

File No. 16070003
Date Received: 7/6/16
Scheduled Public Hearing Date: _____

Fee: 100.00
Initials: SW
Check or Receipt No. 180

APPLICATION FOR CONDITIONAL USE
CITY OF GAHANNA - Planning Commission or Zoning Division

CU-6-2016

***REQUIRED INFORMATION**

*Site Address 1247 - 1257 N Hamilton Rd & 1335 Stoneridge Dr. Parcel ID# 025-010785 *Contiguous Parcels*
*Applicant's Name STONERIDGE PLAZA SHOPS LLC Email cfraas@castoinfo.com *per email from applicant (7/21)*
*Status: Land Owner Option Holder Cont. Purchaser Agent
*Business Owner STONERIDGE PLAZA SHOPS LLC Phone# 614-228-5331
*Business Address 250 Civic Center Drive, Suite 500 Fax# 614-402-3078
*City/State/Zip Columbus, OH 43215 Current Zoning CC-2
*Proposed Use Automotive rentals and leasing, without drivers Total Acreage 21.347 *(33.860 Contiguously owned)*
*Reason for Conditional Use To allow for an automotive rental business within the shopping center.
*Developer Casto Phone 614-228-5331
*Complete Address 250 Civic Center Drive, Suite 500, Columbus, OH 43215
*Contact Charlie Fraas Title Vice President, Development
Landowner STONERIDGE PLAZA SHOPS LLC Phone 614-228-5331
Complete Address 250 Civic Center Drive, Suite 500, Columbus, OH 43215

Note: Planning Commission and/or City Staff may visit the property prior to the hearing.

By: [Signature] *Stoneridge Plaza Shops LLC* Date 7/6/16
*Applicant's Signature _____ Date _____

Submission Requirements

1. A plan that complies with the list of Conditional Use requirements stated in Section 1169.02(b). See attached sheet.
2. Two (2) 11x17 and nine (9) 8 1/2 x 11 copies of plan.
3. Statements of information as required in Section 1169.02(a).
4. Application Fee of \$100.
5. A list of contiguous property owners and **their mailing addresses**.

APPROVAL

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

Planning & Zoning Administrator Date

*Note: All correspondence will be to applicant above unless otherwise stated.

1169.02 WRITTEN APPLICATIONS

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

- a) **Description of Property and Intended Use.** The application shall include the following statements:
1. A legal description of the property.
 2. The proposed use of the property.
 3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
 4. A statement of the relationship of the proposed use to adjacent property and land use.
 5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Commission.
- b) **Plot Plan.** The application shall be accompanied by ten copies of a plot plan, drawn to an appropriate scale, clearly showing the following:
1. The boundaries and dimensions of the lot.
 2. The size and location of existing and proposed buildings and/or structures.
 3. The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping.
 4. The relationship of the proposed development to the development standards.
 5. The use of land and location of structures on adjacent property.

Planning Commission

Information for All Applicants

1. All required information must be submitted with the application. The Tuesday, four (4) weeks prior to the Public Hearing Date, by 5:00 p.m., is the deadline for acceptance of all applications. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present.
3. Reduced drawings suitable to an 11x17 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.
4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.
5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include mailing name and address of property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.
7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also notate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ www.gahanna.gov/departments/development/planning.asp under Code Ordinances.
10. Planning Commission members may visit the property prior to the hearing to review the application.

**Application for Conditional Use
City of Gahanna**

**STONERIDGE PLAZA SHOPS LLC
Supplemental Sheet 1**

A CONDITIONAL USE IS REQUESTED FOR THE FOLLOWING PROPERTY:

Address: A premises containing 3,200 square feet located at 369 – 371 Stoneridge Lane, Gahanna, OH 43230 and being within Stoneridge Plaza Shopping Center.

PROPOSED USE OF THE PROPERTY:

The property is currently zoned CC-2 Community Commercial – Modified and contains an existing shopping center. The use of the property shall not change beyond the proposed conditional use. The proposed conditional use is for an automobile/truck rental and leasing business within the abovementioned space in the shopping center. Vehicles may be washed along the side and/or rear of the storeroom.

STATEMENT OF THE NECESSITY/ DESIRABILITY OF THE PROPOSED USE TO THE NEIGHBORHOOD/ COMMUNITY:

The proposed use shall allow for an automobile/truck rental business to locate in Gahanna's largest shopping center. The business will be operated inside a storeroom just like other retailers or service-oriented businesses. This business will provide a service to residents needed the temporary use of an automobile (e.g., car is being repaired, family taking a trip, etc.) or a truck to move furniture or large items. Furthermore, the business will occupy a space in the center that has been difficult to lease since it became vacant.

STATEMENT OF THE RELATIONSHIP OF THE PROPOSED USE TO ADJACENT PROPERTY AND LAND USE:

The adjacent properties to the south consist of AR - Multiple Family Residential and CS – Community Service. The adjacent properties making up the remainder of Stoneridge Shopping Center, as well as the property to the east along Hamilton Road are CC-2 – Community Commercial. The property is bordered to the west by properties consisting of RID – Restricted Institutional District and AR – Multiple Family Residential uses. A rental car/truck business fits within the existing shopping center, and does not affect how the center aligns with the adjacent properties and land uses. The main business operations will occur inside a storeroom consistent with the other businesses in Stoneridge Shopping Center. The vehicles will park behind the shopping center in an existing parking lot noted on the site plan. There is a 6-foot high wood board-on-board fence along the western property line. There is a 50-foot undeveloped wooded buffer strip of land owned by the Columbus Academy and zoned Restricted Institutional District immediately adjacent to the western boundary along the fence. The elevation of the rear parking lot is approximately 10 feet higher than the residential lots along Highmeadow Drive. The difference in elevation, the 50-foot wooded buffer and the 6-foot wood fence all act to minimize any possible impact for the parking of vehicles in the noted area.

STONERIDGE PLAZA SHOPS LLC

List of Names and Addresses of All Property Owners Adjoining, Contiguous, and Across the Street

