplished.

Parcel combination application has been prepared for submittal to the Franklin County Auditor. See attached.

19. Parking areas are required to have lighting in accordance with Chapter 1163.06. Please provide a photometric plan in conformance with lighting requirements.

8/30/22 - Photometric plan not provided.

Proposed project is NOT a parking lot, it is a towing service vehicle storage that is accessed only by the employees. Therefore, parking lot lighting is not applicable.

20. It appears fencing is part of the request. Please provide details such as height, location, style, color, etc.

8/30/22 - CH 1171.02(g) does not permit chain link fences in the front yard. The front yard is defined as extending from the right-of-way to the closest wall of the front of the building. The front of the building appears to be about 40' from the right-of-way. Please move the fence to be in line with the front of the building or request a variance. Please provide justification for a variance request.

Proposed fence has been removed from the front yard. Detail of proposed fence has been added to the plan.

21. Chapter 914 requires tree plantings based on the amount of impervious area. Please review and include plantings meeting this requirement on the landscape plan. Compacted gravel is considered impervious and should be included in calculations.

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8/30/22 - "Zoning Notes" on the landscape plan indicate 40 trees at 2.5" DBH to be planted for a total of 110.5 tree caliper inches. 40 2.5" DBH equals 100 caliper inches. The "plant schedule" indicates 45 trees to be planted. 45 trees at 2.5" DBH would equal 112.5 tree caliper inches. Please revise accordingly.

See revised landscaping notes and details.

22. Chapter 1163.08 requires landscaping of parking areas. Please review and include plantings meeting this requirement on the landscape plan. Please be aware that the requirements of Chapter 914 and 1163.08 are separate requirements meaning trees planted for 914 cannot be counted to meet 1163 and vice versa.

8/30/22 - The landscape plan does not include landscaping meeting the requirements of CH 1163.08. Please provide or request a variance. Please provide justification for a variance.

Proposed project is NOT a parking lot as defined in the code, it is a towing service vehicle storage that is accessed only by the employees. Therefore, this code section is not applicable.

23. The gray areas on the site plan appear to be new areas of asphalt. Is this correct? It also appears these areas are being redeveloped. New development is required to meet code standards, including but not limited to setbacks. A variance will be required to have parking within the setback(s).

8/31/22 - Response to comments indicates a variance will be forthcoming. Comments/concerns about the variance, if any, will be made under the variance application.

Gray area is paved parking for employees and customers. Variance request for setbacks has been submitted.

24. Setbacks for a towing business within OCT zoning are as follows - Building - 75' front, 25' side, 30' rear. Parking - 45' front, 10' side/rear. Please revise labels accordingly.

8/30/22 - Side and rear yard setbacks are not labeled on the site plan.

Side and rear setbacks have been added to the plan.

25. Chapter 1155.04(d) requires a 4' sidewalk from building entrances to parking areas. Please depict.

8/31/22 - Response to comments indicates that the area will be paved and sidewalks aren't necessary. That would be your justification for a variance. Please submit a variance application. Please be aware that a sidewalk is also required to the rear

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parking area and that area is not pavement. Please address all required sidewalks on the site plan and/or variance.

Rear lot is NOT a parking lot but a vehicle storage area that does not allow for public access, therefore this section of the code is not applicable. The front paved parking area is paved to the front door and will be ADA accessible, therefore a sidewalk would be redundant.

26. A variance to Chapter 1163.01 will be necessary to permit compacted gravel. Please include justification with the variance request.

Variance request application for this has been submitted.

27. A variance and conditional use application were submitted in 2020 and never completed. These applications will expire on June 30, 2022. Please submit new applications.

8/30/22 - The variance and conditional use applications have expired. Please submit new applications. These applications are required to allow the use and must be submitted, reviewed, and proceed to hearing at the same time as the design review.

New variance application was submitted in September and is currently under review.

28. Informational Comment - Additional comments may be forthcoming based on revised materials and applications.

If you should have any questions, please do not hesitate to contact me.

