



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

**ZONING CHANGE APPLICATION**

Project/Property Address or Location: <b>5847 Taylor Road; 5875 Taylor Road</b>		Project Name/Business Name: <b>VRGII Residential Project</b>
Parcel ID No.(s): <b>027-000110; 025-013635</b>	Zoning Designation: <b>OCT; PID</b>	Total Acreage: <b>1.59</b>
Proposed Use/Reason for Request: Rezone from OCT to MR-1. Seeking CU in additional application to allow for SF under MR-1 zoning class. Site conditions are prohibitive and inappropriate for all approved OCT uses, and site more conforms with residential due to character of surrounding uses.		Proposed Zoning: <b>MR-1</b>
APPLICANT Name -do <u>not</u> use a business name: <b>Jordan Fromm</b>		Applicant Address: <b>919 Old Henderson Road Columbus OH 43220</b>
Applicant E-mail: <b>jfromm@valuerecovery.com</b>		Applicant Phone No.: <b>614-324-5959 x. 2087</b>
BUSINESS Name (if applicable): <b>Value Recovery Group II, LLC</b>		
<b>ADDITIONAL CONTACTS Please list Primary Contact Person for Correspondence (please list all applicable contacts)</b>		
Name(s): <b>Tom Warner   Advanced Civil Design</b>		Contact Information (phone no./email): <b>614-428-7743 Twarner@advancedcivildesign.com</b>
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: \_\_\_\_\_

Date: 7/28/2021

INTERNAL USE

Zoning File No. Z-0456-2021

RECEIVED: KAW  
 DATE: 8-6-21

PAID: 1500.00  
 DATE: 8-6-21

## ZONING CHANGE APPLICATION

### TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

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

### Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.

**AUTHORIZATION CONSENT FORM**

*(must sign in the presence of a notary)*

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

**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.

Jordan Fromm, agent for Value Recovery Group II, LLC

\_\_\_\_\_ (applicant/representative/property owner name printed)

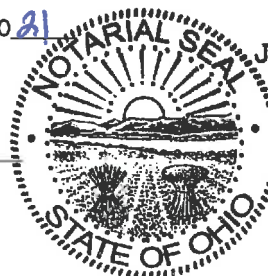
\_\_\_\_\_ (applicant/representative/property owner signature) \_\_\_\_\_ (date)

6/1/2021

Subscribed and sworn to before me on this 1<sup>st</sup> day of June, 2021

State of Ohio County of Franklin

Notary Public Signature: \_\_\_\_\_



**JEFFERY J. SNIDERMAN**  
Attorney at Law  
Notary Public  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

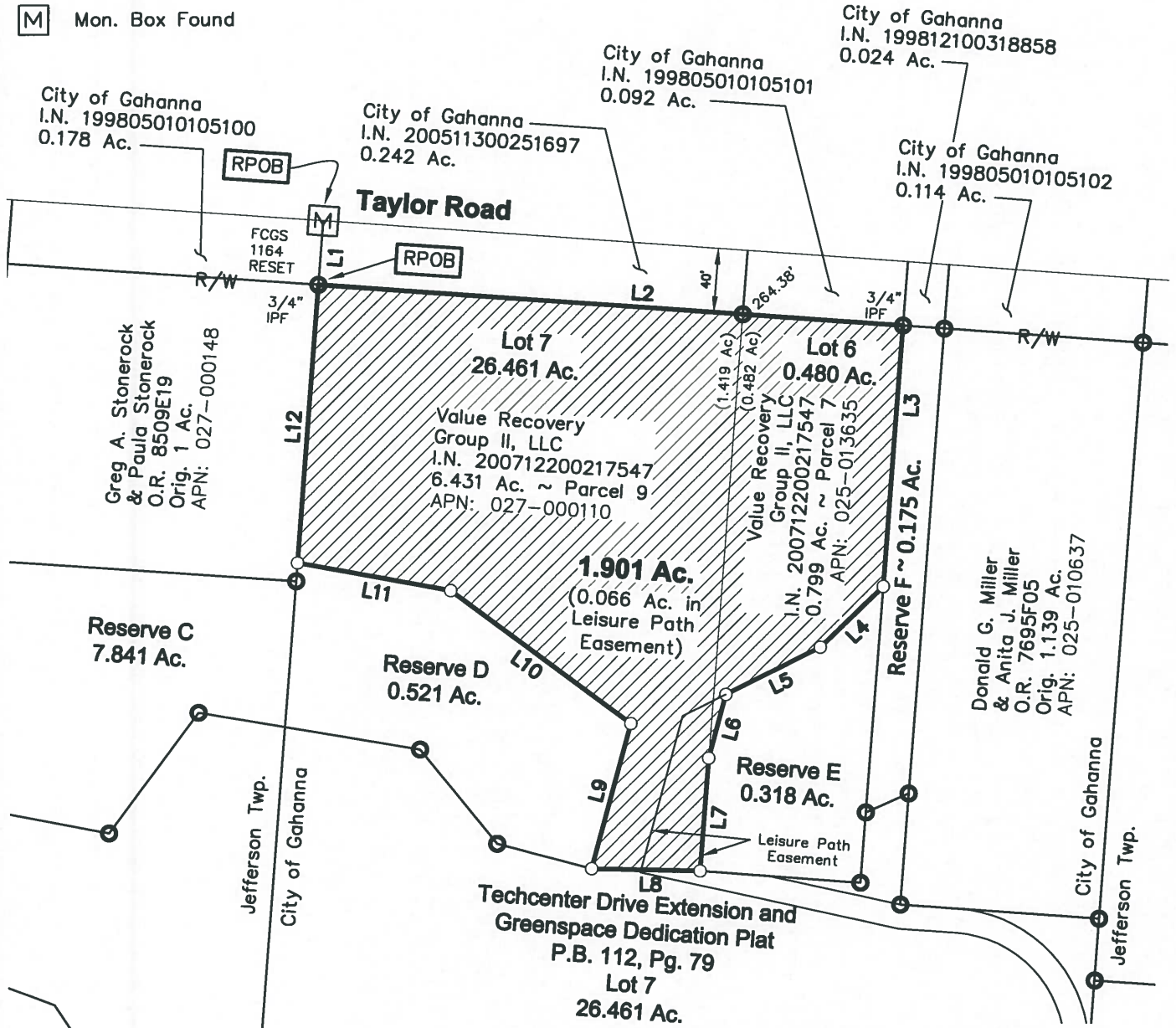


**Legend**

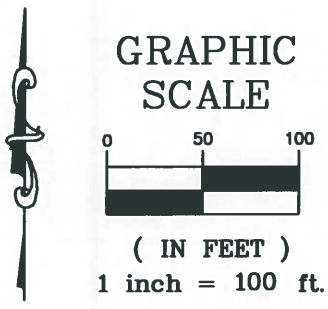
- Iron Rod Found
- Iron Pipe Found
- Iron Pin Set
- [M] Mon. Box Found

**Parcel Exhibit  
1.901 Ac.**

City of Gahanna, Franklin County, Ohio  
Quarter Township 1, Township 3, Range 16,  
United States Military District



Techcenter Drive Extension and  
Greenspace Dedication Plat  
P.B. 112, Pg. 79  
Lot 7  
26.461 Ac.



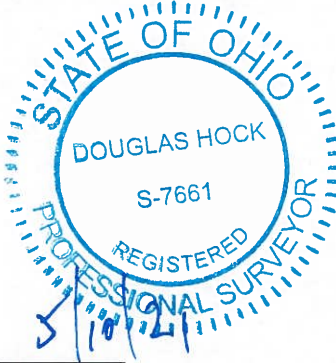
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°14'57"W	40.00'
L2	S85°52'09"E	364.38'
L3	S04°18'03"W	163.27'
L4	S45°56'24"W	54.39'
L5	S63°20'33"W	65.62'
L6	S14°56'32"W	41.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S04°18'03"W	70.80'
L8	N88°45'12"W	67.39'
L9	N14°56'32"E	93.96'
L10	N53°28'13"W	139.57'
L11	N79°34'34"W	96.77'
L12	N04°14'57"E	174.28'

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

This exhibit is based on existing records from Franklin County Auditor's and Recorder's records.

All iron pins set are 5/8" diameter, 30" long rebar with plastic cap inscribed "Advanced 7661".



*[Signature]*  
Douglas R. Hock, P.S. 7661

Date:

DRAWN BY: DRB      JOB NO.: 21-0023-188  
DATE: 04/26/21      CHECKED BY: BCK

**ADVANCED  
CIVIL DESIGN**  
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

**Parcel Description**  
**1.901 Acres**  
**South of Taylor Road**  
**West of Taylor Station Road**  
**-1-**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 3, Range 16, United States Military District, being a 1.901 acre tract of land, said 1.901 acre tract being all of a 0.480 acre tract of land described as Lot 6 as numbered and delineated upon "Techcenter Drive Extension and Greenspace Dedication Plat" of record in Plat Book 112, Page 79, said 0.480 acre tract being part of a 0.799 acre tract of land described as Parcel 7 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, said 1.901 acre tract also being part of a 6.431 acre tract of land described as Parcel 9 and conveyed to Value Recovery Group II, LLC of record Instrument Number 200712200217547, said Parcel 9 being part of a 26.461 acre tract of land described as Lot 7 as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat", said 1.901 acre tract being more particularly described as follows:

**Beginning for Reference** at a found Franklin County Monument "FCGS 1164 Reset" being in the centerline of Taylor Road, being at the northwesterly corner of a 0.242 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 200511300251697 and being at the northeasterly corner of a 0.178 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105100;

Thence **S 04° 14' 57" W**, along the westerly line of said 0.242 acre tract, along the easterly line of said 0.178 acre tract and across the right-of-way line of said Taylor Road, **40.00 feet** to a 3/4-inch iron pipe found at southwesterly corner of said 0.242 acre tract, at the northwesterly corner of said Lot 7, said Parcel 9, at the northeasterly corner of an Original 1 acre tract of land conveyed to Greg A Stonerock and Paula Stonerock of record in Official Record 8509E19, at the southeasterly corner of said 0.178 acre tract and being in the southerly right-of-way line of said Taylor Road, to the **True Point of Beginning**;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.242 acre tract and a 0.092 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105101, along the northerly line of said Lot 6 and Lot 7, Parcel 7 and Parcel 9 and along said right-of-way line, **364.68 feet** to a 3/4-inch iron pipe found at a northeasterly corner of said Lot 6 and said Parcel 7, being the southeasterly corner of said 0.092 acre tract, being the southwesterly corner of a 0.024 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199812100318858 and being the northwesterly corner of said a 0.175 acre tract of land described as Reserve "F" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat" (passing a 3/4-inch iron pipe found at 264.38 feet at the common corner of said Lot 6 and said Lot 7);

Thence **S 04° 18' 03" W**, along the easterly line of said Lot 6 and said Parcel 7 and along the westerly line of said Reserve "F", **163.27 feet** to an iron pin set at a northerly corner of a 0.318 acre tract of land described as Reserve "E" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat";

Thence along the common line of said Lot 6 and said Reserve "E" and across said Parcel 7, the following three (3) courses;

**S 45° 56' 24" W, 54.39 feet** to an iron pin set at an angle point thereof;

**S 63° 20' 33" W, 65.62 feet** to an iron pin set at an angle point thereof;

**S 14° 56' 32" W, 41.11 feet** to an iron pin set at a common corner thereof, being in the westerly line of said Parcel 7, being in the easterly line of said Lot 7 and said Parcel 9;

**Parcel Description**  
**1.901 Acres**  
**South of Taylor Road**  
**West of Taylor Station Road**

-2-

Thence **S 04° 18' 03" W**, along the easterly line of said Lot 7 and said Parcel 9 and along the westerly line of said Parcel 7 and said Reserve "E", **70.80 feet** to an iron pin set at a northeasterly corner of said Lot 7 and the southwesterly corner of said Parcel 7 and said Reserve "E";

Thence **N 88° 45' 12" W**, across said Lot 7 and said Parcel 9, **67.39 feet** to an iron pin set at a northwesterly corner of Lot 7 and being the southeasterly corner of a 0.521 acre tract of land described as Reserve "D" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat";

Thence along the common line of said Lot 7 and said Reserve "D" and across said Parcel 9, the following three (3) courses;

**N 14° 56' 32" E**, **93.96 feet** to an iron pin set at an angle point thereof;

**N 53° 28' 13" W**, **139.57 feet** to an iron pin set at an angle point thereof;

**N 79° 34' 34" W**, **96.77 feet** to an iron pin set at common corner of said Lot 7 and said Reserve "D", being in the westerly line of said Parcel 9 and being in the easterly line of said Original 1 acre tract;

Thence **N 04° 14' 57" E**, along the westerly line of said Lot 7 and said Parcel 9 and along the easterly line of said Original 1 acre tract, **174.28 feet** to the **True Point of Beginning**.

Containing **1.901 acre**, more or less, of which 0.066 acre is located in the Leisure Path Easement and 0.482 acre is out of APN: 025-013635 and 1.419 acres is out of APN: 027-000110. Subject to all legal easements, rights-of-way and restrictions.

The above description was prepared by Advanced Civil Design, Inc. on April 26, 2021 and is based on existing records from the Franklin County Auditor's and Franklin County Recorder's Office and actual field survey work completed by Advanced Civil Design, Inc.

All iron pins set and found are 5/8" diameter rebar, 30" long with plastic cap inscribed Advanced 7661 unless otherwise noted.

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



**ADVANCED CIVIL DESIGN, INC.**

*Douglas R. Hock* 5/10/21  
Douglas R. Hock, P.S. 7661 Date:

# CENTRAL PARK OF GAHANNA, LIMITED OVERLAY TEXT – (L, M-1)

## 1 – Purpose and Intent

Central Park of Gahanna seeks to incorporate various types of businesses within the development to promote a healthy, balanced economy and create opportunities for residents to work in the same community in which they live. This L, M-1 zoning overlay will allow for the development of various types of manufacturing, warehouse, office and retail uses and creates uniform development standards for each use. Uniform development standards will allow a variety of uses to co-exist with minimal impact to each other and the surrounding land uses.

References contained herein to “Chapter XXXX” or “Section XXXX.XX” refers to the current adopted Codified Ordinances of the City of Gahanna.

Reference is made to the U.S. Green Building Council’s (USGBC) *LEED® for New Construction & Major Renovations, Version 2.2, or as amended*, in various sections of this text. The intention is to encourage but not mandate the inclusion of sustainable design practices in the planning and execution of building projects within the park. Other nationally recognized industry standards relative to sustainable and energy efficient design which now exist or may be adopted in the future may be considered as supporting documentation for equivalent alternative designs.