Parcel	Owner Name	Property Address	City, State	Zip Code	Owner Address	City, State	Zip Code
025-004314-00	1245 RUNNERS LLC	1245 N Hamilton Rd	Gahanna, OH	43230	755 Boardman Canfield Rd	Youngstown, OH	44512
025-004289-00	CREATIVE HOUSING INC V	1221 - 1243 N Hamilton Rd	Gahanna, OH	43230	2233 Citygate Dr	Columbus, OH	43219
025-010225-00	JUDITH D GILLILAND	1277 Villa Oaks Ct	Gahanna, OH	43230	1277 Villa Oaks Ct	Gahanna, OH	43230
025-010226-00	BETTY M LORTZ	1279 Villa Oaks Ct	Gahanna, OH	43230	1279 Villa Oaks Ct	Gahanna, OH	43230
025-010224-00	DELNO & SYLVIA SCHNEIDER	1275 Villa Oaks Ct	Gahanna, OH	43230	1275 Villa Oaks Ct	Gahanna, OH	43230
025-010223-00	RORY & DORENE DRISCOLL	1273 Villa Oaks Ct	Gahanna, OH	43230	1273 Villa Oaks Ct	Gahanna, OH	43230
025-010217-00	JAMES A OGURCHOCK TR	1253 Villa Oaks Ct	Gahanna, OH	43230	1253 Villa Oaks Ct	Gahanna, OH	43230
025-010215-00	PATRICK M MCQUIRT	1249 Villa Oaks Ct	Gahanna, OH	43230	1249 Villa Oaks Ct	Gahanna, OH	43230
025-010218-00	ARTHUR SHEPPARD	1255 Villa Oaks Ct	Gahanna, OH	43230	1255 Villa Oaks Ct	Gahanna, OH	43230
025-010216-00	MICHAEL & GILDA DANZA	1251 Villa Oaks Ct	Gahanna, OH	43230	1251 Villa Oaks Ct	Gahanna, OH	43230
025-010033-00	CHARLES & LINDA THOMPSON	276 Villa Oaks Ln	Gahanna, OH	43230	276 Villa Oaks Ln	Gahanna, OH	43230
025-010031-00	RITA E MILLER	272 Villa Oaks Ln	Gahanna, OH	43230	272 Villa Oaks Ln	Gahanna, OH	43230
025-010030-00	WARREN & PATRICIA RICKETTS	270 Villa Oaks Ln	Gahanna, OH	43230	270 Villa Oaks Ln	Gahanna, OH	43230
025-010032-00	JOAN M BURRELL	274 Villa Oaks Ln	Gahanna, OH	43230	274 Villa Oaks Ln	Gahanna, OH	43230
025-009996-00	ANGELA A MARTIN	282 Villa Oaks Ln	Gahanna, OH	43230	282 Villa Oaks Ln	Gahanna, OH	43230
025-009998-00	DOROTHY G PICHENPAUGH TR	286 Villa Oaks Ln	Gahanna, OH	43230	286 Villa Oaks Ln	Gahanna, OH	43230
025-009997-00	CAROLE J ROBERTS	284 Villa Oaks Ln	Gahanna, OH	43230	284 Villa Oaks Ln	Gahanna, OH	43230
025-009995-00	DOROTHY M BAKER	280 Villa Oaks Ln	Gahanna, OH	43230	280 Villa Oaks Ln	Gahanna, OH	43230
025-009992-00	SANDRA W SEXTON	294 Villa Oaks Ln	Gahanna, OH	43230	294 Villa Oaks Ln	Gahanna, OH	43230
025-009994-00	DEE A BLACK	298 Villa Oaks Ln	Gahanna, OH	43230	298 Villa Oaks Ln	Gahanna, OH	43230
025-009993-00	GUY & CONNIE BOYCE	296 Villa Oaks Ln	Gahanna, OH	43230	296 Villa Oaks Ln	Gahanna, OH	43230
025-009991-00	WILLIAM T LANZ	292 Villa Oaks Ln	Gahanna, OH	43230	6114 Highlander Dr	Westerville, OH	43081
025-009988-00	BONITA S EVANS	304 Villa Oaks Ln	Gahanna, OH	43230	304 Villa Oaks Ln	Gahanna, OH	43230
025-009990-00	JEANNE H NESMITH	308 Villa Oaks Ln	Gahanna, OH	43230	308 Villa Oaks Ln	Gahanna, OH	43230
025-009989-00	LOIS JOHNSON TR	306 Villa Oaks Ln	Gahanna, OH	43230	306 Villa Oaks Ln	Gahanna, OH	43230
025-009987-00	CHERYL A TAFOYA	302 Villa Oaks Ln	Gahanna, OH	43230	302 Villa Oaks Ln	Gahanna, OH	43230
025-009986-00	STEVEN & ETHEL MILLER TR	320 Villa Oaks Ln	Gahanna, OH	43230	320 Villa Oaks Ln	Gahanna, OH	43230
025-009985-00	JI ZHE JIN	318 Villa Oaks Ln	Gahanna, OH	43230	1165 Macgregor West Ave	Worthington, OH	43085
025-009983-00	JOHN & MARTHA MANOS	314 Villa Oaks Ln	Gahanna, OH	43230	PO Box 307306	Columbus, OH	43230
025-009984-00	CAROLYNN S PILLIN	316 Villa Oaks Ln	Gahanna, OH	43230	316 Villa Oaks Ln	Gahanna, OH	43230
025-009982-00	THE NORTHWOOD LAND CORPORATION	332 Villa Oaks Ln	Gahanna, OH	43230	947 Chatham Ln, Suite 100	Columbus, OH	43221
025-009981-00	NORMA E NEWMAN	330 Villa Oaks Ln	Gahanna, OH	43230	330 Villa Oaks Ln	Gahanna, OH	43230
025-009979-00	RICHARD & DEBORAH CHITWOOD	326 Villa Oaks Ln	Gahanna, OH	43230	547 Gayle Dr	Columbus, OH	43230
025-009980-00	CAROLYN J HUFFMAN	328 Villa Oaks Ln	Gahanna, OH	43230	328 Villa Oaks Ln	Gahanna, OH	43230
025-004421-00	COLUMBUS ACADEMY FEE	4300 Cherry Bottom Rd	Columbus, OH	43230	4300 Cherry Bottom Rd	Columbus, OH	43230
025-009897-00	COLE OF PHOENIX AZ LLC	1250 N Hamilton Rd	Gahanna, OH	43230	2325 E Camelback Rd #1110	Phoenix, AZ	85016
025-010877-00	MORSE & HAMILTON L P	1301 N Hamilton Rd	Gahanna, OH	43230	250 Civic Center Dr, Suite 500	Columbus, OH	43215
025-004386-00	TURE NORTH ENERGY LLC	4733 Morse Rd	Gahanna, OH	43230	5565 Airport Hwy #100	Toledo, OH	43615
600-16847-00	CITY OF COLUMBUS	4674 Morse Rd	Columbus, OH	43230	90 W Broad St #425	Columbus, OH	43230
600-254098-00	CHRISTOPHER M KRISIEWICZ TR	4865 Hamilton Rd	Columbus, OH	43230	844 S Front St	Columbus, OH	43206

33.880 ACRES

Situated in the State of Ohio County of Franklin, City of Gahanna, Quarter Township 1, Township 1, Range 17, United States Military Lands, and being all at of those parcels as converted to Morse & Hamilton L.P. of record in Official Record 32201B10, Official Record 27945I10, Official Record 27945I12, Official Record 27945I20, Official Record 11809G17, Official Record 322508F02, Official Record 32258F10, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

Beginning, for reference at FCGS monument 6616 at the center intersection of Morse Road with Hamilton Road;

Thence a South 3°13'54" West, with the center line of said Hamilton Road, distance of 793.84 feet to a point;

Thence North 86°46' 06" West, a distance of 60.00 feet to an iron pin set in the westerly right of way line of said Hamilton Road at the southeasterly corner of a 1.040 acre parcel as converted to Morse & Hamilton L.P. of record in Official Record 29130A10, being the TRUE POINT OF BEGINNING;