Sincerely,
SANDS DECKER



Mark W. Antonetz, PE
Vice President

Copy: Speed Way Towing



February 22, 2023

Black Horse Properties LLC
788 Taylor Station Rd
Columbus, OH 43230-6864

RE: Project 788 Taylor Station Rd Design Review/C of A

Dear Black Horse Properties LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a response to comments, revised plans, and/or other information as requested for further review. The response to comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Fire District

1. Roadway in back parking area exceeds deadend fire department access road of 150 Feet and requires a 120 Foot Hammerhead, 60 foot Y or 96 foot cul de sac in accordance with Figure D103.1.
2. 503.1 Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule. 503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exceptions: 1.The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur: 1.1.The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i)(903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code. 1.2.Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 1.3.There are not more than two Group R-3 or Group U occupancies. 2.Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities
3. 503.5.1 Secured gates and barricades. Where required, gates and barricades shall be secured in an, trails and other accessways that have been closed and obstructed in the manner prescribed by paragraph (C)(5)(503.5) of this rule shall not be trespassed on or used unless authorized by the owner and the fire code official.
Exception: The restriction on use shall not apply to public officers acting within the scope of duty.
4. 503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an

approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325 as listed in rule 1301:7-7-80 of the Administrative Code. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200 as listed in rule 1301:7-7-80 of the Administrative Code.

5. The fire division has no objection to the resubmittal for Speedway Towing 778 – 789 Taylor Station Road - design review and variance for additional storage, fencing, and retention basin.

Development Engineer

6. A final engineering plan review will be required following approval of the Final Development Plan (FDP). Engineering plan review can be concurrent with the FDP process if requested. Concurrent review may expedite the project at the developer's risk.
7. Per Gahanna Code 1163.01, off-street parking facilities "shall be sloped and constructed to provide adequate drainage of the area, surfaced with a sealed surface pavement, and maintained in such a manner that no dust will be produced by continuous use." Show the site's plan for runoff, including any connections to existing City storm utilities, onsite storm lines, as well as any lines running to or from the retention basin.
8. Per Gahanna's 2019 Thoroughfare Plan, a right of way width of 80 feet is required along Taylor Station Road. Right-of-way dedication will be required along the property frontages to accommodate that need. Please revise the site plans to reflect that dedication.
9. Per Gahanna Code 1108.01f, pedestrian facilities are required to be installed in the public right of way. Show sidewalk to be installed along property frontage. Sidewalk shall be in compliance with City of Columbus Standard Drawing 2300.
10. With the 40 foot right of way (from the centerline of Taylor Station Road), the site plan illustrates private improvements within the right of way. Additionally review and abide by any setbacks from the right of way.

Planning

11. Only one parcel was listed on the application but it appears additional parcels are included in the development. Please include all parcels on the application.

8/30/22 - The application was not amended to include the additional four parcels. Please revise accordingly.

11/10/22 - The first page of the application is required to list all parcels subject to the request. There are four parcels included in the project. Please list all four on the application.

12. Chapter 1167.17(c) requires that accessory uses be on the same parcel as the main use. Parcels need to be combined in order to have parking for the business as depicted. Please provide evidence that this has been accomplished.

8/30/22 - The parcels need to be combined prior to any planning commission approvals as the zoning code requires the improvements to be on the same parcel as the building. Please provide evidence this has been accomplished.

11/10/22 - Comment to remain open until addressed.

13. Parking areas are required to have lighting in accordance with Chapter 1163.06. Please provide a photometric plan in conformance with lighting requirements.

8/30/22 - Photometric plan not provided.

11/10/22 - A parking area is defined as "Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles," therefore, all areas of the property where vehicles are parked is a parking lot. Please provide the photometric plan for any outdoor area where vehicles are parked.

14. It appears fencing is part of the request. Please provide details such as height, location, style, color, etc.

8/30/22 - CH 1171.02(g) does not permit chain link fences in the front yard. The front yard is defined as extending from the right-of-way to the closest wall of the front of the building. The front of the building appears to be about 40' from the right-of-way. Please move the fence to be in line with the front of the building or request a variance. Please provide justification for a variance request.

11/10/22 - Fence location is the same as the previous submittals. Please relocate the fence to approximately 40' (setback of building) or request a variance. The setback applies to entire length of the front yard.

15. Chapter 1163.08 requires landscaping of parking areas. Please review and include plantings meeting this requirement on the landscape plan. Please be aware that the requirements of Chapter 914 and 1163.08 are separate requirements meaning trees planted for 914 cannot be counted to meet 1163 and vice versa.

8/30/22 - The landscape plan does not include landscaping meeting the requirements of CH 1163.08. Please provide or request a variance. Please provide justification for a variance.