## 2 – Permitted Uses

### A. Reference to NAICS classification.

1. The 2007, or as amended, North American Industry Classification System, which is a United States governmental system for classifying business establishments, shall be used to identify all permitted and conditional uses. The NAICS classification is incorporated by reference in Chapter 1155.
2. Uses shall be identified by their corresponding number and unless otherwise noted all uses falling within that sub heading shall be permitted. (For example: if reference is made to section 11-Agriculture, Forestry, Fishing and Hunting then all sub headings under section 11 shall apply. If reference is made to section 111- Crop production then only uses under 111 would apply. Further if reference is made to section 111114 – Wheat farming then only wheat farming would be permitted in the district.
3. In the event that it is unclear as to where a proposed use falls into the NAICS classification system the Planning and Zoning Administrator shall make the final determination.

### B. Permitted Uses - The following uses shall be permitted according to the NAICS system of classification:

- 1114 – Greenhouse, Nursery and floriculture production
- 22112 – Electric Power Transmission, Control and Distribution
- 23 – Construction
- 311 – Food manufacturing; with the exception of the following uses, which shall be prohibited:
  1. 3111 – Animal food manufacturing
  2. 31122 – Starch and Vegetable Fats and Oil Manufacturing
  3. 3116 – Animal Slaughtering and Processing
  4. 3117 – Seafood Product Preparation and Packaging
- 3121 – Beverage Manufacturing
- 315 – Apparel Manufacturing

- 3162 – Footwear Manufacturing
- 3219 – Other Wood Product manufacturing
- 3222 – Converted Paper Product Manufacturing
- 3231 – Printing and Related Support Activities
- 3254 – Pharmaceutical and Medicine Manufacturing
- 3261 – Plastics Product Manufacturing
- 3272 – Glass and Glass Product Manufacturing
- 3279 – Other Nonmetallic Mineral Product Manufacturing
- 332 – Fabricated Metal Product Manufacturing; with the exception of the following uses which shall be prohibited:
  1. 332992 – Small Arms Ammunition Manufacturing
  2. 332993 – Ammunition (except small arms) Manufacturing
  3. 332994 – Small Arms Manufacturing
  4. 332995 – Other Ordinance and Accessories Manufacturing
- 333- Machinery Manufacturing
- 334 – Computer and Electronic Product manufacturing
- 335 – Electrical Equipment, Appliance and Component Manufacturing; with the exception of the following uses which shall be prohibited:
  1. 33591 – Battery Manufacturing
- 336 – Transportation Equipment Manufacturing; with the exception of the following uses which shall be prohibited:
  1. 336414 – Guided Missile and Space Vehicle Manufacturing
  2. 336415 – Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Manufacturing
  3. 336419 – Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing
  4. 336992 – Military Armored Vehicle, Tank, and Tank Component Manufacturing
- 337 – Furniture and Related Product Manufacturing
- 339 – Miscellaneous Manufacturing
- 42 – Wholesale Trade; with the exception of the following uses which shall be prohibited:
  1. 42314 - Motor Vehicle Parts (used) Merchant Wholesalers
  2. 42452 – Livestock Merchant Wholesalers
  3. 42459 – Other Farm Product Raw Material Merchant Wholesalers
  4. 4247 – Petroleum and Petroleum Products Merchant Wholesalers
- 44 through 45 – Retail Trade; with the following exceptions which shall be prohibited:
  1. 45393 – Manufactured (Mobile) Home Dealers
  2. 45431 – Fuel Dealers
- 48 Through 49 – Transportation and Warehousing; with the following exceptions which shall be prohibited:
  1. 483 – Water Transportation
  2. 486 – Pipeline Transportation
  3. 4883 – Support Activities for Water Transportation
  4. 48841 – Motor Vehicle Towing
- 51 – Information
- 52 – Finance and Insurance
- 53 – Real Estate Rental and Leasing
- 54 – Professional, Scientific and Technical services
- 55 – Management of Companies and Enterprises
- 56 – Administrative and Support and Waste Management and Remediation Services; with the following exceptions which shall be prohibited:
  1. 562 – Waste Management and Remediation Services
- 61 – Educational Services; with the following exceptions which shall be prohibited:



1. 6111 – Elementary and Secondary Schools
- 62 – Health Care and Social Assistance; with the exception of the following uses which shall be prohibited:
  1. 623 – Nursing and residential Care Facilities
  2. 62422 – Community Housing Services
- 71 – Arts, Entertainment and Recreation; with the exception of the following uses which shall be prohibited:
  1. 711212 – Racetracks
  2. 71213 – Zoos and Botanical gardens
  3. 7131 – Amusement Parks and Arcades
  4. 7132 – Gambling Industries
  5. Adult Entertainment. Sexually Oriented Business. As defined and regulated in Chapter 771.
- 72 – Accommodations and Food Service (including extended stay hotels as defined by Ohio Revised Code); excluding the following uses which shall be prohibited:
  1. 72112 – Casino Hotels
  2. 7212 – RV (Recreational Vehicle) Parks and Recreation Camps
  3. 7213 – Rooming and Boarding Houses
- 81 – Other Services (Except Public Administration); with the exception of the following uses which shall be prohibited:
  1. 8122 – Death Care Services
  2. 814 – Private Households (other than extended stay hotels as defined by Ohio Revised Code)
- 92 – Public Administration

### 3 – Conditional Uses

The Planning Commission may approve certain uses as Conditional uses as follows:

A. Conditional uses (Chapter 1169)

1. Any commercial use, similar to those listed herein as permitted uses, which is deemed accessory or advantageous to the primary use.
2. Any industrial use, similar to those herein listed as permitted uses, which is considered non-objectionable and not involving operations which are obnoxious or offensive by reason of dust, odor, smoke, gas, fumes, refuse, noise or vibration.
3. Outdoor storage area meeting the regulations defined in Section 1155.07.

B. Application for Conditional Use. The intent of the procedure for authorizing a conditional use is to set forth the development standards and criteria for locating and developing a conditional use in accordance with the nature of the surrounding area, conditions of development, and with regard to appropriate plans.

1. Written application shall be made to the Planning and Zoning Administrator who shall transmit such application to the Planning Commission. See Section 1169.02.

### 4 – Site Planning

Developers and builders are encouraged to incorporate elements of the U.S. Green Building Council's (USGBC) *LEED® for New Construction & Major Renovations, Version 2.2*, or as amended.

A. A. Minimum Lot Standards

1. *Minimum Street Frontage.* All lots shall abut a public street and have adequate lot width at the building setback to provide for the use proposed and the yard space required by these development standards.
2. *Minimum Lot Size.* Lot size shall, at a minimum, be adequate to provide for the use proposed, yard space required by these development standards and the following provisions.
  - a. A use allowed in this district shall entirely enclose its primary operation within a structure. Open storage and service areas and loading docks shall be screened by walls or fences as defined in Section 1155.06.
  - b. A lot shall be adequate in size to provide for all storm water and utility provisions necessary to serve the property. In the event of a planned development shared storm water detention will be permitted as approved by the City Engineer.
3. *Conformity with lot size requirements; variance*  
Where any lot of record cannot conform to the lot size requirements of this Zoning Ordinance, a request may be made to the Planning Commission for a variance.

**B. Yards Required**

All lots or uses shall have established minimum yard setbacks from all right of way lines and property lines. Yards required herein shall be established to minimize impacts from building and development on adjacent parcels and rights of ways as well as preserve areas around the perimeter of each parcel or use to create buffer zones between each parcel. No building or structure shall be permitted, constructed, modified or expanded within the required yard space as defined herein. Accessory uses and structures shall not be permitted within the required yard space; however, parking and circulation may be permitted subject to the required parking setbacks listed herein.

1. *Front Yard.* The front yard shall be defined as the area adjacent and contiguous to the principal public right of way servicing the building or use. In the case of corner lots the area adjacent and contiguous to both rights of ways shall be considered front yards. The minimum front yard required for each lot or use is:
  - a. For all Warehouse, manufacturing or industrial type uses the minimum front yard required shall be 75'
  - b. For all commercial uses the minimum front yard setback shall be 60'.
  - c. For all professional and corporate office uses the minimum front yard required shall be 40'.
  - d. *Exception:* For lots that front on the west side of the current Science Boulevard, minimum front yard setbacks shall be 10'.
2. *Side Yard.* The side yard shall be considered to be the area adjacent and contiguous to the side property lines of the lot being developed. No building or structure will be permitted, constructed or expanded within the required side yard space. The side yard for all uses shall have a width of not less than 25' in the case of a building 40' or less in height. A building having a height of more than forty feet shall provide one additional foot in side yard for each additional foot in height above forty feet.
  - a. *Exception:* For lots which side yard abuts the former Bedford Landfill (currently operating as a golf facility) and/or public conservation areas within the limits of Central Park of Gahanna, side yards shall not be required.
3. *Rear Yard.* The rear yard shall be considered to be the area adjacent and contiguous to the rear property line (typically opposite of the right of way line) of the lot being developed. No building or structure will be permitted, constructed or expanded within the required rear yard space. The minimum rear yard required for all uses shall be 25'.
  - a. *Exception:* For lots which rear yard abuts the former Bedford Landfill (currently operating as a golf facility) and/or public conservation areas within the limits of Central Park of Gahanna, rear yards shall not be required.

### C. Parking Setbacks

All lots shall have established minimum parking setbacks from all rights of way lines and property lines. Minimum parking setbacks shall be established to soften the visual and noise impacts of vehicular use areas on adjacent properties and public streets. Minimum parking setbacks shall provide a reasonable landscape area suitable for buffering, screening and perimeter landscaping.

1. *Public right of way lines.* The minimum parking setback from all adjacent public right of way lines shall be as follows:
  - a. For all Warehouse, manufacturing or industrial type uses the minimum parking setback shall be 30'

For all commercial, professional and corporate office uses the minimum parking setback shall be 25'.

2. *Side and Rear Yards.* Parking setbacks shall be a minimum of 15' from side and rear lot lines for all uses. In the event of shared parking or shared access the side yard pavement setbacks may be reduced to 0' where cross access easement agreements are in place.
  - a. *Exception:* For lots that abut the former Bedford Landfill (currently operating as a golf facility) and/or public conservation areas within the limits of Central Park of Gahanna, rear and side yard pavement setbacks are not required.

### D. Building & Parking Accessibility

1. *Sidewalks required.* All uses shall provide a minimum 4 foot wide sidewalk from the main and secondary building entries to the parking which services the building for both employees and visitors and to connect adjoining properties.
2. *Americans with Disabilities.* All uses shall meet the requirements of the Americans with Disabilities Act for building and parking accessibility.

### E. Building Placement and Orientation

The aim of the park is to endeavor to avoid development of inappropriate sites and reduce the environmental impact from the location of a building on a site. Select a suitable building location and design the building with a minimal footprint to minimize site disruption (as discussed in the USGBC LEED<sup>®</sup> Version 2.2 document).

Unless building orientation is responding to an east-west orientation designed to enhance energy efficiency, buildings and uses shall be sited on the lot so that the main facade for the building fronts the main road on which the building is addressed and meets the following requirements:

1. *Main façade.* The main façade of the building is defined as the façade containing the highest degree of architectural treatment and which faces the street that establishes the main address for the lot. The main façade may also be the location for the primary customer / visitor entry.
  - a. Buildings or structures designed primarily for industrial, warehouse or manufacturing type uses shall be designed so that the main façade shall be the portion of the building designed to accommodate the office type uses which accompany the primary use and not the main loading or service areas.
  - b. Buildings designed for primarily commercial/retail uses shall have the main façade on the side of the building primarily used for customer entry.
  - c. Buildings within a lot designed to accommodate several separate buildings (ex. professional or business office park) may have the main façade oriented towards an internal private street or loop road. In such situations any remaining façade of said buildings that are oriented towards a public street shall be designed with

similar elements and details as the main façade, and shall not appear as an obvious side or rear of the building.

2. *Secondary Façade.* On corner lots the secondary façade shall be defined as the wall of the building(s) that fronts the secondary public right of way. In such situations the secondary façade shall have similar materials and detailing as the main façade.
  3. *Loading and Delivery areas.* Loading and delivery areas are portions of the building designed for the delivery / transference of goods or supplies and are typically characterized by large overhead doors and loading docks. For all uses in the district loading and delivery areas are subject to the following regulations.
    - a. Loading and delivery areas shall not be permitted on the main façade of the building, or on the secondary façade in the case of corner lots.
    - b. Loading and delivery areas shall be screened from public view as defined in Section 1155.06.
  4. *Accessory Uses.* Accessory use structures shall be permitted in association with a principal use, provided that the area of the accessory use structures shall be twenty-five percent or less of the gross floor area of the principal use. In no case shall the accessory use and the principal use exceed the maximum lot coverage.
    - a. Accessory use structures must be placed behind the building line of the main structure and, if viewable from the right of way or from the golf facility (former landfill), must be constructed of materials compatible with the main structure.
- F. Access drives, driveways, leading to and from a street shall be developed as follows:
1. *Width of Drive.* An access drive shall not exceed thirty feet in width, except at curb returns.
  2. *Location of Drive.* An access drive, exclusive of curb returns, shall meet the minimum side yard setback requirement as established herein. In the case of shared access, driveways are not subject to the minimum side yard setback requirements if appropriate cross access easements are in place at the time of application. A copy of the signed agreement must accompany the application. Access drives, parking areas and/or driveways for all uses shall be constructed and maintained so that water does not unreasonably accumulate on such areas or flow to drain onto adjacent property.
  3. Materials include concrete, asphalt or interlocking pavers, with pervious pavement encouraged.
- G. Parking to meet, but not exceed, minimum local zoning requirements.
1. For parking requirements, standards and restrictions refer to Chapter 1163.
  2. To encourage the use of car/van pools or the use of low emitting and fuel-efficient vehicles, provide preferred parking for five percent (5%) of the total parking capacity of the site.
  3. Provide secure bicycle racks and or storage within 200 yards for the building's entrance.
  4. Use of progressive strategies for parking lot facilities is encouraged, including pervious pavements, shaded lots and other alternatives to hard surfacing.
- H. H. Sight Triangles. Public streets and private drives
1. At every intersection of street rights of way a sight triangle shall be established as described in Section 1167.16 .

## 5 – Building Appearance

- A. Exterior Materials. The relationship between the structure and the land is most often defined by the materials used in the development. In order to protect land values of

adjoining parcels, explicit materials, configurations, etc., are established in this section and shall be required for all new construction and renovation of existing facilities.