Thence South 3° 13' 54" West, with said westerly right of way line, a distance of 96.37 feet to an iron pin set at a northeasterly corner of the remainder of that 1.007 acre tract as conveyed to Morse & Hamilton L.P. of record in Official Record 29529H11;

Thence with the perimeter of said 1.007 acre tract the following courses and distances:

North 86° 46' 06" West, a distance of 26.00 feet to an inch pin set at a corner thereof;

North 3° 13' 54" East, a distance of 36.00 feet to an iron pin set at a corner thereof;

North 86° 46' 06" West, a distance of 180.00 feet to an iron pin set at a corner thereof;

South 3° 13' 54" West, a distance of 209.00 feet to an iron pin set at a corner thereof;

South 86° 46' 06" East, a distance of 206.00 feet to an iron pin set in said westerly right of way line;

Thence South 3° 13' 54" West, with said westerly right of way line, a distance of 451.59 feet to an iron pin set at the northeasterly corner of that 2.045 acre tract as converted to 4M Partners LTD of record in Instrument Number 200704120064381;

Thence North 86° 55' 14" West, with the northerly line of said 2.045 acre tract a distance of 600.52 feet to an iron pin set at the northwesterly corner of said 2.045 acre tract

Thence South 3° 20' 41" West, partly with the westerly line of said 2.045 acre tract and partly with the westerly of a 1.361 acre tract as conveyed to Creative Housing, Inc V. of record Instrument Number 200706070099914, a distance of 190.20 feet to an iron pin set in the northern line of the Villas of Gahanna Condominium of record in Condominium Plat Book 52 Page 41;

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Thence North $86^{\circ} 03' 01''$ West, with said northerly line, a distance of 589.30 feet to an iron pin set at the northwesterly corner thereof, the easterly line of the first amendment of said Villas of Gahanna Condominium of record in Condominium Plat Book 54, Page 1;

Thence North $3^{\circ} 00' 59''$ East, partially with said easterly line, partially with the easterly line of the 2nd amendment of said The Villas of Gahanna Condominium of record in Condominium Plat Book 55 Page 16, and partially with the easterly line of that tract as conveyed to the Columbus Academy of record in Deed Book 2788, Page 638, a distance of 1648.38 feet to an iron pin set in the southerly right of way line of Morse Road

Thence South $86^{\circ} 20' 59''$ East, with said southerly right of way line, a distance of 675.23 feet to an iron pin set in the westerly line of that 0.961 acre parcel as conveyed to Morse & Hamilton LP of record in Official Record 30778C14;

Thence with the perimeter of said 0.961 acre parcel and the perimeter of that 0.796 acre parcel as conveyed to Morse & Hamilton LP of record in Official Record 30778C06 the following courses and distances:

South $3^{\circ} 00' 59''$ West, a distance of 154.10 feet to an iron pin set at a point of curvature;

with a curve to the left having a central angle of $29^{\circ} 19' 09''$, a radius of 155.00 feet, an arc length of 79.32 feet whose chord bears South $11^{\circ} 38' 40''$ East, a chord distance of 78.46 feet to an iron pin set at a point of reverse curvature;

with a curve to the right having an central angle of $2^{\circ} 37' 53''$, a radius of 200.00 feet, an arc length of 9.19 feet, whose chord bears South $24^{\circ} 59' 24''$ East, a chord distance of 9.18 feet to a iron pin set at a point of reverse curvature;

with a curve to the left having a central angle of $80^{\circ} 50' 45''$, a radius of 20.00 feet an arc length of 28.23 feet, whose chord bears South $64^{\circ} 05' 50''$ East, a chord distance of 25.94 feet to an iron pin set at a point of tangency;

North $75^{\circ} 28' 48''$ East, a distance of 38.31 feet to an iron pin set at a point of curvature;

with a curve to the right way having a central angle of $18^{\circ} 10' 13''$, a radius of 215.00 feet, an arc length of 68.18 feet, whose chord bears North $84^{\circ} 33' 55''$ East, a chord distance of 67.90 feet to an iron pin set at a point of tangency;

South $86^{\circ} 20' 59''$ East, a distance of 119.48 feet to an iron pin set at a point of curvature;

with a curve to the right having a central angle of $21^{\circ} 13' 52''$, a radius of 50.00 feet, an arc length of 18.53 feet, whose chord bears South $75^{\circ} 44' 03''$ East, a chord distance of 18.42 feet to an iron pin set;

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North $36^{\circ} 59' 45''$ East, a distance of 62.35 feet to an iron pin set in the westerly line of that tract of land as conveyed to Equilon Enterprises LLC of record in Instrument Number 200101250016276;

Thence South $3^{\circ} 00' 59''$ West, with said westerly line, a distance of 17.89 feet to an iron pin set at a southwesterly corner of said Equilon Enterprises tract;

Thence South $86^{\circ} 20' 59''$ East, with the southerly line of said Equilon Enterprises tract, a distance of 11.98 feet to an iron pin set at a corner of that 1.563 acre tract as conveyed to Morse & Hamilton LP of record in Official Record 29130A17;

Thence with the perimeter of said 1.563 acre tract and said 1.040 acre tract the following courses and distances:

South $36^{\circ} 59' 45''$ West, a distance of 28.30 feet to an iron pin set;

South $3^{\circ} 13' 54''$ West, a distance of 517.89 feet to an iron pin set;

South $86^{\circ} 46' 06''$ East, a distance of 199.99 feet to the TRUE POINT OF BEGINNING, and containing 36.550 acres more or less;

Less and excepting a 1.281 acre tract and 1.395 acre tract as conveyed to Morse & Hamilton LP of record in Official Record 32258F02 and Official Record 32258F10 respectively, being more particularly bounded and described as follows:

Beginning for reference at FCGS monument number 6616 at the center line intersection of Morse Road with Hamilton Road;

Thence South $3^{\circ} 13' 54''$ West, with the center line of said Hamilton Road a distance of 335.50 feet to a point;

Thence North $86^{\circ} 46' 06''$ West, a distance of 289.90 feet to an iron pin set at a point of tangency in the easterly line of said 1.231 acre tract, being the TRUE POINT OF BEGINNING, for this description;

Thence with the perimeter of said 1.281 acre tract and said 1.395 acre tract the following courses;

South $3^{\circ} 13' 54''$ West, a distance of 438.87 feet to an iron pin set at a point of curvature;

With a curve to the right having a central angle $90^{\circ} 00' 00''$, a radius of 20.00, an arc length of 31.42 feet, whose chord bears South $48^{\circ} 13' 54''$ West, a chord distance of 28.28 feet to an iron pin set at a point of tangency;

North $86^{\circ} 46' 06''$ West, a distance of 205.00 feet to an iron pin set at a point of curvature;

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With a curve to the right having a central angle of $90^{\circ} 00' 00''$, a radius of 20.00 feet an arc length of 31.42 feet, whose chord bears North $41^{\circ} 46' 06''$ West, a chord distance of 28.28 feet to an iron pin set at a point a tangency;