11/10/22 - As mentioned under other comments, the zoning code defines any area with parked vehicles as parking. Furthermore, the zoning code also classifies, in some instances, vehicular use areas the same as parking. Compliance with landscaping or a variance is required. Staff doesn't have an objection to the variance request to not provide landscaping in the non-public parking areas. Justification for the variance could include that this area is not accessible to the public. Please revise accordingly or request a variance.

16. Chapter 1155.04(d) requires a 4' sidewalk from building entrances to parking areas. Please depict.

8/31/22 - Response to comments indicates that the area will be paved and sidewalks aren't necessary. That would be your justification for a variance. Please submit a variance application. Please be aware that a sidewalk is also required to the rear parking area and that area is not pavement. Please address all required sidewalks on the site plan and/or variance.

11/14/22 - Please depict a sidewalk to the rear parking areas or request a variance.

17. A variance and conditional use application were submitted in 2020 and never completed. These applications will expire on June 30, 2022. Please submit new applications.

8/30/22 - The variance and conditional use applications have expired. Please submit new applications. These applications are required to allow the use and must be submitted, reviewed, and proceed to hearing at the same time as the design review.

11/14/22 - Variance application has been submitted and is under review. A conditional use application is required in order to permit the use. The design review and variance application cannot proceed to hearing until the conditional use application is submitted, reviewed, and ready for hearing.

18. Informational Comment - Additional comments may be forthcoming based on revised materials and applications.

Parks

19. A street tree plan will need to be submitted to the Landscape Board for approval.

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments please reach out to that department.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

The applicant has requested a hearing for a design review and variance application for Speedway Towing. The parcels are located on the east side of Taylor Station Rd within the Office, Commerce, and Technology (OCT) zone district. The overall property size is approximately 4.1 acres.

The request seeks approval to expand towing operations onto 3 additional acres. Additional parking for impounded vehicles is the main use of the additional land. The design review application and variance, if approved, adopt site layout, landscaping, lighting, etc. Typically, the use is also permitted through these applications. However, vehicle towing is a conditional use and can only be approved through a conditional use application. Staff has repeatedly commented on the need for a conditional use application to be applied for as vehicle towing is not an approved use on the majority of the parcels.

Project History

- 2016 – A conditional use was approved to permit a vehicle towing business and auto repair. At that time, the project consisted of one parcel on one acre. Application approved with condition that the office trailer be removed after one year.
 - The 2023 request includes 3 additional parcels and 3 additional acres. Staff has an open comment to the fact that a new conditional use application is required to permit a vehicle towing business on the new property. An application has yet to be filed.
- 2017 – Conditional use granted extending condition to remove the office trailer to one year from date of occupancy.
- 2018 – Conditional use requesting an additional year to remove office trailer denied.
- 2020 – Conditional use and variance applications submitted for staff review. Applications expired due to inactivity.
- 2022 – Variance and Design Review applications. Open comments from staff are attached to the application. One such comment identifies the need to file a conditional use application in order to permit the requested use on the property. As of the writing of this staff report (February 13, 2023), no application has been filed. There are many other unresolved staff comments that will affect the variance and design review applications.

Design Review

Developments within OCT are subject to the standards of Design Review District 4 (DRD-4) and Chapter 1155.

General review criteria for Design Review applications include the following:



DEPARTMENT OF PLANNING

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

Variance

Portions of the application state six variances are requested, other documents indicate three variances. Staff's review of the applications indicated that additional variances may be necessary. All variances, and the scope of the variances, have not been identified as the applications have not completed the staff review process.

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

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Staff Comments

Staff is unable to recommend approval of either application. There are still numerous staff comments yet to be addressed. The request was scheduled for a hearing at the request of the applicant. Staff did alert the applicant that we could not support the requests since a necessary application has not been submitted and the submitted applications are incomplete.