1. *Approved materials.* All new construction, and renovation of existing facilities, shall strictly adhere to the use of approved materials as defined herein. Windows and window glass are an approved material for all building types. EIFS is only permitted for limited architectural detailing elements that extend beyond the primary wall surface.
    - a. Office uses , Exterior building materials approved for office uses are brick, jumbo brick, stone or simulated stone, architectural pre-cast concrete panels, stucco, wood or cementitious lap siding (Hardie-Plank or similar), architectural glass and tile.
    - b. Warehouse or industrial uses. Exterior building materials approved for warehouse or industrial uses are brick, jumbo brick, stone or simulated stone, architectural pre-cast concrete, split faced concrete block and architectural metal panels of high quality with a rust free long lasting finish.
    - c. Retail and Commercial uses. Exterior building materials approved for retail and commercial uses are brick, jumbo brick, stone or simulated stone, stucco and split faced concrete block.
  2. *Prohibited materials.* The use of any materials, unless specifically listed herein as “approved”, shall be considered prohibited. Prohibited materials shall include, but are not limited to, sheet metal siding (vertical or horizontal), plywood or wood paneling of any type or plain concrete block.
  3. *Main façade.* The main façade of all buildings shall be designed to enhance the visual appeal of the district and shall incorporate a minimum of 50% brick or stone along with additional materials as approved. Split faced block shall not be used on the main façade of any buildings. In the case of a building having frontage on two public streets, such as a corner lot, both facades shall be designed with the same materials in a similar percentage and configuration.
  4. *Side and rear elevations*
    - a. Office Uses. Office uses shall provide 4-sided architecture with the side and rear elevations consisting of the same materials as the main facade with similar percentages and a similar level of detail and fenestration.
    - b. Warehouse and Industrial uses. Warehouse and industrial buildings may vary the use of materials on the side and rear elevations from those on the main façade so long as the materials used on the side and rear elevations are from the approved materials list.
    - c. Retail and Commercial uses. Side and rear elevations of retail or commercial buildings that are visible from any street must have materials that are consistent with those on the main façade. Side and rear elevations not visible from any street may consist of other materials from the approved list.
- B. Roofing. In order to encourage diversity of architectural style and building types a variety of roofing configurations are approved for use as outlined herein.
1. *Configuration*
    - a. Office buildings / single story. Single story office buildings may have sloped roofs provided the roofs have a minimum slope of 6:12. Mansard roofs are permitted provided they are a minimum of 8’ in height, meet the minimum slope requirements, and are included on all building elevations. Flat roofs may be permitted provided that it is part of an overall architectural style, and that parapet walls extend a minimum of 24” above the roof level to screen any rooftop equipment.
    - b. Office building / Multiple Story. Flat roofs are permitted on office buildings. Flat roofs will be designed with parapet walls that extend a minimum of 24” above the surface of the roof, or as necessary to screen roof top mechanical equipment.



- c. Warehouse or industrial buildings. Buildings for warehouse, manufacturing or industrial use shall be permitted to have a flat roof provided that parapet walls, that extend a minimum of 24" (or as necessary to screen rooftop mechanical equipment) above the surface of the roof, are provided on all elevations.
- d. Retail uses. Retail uses may utilize sloped, mansard or flat roofs (or any combination thereof). Pitched roof sections must meet a minimum slope of 6:12 and flat roof sections must be accompanied by a parapet wall that extends a minimum of 24" above the roof line or more as necessary to screen mechanical equipment from view of any public street.

2. *Materials*

- a. Sloped or Mansard roofs. All sloped or mansard roofs shall have installed, at a minimum, 30 year dimensional asphalt shingles. Other approved materials are standing seam metal with a minimum of 25-year paint warranty, slate, cedar shingles and copper.
- b. Flat roofs. Flat roof systems shall be selected by the architect to minimize maintenance concerns and for longevity of service.
- c. Roofing materials shall have a Solar Reflectance Index (SRI)<sup>\*</sup> equal to or greater than the values in the table below for a minimum of 75% of the roof surface.

Roof Type	Slope	SRI
Low-Sloped Roof	≤ 2:12	78
Steep-Sloped Roof	> 2:12	29

\*The SRI is a measure of the constructed surface's ability to reflect solar heat, as shown by small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) and standard white (reflectance 0.80, emittance 0.90) is 100. To calculate the SRI for a given material, obtain the reflectance value and emittance value for the material. SRI is calculated according to ASTM E 1980. Reflectance is measured according to ASTM E 903, ASTM E 1918 or ASTM C 1549. Emittance is measured according to ASTM E 408 or ASTM C 1371.

- d. Sustainable roof alternatives such as rooftop gardens are encouraged.
- e. Rooftop Mechanical Equipment. To minimize the visual impact on, and preserve the value of adjacent uses, roof top mechanical units shall be screened from view on all sides by use of parapet walls, mansard roofs or special enclosures designed to be harmonious with the building and which extend a minimum of 1' above the highest element of the mechanical unit. Simple fence enclosures are not permitted on building roofs for the purpose of screening mechanical equipment. To avoid the appearance of multiple roof top screens, mechanical units shall be congregated in one location as permissible within the design of an efficient mechanical system.

C. Windows and entryways. Large windows are encouraged in areas where manufacturing processes will allow them. Entryways into the office and reception areas should enhance the visual interest of the development as well as provide direction to visitor areas.

1. *Windows required*

- a. Office Buildings. Office buildings should be designed to incorporate natural light into the building to the extent possible. The main façade of all office buildings shall be between 40% and 70% window openings. All other facades shall have a minimum of 30% window openings with the exception of service or loading areas.
- b. Warehouse / Industrial buildings. Industrial / warehouse buildings shall be designed so that the office portions of the building meet the requirements for office as stated above. The remainder of the building shall incorporate windows as practical within the operational needs of the facility.

- c. Retail / Commercial buildings. The main façade of all commercial / retail buildings shall be designed to have a storefront appearance and shall have a minimum of 50% window glass. Spandrel glass is acceptable as defined below.
2. Fenestration pattern. All buildings shall utilize window fenestration as a method to visually break down long flat expanses of building into smaller segments. The main façade of all buildings shall avoid sections of wall in excess of 30' in length without fenestration, columns or other architectural features to help reduce the mass and visual appearance of the façade.
3. Glazing. Types of glazing permitted include clear, tinted (either smoke or green), frosted or spandrel. Reflective or mirrored glazing is discouraged unless necessary to obtain LEED certification. In such a case, the applicant must provide documentation that a LEED certification is being pursued for the proposed building.

D. Height

1. Portions of this overlay district are situated within the flight corridor of the Port Columbus Airport and therefore height is a carefully regulated element of the building. All buildings and structures shall conform to Federal Aviation Administration and Columbus Regional Airport Authority regulations.

E. Durability

1. Temporary structures. Temporary structures shall only be permitted for the purpose of construction offices while a permanent structure or site construction is taking place. After site and building construction has been completed the temporary structure must be removed from the site.
2. Long-term maintenance. The exterior of all buildings shall be maintained to prevent a neglected appearance.
  - a. Painted surfaces. Painted surfaces shall be re-painted as required to repair moldy or stained surfaces and prevent or repair flaking / peeling surfaces.
  - b. Windows. Cracked or broken windows shall be replaced or repaired to prevent a neglected appearance.
  - c. Masonry. All masonry surfaces shall be maintained to prevent or repair lost brick or stone or crumbling mortar joints.

## 6 – Landscaping & Screening

It is the purpose of this section to create minimum standards for landscaping that will provide increased aesthetic value as well as create standards for screening and buffering that will protect adjacent properties and public rights of way from undesirable views. It is further the purpose of this chapter to specifically promote the preservation and to promote the proper utilization of landscaping as an easement between certain uses to minimize the opportunities of nuisances.

- A. Interior parking lot standards. The following requirements for landscaping the interior portions of a parking area are intended to promote public safety, to moderate heat, wind and other climatic effects produced by parking lots, to minimize nuisances such as noise and glare, and to enhance the visual environment of off-street parking. These requirements are the minimum requirements for any new off-street parking areas of 1,000 square feet or more or intended for five or more vehicles, or for any parking area altered to an extent of twenty-five percent (25%) or more of the total square footage of the existing off-street parking area.
  1. Landscaping in parking areas shall be dispersed throughout the peninsulas and islands. The minimum parking island size shall be 180 square feet.

- a. The required amount of interior landscaping area shall be five percent (5%) of the total area of the parking lot pavement.
  - b. There shall be a ten-foot wide island for every two 60' bays of parking. The island shall be planted with a minimum of grass and shade trees.
  - c. One tree per 1,000 square feet of required landscape area or portion thereof shall be required. The minimum caliper of such trees shall be 2" as measured in accordance with American Standard for Nursery Stock (ASNS) requirements.
  - d. *Exception:* Sustainable designs which incorporate pervious pavements and tree shading schemes may waive the planting island requirements listed above if trees are distributed uniformly across the entire paved area. If such a design is proposed, islands may be limited in size to such dimensions necessary to afford proper protection to trees.
2. The property perimeter requirements of Section 1167.20 shall also be met for new or altered parking areas, and shall not count towards the requirements for interior landscaping.

A. Building landscaping

1. *Foundation planting required.* Landscaping surrounding a building can serve to ground the structure into the landscape, soften the visually hard edges of the building and break up large expanses of wall into smaller segments. It is the purpose of this code to require a minimum amount of landscaping surrounding each structure built to help increase the aesthetic value of the district.
  - a. For all buildings a minimum of 5 shrubs and 2 flowering perennials shall be provided for each 10 linear feet of building elevation.
    - I. Portions of the building elevation designed with overhead doors for truck delivery and service are to be excluded from this calculation.
    - II. Planting shall be incorporated directly surrounding the building and for design purposes may vary in distance from the face of the building to a maximum of 8'.
    - III. For the purpose of design and to accommodate sidewalks and entries such required plant material may be aggregated together in select locations along any one elevation.
2. *Interior Trees required.* All buildings will provide a minimum tree planting within the interior of the site to help provide shade and increase aesthetic value.
  - a. The minimum trees required for each building are as follows:
    - I. For buildings having a 20,000 square foot footprint or less – the property owner shall provide a total of 1" in tree caliper per 1,000 square feet of building footprint (or fraction thereof).
    - II. For buildings above 20,000 square feet – The building owner shall provide a total of 1" per 1,000 square feet of building footprint (or fraction thereof) up to 20,000 square feet plus 1" in tree caliper per each 5,000 square feet (or fraction thereof) above 20,000 square feet.
  - b. Trees shall be a minimum of 2" in caliper.
  - c. Interior trees may be planted as shade trees or ornamental trees and may be incorporated into the building foundation planting as a method for breaking up larger expanses of building.
  - d. Interior trees cannot be used to satisfy the provisions of this code requiring interior parking lot landscaping, street trees or buffers required.
  - e. To encourage the preservation of existing trees the developer may count existing trees toward this requirement. To be counted existing trees must be in the interior of the site (area exclusive of setbacks) and shall reduce the interior tree requirements by 1" for each 1" of existing tree preserved. To receive the credit existing trees to remain must be identified on the site plan and shall be protected from damage during construction.

B. Buffers required. "Landscape buffer zone," means that area adjacent to any vehicular use area or along common boundaries in which the perimeter landscape requirements are to be met.

1. For buffer requirements, standards and restrictions refer to Section 1167.20.

C. Screening required

1. *Parking lot screening.* All parking and vehicular use areas adjacent to any public right of way shall be screened from view by use of an evergreen hedge, masonry wall (brick or stone), mound or combination thereof to a height of 3'

2. *Screening of utilities*

a. The location of all utility areas including, but not limited to, power sub stations, lift stations, gas transfer stations, water treatment areas, utility boxes and transformers must be screened from view on all sides by the use of a wall, fence, evergreen planting, mound or combination thereof to a minimum height of 6'.

I. Walls or fences used for screening purposes shall be installed to a minimum height of 6' and to a maximum height of 8'.

II. Evergreen trees used for screening purposes shall be installed at a 6' minimum height. Shrubs shall be planted in combination with mounding, if necessary, to achieve a minimum total height of 6' and 80% opacity within 2 years. Plantings shall be installed in a staggered pattern rather than a straight line.

III. The Landscape Board shall determine those species of trees, shrubs and plantings which may be planted and maintained under or within ten feet laterally of any overhead utility wire, or above or within five feet laterally of any underground water line, sewer line, distribution line or other public utility service on public property or utility or drainage easements within the City.

IV. No tree, shrub or other planting shall be located so as to prevent or hinder proper access to water and gas shut-off valves, fire hydrants, sanitary and storm sewer manholes, communication system terminals, electric service disconnects or other controls and devices to which immediate access may be required under emergency conditions.

3. *Screening of service and loading areas*

a. The location of all service and loading areas shall be screened from view from adjacent properties or the public right of way including multiple loading areas designed for warehousing or the transference of goods. Service or loading areas shall be screened to a minimum height of 6' and shall be achieved by the use of a wall, fence, evergreen planting, mound or combination thereof.

I. Walls and Fences. The height of such walls or fence shall be a minimum of 6 feet. The maximum height of walls and fence shall not exceed 8'.

II. Earth Mounds. Earth mounds shall be physical barriers that block or screen the view similar to a hedge, fence or wall. Mounds shall be constructed with proper and adequate plant material to prevent erosion. When earth mounds are combined with walls or fences, the combined height shall be a minimum of 6' and not exceed 8'. A difference in elevation between areas requiring screening does not constitute an existing earth mound, and shall not be considered as fulfilling any screening requirement.

III. Screening Provisions. Landscaping used as screening shall have a minimum of eighty percent (80%) opacity during all seasons. The use of landscaping in addition to the structure shall be required for all new construction, and encouraged for all existing construction. The use of year-round vegetation, such as pines or evergreens, is required.

4. All accessory uses or structures serving the principal use shall be screened from view from any public right of way unless constructed of the same principal materials used on the main building.
- D. Fencing Standards. Fencing shall be in accordance with Chapter 1171, with the following exceptions:
1. Chain link fencing is not permitted.
  2. If wood is to be used, it shall be oak, cedar or redwood. Pressure treated lumber is permitted only if fully covered from view by other approved materials.

## 7 – Outdoor Storage Areas

The intent of this section is to establish standards for the use, placement and screening of outdoor storage areas to minimize the aesthetic impacts of these areas on adjacent properties and public rights of ways. All uses shall adhere to these standards for the outdoor storage or display of goods or materials.

- A. Setbacks
1. For all uses the placement of goods or materials for the purpose of display or storage (either temporary or permanent) shall be prohibited within the Front, Side or Rear Yard setback of any lot or parcel.
- B. Limitations
1. *Height*. Materials being stored outdoors shall not exceed a maximum height of 10' from the existing grade to the top of materials being stored. For the purposes of this definition existing grade shall be defined as the general grade of the lot or area where materials are being stored and shall not be construed to permit a total of 10' of storage from the top of a mound, ramp or other structure within that lot or area.
  2. *Placement*. The placement of outdoor storage of materials or equipment must occur toward the rear of the lot on which the main structure is located.
  3. *Materials*. The outdoor storage of hazardous, dangerous, flammable or chemical materials or any other materials or equipment that could present a hazard to the health, safety and welfare of the public or provide an attractive nuisance shall be stored according to the following:
    - a. Such materials shall be stored in a secure location within a lockable area.
    - b. Chemicals being stored outdoors shall be in approved containers in good condition and shall meet all applicable requirements of OSHA, OEPA and other governmental authorities having jurisdiction over such materials.
- C. Screening
1. *Screening from ROW and adjacent properties* - Any outdoor storage or display of materials shall be screened from view from the public right of way or adjacent properties by the use of a wall, fence, mounding, plant materials or combination thereof.
  2. *Screening Requirements*. The combined height of all screening materials shall be adequate to fully screen the materials being stored. In no case shall the height of combined screening be less than a minimum of 6' in height and the maximum height of combined screening shall not exceed 10'.
    - a. The maximum height of walls and fence structures shall not exceed 10'.
    - b. Landscaping used as screening shall have a minimum of eighty percent (80%) opacity during all seasons.

## 8 – Utilities & lighting



A. Utilities

1. *Location*

- a. All utilities for all uses shall be buried underground as permitted to preserve the aesthetic quality of the district.
- b. Clustering of utilities. To the greatest extent possible the location of all utility access panels, telephone terminals, cable boxes, switchgear, etc. shall be clustered together within the side or rear yards of a development or lot. Utilities shall be clustered to permit more efficient landscaping and screening and reduce the visual clutter of the lot or development.

2. *Storage Tanks*

- a. Location. The location of all storage tanks used for water, gas, chemicals, etc. shall not be located in any required yard or setback and shall be within a fenced off secured area of the site.
- b. Size and quantity. The use of any storage tanks over 400 gallons in capacity or 10' in height or exceeding ten in numbers, must be reviewed and approved by the Planning Commission.

3. *Screening of utilities*. The screening of ground and/or wall mounted mechanical units and/or equipment shall meet the requirements for accessibility and shall be in accordance with the following.

- a. Fencing. Fencing used for the purposes of screening utilities shall meet the requirements for fencing as stated herein.
- b. Landscaping. Landscaping used as screening shall have a minimum of eighty percent (80%) opacity during all seasons.

B. Lighting. Minimize light trespass from the building and site, reduce sky-glow to increase sky access, improve nighttime visibility through glare reduction and reduce development impact on nocturnal environments.

1. *Parking Lot Lighting*. Any parking area having ten or more off-street parking spaces shall be illuminated during poor visibility to provide safety to customers and employees of the business or establishment and to provide security for the parcel or use.

- a. Minimum/Maximum lighting levels. Parking lot lighting shall provide at minimum an intensity of one-half foot-candles of light and a maximum of three foot-candles of light as measured at the parking surface area.
- b. Lighting source. Lighting shall be provided from a cut-off type fixture and shall be directed or reflected so as not to be of excessive brightness, cause glare hazardous to pedestrians or drivers, create a nuisance or unreasonably interfere with a neighboring property owner's right to enjoy his/her property. The source of illumination shall not be visible to the eye from adjacent properties.
- c. Height standards. Light poles are not permitted to exceed 36' in height measured from the top of the pole to the top of asphalt.
- d. Light pollution. In the interest of reducing the possibility for light pollution and potential conflict with the Columbus Regional Airport Authority all new light fixtures shall be required to have cut off type shielding so that all light is reflected downwards. Visible light emanating from the top of the fixtures shall not be permitted.

2. *Building mounted lighting*

- a. Building mounted lighting shall be permitted for the purposes of security, safety, identification of entries and illumination of sidewalk areas.
- b. Building mounted lighting shall be of cut off type fixtures and shall be of similar intensity and color of light as the parking lot lighting,
- c. Building lighting shall not be permitted to shed light or cause glare on to adjacent properties or public rights of ways.

- d. The illumination of any building roofs other than for temporary examination or emergency repair or when incorporated into rooftop gardens or terraces shall be strictly prohibited.
- e. To avoid potential conflicts with the Columbus Regional Airport Authority the use of up-lighting to highlight building features shall not be permitted.

## 9 – Environmental Standards

- A. For environmental requirements, standards and restrictions refer to Section 1167.19.

## 10 – Signage

- A. For signage requirements see Chapter 1165. Signage shall be as low profile as possible and shall be in conformance with neighboring properties and/or uses.

## 11 – Special Requirements

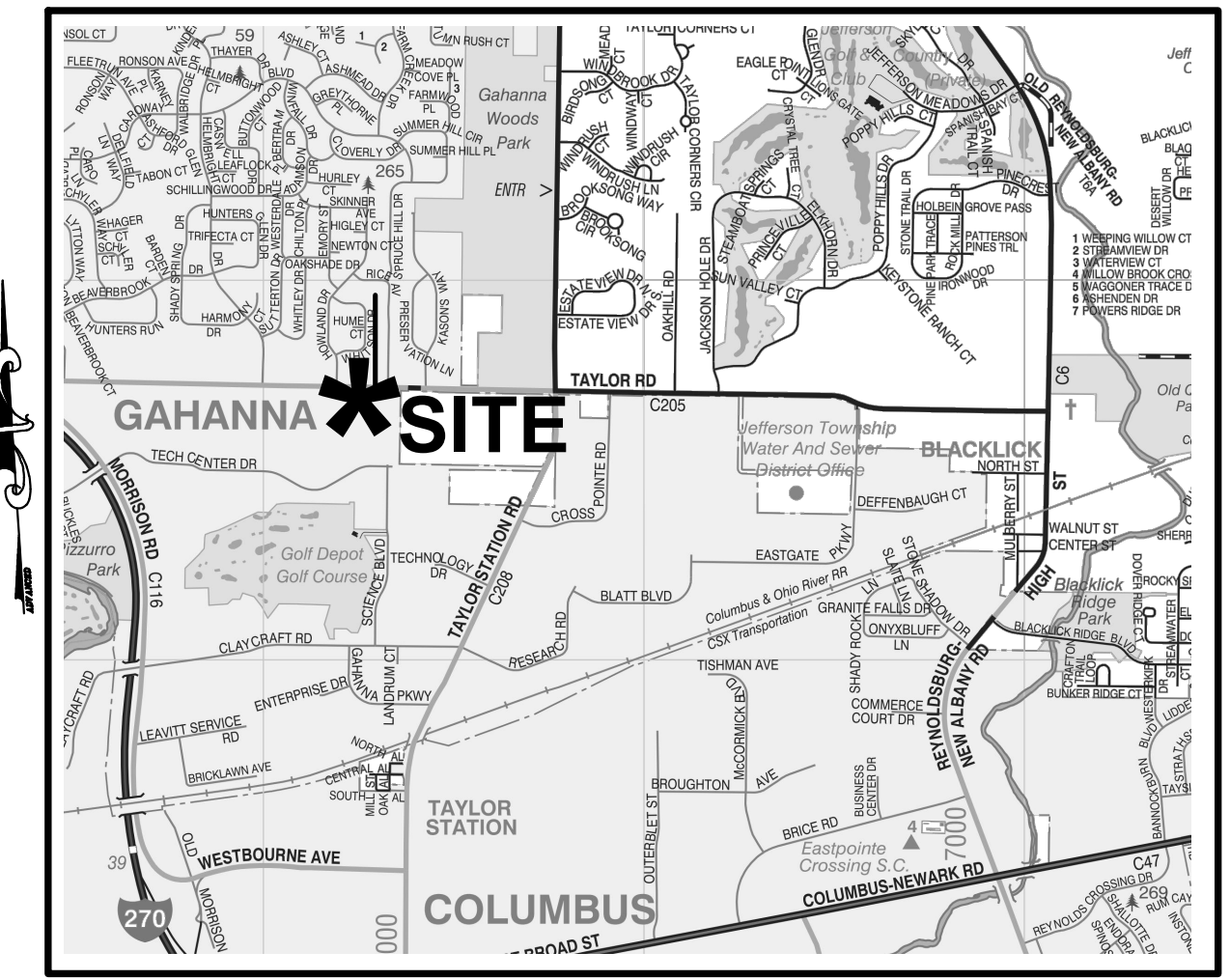
- A. Building design. All buildings used for the purpose of a sexually oriented business shall adhere to the same design standards as all other uses within the district.
  - a. *Windows* – the use of spandrel glass for all required window openings shall be required for all such uses.
- B. Signage. Signage for all such uses shall be limited to the name of the establishment only. The use of sexually explicit logos, graphics or verbiage shall be prohibited.
- C. Dry Cleaning.
  - 1. *Business Volume restrictions*. Dry cleaning establishments will be limited in size and volume to those typically located in retail buildings and providing convenience services to the general public. High volume commercial dry cleaning facilities shall not be permitted.

## 12 – Compliance requirements

- A. Non-Conforming existing uses shall be governed in accordance with Chapter 1161.
- B. New Construction shall be in accordance with Section 1167.13 and Section 1163.04.



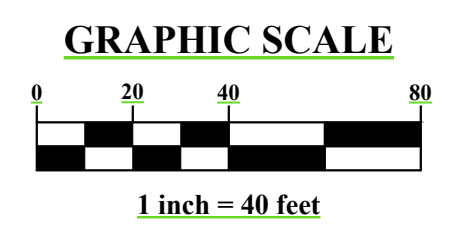
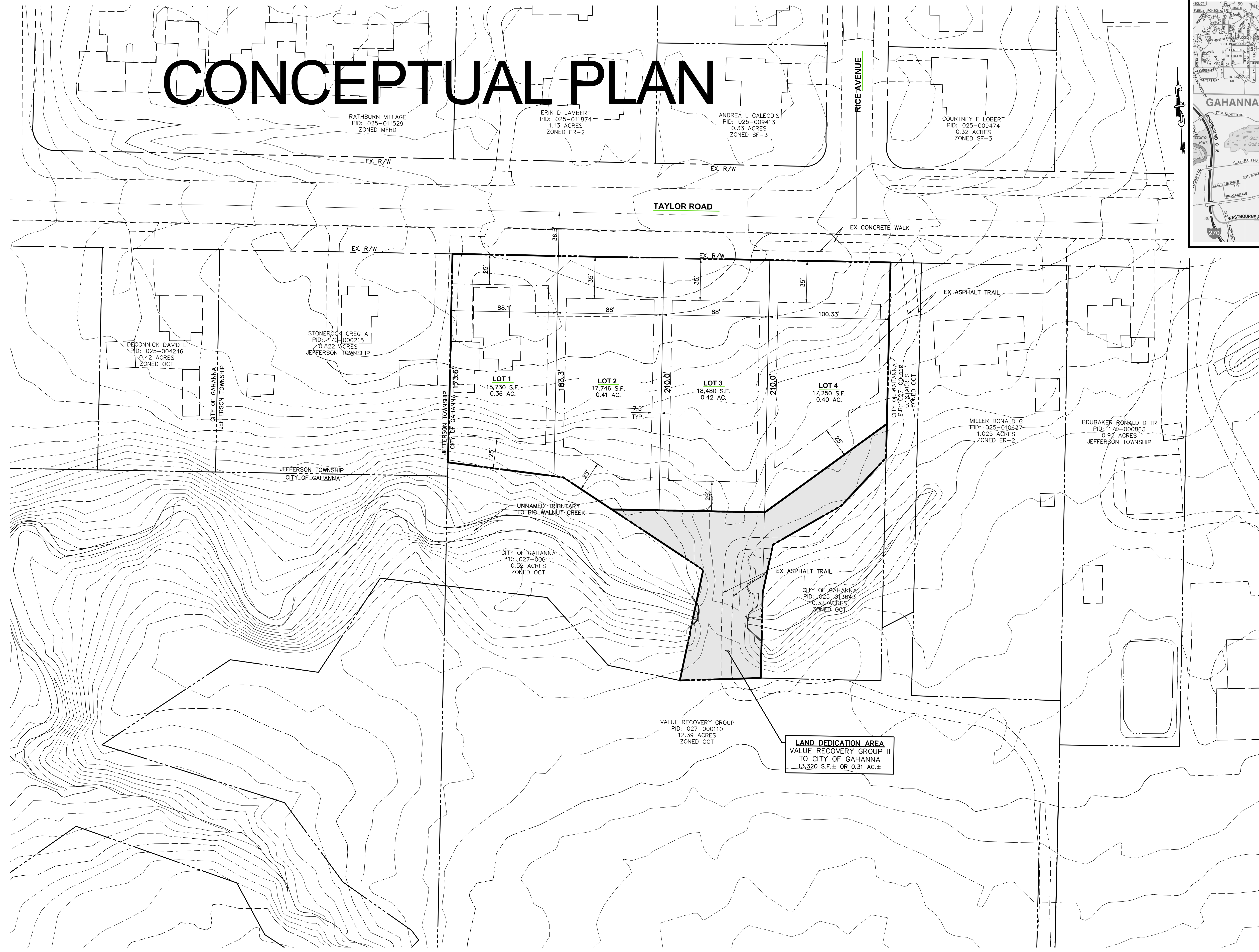
# CONCEPTUAL PLAN



**LOCATION MAP**  
NO SCALE

**SITE DATA TABLE:**

CURRENT ZONING: OCT  
 SITE ADDRESS: 5847 TAYLOR ROAD  
 SITE AREA: 1.89 ACRES  
 NO LOTS: 4  
 DENSITY: 2.12 UNITS/ACRE



CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

**CONCEPTUAL SITE LAYOUT FOR TAYLOR ROAD RESIDENTIAL LOTS**

PLAN PREPARED BY:

**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS

781 SCIENCE BOULEVARD, SUITE 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1"=40'  
DATE: MARCH 25, 2021

SHEET 1 / 1

Z:\21-0221-188\DWG\PRODUCTION DRAWINGS\EXHIBIT\Taylor Road 21-03-25.dwg Layout1 Mar 25, 2021 12:18:53pm warner



# ENVIRONMENTAL ASSESSMENT

## PHASE I PROPERTY ASSESSMENT

For The:  
26.38-ACRE UNDEVELOPED PROPERTY

Located At:  
5799 TAYLOR ROAD  
GAHANNA, OHIO

Prepared For:  
VALUE RECOVERY GROUP II, LLC

JUNE 2005

**Hull**  
& associates, inc.

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## 1.0 INTRODUCTION

### 1.1 General

Value Recovery Group II, LLC (VRG II) authorized Hull & Associates, Inc. (Hull) to conduct a Phase I Property Assessment of property located at 5799 Taylor Road, in the City of Gahanna, Franklin County, Ohio (Property). The location of the Property is shown on Figure 1 and photographs of the Property are included in Appendix A. The project was executed under Hull project number VRG001, and was conducted by Hull from May through June 2005. This assessment was conducted by Ms. Michele Holtom, P.E., Engineer II, Mr. Jason Wooten, Scientist I, and Mr. Hugh Crowell, P.W.S., Senior Scientist. Mr. Rob Corzatt, Project Manager, provided technical assistance and peer review of the report. Mr. Steven Gross, Senior Project Manager, provided project oversight as the Certified Professional. Mr. Gross, Mr. Crowell, and Mr. Wooten conducted the Property reconnaissance. This assessment was conducted consistent with the requirements of the Ohio Voluntary Action Program (VAP) codified at Ohio Administrative Code (OAC) 3745-300-06.<sup>1</sup>

### 1.2 Purpose

The purpose of a Phase I Property Assessment under OAC 3745-300-06 is to:

1. determine if Identified Areas exist at a property;<sup>2</sup>
2. determine whether a property, or portions of a property, are eligible for participation in Ohio's Voluntary Action Program (VAP); and
3. determine the necessity and initial scope of a Phase II Property Assessment.

The assessment was based on information obtained by Hull personnel from review of public documents, files, photographs, and maps; correspondence with regulatory agencies; review of an environmental regulatory database search report; interviews of persons knowledgeable of previous operations and environmental conditions; and a reconnaissance of the Property.

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<sup>1</sup> OAC 3745-300-06 describes the procedures for conducting a Phase I Environmental Property Assessment under the Ohio VAP.

<sup>2</sup> OAC 3745-300-01 (A)(21) defines an Identified Area as any location at a property at which hazardous substances or petroleum are known or suspected to be present.

### **1.3 Property Description**

The Property is located in the City of Gahanna in Franklin County, Ohio. The location of the Property is shown on Figure 1. The Property is comprised of two parcels, Franklin County Auditor's parcels 025-012128 and 025-004245. The address of record for both parcels is listed as 5799 Taylor Road. The total acreage of the assessed Property is approximately 26.375 acres, which includes 5.008 acres in parcel 025-012128 and 21.367 acres in parcel 025-004245. The Property is undeveloped land located on the south side of Taylor road. Property features and surrounding properties are shown on Figure 2. The Property is generally bound by Taylor Road to the north, residences and additional undeveloped land to the east, the former Bedford I Landfill to the south, an industrial property owned by Gahanna Realty LLC to the west, and undeveloped land owned by JAS Group Limited at the southwest corner of the Property. Legal descriptions of the parcels comprising the Property are found in Appendix B-1.

The two parcels comprising the assessed Property are currently owned by the City of Gahanna. Surrounding properties include residential properties north of Taylor Road and east of the Property, and commercial/Industrial properties located to the west along Taylor Road. The former Bedford I landfill, located to the south of the Property, was owned by the Claycraft Brick Company, and is currently being sold through the Franklin County Sheriff Auction. The landfill was initially licensed to accept solid waste in 1970 and was closed in 1995.

### **1.4 Current Property Usage**

The Property consists of approximately 26.38 acres of wooded, undeveloped land.

### **1.5 Intended Property Use**

The Property is located within the industrial sector of the City of Gahanna. The Property is being considered for redevelopment as commercial or light industrial.

## 2.0 HISTORICAL USES OF THE PROPERTY

### 2.1 Historic Property Usage

To determine the historical use of the Property, several documents including chain-of-title, zoning information, utility information, aerial photographs, and other documents were reviewed.

#### 2.1.1 Ownership

Records maintained at the Franklin County Auditor's office were reviewed to determine the current and historic ownership of the Property. The Auditor's Office has records of Property ownership back to 1920. It appears that until the year 2000 the Property consisted of a single parcel, 025-004245. Parcel 025-012128 was apparently created from parcel 025-004245 in September 2000. The City of Gahanna is listed as the current owner of both parcels. According to the Auditor's records, the City acquired both parcels from private individuals in December 2000. Except for the period of March 1989 through January 2000, it appears that the Property was owned by private individuals. During the referenced time period, the Auditor's records indicate the Property was owned by T&S Industrial. The ownership information is summarized in Table 1.

#### 2.1.2 City Directories

Hull reviewed city directories for the cities of Columbus and Gahanna, Ohio for references to the recorded address for the Property, 5799 Taylor Road. This address was not listed in the City Directories going back to 1920.

#### 2.1.3 Building Permits and Zoning Information

Building permits were not pursued for the Property as there are currently no habitable structures located on the Property.

Zoning information for the Property was obtained from the City of Gahanna, Zoning Division<sup>3</sup>. The official zoning map of the City of Gahanna (adopted in November 1996, recertified in March 2003) indicates that the Property and adjoining properties are currently zoned M-1, manufacturing. A copy of the zoning map is included in Appendix B-2.

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<sup>3</sup> City of Gahanna Website, Zoning Division, May 27, 2005.

#### 2.1.4 Utility Information

Maps obtained from the Franklin County Auditor's Web Site show electric, water, and storm water utilities along Taylor Road. These utilities were observed during the Property reconnaissance. A copy of the map from the Franklin County Auditor's Site is included in Appendix B-3. The locations of the water and storm water lines in the proximity of the Property are also shown on Figure 2. Hull also reviewed the City of Gahanna's utility geodatabase for additional utility information. As shown on Figure 2, three sanitary sewer lines traverse the Property. An 18-inch line runs in a general east-west direction across the Property. An 8-inch line parallels Taylor Road along the north Property line. A 10-inch line connects the 8-inch and 18-inch lines. Manholes associated with the sanitary sewer lines were observed during the Property reconnaissance.

#### 2.1.5 Aerial Photographs Review

Aerial photographs obtained from the Ohio Department of Transportation Division of Aerial Engineering were reviewed to assist in determining past usage of the Property and adjacent properties. Photographs were reviewed for the years 1947, 1956, 1960, 1964, 1972, 1974, 1979, 1986, 1989, 1994, 1997, and 2000. The scales of each photograph are provided next to the date in the descriptions that follow. Copies of the photos are included in Appendix B-4. The approximate boundaries of the Property are drawn on the aerial photos for reference only and are not intended to depict the exact boundaries of the Property.

1947 (1"=2000')      The Property is mainly undeveloped land, a portion of which is wooded. The Property is bounded on the north by Taylor Road, the west and east by undeveloped wooded and agricultural land, and on the south by clay pits owned and mined by Claycraft Brick Company. A farm house appears to be located on the northern boundary of the Property along Taylor Road.

The properties to the north across Taylor Road, to the west, and to the east, appear to be undeveloped wooded and/or agricultural land. A few homes are located to the west and east along Taylor Road, including one on the northeast boundary of the Property. Clay is being mined in the central portion of the property to the south. Haul roads run from the clay pit to the brick production factories, which are located further to the south along Claycraft Road.

1956 (1"=800')      There is little apparent change to the Property from the date of the previous photograph.

On the property to the south, the active portion of the clay pit appears to extend further to the west. It appears that a small area of trees was cleared from the property to the north. Otherwise, there is little apparent change to the surrounding properties from the date of the previous photograph.

1960 (1"=1000')

There is little apparent change to the Property from the date of the previous photograph.

On the property to the south, an additional haul road is present extending from the clay pit southward along the east side of the brick plant and ending at Claycraft Road. Otherwise, there is little apparent change to the surrounding properties from the date of the previous photograph.

1964 (1"=1200')

There is little apparent change to the Property from the date of the previous photograph.

On the property to the south the east-west trending high walls of the clay pit are readily apparent in the photograph. The surrounding properties appear to be relatively unchanged from the date of the previous photograph.

1972 (1"=1000')

There is little apparent change to the Property from the date of the previous photograph.

The other surrounding properties appear to be relatively unchanged from the date of the previous photograph.

1974 (1"=1000')

There is little apparent change to the Property from the date of the previous photograph.

It appears that the majority of the active clay pit to the south has been regraded and one main haul road has been installed across the area. Interstate 270 is under construction to the west of the Property. The other surrounding properties appear to be relatively unchanged from the date of the previous photograph.

1979 (1"=1000')

There is little apparent change to the Property from the date of the previous photograph.

It appears that some disposal activity may be taking place in the western portion of the former clay pit south of the Property. Surrounding properties to the north, east, and west appear to be relatively unchanged from the date of the previous photograph.

1986 (1"=1000')

There is little apparent change to the Property from the date of the previous photograph.

Additional excavation/construction is evident in the eastern portion of the property to the south. A facility, known to be a former composting facility, appears to be completed near the southeast corner of the Property. A new north-south street off of Taylor Road appears to be under construction to the north. Properties to the immediate west and east remain undeveloped.

1989 (1"=1600')

The home located in the northwest corner of the Property along Taylor Road is no longer apparent. Otherwise, there is little apparent change to the Property from the date of the previous photograph.

Construction/excavation has extended along the eastern portion of the property to the south towards Claycraft Road. Waste disposal is evident in the south central portion of the landfill property. A neighborhood north of Taylor road is now visible. The surrounding properties to the east and west appear to be relatively unchanged from the date of the previous photograph.

1994 (1"=1000')

There is little apparent change to the Property from the date of the previous photograph.

A large building and parking has been constructed on the property to the west of the northern portion of the Property. Disposal activities appear to be concentrated in the eastern portion of the property to the south. The surrounding property to the east appears to be relatively unchanged from the date of the previous photograph. The property to the north is not visible in the photograph.

1997 (1"=1200')

There is little apparent change to the Property from the date of the previous photograph.

Additional homes are present along the north side of Taylor Road. The facility to the west has been expanded and an additional warehouse building is under construction further to the west. The western two thirds of the former landfill to the south appears to have been seeded. The property to the east appears to be relatively unchanged from the date of the previous photograph.

2000 (1"=1000')

There is little apparent change to the Property from the date of the previous photograph.

Most of the landfill property appears to have been seeded. The former composting facility southeast of the Property appears to be occupied by what is currently the City of Gahanna's fleet refueling facility. The property to the north is not visible in the photograph, and the other surrounding properties appear to be relatively unchanged from the date of the previous photograph.



### **2.1.6 Sanborn Fire Insurance Map Coverage**

*Sanborn* fire Insurance Maps were requested with the environmental database report. A letter dated June 3, 2005 was sent electronically to Hull from Current and Historical Research, indicating that there was no Sanborn Map coverage for the Property. A copy of this documentation is included in Appendix B-5.

## 3.0 ENVIRONMENTAL HISTORY REVIEW

### 3.1 Previous Studies

Hull requested all previous studies, if any, for the Property. The Client was unaware of any previous environmental studies for the Property. Hull completed a Phase I Property Assessment of the former Bedford Landfill, the adjoining property to the south, in December 2002. The report for the landfill investigation was reviewed in addition to the records referenced in the following sections.

### 3.2 Federal and State Environmental Records

An environmental database report generated by FirstSearch Technology Corporation (*FirstSearch*) was used to access environmental records for this report.<sup>4</sup> The proximity of the listed facilities was reviewed to determine the potential effect, if any, that these facilities may have on the Property. The databases that were searched included those specified by OAC 3745-300-06 (D)(2) and OAC 3745-300-06 (D)(3), as well as several additional federal and state databases.

*FirstSearch* contacts government agencies to receive updated records on a monthly or quarterly basis, depending on the database. As a result, additional listed facilities may exist within the specified search distance that *FirstSearch* has not identified. Hull has contacted specific agencies directly and compared the agency listings with the *FirstSearch* report. A copy of the report prepared by *FirstSearch* is located in Appendix C. Proximity location maps are located in the back of the *FirstSearch* report, which is included in Appendix C. These maps show sites reported in searched environmental databases within the 0.25, 0.5 and 1-mile search radius, depending on the database searched. This report only discusses the properties Hull verified to be located within the specified search distance of the Property boundaries. The search summary report lists the number of facilities located within the respective search radius.

In addition to the facilities identified in the database report, *FirstSearch* provides a list of orphan (non-geocoded) facilities. These facilities are listed in one or more databases, but do not have sufficient address information to be accurately located by *FirstSearch*. There are five non-geocoded facilities included in the *FirstSearch* report. Three of the facilities, American Electric Power, Berkshire Labs, and Home Depot, are listed as Resource Conservation and Recovery

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<sup>4</sup> First Search Technology Corporation; Environmental *FirstSearch* Report; May 26, 2005.

Act (RCRA) conditionally exempt small quantity generators (CESQGs). None of these facilities were identified within close proximity to the Property and are not suspected to present significant environmental concern to the Property. The other two are listed as Solid Waste Landfill (SWL) sites, at 1070 Claycraft Road and 4260 Morse Road. The site at 1070 Claycraft Road is the former Bedford Landfill. The Morse Road site is not in close proximity to the Property.

### **3.2.1 United States Environmental Protection Agency**

The property directly to the south (ECOL AKA Bedford Landfill #1, 950 Claycraft Road) is listed in the *FirstSearch* report as a Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) site. The U.S. EPA and the Ohio EPA are noted as having performed Preliminary Assessments with No Further Remedial Action Planned (NFRAP).

The *FirstSearch* report identified ten facilities as RCRA generators within the specified search distance from the Property. The facilities included one large quantity generator (LQG), seven small quantity generators (SQGs), and two conditionally exempt small quantity generator (CESQGs). Guardian Resin Corporation was the sole LQG identified in the database. The address listed for this facility, 1089 Claycraft Road, is located approximately 0.30 mile southeast of the Property. The SQGs included the following: ADB Alnaco, Inc., 977 Gahanna Parkway (approximately 0.28 mile southwest); Siemens Energy and Automation SVC, 1089 Claycraft Road (approximately 0.30 mile southeast); Teletrend, 1157 Claycraft Road (approximately 0.35 mile southeast); Quality Wood Treating Co., Inc., 1024 Enterprise Drive (approximately 0.37 mile southwest); Mid State Sales Inc., 1101 Gahanna Parkway (approximately 0.43 mile southeast); Grote JE Company, Inc., 1160 Gahanna Parkway (approximately 0.44 mile southeast); and Bordner & Associates, 950 Taylor Station Road (approximately 0.46 mile southeast). The CESQGs are Winscapes, Inc, 6079 Taylor Road (approximately 0.34 mile southeast) and Columbia Gas Transmission Corp. (approximately 0.36 mile southeast). The database did not contain enforcement information for any of the RCRA facilities.

No National Priorities List (NPL), RCRA treatment, storage and/or disposal (TSD), and/or RCRA Corrective Action Report (CORRACTS) facilities were identified by *FirstSearch* within the specified search radius.

As a quality check, Hull conducted a search of the U.S. EPA's EnviroFacts website.<sup>5</sup> A list of CERCLIS and RCRA sites was reviewed on the website and the Property was not on this list. The website search confirmed the findings of the *FirstSearch* report.

There were no Emergency Response Notification System (ERNS) incidents reported for the Property or within a 0.5-mile radius of the Property. There were no National Pollutant Discharge Elimination (NPDES) sites identified within a 1.0-mile radius of the Property.

### **3.2.2 Ohio Environmental Protection Agency**

One Ohio EPA Ohio Master Sites List (MSL) facilities was identified in the *FirstSearch* database within the search distance. ECOL Bedford Site #1, 950 Claycraft Road (immediately south of the Property) is listed as a State Site. The proximity of this landfill to the Property presents the potential for environmental impact to the Property.

Hull reviewed the Ohio EPA Spills database for Franklin County obtained from the Division of Emergency and Remedial Response (DERR). Spill Reports for January 1996 through July 2005 were reviewed. Six sites were noted within the specified search radius. 870 Claycraft Road, Building 4, is listed as the site of a spill of 10 gallons of Phosphoric Acid on May 11, 2001. Another spill of unknown heavy metals on the ground and into an "unknown" creek on May 2, 2000 is noted at the Claycraft Brick Plant #2, Claycraft Road. These sites are located south of the landfill along Claycraft Road, greater than 0.25 mile south of the Property. A 5,000-gallon spill of synthetic insulating liquid was noted at an American Electric Power facility, 850 Tech Center Drive, on March 2, 1999. This site is located west of the Property in the assumed downgradient groundwater flow direction. A spill consisting of "unknown amounts of paint and fire runoff" was reported at 935 Claycraft Road (Action Group Inc.) on April 14, 1999, due to a fire. This site is located to the south of former landfill and the Property. A spill was noted at Claycraft Brick Plant #2, (no address listed) as unknown amounts of wastewater to the surface. The spill was listed as a wastewater treatment bypass. Despite the proximity of some of these releases to the Property, these releases appear to be surface releases and do not present significant potential for negative impact to the Property. The documented releases to the "unknown" creek appear to have occurred downstream of the Property and are not likely to present the potential for negative impact to the Property.

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<sup>5</sup> U.S. EPA EnviroFacts Website Search, May 31, 2005.

Hull personnel requested files for the Property from Ohio EPA's Central District Office in Columbus, Ohio. There were no files for the Property. These files were reviewed by Hull during preparation of the Phase I Property Assessment for the former landfill.

In 1970, the Claycraft Company applied for a license to operate a sanitary landfill at the Property. The landfill was to be operated by ECOL, Inc. (also referred to as Bedford-Ecol, Inc.), a subsidiary of the Claycraft Company. Landfill operations reportedly began in August 1970. The landfill was approved to accept household, commercial and/or industrial waste.

Numerous problems/complaints are on file regarding the landfill operations, including unmonitored open dumping of drums, pallets and other assorted debris, blowing paper and odors due to inadequate cover on the waste, and leachate discharges into Big Walnut Creek.

Bedford-Ecol, Inc. entered into a Consent Order in August 1995 to cease operations at the landfill. The Consent Order was issued due to recurring violations and non-compliance at the landfill and inadequate closure and groundwater monitoring plans. The landfill reportedly stopped accepting waste in September 1995.

### **3.2.3 Bureau of Underground Storage Tank Regulations (BUSTR)**

The *FirstSearch* report identified six facilities with either registered USTs and/or leaking USTs (LUSTs) within one-half mile of the Property.

#### **3.2.3.1 Registered Underground Storage Tanks**

BUSTR was contacted by Hull on May 9, 2005, to determine if files were available for the Property. BUSTR responded on May 10, 2005 that there were no records on file for the Property.

The *FirstSearch* report identified one facility with a registered UST within the specified search distance, Gahanna Fueling Station, 781 Science Boulevard (approximately 0.18 mile southeast). The report indicates that this facility has a 12,000-gallon double walled fiberglass tank that currently stores diesel fuel.

### **3.2.3.2 Leaking Underground Storage Tanks**

The *FirstSearch* report identified five LUST sites within a 0.5-mile radius of the Property. The sites included: Gahanna Fueling Station, 781 Science Blvd (approximately 0.18 mile southeast); Nelson Wat, 407 Sutterton Drive (approximately 0.2 mile northwest); Quality Wood Treating Co., 1024 Enterprise Drive (approximately 0.37 mile southwest); Adrian L. Wallick Co., 1013 Gahanna Parkway (approximately 0.41 mile southwest); and Action Group, 935 Claycraft Road (approximately 0.42 mile southwest). All of these facilities have been issued no further action (NFA) letters from BUSTR and are not considered to present the potential for environmental impact to the Property.

### **3.2.4 Ohio Department of Natural Resources Water Well Log Information**

Hull reviewed information from the Ohio Department of Natural Resources (ODNR) Division of Water, for water wells within a 0.5-mile radius of the Property boundary. The logs for 14 private wells within the specified radius were observed. All the wells are located to the north or east of the Property, most off of Taylor Road. Since bedrock is encountered near the surface in the vicinity of the Property, the majority of the wells appear to be completed in bedrock. The predominant upper bedrock was reported as shale, although some of the logs indicated sandstone was present above the shale in some locations. The wells were typically completed in fractured zones of the shale between depths ranging from two to 100 feet below ground surface. Test pumping rates recorded during installation of the bedrock wells indicated the wells could not sustain yields in excess of 20 gallons per minute. A few of the wells were completed in thin zones of sand and gravel encountered above the bedrock surface. These wells reportedly produced similar yields, 10 to 20 gpm. Copies of the well logs are provided in Appendix E. Other wells may be present within the search distance but may not have been identified due to inaccurate well log location descriptions or unreported wells.

## **3.3 Local and Other State Environmental Records**

### **3.3.1 Local Fire Departments**

Hull contacted the Mifflin Township Fire Department to obtain information regarding fires, unauthorized discharges, spills, or any environmental problems involving toxic or hazardous substances at the Property.<sup>6</sup> The Fire Department replied in correspondence dated May 12, 2005 indicating there were no files available for the Property. A copy of the letter is included in Appendix D.

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<sup>6</sup> Mifflin Township Fire Department, Written Correspondence, May 12, 2005.

### **3.3.2 Local Health Department**

The Franklin County Health Department was contacted to obtain information regarding spills, releases, or any environmental problems involving toxic or hazardous substances at the Property.<sup>7</sup> To date, the Health Department has not returned Hull's telephone call. If information is obtained from the Health Department (within 90 days of the request for information) that changes the conclusions and recommendations of this report, Hull will issue an Addendum to the Phase I Property Assessment.

### **3.3.3 Ohio Department of Health**

The Ohio Department of Health has issued a general statement that it will only consider file requests if the files/reports are specifically named. Unless files and/or reports are specifically identified, the Ohio Department of Health files are not practically reviewable. Hull did not know of any specific files, and therefore did not send a request. A copy of the Ohio Department of Health's statement, along with other written correspondence, is included in Appendix D.

## **3.4 Additional Records**

### **3.4.1 Oil and Gas Well Log Information**

The ODNR was contacted to obtain logs and locations of oil and gas wells located within one-half mile of the Property. The oil and gas map of Jefferson Township, Franklin County, Ohio indicates there are no recorded oil or gas wells located on, or within, one-half mile of the Property. Other oil and gas wells may be present within the search distance but may not have been identified due to inaccurate well log location descriptions or unreported oil and gas wells.

### **3.4.2 Flood Insurance Rate Map**

A copy of the flood insurance rate map (FIRM) for the Property, Map Number 39049C0188 G, effective date August 2, 1995, was obtained from the Federal Emergency Management Agency (FEMA), Map Service Center's web page. The map identifies areas that would be affected by a 100-year and 500-year flood. 100 and 500-year floods are floods of such magnitude that the probability of such an event occurring is once every 100 to 500 years, respectively. The map identifies the majority of the Property, as being in Zone X. Zone X is an area determined to be outside the 500-year flood limits. The unnamed creek to the west of the Property is identified as being in Zone A. The map legend indicates the tributary is a "special flood hazard inundated by 100-year floods". Copies of the relevant portions of the panel are included in Appendix F.

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<sup>7</sup> Franklin County Health Department, Telephone Correspondence, June 1, 2005.



### 3.4.3 Local Geology and Hydrogeology

The USGS Map indicates that the surface elevation near Taylor Road is approximately 905 feet above mean sea level (msl). The Property generally slopes to the southwest towards an unnamed tributary that connects to Big Walnut Creek. The elevation of the stream at the point where it exits the Property on the southern border is approximately 850 to 860 feet above msl.

Hull was not provided with, and is not aware of any hydrogeologic studies completed for the Property. However, Hydrogeologic Studies of the landfill immediately south of the Property have been completed by Burgess & Niple in 1987 and by Eagon & Associates in 2003. Given the proximity of the landfill to the Property, it is assumed that the hydrogeology is similar.

Soils on the landfill property are composed primarily of silty clay with varying amounts of sand, gravel and fragments of bedrock. The thickness clayey soil is generally less than 10 feet thick based on test borings. The Bedford Shale was the uppermost bedrock encountered across the majority of the landfill property. The Bedford Shale was described as a brown to red weathered shale. This shale was mined for brick production at the Claycraft brick plants. The base of the Bedford Shale was reportedly encountered at an elevation of approximately 800 feet msl. The thickness of the Bedford Shale was highly variable depending on the surface topography across the Property. In the eastern part of the Property, the Bedford Shale was reported as being approximately 35 feet in thickness. Underlying the Bedford Shale at the landfill property is the Ohio Shale, which is predominantly black in color. One of the borings in the western part of the landfill property was advanced to an elevation of approximately 720 feet msl in the Ohio Shale. At this location the Ohio Shale was at least 90 feet thick.

The 1987 report did not elaborate on groundwater conditions at the landfill property, however a 1991 Revised Groundwater Quality Assessment Program and additional correspondence in the Ohio EPA files contained information regarding the monitoring well network established at the landfill property. Groundwater flow varied depending on the depth and lithologic unit the wells were installed in. Flow within wells screened in what is presumed to be the Ohio Shale (780 to 790 feet msl) appeared to be to the northwest. Flow within wells screened at shallower elevations appeared to be eastward.

#### 4.0 HAZARDOUS SUBSTANCE AND PETROLEUM RELEASE HISTORY

Based upon a review of the records described in Section 3.0 of this report, there are no documented releases of potentially hazardous substances for the Property.

## 5.0 PROPERTY RECONNAISSANCE

### 5.1 General

A reconnaissance of the Property was performed on May 10, 2005 by Steve Gross, and on May 12, 2005 by Mr. Jason Wooten, both of Hull, to determine if any operations or practices at the Property have adversely affected the environmental conditions of the Property. Photographs taken during the reconnaissance are included as Appendix A.

The reconnaissance was performed to assess current use and operation of the Property, determine if there are any Identified Areas, and assess the current conditions of the Identified Areas. A layout of the Property and identified areas is presented on Figure 2.

### 5.2 Interviews

The Property is currently owned by the City of Gahanna. Mr. William Murdock, Deputy Director of Development for the Gahanna Department of Development was contacted. Mr. Murdock indicated that the Property was acquired by the City as a result of a lawsuit against the City. He couldn't answer any additional questions concerning the Property, and indicated that Ms. Sadica White, the Director of the Department of Development should be contacted. Hull attempted to contact Ms. White on June 3, 2005. To date, Hull has not been able to complete an interview with Ms. White. A message was left for Ms. White on June 3, 2005, however as of this date an interview has not been conducted. If information is obtained from Ms. White (within 90 days of the request for information) that changes the conclusions and recommendations of this report, Hull will issue an Addendum to the Phase I Property Assessment.

### 5.3 Surrounding Land Use

The surrounding land surface is generally elevated to the southeast, south, and southwest, and consists of mixed businesses, a closed municipal solid waste landfill, and residential properties. Adjacent properties include: residential properties to the north (Photograph 1); residential properties and a wooded area to the east; Asplundh Co. to the southeast (Photograph 2); the closed Bedford I Landfill to the south and southwest (Photograph 3); and a wooded area, PetsMart Corporation, Gulf South Medical Supply Co., McGraw-Hill Co., Gould Mid-America Co., Exide Battery Co., and the Bryman Institute to the west of the Property.

## **5.4 Property**

The property is located in Franklin County, Ohio. The Property is bound by Taylor Road to the north and consists of two parcels that are irregular in shape (totaling 26.375 acres in size). The Property is undeveloped and is densely wooded (Photograph 4), with topography that is generally flat in the extreme north and in a portion along the Property's west side. The majority of the Property consists of multiple high relief ravine areas that contain intermittent streams (Photograph 5). A number of culverts and pipe sections were observed on the Property, which aid in surface water drainage. Some debris was present on the Property, including an empty steel drum labeled Dow Corning 888 SL self-leveling silicon joint sealant (Photograph 6) and miscellaneous trash. Service utilities are present along the Property's north perimeter along Taylor Road. The only observed utility on the Property was a manhole connecting a storm sewer line, which traverses the north portion of the Property in an east/west direction.

### **5.4.1 Existing Buildings**

No buildings or other structures were observed on the Property.

### **5.4.2 Stream Evaluation**

One stream occurs on the property. The stream has a watershed area considerably less than one square mile, indicating that it is not likely to be capable of supporting the Warmwater Habitat aquatic life use designation (OAC 3745-1-7). The stream has several ephemeral tributaries.

Unnamed tributary to Big Walnut Creek (Photograph 7)– The stream enters the Property along the eastern side approximately 250 feet south of Taylor Road. The stream flows generally southwest across the Property and then exits in the extreme southwest corner of the Property. The stream is a fairly high-quality, sand/gravel/shale bedrock stream with moderate to very good habitat development, moderate stability, and wide buffers, and it has fully recovered from whatever channelization may have been done. A preliminary qualitative evaluation of this stream suggests it could support an existing aquatic life use of Class II (intermittent) Primary Headwater Habitat.

Big Walnut Creek (Hydrologic Unit Code 05060001 140), the receiving stream for the Unnamed Tributary, is listed in Ohio EPA's 2004 303(d) report as impacted for both recreational uses and aquatic life uses. As a consequence, any further proposed surface water degradation in Big

Walnut Creek's tributary areas will be closely scrutinized by the Ohio EPA in the context of Clean Water Act Section 401 and 404 permitting under the State anti-degradation policy (OAC 3745-1-05

#### **5.5 Waste Generation, Storage and Disposal**

No waste generation, storage, or disposal activities were identified during the Property reconnaissance, other than the minimal amount of debris previously described in Section 5.4.

#### **5.6 Underground Storage Tanks**

No visual evidence of any USTs was identified during the Property reconnaissance.

#### **5.7 Polychlorinated Biphenyls**

Polychlorinated biphenyls (PCBs) are commonly associated with oil contained in older transformers and capacitors and may be released into the environment from slow leaks or upon failure of such devices. No electrical transformers or other sources of PCBs were observed on the Property.

#### **5.8 Asbestos and Lead Based Paint**

An asbestos-containing material (ACM) survey and lead based paint survey were not requested by the Client. Because there are no structures on the Property, it is unlikely that potential ACM or lead based paint are present on the Property.

## 6.0 FINDINGS AND CONCLUSIONS

Hull performed a Phase I Property Assessment of the property at 5799 Taylor Road in Gahanna, Ohio. The Property is undeveloped wooded land. Current development options include light manufacturing, light commercial or warehousing.

The assessment was conducted to determine if a release of hazardous substances or petroleum has or may have occurred on, is underlying, or is emanating from the Property and is consistent with OAC 3745-300-06. The assessment also involved determining Identified Areas as that term is used in the regulations, at the Property and characterizing the Property for the purpose of participation in the Ohio's Voluntary Action Program. The assessment was based on information gained from a review of public documents, files, photographs, and maps; correspondence with regulatory agencies; a review of an environmental regulatory database search report; interviews with individuals and/or parties familiar with the Property; and a reconnaissance of the Property.