North $3^{\circ} 13' 54''$ East, a distance of 387.31 feet to an iron pin set at a point of curvature;

With a curve to the left having a central angle of $8^{\circ} 35' 55''$, a radius of 200.00 feet, an arc length of 30.01 feet, whose chord bears North $1^{\circ} 08' 45''$ West, a chord distance of 29.99 feet to an iron pin set at a point of reverse curvature;

With a curve to the right having a central angle of $80^{\circ} 50' 45''$, a radius of 20.00 feet, an arc length of 28.22 feet, whose chord bears North $35^{\circ} 03' 25''$ East, a chord distance of 25.94 feet to an iron pin set at a point of tangency;

North $75^{\circ} 28' 48''$ East, a distance of 38.35 feet to an iron pin set at a point of curvature;

With a curve to the right having a central angle of $18^{\circ} 10' 13''$, a radius of 185.00 feet, an arc length of 58.67 feet, whose chord bears North $84^{\circ} 33' 54''$ East, a chord distance of 58.42 feet to an iron pin set at a point of tangency;

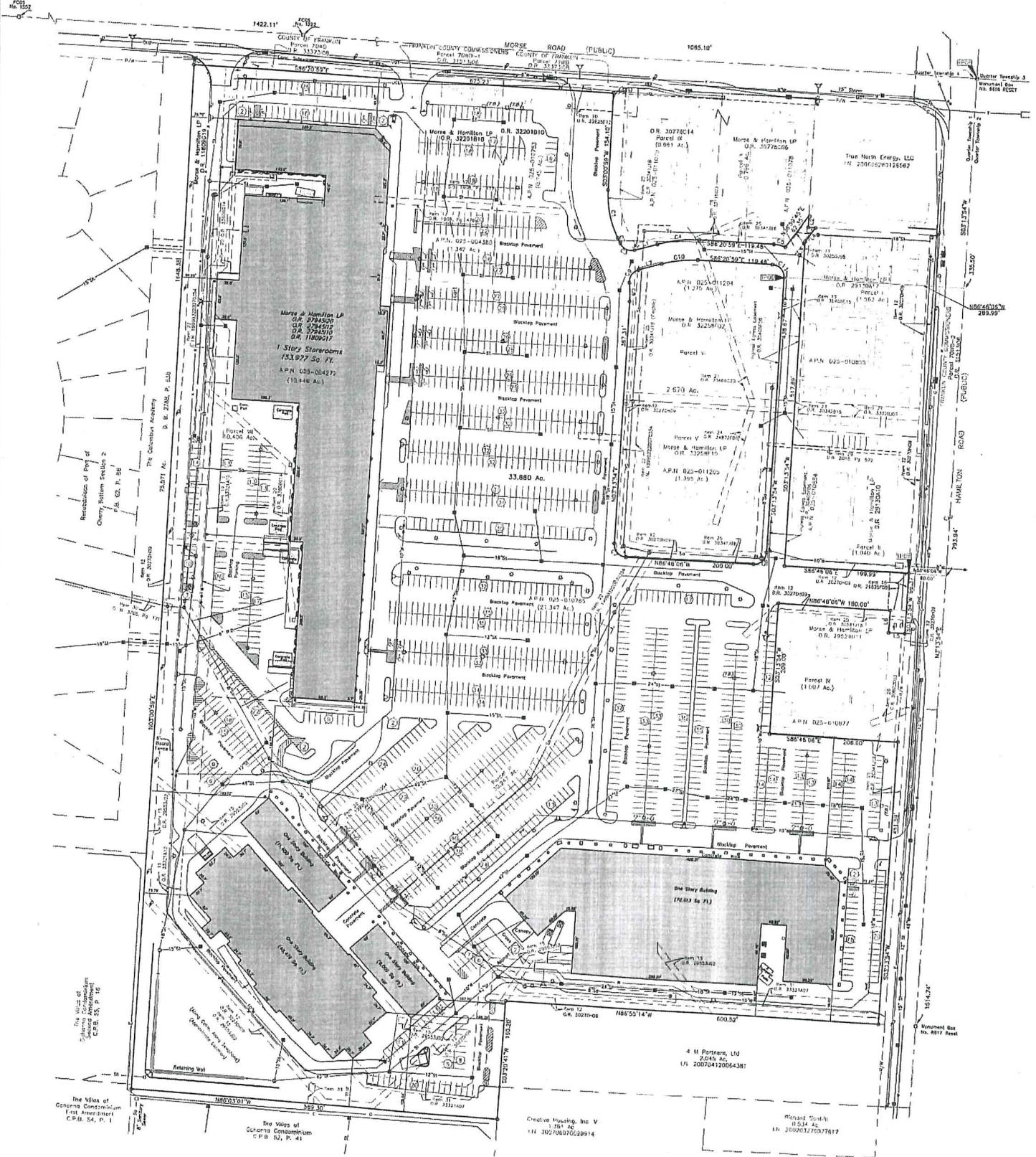
South $86^{\circ} 20' 59''$ East, a distance of 119.48 feet to an iron pin set at a point of curvature;

With a curve to the right having a central angle of $89^{\circ} 34' 53''$, a radius of 20.00 feet, an arc length of 31.27 feet, whose chord bears South $41^{\circ} 33' 32''$ East, a chord distance of 28.18 feet to the TRUE POINT OF BEGINNING and contain 2.670 acres of land more or less.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Geodetic Survey monuments 8817 and 6616, having a bearing between them and South $03^{\circ} 13' 54''$ West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

ALTA /ACSM LAND TITLE SURVEY

QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17 UNITED STATES MILITARY LANDS CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO



FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated June 17, 2008), the subject parcels shown herein lie within Zone X (areas outside 0.2% annual chance flood plain), Community Panel No. 300400211 K.

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1983 Adjustment). Control for bearings was from coordinates of Franklin County Geodetic Survey monuments 6817 & 6818, having a bearing between them of South 07° 13' 54" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

UTILITY STATEMENT:
The utilities shown herein have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 25° 14' 42" E	18.11
L2	S 03° 00' 39" W	12.80
L3	S 88° 56' 06" W	24.63
L4	S 88° 56' 06" W	24.63
L5	N 88° 56' 06" W	24.63
L6	N 07° 13' 54" E	18.11
L7	N 75° 28' 46" E	38.95

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CH BING	CH
C1	29° 37' 51"	125.00'	22.33'	57.18'±0.01'	26.16'
C2	02° 17' 53"	1200.00'	2.19'	57.18'±0.01'	2.19'
C3	80° 20' 42"	20.00'	18.24'	56.43±0.02'	23.94'
C4	18° 17' 17"	215.00'	38.68'	56.43±0.02'	62.90'
C5	21° 23' 32"	20.00'	18.54'	56.43±0.02'	18.47'
C6	20° 19' 00"	20.00'	17.42'	56.43±0.02'	28.28'
C7	30° 00' 00"	20.00'	11.42'	56.43±0.02'	28.28'
C8	08° 15' 54"	200.00'	10.00'	56.43±0.02'	28.28'
C9	08° 15' 54"	200.00'	28.22'	56.43±0.02'	28.28'
C10	18° 17' 17"	215.00'	38.68'	56.43±0.02'	62.92'
C11	89° 12' 51"	20.00'	17.27'	56.43±0.02'	28.18'

LEGEND

- X = Utility Pole
- P = Power Pole
- L = Light Pole
- C = Catch Basin
- D = Ditch Marker
- S = Storm Manhole
- W = Storm Water
- Y = Fire Hydrant
- H = Hand Pole
- T = Sign
- I = Telephone Pole
- W = Guy Wire/Anchor
- F = Fence
- M = Meter Box
- G = Gas Line
- STW = Storm Drain Line
- SBL = Sanitary Sewer Line
- U = Underground Electric
- UB = Underground Gas
- UG = Underground Gas
- UL = Underground Telephone


 By: *[Signature]* 12-17-10
 Professional Engineer No. 7211 Date

PARKING NOTE:
1726 Regular Spaces
154 Handicapped Spaces
1780 Total Spaces

○ = STONE FND.
 ■ = MON. FND.
 ● = LP. FND.
 ○ = L.P. SET
 ● = M&B. H&L. SET
 ○ = M&B. H&L. SET
 ● = R.R. SPC. FND.
 ● = R.R. SPC. SET
 ● = P.R. H&L. FND.
 ● = P.R. H&L. SET
 LP. Set are 1 1/2" LD. 2" dia pipe with cap imported EMHT INC

GRAPHIC SCALE (in feet)

EMHT

12000 Macomber Boulevard, Dayton, OH 45424
 307 New Albany Road, Columbus, OH 43202
 10000 North State Road, Cincinnati, OH 45241
 10000 North State Road, Cincinnati, OH 45241

Date: December 13, 2010
 Scale: 1" = 80'
 Job No: 2010-1415
 Sheet: 2 of 2
 REVISIONS

ALTA /ACSM LAND TITLE SURVEY
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

33.880 ACRES

Situated in the State of Ohio County of Franklin, City of Gahanna, Quarter Township 1, Township 1, Range 17, United States Military Lands, and being part of those parcels as conveyed to Morse & Hamilton L.P. of record in Official Record 32258702, Official Record 2794510, Official Record 2794512, Official Record 2784520, Official Record 11800817, Official Record 32258702, Official Record 32258710, (as references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:
Beginning, for reference of FCOS monument 6616 at the center intersection of Morse Road with Hamilton Road;
Thence a South 13°30'4" West, with the center line of said Hamilton Road, a distance of 793.84 feet to a point;
Thence North 85°44' 09" East, a distance of 60.00 feet to an iron pin set in the westerly right of way line of said Hamilton Road at the southeasterly corner of a 1.043 acre parcel as conveyed to Morse & Hamilton L.P. of record in Official Record 29130410, being the TRUE POINT OF BEGINNING;
Thence with the perimeter of said 1.043 acre parcel the following courses and distances:
North 85° 44' 09" East, a distance of 28.00 feet to an inch pin set at a corner thereof;
North 3° 13' 54" East, a distance of 36.00 feet to an iron pin set at a corner thereof;
North 85° 44' 09" East, a distance of 180.00 feet to an iron pin set at a corner thereof;
South 3° 13' 54" West, a distance of 204.00 feet to an iron pin set at a corner thereof;
South 85° 46' 09" East, a distance of 206.00 feet to an iron pin set at a point of curvature;
Thence South 3° 13' 54" West, with said westerly right of way line, a distance of 451.50 feet to an iron pin set at the northeasterly corner of that 2.645 acre tract as conveyed to 4M Partners LLC of record in Instrument Number 200704120064381;
Thence North 85° 55' 14" West, with the northerly line of said 2.645 acre tract a distance of 600.52 feet to an iron pin set at the northeasterly corner of said 2.645 acre tract;
Thence South 3° 20' 41" West, partly with the westerly line of said 2.045 acre tract and partly with the westerly line of said 1.381 acre tract as conveyed to Creative Housing, Inc. of record in Instrument Number 200705020092814, a distance of 190.20 feet to an iron pin set in the northern line of the Villa of Gahanna Condominium of record in Condominium Plat Book 52, Page 41;
Thence North 85° 03' 01" West, with said northerly line, a distance of 589.30 feet to an iron pin set at the northeasterly corner thereof, the westerly line of the final amendment of said Villa of Gahanna Condominium of record in Condominium Plat Book 54, Page 1;
Thence North 3° 00' 59" East, partly with said westerly line, partly with the westerly line of the 2nd amendment of said Villa of Gahanna Condominium of record in Condominium Plat Book 55, Page 16, and partly with the westerly line of that tract as conveyed to the Columbus Academy, of record in Deed Book 2768, Page 636, a distance of 164.38 feet to an iron pin set in the southerly right of way line of Morse Road;
Thence South 80° 20' 59" East, with said southerly right of way line, a distance of 675.23 feet to an iron pin set in the westerly line of that 0.061 acre parcel as conveyed to Morse & Hamilton L.P. of record in Official Record 30778214;
Thence with the perimeter of said 0.061 acre parcel and the perimeter of that 0.386 acre parcel as conveyed to Morse & Hamilton L.P. of record in Official Record 30778214 the following courses and distances:
South 3° 00' 59" West, a distance of 154.10 feet to an iron pin set at a point of curvature;
With a curve to the left having a central angle of 52° 15' 00", a radius of 155.00 feet, an arc length of 79.32 feet whose chord bears South 11° 35' 40" East, a chord distance of 78.46 feet to an iron pin set at a point of reverse curvature;
With a curve to the right having a central angle of 2° 37' 53", a radius of 200.00 feet, an arc length of 9.19 feet, whose chord bears South 24° 52' 24" East, a chord distance of 9.18 feet to an iron pin set at a point of reverse curvature;
With a curve to the left having a central angle of 80° 50' 45", a radius of 20.00 feet, an arc length of 28.23 feet, whose chord bears South 64° 05' 59" East, a chord distance of 25.94 feet to an iron pin set at a point of tangency;
North 75° 20' 49" East, a distance of 30.31 feet to an iron pin set at a point of curvature;
With a curve to the right having a central angle of 16° 10' 13", a radius of 218.00 feet, an arc length of 68.16 feet, whose chord bears North 84° 33' 55" East, a chord distance of 67.90 feet to an iron pin set at a point of tangency;
South 86° 20' 59" East, a distance of 119.48 feet to an iron pin set at a point of curvature;
With a curve to the right having a central angle of 21° 13' 52", a radius of 50.00 feet, an arc length of 18.53 feet, whose chord bears South 75° 44' 03" East, a chord distance of 18.42 feet to an iron pin set;
North 30° 30' 45" East, a distance of 82.35 feet to an iron pin set in the westerly line of that tract of land as conveyed to Creative Enterprises LLC of record in Instrument Number 200102200165276;
Thence South 3° 00' 59" West, with said westerly line, a distance of 17.80 feet to an iron pin set at a southeasterly corner of said Creative Enterprises tract;
Thence South 85° 20' 59" East, with the southerly line of said Creative Enterprises tract, a distance of 119.00 feet to an iron pin set at a corner of that 1.583 acre tract as conveyed to Morse & Hamilton L.P. of record in Official Record 29130A17;
Thence with the perimeter of said 1.583 acre tract and said 1.640 acre tract the following courses and distances:
South 35° 50' 45" West, a distance of 28.30 feet to an iron pin set;
South 3° 13' 54" West, a distance of 517.89 feet to an iron pin set;
South 80° 46' 09" East, a distance of 189.99 feet to the TRUE POINT OF BEGINNING, and containing 36.550 acres more or less;