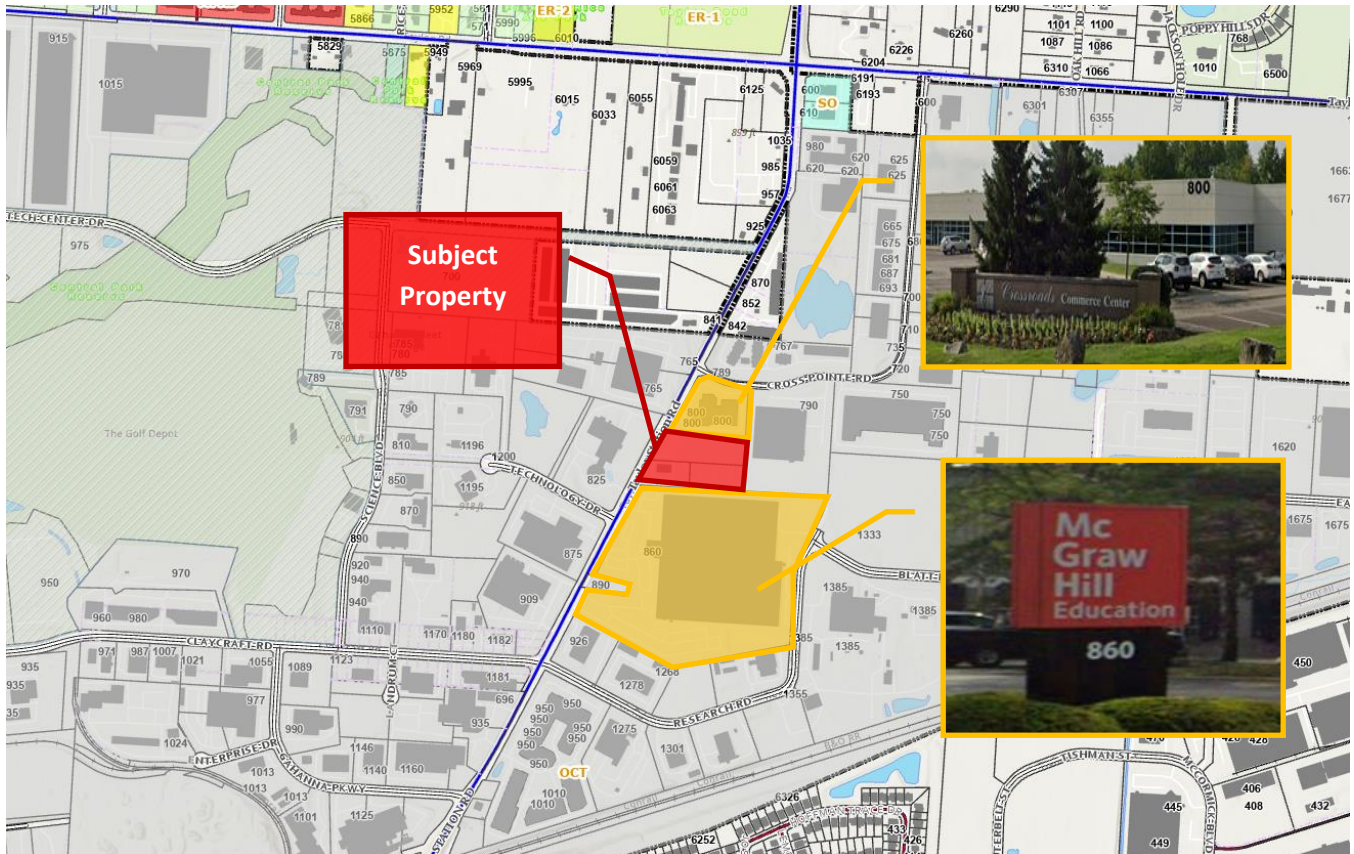
In addition to the submitted applications, a conditional use application is also required. The 2016 approval was only for a small portion of the property currently owned by the applicant. An application was started in 2020 but expired due to inactivity. The applicant was notified multiple times of the need for a conditional use application.

Staff recommends denial of both applications. The applications are not consistent with the development standards of the zoning code, have missing or incomplete information, and an additional application is required to permit the requested use. Specifically, staff finds that the following code sections have not been met:

- 1131.04 – Variance approval criteria
- 1155.03(a)(6) – Motor vehicle towing a conditional use in OCT
- 1197.01 – Design review/Purpose and intent

- 1197.02 – Design review/Duties and responsibilities of Planning Commission
- 1197.03 – Design review/Application requirements
- 1197.07 – Design review/Standards
- 1197.09 – Design review/District standards

Location/Zoning Map



Site Images

Gahanna

DEPARTMENT OF PLANNING



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning