

# Request Summary

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- Requesting approval of Final Development Plan, Design Review, Conditional Use, and Variances for a gravel lot and garage
  - Zoned OCT – Office, Commerce, and Technology
  - 2 acres
  - Proposed use is landscape company w/outdoor storage
  - Outdoor storage is a conditionally-permitted use
  - Site currently contains single-family home (to remain)
  - Existing 4 ft chain link fence

# Request Summary

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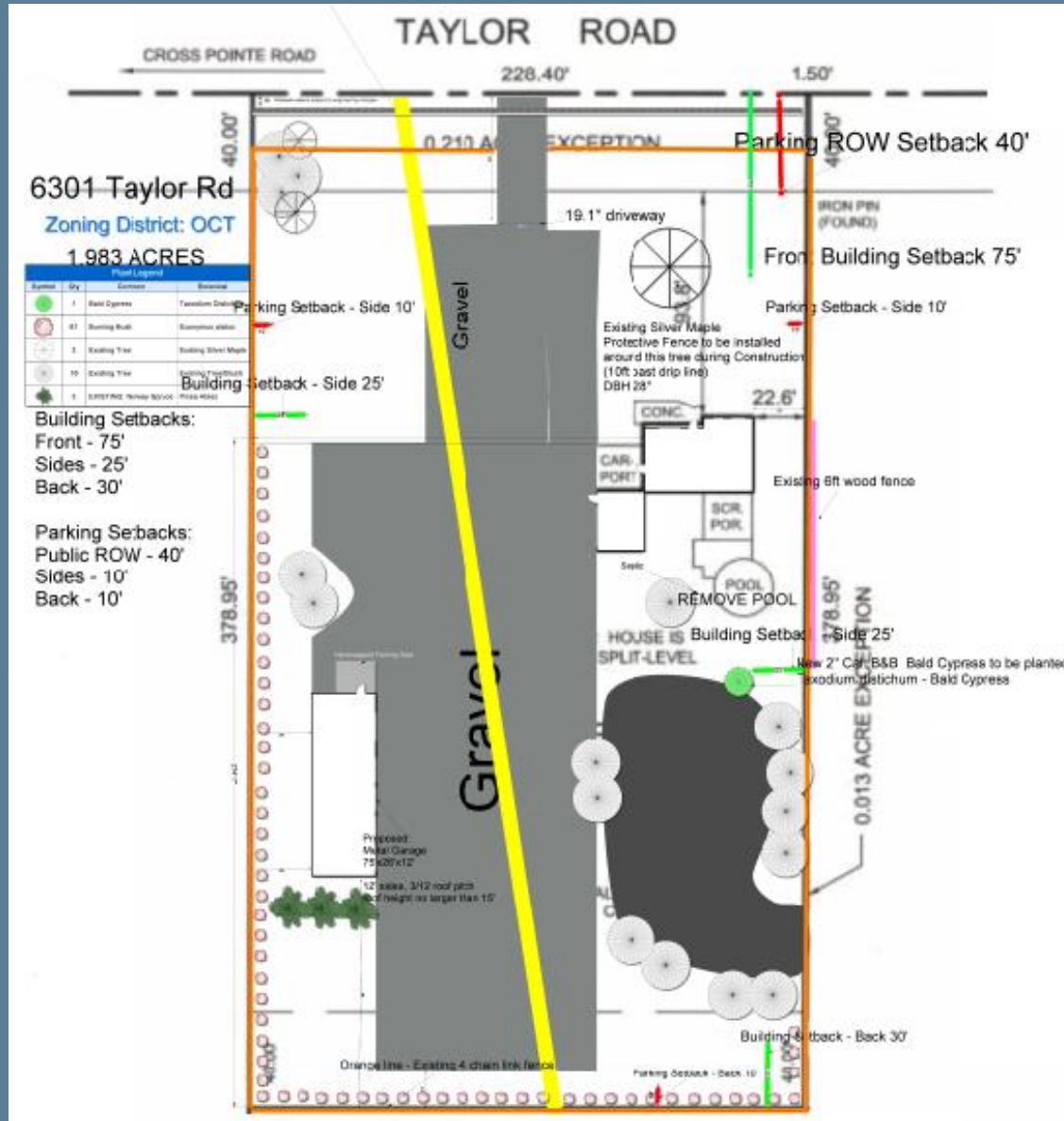
- 1,950 SF metal garage
  - Prefabricated metal structure
  - Used for storage
  - Set back ~230 ft from Taylor Rd
  - 15 ft at tallest point
- Approx. 39,000 SF gravel lot
  - Variance requested – gravel is not a permitted material
  - Used for outdoor storage
    - CU approval required
  - All screening requirements are met through fences and 61 proposed burning bushes

# Request Summary

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- General Landscaping
  - 23 existing, mature trees will be maintained on site
  - 1 bald cypress will be planted
  - 61 burning bushes will be planted to screen outdoor storage
- Interior Landscaping for Parking Lots
  - Variances requested to these requirements

# Site Plan



# Proposed Rendering



# Former Conditions



# Request Summary

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- Requested Variances
  - 1155.04(d)(1) – Site Planning
    - Must provide a sidewalk from building entries to parking area
    - Applicant states that an interior sidewalk would be a hindrance to trucks and equipment
  - 1155.06(g)(1) – Landscaping and Screening
    - Parking and vehicular areas shall be screened from ROW
    - Applicant restricted in what can be planted along the ROW due to overhead powerlines
    - There is an existing 4 ft chain link fence between the gravel lot and the ROW



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- Requested Variances Cont.
  - 1155.07(a)(1) – Outdoor Storage Areas
    - Placement of outdoor storage materials/equipment is prohibited in any setback
    - Gravel lot meets pavement setbacks, but no equipment may be located in a building setback, which is greater
    - Pavement setback is 10 ft and building setback is 30 ft
  - 1155.07(b)(2) – Outdoor Storage Areas
    - Placement of outdoor storage materials/equipment must occur towards rear of lot
    - Applicant states that there may be times equipment must be stored in other areas

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- Requested Variances Cont.
  - 1163.02(a) – Minimum Number of Parking Spaces Required
    - 1 parking space per business vehicle plus 2 additional spaces, based on SF
    - 1 ADA space proposed as required
    - Gravel area just south of access drive for employee parking; no other visitors to the site
    - Engineering does not object since ADA parking requirements are met
  - 1163.05(a) – Surfacing and Maintenance
    - All off-street parking must be hard-surfaced
    - Gravel is proposed, similar Variances approved in the past in OCT district
    - Existing driveway is gravel, this is an expansion
    - Planning Commission may add condition for dust control measures

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- Requested Variances Cont.
  - 1163.08(c)/(d)/(e)/(f)/(g) – Interior Landscaping Requirements
    - Total amount of interior landscaping shall be 5% of parking area
    - 1 tree per every 100 SF of required interior landscaping
    - Dispersed through peninsulas and islands
    - Applicant states that meeting these requirements would take up space necessary for their proposed use
    - 23 existing trees will be maintained on-site, 1 bald cypress and 61 burning bushes will be planted

# Request Summary

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- **Conditional Use Criteria**

- The proposed use is a conditional use of the zoning district
- The proposed development is in accord with appropriate plans for the area.
- The proposed development will not have undesirable effects on the surrounding area.
- The proposed development will be in keeping with the existing land use character.

- **Variance Criteria**

- There are special circumstances or conditions applying to the land, building or use referred to in the application.
- The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- The granting of the application will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

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- **Design Review Criteria**
  - Compatibility with existing structures
  - Contributes to the improvement of the design of the district
  - Contributes to the economic and community vitality of the district
  - Maintain, protect, and enhance physical surroundings
- **Final Development Plan Criteria**
  - Plan meets applicable development standards
  - Is in accord with appropriate plans for the area
  - Would not have undesirable effects on area
  - Consistent with land use character and development of the area

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- Staff recommends approval of the Conditional Use
  - Conditional use criteria is met
  - CU for outdoor storage approved at other sites in OCT district
- Staff has no objection to the Final Development Plan

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- Staff has no objection to the Design Review
  - Development is similar to surrounding area
  - Proposed garage is setback ~230 ft from the ROW
- Staff has no objection to any Variance requests except the following
  - Engineering objects to the variance request for 1155.04(d) – a sidewalk shall be installed from building entries to parking areas



# Gahanna