Historic and current uses of the Property are presented in Section 2.0. An environmental history of the Property is presented in Section 3.0. The hazardous substance and petroleum release history is presented in Section 4.0. Finally, a description of the Property inspection including the Property reconnaissance is presented in Section 5.0.

### **6.1 Voluntary Action Program Eligibility**

Based on Hull's review of documents and the Property inspection, the Property appears to be eligible for Ohio's Voluntary Action Program as codified in OAC 3745-300-02 (C)(7).

### **6.2 Identified Areas Located on the Property**

Identified Areas for this Property were established based on past facility operations or current conditions at the Property. Only one Identified Area was identified for the Property:

1. Due to the possibility of releases from the waste emplaced in the former landfill to the south, the southern Property line that is contiguous with the former Bedford landfill has been designated as an Identified Area.

In the event a No Further Action Letter is desired for this Property, or further data is desired to assess the Identified areas, a Phase II Property Assessment would be required. The requirements for a Phase II Property Assessment are codified at OAC 3745-300-07.



## 7.0 STANDARD OF CARE AND LIMITATIONS

The conclusions and recommendations presented herein are based on the level of effort and investigative techniques using that degree of care and skill ordinarily exercised under similar conditions by reputable members of the profession practicing the same or similar locality at the time of the service. No other warranty, express or implied, is made or intended by this report. An evaluation of past or present compliance with federal, state, or local environmental or land use laws or regulations has not been conducted, except to the extent the compliance relates to releases of hazardous substances or petroleum and to factors which may affect the eligibility of the Property under Ohio's Voluntary Action Program. Conclusions presented by Hull regarding the investigated Property are consistent with the Scope of Work, level of effort specified, and investigative techniques employed. Reports, opinions, letters and other documents do not evaluate the presence or absence of any compound or parameter not specifically analyzed and reported. Specifically, the presence of radiation, radon, lead, electromagnetic fields, and indoor air pollution has not been investigated. Hull makes no guarantees regarding the completeness or accuracy of any information obtained from public or private files or information provided by subcontractors. In addition, Hull makes no guarantees on the condition of the Property records after the date reviewed as indicated in the report.

Furthermore, this report is prepared for, and made available for the sole use of VRG II and the contents thereof may not be used or relied upon by any other person without express written consent and authorization VRG II and Hull.

## 8.0 REFERENCES

A variety of technical documents and publications were referred to during the course of this project. Some of the references consulted are presented below. Referenced documents and publications may or may not have been reviewed in their entirety. The guidelines and procedures presented in the documents and publications referenced have not been strictly adhered to unless stated otherwise.

### **8.1 Documents**

Brockman, C. Scott, Ohio Department of Natural Resources, Division of Geological Survey, Physiographic Regions of Ohio (map), 1998.

First Search Technology Corporation, *Environmental First Search Report, Claycraft, Gahanna, Ohio, 43230, May 26, 2005.*

Franklin County Auditor's Office Assessment Lists and On-line database.

Haines Criss-Cross Directories for Columbus, Ohio.

Hull & Associates Inc., Phase I Property Assessment For the Bedford I Landfill Property, Located at Claycraft Road, Gahanna, Ohio, 43230, December 2002.

OAC 3745-300-06, Phase I Property Assessment for the Voluntary Action Program, 1996.

Ohio Department of Natural Resources, *Division of Water, Well logs.*

Ohio Department of Natural Resources, Division of Water, Groundwater Resources of Franklin County, 1958, Revised 1995.

Ohio Department of Natural Resources, National Flood Insurance Program, *Flood Insurance Rate Map, Franklin County, Ohio and Incorporated Areas*; Map Number 39049C0276 G, August 2, 1995.

Ohio Department of Transportation, Office of Aerial Engineering. 1946, 1956, 1960, 1964, 1972, 1974, 1979, 1986, 1989, 1994, 1997 and 2000. *Aerial Photographs.*

Polk's City of Columbus Directories.

RP Consultants, Inc., *Phase I Environmental Assessment, for 870 Claycraft Road, Gahanna, Ohio 43230*, June 6, 2002.

U.S. Geological Survey, 7.5-Minute Series Topographic Quadrangle Map, Reynoldsburg, Ohio, 1964, Photo revised 1985.

U.S. Geological Survey, 7.5-Minute Series Topographic Quadrangle Map, New Albany, Ohio, 1964, Photo revised 1982.

## 8.2 Interviews

Murdock, William, City of Gahanna, June 3, 2005.

Thank you for hearing our proposal to rezone 5847 Taylor Road and 5875 Taylor Road, which are presently on two parcels, but will be joined as one and re-split as 5 parcels as part of a related Subdivision without Plat application. This rezoning will take the site from OCT to MR-1. Although the site is currently zoned for OCT, this site is and has always been residential, and today 5847 Taylor Road is still an occupied residential home. 5875 Taylor Road, which is on a separate parcel, was also a single family home before its donation and incineration by Mifflin Fire.

These properties are north of the existing Conservation Zone owned by the City of Gahanna, which is disconnected because this VRGII property contains land that intercepts the Conservation Zone. A separate Subdivision without Plat application, which is related to this application, will create several housing parcels as well as an additional parcel to the south, which VRGII will donate to the City of Gahanna to join the disconnected conservation zones into one.

The land that is being rezoned is extremely hilly and topographically challenging. The depth of the site is so shallow that existing zoning requirements of OCT require substantial setbacks that do not allow for or accommodate any commercial use that is currently approved for the site. Furthermore, the site is surrounded on three sides by single and multi-family residential. The fourth side is passive conservation and park land owned by the City, which will be fully achieved by way of these proposals being accepted. Thus, residential is the ultimate and most appropriate use for this site.

This site was originally retained by VRGII due to the belief that a roadway could be built to connect Tech Center Drive and Taylor Road, and that the small Subject property could be retained as a gateway for development to the 18.6 acre VRGII property to the south. Engineers have confirmed that this land is too narrow to accommodate a roadway, and the existing Conservation Zone is deed-restricted to prevent any roadway or commercial development—thus could not acquire to accommodate a roadway width and culvert infrastructure.

VRGII has held and marketed this site aggressively since 2009, has used four brokerages, and has in-house staff working to market the site. The real estate market has demonstrated no interest for the property, and without the possibility of a roadway, the site has no ability to contribute in a meaningful way towards commercial real estate development objectives of the City or VRGII.

#### 1133.03 (b)

1. Gahanna 2019 Land Use Plan. Currently on page 22, existing conditions acknowledge that this site is low-density residential.

VRGII has engaged with Gahanna staff for years over the concerns with this site and its zoning as being prohibitive and the uses it requires being unachievable. Years of marketing this site and engaging with civil engineers, brokers, and prospective purchasers have proven that this site cannot accommodate commercial or office development. Yet, on page 49, the future land use map designates Professional Office.

VRGII values the opportunity to share the specific challenges regarding this site with Gahanna Planning Commission and Gahanna City Council. VRGII feels that, after 13 years of ownership of

this site, that this proposal best continues the virtue of environmental conservation with the existing conservation zone, preserves the trail system (residents reinforced its importance in the Gahanna Strategic Plan), provides for appropriate and non-conflicting land use among its neighbor properties, and restores the zoning classification back to what it once was, what is currently non-conforming, and what it should be – residential.

2. This property slopes downward from Taylor Road at a substantial relief, ultimately terminating at the ravine contained in the City of Gahanna Conservation Zone. This property has shallow depth, but is very topographically challenging. These two factors are most appropriate for single or duplex housing product with front loading garage. The Conservation Zone to the rear will have close proximity to any development on this site, and thus would benefit from either single/duplex housing or parkland being adjacent.

OCT setbacks range from 40' to 75' from the ROW, depending on use, at which point the topography steepens significantly. Furthermore, these setbacks place any conforming site plan narrow the buildable area to an average of 130 feet. This site depth is inadequate for traditional commercial or office development, once parking is implemented. Further adding to the challenge, due to the topography, substantial and cost-prohibitive site grading and retaining would have to occur to allow for any building to be built. Cost notwithstanding, any disturbance at this level of restoration could cause soil, vehicular, and construction-related runoff into the Conservation Zone. Furthermore, because commercial development would have to be pushed back far towards the southern parcel boundary, removal of trees would have to be considered in a commercial development proposal.

The benefits of a residential use on this site are notable: 1. MR1 has a less-dramatic front yard setback requirement, thus allowing for structures to be build closer to the grade of Taylor Road. 2. Residential use has a smaller building footprint and need for less parking/impervious surface, thus would take advantage of the existing topography. Also, commercial and office uses create more runoff with more impervious surfaces, thus threatening the conservation zone with contaminated runoff. 3. Trees towards the southern parcel boundary are more likely to be preserved. 4. Residential is consistent with neighbors surrounding the site, will create the visual aesthetic of a complete street, and minimize any turn-out impact with roadway traffic. 5. Site is adjacent to intersection with Rice Avenue, and residential will generate less traffic than a commercial use would—which could create traffic conflicts with that intersection and the residents of the northern neighborhood. 6. Consistent use of residential across this section of Taylor Road will benefit housing values, reinforcing that the existing housing stock that surrounds is perpetual and intentional. An OCT use on the Site will challenge that impression.

The southern portion of the site, which contains the City of Gahanna Multi-Use Path, will be donated to the City of Gahanna. This southern portion was originally retained by VRGII due to the belief that a roadway could be built to connect Tech Center Drive and Taylor Road. The donation of this portion will connect the Conservation Zone, and put the walking path in complete control of the City without need for the current easement in place.

3. The criteria asks of the availability of sites elsewhere in the city that are already zoned for the proposed use. This criteria seems to be more concerned with the rezoning needs being requested by a specific user, and in this case, we do not have an end-user proposed as the owner of a residential property. What can be said is that the site is currently surrounded by MFRD, ER-2, and SF-3. MR-1 exists in small quantities in the western side of the city, East of Colony Place on 62, and in other smaller applications along Johnstown & Hamilton Roads north of Clark State Road. These MR-1 districts are already fully developed.

4. The MR-1 Zoning Classification best matches the surrounding land uses of MFRD, ER-2, SF-3, Conservation Zone. The MR-1 conditional use of Single Family Residential is the existing use occurring on the Site. The Site is zoned OCT, and the uses under OCT would not cooperate with the surrounding existing uses.

Please refer to Section 2 of this questionnaire, which goes in depth on the environmental, aesthetic, traffic, and other considerable impacts of residential vs. OCT uses.

5. The proposed Zoning District and use will have minimal additional impact on City infrastructure and services and will not compromise the health, safety, and welfare of its citizens. In fact, this zoning change proposal will do more for achieving these benchmarks than any potential, albeit unlikely, development that could arise retaining the OCT zoning classification.

6. The MR-1 district, which allows for two-family dwellings and conditionally for single-family, is substantially unrepresented as compared to other land uses throughout the City of Gahanna. Demand is notable, as the Columbus region is facing a critical shortage of housing options. VRGII has fielded numerous inquiries for residential land and denied these inquiries or has referred to other locations or communities. City of Gahanna is landlocked and needs housing land, and this proposal is being made without the need for additional infrastructure or roads and is not seeking incentives.



## the McCabe Companies

April 1, 2021

Jordan Fromm  
Vice President, Asset Management  
Value Recovery Group  
919 Old Henderson Rd  
Columbus, OH 43220

RE: Central Park of Gahanna – Lot 4

Dear Jordan,

It is my understanding that you are seeking to rezone the land known as Lot 4 in the Central Park of Gahanna development from OCT to residential use. I am fully supportive of this effort.

My support is based on three reasons:

1. Gahanna needs more current housing stock to stay competitive in attracting and retaining people and businesses to its community.
2. The site has very challenging topography. The property dramatically slopes from north to south, which limits the developable footprint and increases costs for a commercial building.
3. The site is located with single family residences on three sides and, to its rear, a dedicated conservation area. Any uses within the OCT zoning would be out of place for the site.

We look forward to seeing this site developed with an exciting residential use.

Respectfully,

David E. Poe  
Senior Vice President



April 7, 2021

Jordan Fromm  
Vice President, Asset Management  
Value Recovery Group II, LLC  
919 Old Henderson Road  
Columbus, OH 43220

Dear Mr. Fromm,

Alterra has been proud to support VRGII efforts in marketing land for sale in the City of Gahanna since 2016. Prior to our involvement, I understand that VRGII engaged CB Richard Ellis as well as Smith Realty Partners, totaling 13+ years of marketing these properties. I understand that you are seeking a rezoning on what is known as Lot 4 on Taylor Road. Please enclose this letter within any package you may file with the City of Gahanna regarding a rezoning effort—which Alterra supports.

You and your company have been aggressive, hands-on, and active in working alongside Alterra, the City, and prospective users to affect sale and/or development at Central Park. Lot 4 has historically been one of the most challenging sites of yours to market. Under our engagement to date, there has been not one lead or opportunity that resulted in any mature discussions toward a sale or development. Despite the excellent frontage and access along Taylor Road, we conclude that the greatest hinderances to marketability are:

1. The zoning class—which requires deep setbacks into the site;
2. The shallowness of the site from the road to the rear lot-line;
3. The steep topography of the site, which descends into the ravine to the rear, and;
4. Surrounding uses are residential or conservation zones—a commercial, office, or industrial development on this site would be an anomaly.

All of these factors impact the buildable area of the site, and thus, the cost to develop any meaningful project exceeds the value realized by the end product.

Notably, over the years we have received inquiries for single and multi-family residential development for this site. That market is interested in the site for various reasons, such as the picturesque nature of the property, the need for more for-sale housing as described for in the Gahanna Strategic Plan, the ability to build smaller-footprint sites to accommodate the topography, the natural beauty of the Gahanna Conservation Zone to the rear, and the residential zoning of the surrounding parcels.



**SIOR**

**Alterra Real Estate Advisors** • 300 Spruce Street, Suite 110 • Columbus, OH 43215 • 614.365.9000 • Fax: 614.280.0244 •  
[www.AlterraRE.com](http://www.AlterraRE.com)

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I urge VRGII to pursue the rezoning on this site. Gahanna and its adjacent conservation zone should benefit from a low-density residential use. Your 13+ years of ownership and investment into the property should not result in unlikelihood of development and disposition. It is my opinion, based on the experience marketing this site, that the pattern of disinterest will persist if it continues under the OCT zoning.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradford Kitchen".

Bradford Kitchen  
President



**SIOR**

**Alterra Real Estate Advisors** • 300 Spruce Street, Suite 110 • Columbus, OH 43215 • 614.365.9000 • Fax: 614.280.0244 • [www.AlterraRE.com](http://www.AlterraRE.com)

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May 27, 2021

**Value Recovery Group**

919 Old Henderson Road

Columbus, OH 43220

Attn: Mr. Jordan Fromm

Vice President, Asset Management

Re: **Central Park of Gahanna – Taylor Road**

PID's 027-000110 & 025-013635

Dear Mr. Fromm,

Advanced Civil Design, Inc. (ACD) has provided a preliminary site concept plan for approximately 1.901 acres of property located along the south side of Taylor Road and west of Rice Avenue that proposes four (4) residential lots and also represents up to 0.31 acres of property to be granted to the City of Gahanna. Currently the lot area includes approximately 26.941 acres and extends south from Taylor Road to Tech Center Drive.