Less and exceeding a 1.291 acre tract and 1.355 acre tract as conveyed to Morse & Hamilton L.P. of record in Official Record 32258702 and Official Record 32258710 respectively, being more particularly bounded and described as follows:
Beginning for reference of FCOS monument number 6616 at the center line intersection of Morse Road with Hamilton Road;
Thence South 3° 13' 54" West, with the center line of said Hamilton Road a distance of 335.50 feet to a point;
Thence North 80° 46' 09" East, a distance of 269.80 feet to an iron pin set at a point of tangency in the easterly line of said 1.231 acre tract, being the TRUE POINT OF BEGINNING, for the description;
Thence with the perimeter of said 1.201 acre tract and said 1.355 acre tract the following courses:
South 3° 13' 54" West, a distance of 438.87 feet to an iron pin set at a point of curvature;
With a curve to the right having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, whose chord bears South 48° 13' 04" West, a chord distance of 28.28 feet to an iron pin set at a point of tangency;
North 86° 46' 09" West, a distance of 205.00 feet to an iron pin set at a point of curvature;
With a curve to the right having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, whose chord bears North 41° 40' 00" West, a chord distance of 28.28 feet to an iron pin set at a point of tangency;
North 3° 13' 54" East, a distance of 397.31 feet to an iron pin set at a point of curvature;
With a curve to the left having a central angle of 8° 35' 55", a radius of 200.00 feet, an arc length of 30.01 feet, whose chord bears North 1° 08' 45" East, a chord distance of 29.99 feet to an iron pin set at a point of reverse curvature;
With a curve to the right having a central angle of 80° 50' 45", a radius of 20.00 feet, an arc length of 28.23 feet, whose chord bears North 35° 03' 25" East, a chord distance of 25.94 feet to an iron pin set at a point of tangency;
North 75° 20' 49" East, a distance of 30.35 feet to an iron pin set at a point of curvature;
With a curve to the right having a central angle of 16° 10' 13", a radius of 185.00 feet, an arc length of 58.07 feet, whose chord bears North 84° 33' 54" East, a chord distance of 58.28 feet to an iron pin set at a point of tangency;
South 86° 20' 59" East, a distance of 119.48 feet to an iron pin set at a point of curvature;
With a curve to the right having a central angle of 89° 34' 53", a radius of 20.00 feet, an arc length of 31.27 feet, whose chord bears South 41° 33' 32" East, a chord distance of 28.18 feet to the TRUE POINT OF BEGINNING and contain 2.870 acres of land more or less.
Bearings are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1983 Adjustment). Control for bearings was from coordinates of Franklin County Geodetic Survey Instruments 8517 and 8516, hereby a bearing between them and South 03° 13' 54" West, established by the Franklin County Engineering Survey Department, using Global Positioning System procedures and equipment.

Schedule B Items from Title Commitment No. 2010103028 issued by Connor Lane Title Agency, Ltd. with an effective date of November 1, 2010 at 7:00 A.M.

- Item 1-8 Not a survey related item.
Item 9 Cross Easement and Maintenance Agreement of record in Official Record Volume 2794510. Subject tract is located within the area described.
Item 10 Easement for Traffic Signal to City of Gahanna of record in Official Record Volume 2794510 is located on the subject tract as shown hereon.
Item 11 Subject tract is located in the area described in Official Record Volume 30750005.
Item 12 Telephone Easement to Ohio Bell Telephone Company of record in Official Record Volume 30429415. Subject tract is located on the subject tract as shown hereon.
Item 13 Easement for Access and Utilities of record in Official Record Volume 30429415. Subject tract is located within the area described.
Item 14 Parking and Cross Easement Agreement of record in Official Record Volume 33141910. Subject tract is located within the area described.
Item 15 Electric Easement to Columbus Southern Power Company of record in Official Record Volume 33553522 is located on the subject tract as shown hereon.
Item 16 Easement for traffic signal to City of Gahanna of record in Official Record Volume 29130A17 is located on the subject tract as shown hereon.
Item 17 Electric Easement to Southern Ohio Electric Company of record in Deed Book 1928, Page 476 and 477 is located on the subject tract as shown hereon.
Item 18 Electric Easement to Columbus Southern Power Company of record in Official Record Volume 33115503 is located on the subject tract as shown hereon.
Item 19 Gas Pipeline Easement to Columbia Gas of Ohio, Inc. of record in Official Record Volume 33321A10 is located on the subject tract as shown hereon.
Item 20 Electric Easement to Columbus Southern Power Company of record in Official Record Volume 33685014 is located on the subject tract as shown hereon.
Item 21 Electric Easement to Columbus Southern Power Company of record in Official Record Volume 33685020 is located on the subject tract as shown hereon.
Item 22 Sewer Easement to City of Gahanna, Ohio of record in Instrument Number 199903230070334 is located on the subject tract as shown hereon.
Item 23 Electric Easement to Columbus Southern Power Company of record in Official Record Volume 30341915 is located on the subject tract as shown hereon.
Item 24 Electric Easement to Columbus Southern Power Company of record in Official Record Volume 34977011 is located on the subject tract as shown hereon.
Item 25 Electric Easement to Columbus Southern Power Company of record in Official Record Volume 30341915 is located on the subject tract as shown hereon.
Item 26 Electric Easement to Columbus Southern Power Company of record in Official Record Volume 35292103 is NOT located on the subject tract as shown hereon, but is shown hereon for reference.
Item 27 Gas Pipeline Easement to Columbia Gas of Ohio, Inc. of record in 33370107 is located on the subject as shown hereon.
Item 28 Electric Easement to Columbus Southern Power Company of record in Official Record Volume 29545225 is located on the subject but cannot be plotted from the description provided. Easement is centered on the cable as installed.
Item 29 Electric Easement to Columbus Southern Power Company of record in Official Record Volume 30341915 is located on the subject but cannot be plotted from the description provided. Easement is centered on the cable as installed.
Item 30 Sewer Easement to City of Gahanna, Ohio of record in Deed Book 3708, Page 179 is located on the subject tract as shown hereon.
Item 31 Gas Pipeline Easement to Columbia Gas of Ohio, Inc. of record in Official Record Volume 33321A10 is located on the subject tract as shown hereon.
Item 32 Electric Easement to Columbus Southern Power Company of record in Instrument Number 20050320038449 is located on the subject but cannot be plotted from the description provided. Easement is centered on the cable as installed.
Item 33 Telephone Easement to Ohio Bell Telephone Company of record in Instrument Number 200910301024033 is located on the subject tract as shown hereon.
Item 34-39 Not a survey related item.