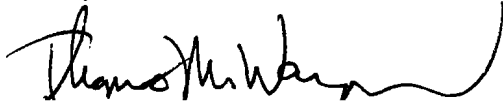
Our firm provides residential and commercial design services for a number of Central Ohio's largest developers and builders. We have previously reviewed the subject land area for a commercial development however the land is not well suited for a commercial development due to the following reasons:

- Topography. The parcels that front onto Taylor Road have over 20' of vertical fall from north to south which makes any commercial development very challenging to construct. A typical commercial lot will have a lot depth of at least 200' with room for a commercial building and sufficient parking areas to serve the commercial building. A typical building depth for a commercial building would be 60' and a parking lot would be another 60'. With a setback, the depth required for a commercial parcel would be between 130' and 150'. A commercial development would have to account for a north to south grade change of up to 15' which would require a structural wall system and import of dirt to raise the site to grade. This condition is likely cost prohibitive for a commercial development.
- A residential development at this location would have individual house structures that can be set with walk-out basements that would better accommodate the topography. The residential development proposal seems to also fit the neighborhood more appropriately than a commercial development given the neighboring residential developments.
- A residential development can provide better consideration to existing tree resources on the land area. A commercial development may eliminate most if not all of the

trees on site. A residential development may be able to save more trees established on the land parcels.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas M. Warner". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Thomas M. Warner, P.E.  
Managing Partner

Adjacent Property Owners - Zoning Change Application - 5847 and 5875 Taylor Road

<u>Name</u>	<u>Street Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
Greg Stonerock	5829 Taylor Road	Gahanna	Ohio	43230
City of Gahanna	200 S. Hamilton Road	Gahanna	Ohio	43230
Erik Lambert	5866 Taylor Road	Gahanna	Ohio	43230
Andrea Caleodis	1271 Rice Avenue	Gahanna	Ohio	43230
Courtney Lobert	1270 Rice Avenue	Gahanna	Ohio	43230



September 1, 2021

Value Recovery Group II LLC LLC  
919 Old Henderson Rd  
Columbus, OH 43220

RE: Project 5847-5875 Taylor Rd Zoning/Rezoning

Dear Value Recovery Group II LLC LLC:

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

### **Fire District**

1. No issues were found during your plan review. If you have any questions please contact the Mifflin Township Fire Department.
2. Jefferson Township Fire Department, Fire Prevention Bureau has no issues or cause for concern With the application submitted for 5847 Taylor Road. Please contact the Fire Prevention Bureau if you have any questions.

### **Building**

3. No comments.

### **Parks**

4. No Comment Per Julie Predieri

### **Planning**

5. Informational Comment - Staff agrees that residential uses are appropriate given the topography and other challenges provided in the application. No objections to the rezoning request to MR-1. Please see forthcoming staff report for additional staff comments.

### **Engineering**

6. Sanitary sewer service to the proposed single family lots shall be provided by sewer extension from the existing 8 inch main on the north side of Taylor Road.

With development of the created lots, a sewer shall be extended along the frontage of the proposed lots at no cost to the City. This sewer will be located within a 15-ft wide easement adjoining the existing public right of way.

7. Water service to the proposed lots may be provided by service connections to the 12 inch water main along Taylor Road
8. Detailed lot grading (Plot Plans) will be required with future building permits to ensure surrounding homes and steep terrain are protected from storm water runoff.

**Page 2 of 2**  
**September 1, 2021**  
**Re: Project 5847-5875 Taylor Rd**  
**5847-5875 Taylor Rd**

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

Sincerely,

Kelly Wicker  
Planning and Zoning Coordinator



## STAFF REPORT

### Summary

A rezoning from Office, Commerce, and Technology (OCT) and Planned Industrial Development (PID) to MR-1 residential has been requested. The request is to rezone 1.59 acres to permit the development of the property with residential. MR-1 permits duplexes by right and single family with a conditional use. Two companion applications have been requested, a conditional use and a variance. Please see below for additional details regarding those applications.

At this time, the applicant anticipates dividing the property to create four lots. All lots would be a minimum of 1/3 of an acre. This far exceeds the minimum lot size requirements of MR-1. It is also anticipated that the applicant will donate a portion of the property to the City in order to connect a small gap in the Central Park Reserve. See map below for additional details regarding the Central Park Reserve.

Please be aware that additional applications will be required if the rezoning, conditional use, and variance(s) are approved. Specifically, a subdivision without plat is required. This means that site layout, setbacks, lot size, etc are further refined through this application.

### Land Use Plan

The Comprehensive Land Use Plan designates the property as professional office. Surrounding properties are designated Industrial, low density residential, medium density residential, and parkland. Recommended uses of professional office include office, medical office, and hospitals.

The property is also located with the South Gateway Focus Area. Residential uses are discouraged in this area except for properties designated mixed use and fronting I-270 (Crescent at Central Park) or when abutting existing neighborhoods.

The Land Use Plan makes recommendations. It does not mandate a specific use or intensity. The land use plan also goes into detail about the age of existing residential, the lack of new residential, and the need for new residential.

### Rezoning

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

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

*The proposed rezoning to MR-1 is not consistent with the recommendations of the Land Use Plan, however, these properties have historically been used for residential. Additionally, the shallow depth of the properties makes it extremely difficult to develop with non-residential uses. The properties do not have enough depth to allow for setbacks, parking, and other infrastructure commercial developments require.*

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one of the uses permitted under the current zoning.

*Staff has fielded many calls over the years about developing the property with non-residential uses. In all instances, the inquiries never materialized as the property was deemed unsuitable for non-residential uses.*

4. Availability of sites elsewhere in the City that are already zoned for the proposed use.

*Staff is not aware of many, if any, properties that are zoned MR-1 and available for development. The Land Use Plan identified that less than 6% of all residential properties are two family (MR-1) properties.*

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

*Residential uses typically have a far less of an environmental impact than commercial properties. They typically generate less traffic, less run-off, etc. This is of paramount importance in this case as some of the adjacent properties are owned by the City and within the Central Park Reserve. Uses and activities are highly restricted in the reserve. Having adjacent uses, such as residential, that are less impactful than commercial, will help preserve and maintain the reserve.*

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

*The majority of inquiries that staff receives for development opportunities are for residential. These inquiries typically don't result in a development application as the City has few opportunities for development. It is staff's opinion that demand is extremely high for residential and the availability of land is very limited.*

#### Conditional Use

A conditional use application has been filed requesting the ability to build single family. MR-1 permits single family under the parameters of R-4 residential.

- Chapter 1147.04(a)(1) – Detached single family permissible

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



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

### Variance

The applicant has requested the following variances.

- Chapter 1147.08(a) – Front yard setback
  - MR-1 requires a 30' front yard setback. The existing home is setback approximately 27'.
  - *Staff does not object to the variance. This is an existing condition. The rezoning does not create or increase a non-conformity.*
- Chapter 1147.08(c) – Side yard setback
  - MR-1 requires a 10' side yard setback. The existing garage is within 1' off the west property line.
  - *Staff does not object to this variance as the residential garage is an existing condition. All zoning classifications require a side yard setback greater than 1'. The rezoning does not create or increase a non-conformity. The auditor's website indicates the structures are approximately 100 years old. These structures were built long before the zoning code and would therefore be considered legal non-conforming.*
- Chapter 1169.05(a) – Conditional use permit
  - Applicant seeks three years to commence single family.
  - *Staff does not object to the variance. The code only permits one year from conditional use approval to issue a zoning certificate (zoning approval of building permits). Staff does not see any negatives with granting two additional years.*

Planning Commission shall not grant a variance unless it finds that all of 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.

### Recommendation

Staff has received a handful of calls about the property over the last several years. These inquiries were regarding commercial development. In each instance, the property wasn't seriously considered for this

type of development as the property isn't deep enough to accommodate setbacks, buildings, parking, and the other necessary infrastructure required of commercial development.

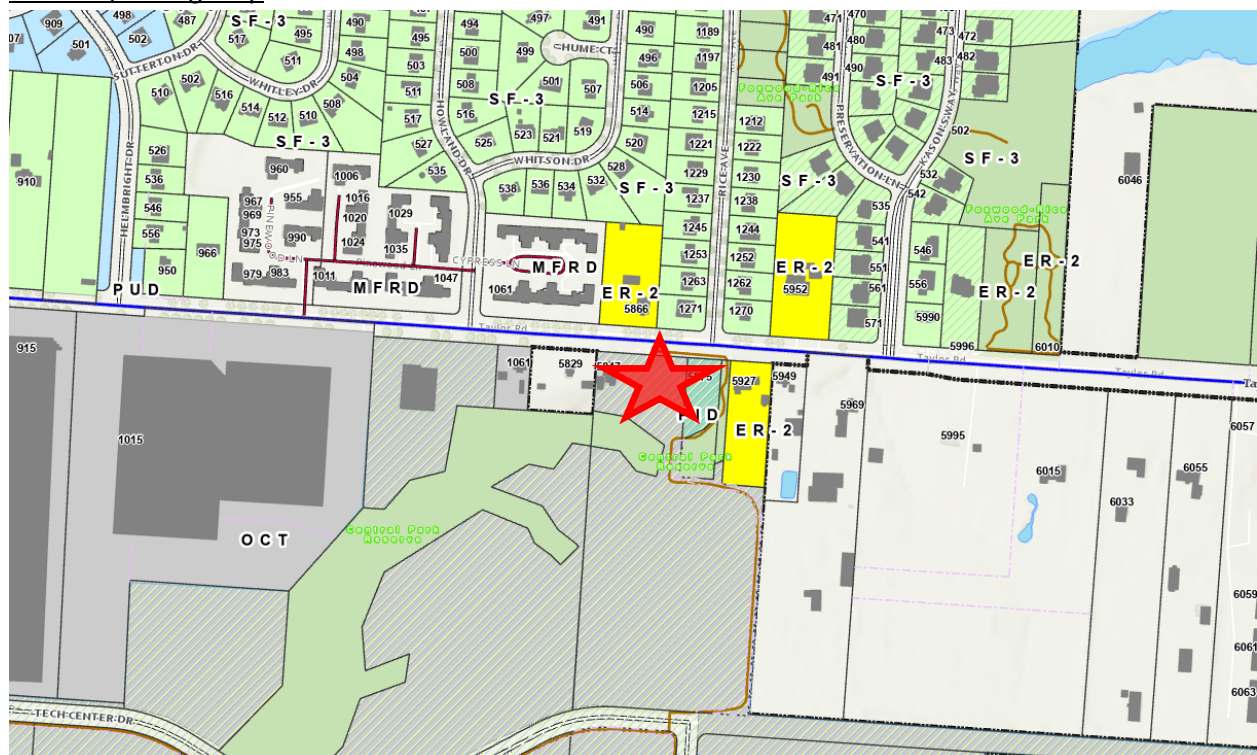
The property is less than 200' in depth and the property slopes away from Taylor Rd towards the Central Park Reserve. This means that only a portion of the property is developable as the slope is too severe to feasibly be developed. Staff walked this property and confirmed the severity of the slope. Staff believes that the slope prevents the property from being developed with any commercial activity.

It should be noted that the land use plan takes a broad-brush approach at assigning future land use designations. The land use plan does not examine individual properties. If it did, it is staff's opinion that the land use plan would have recognized the shallow nature of the property and the environmental constraints and would have designated the property as low or medium density residential.

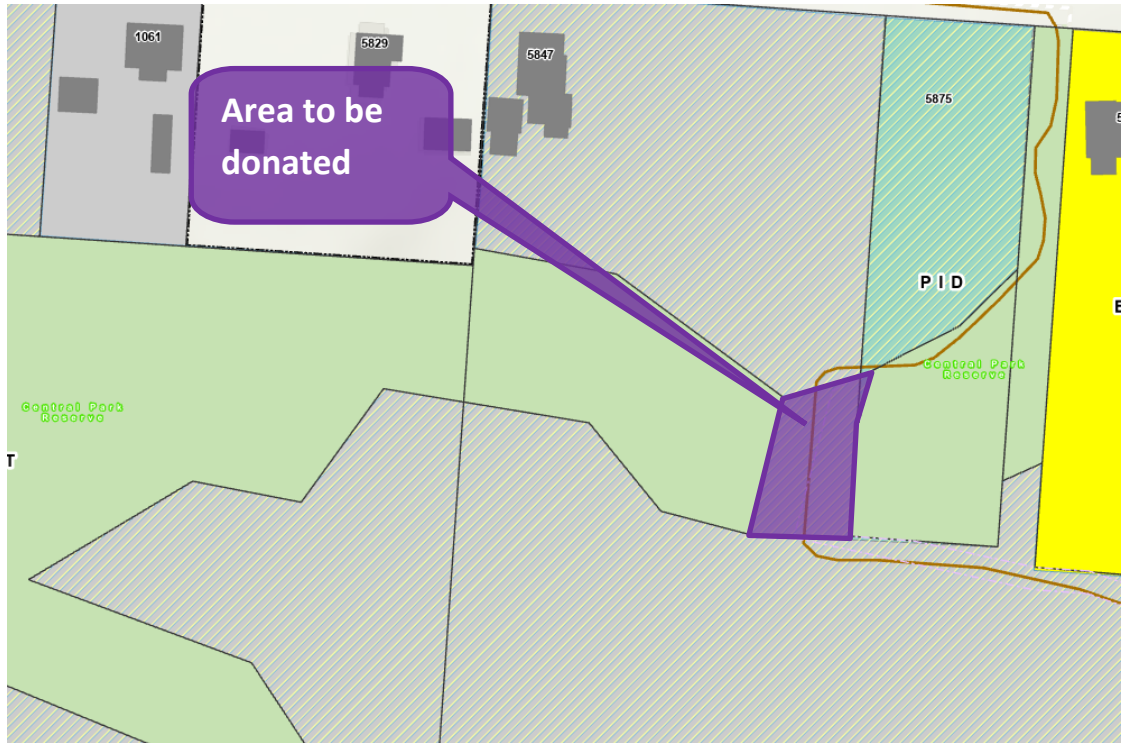
The land use plan also identifies the need for additional housing opportunities. 90% of all residential in Gahanna was built prior to the year 2000. The amount of housing built since 2000 is significantly lower than that of Franklin County. Gahanna desperately needs new housing opportunities. While this project is modest in size, approval would help further the goals of the land use plan.

Staff recommends approval of the applications.

### Location/Zoning Map



Central Park Reserve



Respectfully Submitted By:  
Michael Blackford, AICP  
Director of Planning