Surveyor's Certificate

The undersigned, being a registered surveyor of the State of Ohio certifies that John Horrocks Life Insurance Company (USA), its parent, affiliate, and their successors and assigns, Stenericks Plaza Shops, LLC, Chicago Lane Title Agency, and Connor Lane Title Agency as follows:
1. This map or plat and the survey on which it is based were made in accordance with (1) the Ohio Horrocks Life Insurance Company Survey Requirements, dated November 2, 2005, and (2) the "Minimum Standard Detail Measurements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NPSI in 2005 and includes Items 1, 2, 3, 4, 6, 7(a), 7(c), 8, 9, 10, 11(c), 13, 14, 16, 17 and 18 of 1206 A Herein. Pursuant to the date of this certification, the undersigned further certifies that in the undersigned's professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
2. The survey was made on the ground by an instrument survey on November 19, 2010, by me or under my supervision and accuracy shows the metes and bounds description and the land structures and other improvements (including sidewalks, curbs, paving areas and aprons and fences) situated on the subject property and any other matters situated on the subject property.
3. There are no party walls and no observable, above-ground encroachments (a) by the improvements on the subject property including fences, streets, alleys, easements or rights-of-way or (b) by the improvements on any adjoining property, streets or cities upon the subject property.
4. The location of each easement, right-of-way, servitude and other visible matters affecting the subject property and (c) filed in the title insurance commitment (Title Commitment) no, dated November 1, 2010, issued by Connor Lane Title Agency, with respect to the subject property or (d) apparent from a visual inspection has been shown on the survey, together with accuracy recording references, to the extent that such matters can be located. The items affecting the property and (c) and (d) are shown on the survey in a statement as to why not, as well as whether the item affects the property and if such and certain. The property shown on the survey is the property described in the Title Commitment.
5. The survey was made on the ground by an instrument survey on November 19, 2010, by me or under my supervision and accuracy shows the metes and bounds description and the land structures and other improvements (including sidewalks, curbs, paving areas and aprons and fences) situated on the subject property and any other matters situated on the subject property.
6. The Property has direct access to and from a publicly used and maintained street or highway.
7. Municipal water, municipal storm sewer and municipal sanitary sewer facilities and telephone, gas and electric services of public utilities are available at the boundary of the property in the locations indicated hereon.
8. The subject property does not have any adjoining property for which subsurface drainage structures, visible water courses, utility, structural support or ingress or egress, except the subject tract and adjacent surface and underground drainage from parcels north and east of the site.
9. Except as shown on the survey, no portion of the property shown on the survey fits within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. If applicable, the survey accurately delineates the portion of the property located in a Special Flood Hazard Area and indicates the same designation of any area shown as being within a Special Flood Hazard Area.
10. Except as shown on the survey, there are no wetlands located on the property.
11. The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

CERTIFICATION: Commitment No. 2010103028
To: John Horrocks Life Insurance Company, Stenericks Plaza Shops, LLC, Chicago Lane Title Agency, and Connor Lane Title Agency.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Measurements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NPSI in 2005, and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11(c), of 1206 A Herein and in effect on the date of this certification, unless we are further registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

By: [Signature] Surveyor No. 7211 Date: 12/11/10



EMHIT logo and project information: Date: December 13, 2010; Scale: 1" = 60'; Job No: 2010-1415; Sheet: 1 of 2.

REVISIONS table with columns for Date, Description, and Initials.



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Stoneridge Plaza Shops
Project Address: 1247-1257 N Hamilton Rd

Planning and Development Department

The Planning and Development Department has no objections to the proposed conditional use. The ability to turn an underperforming space into a profitable one is paramount to the success of any shopping center. The proposed use appears to be consistent with other requests and compatible with surrounding properties.

Conditional Use Criteria

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

1. The proposed use is a conditional use of the zone district and the applicable development standards established in this zoning ordinance are met.

The property is zoned Community Commercial Modified (CC-2). The zone district permits the same uses as Community Commercial (CC). CC allows for automobile rentals and leasing by conditional use. Therefore, the requested use is a conditional use of the zone district and since no variances are requested, all applicable development standards have been met.

2. The proposed development is in accord with appropriate plans for the area.

The site is not located within any subarea plans, however, it is designated Commercial on the 2002 Future Land Use map. An objective of the Commercial and Office land use is to be appropriate in character and serve the residents in a clean and attractive manner.

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

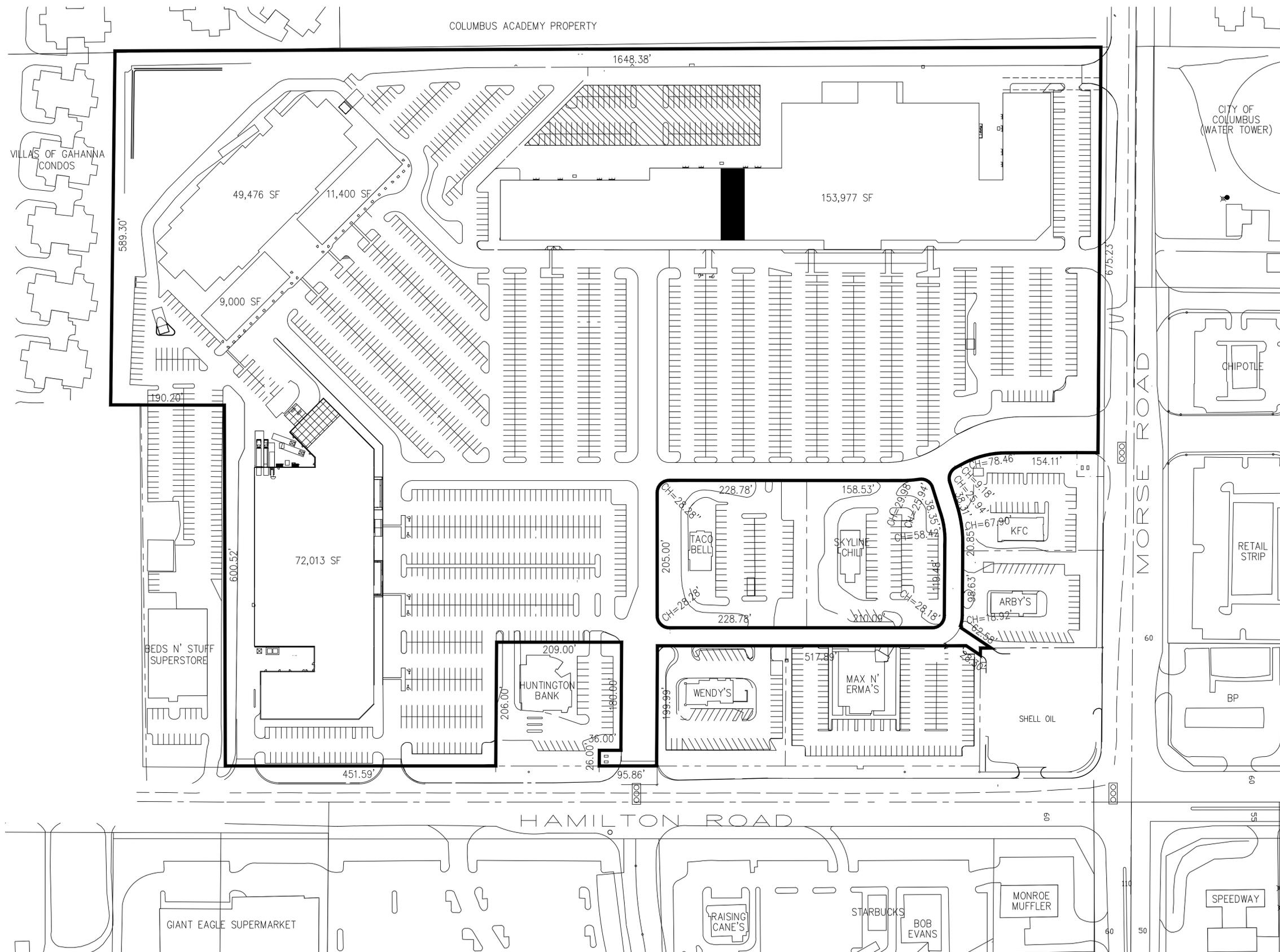
The area to be utilized for car parking is located in an existing parking lot that is well screened from adjacent properties. It does not appear that the requested use will have any undesirable effects.

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



"HERB CAPITAL OF OHIO"

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-  PREMISES
-  RENTAL VEHICLES PARKING AREA
-  TEMPORARY PREMISES



SCALE: 1"=80'-0"

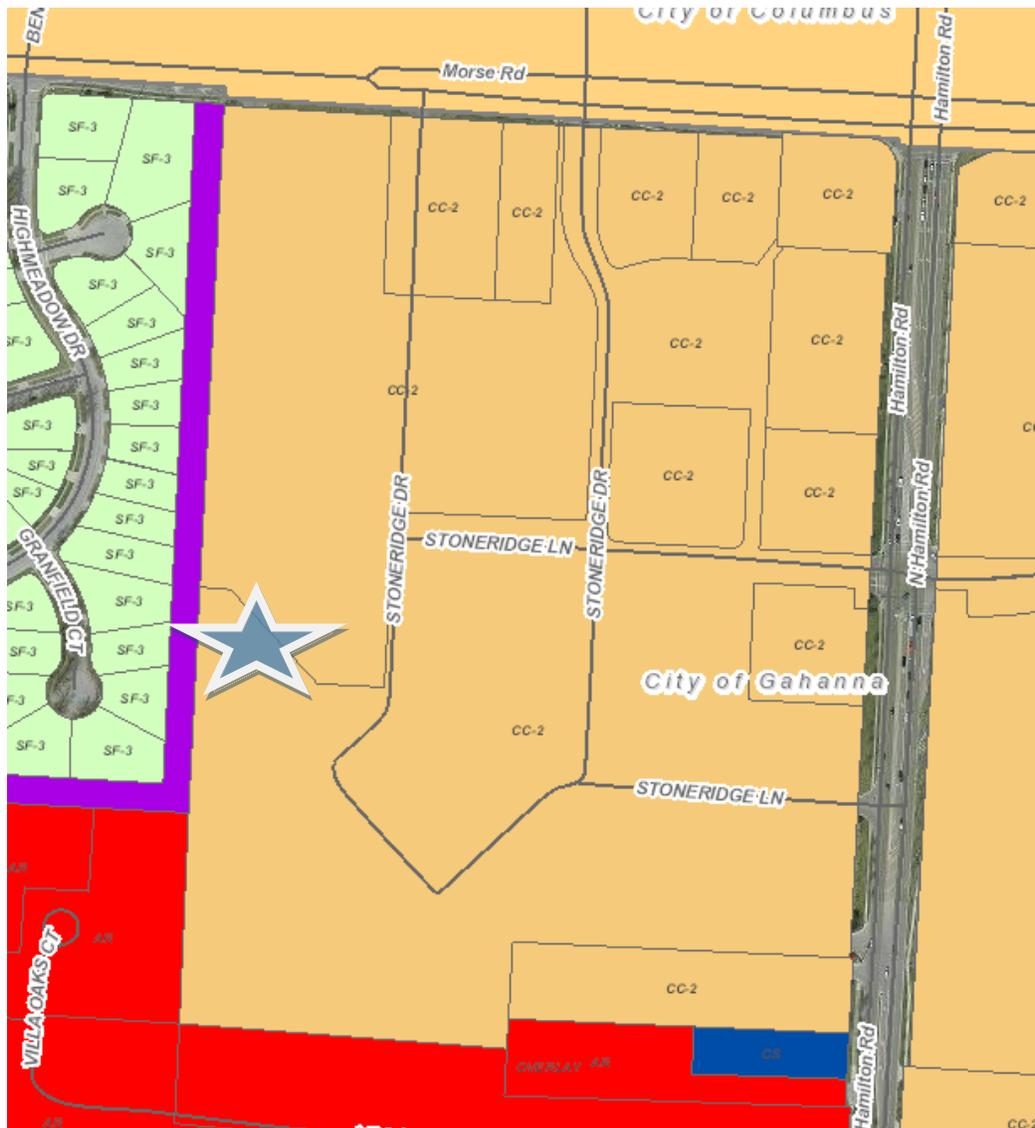


CITY OF GAHANNA

The site proposed for auto rental/leasing is a large shopping center with several hundred parking spaces. The use is in keeping with the original intent of the shopping center and in character with development in the area.

It is Planning and Development staff's opinion that the request meets the four conditions for approval.

Zoning Map



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CITY OF GAHANNA

Street View



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director, Planning and Development



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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Stoneridge Plaza Shops
Project Address: 1247-1257 N Hamilton Rd

The applicant seeks a Conditional Use approval to allow a rental car office to be located in the shopping center. Rental car offices is a conditional use of the CC-2 zoning classification. The office will be located at the western end of Phase I, which has its own small parking area, and is completely screened from the neighboring properties. There are two other shopping centers in Gahanna that have approved conditional uses for automobile leasing offices, so this request is not precedent setting.

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

(a)

Approval. The Planning Commission shall approve an application for a conditional use if the following four conditions are met:

(1)

The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.

(2)

The proposed development is in accord with appropriate plans for the area.

(3)

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

(4)

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

(b)

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

(1)

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

(2)

To prevent undesirable effects on adjacent property and the surrounding area. Such modification may include but not be limited to a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, time limits as to the length of time the use may be permitted to exist, control of access or other conditions of development as may be required. Requirements regarding the modification of plans or other appropriate actions shall be stated with the reasons for each requirement.



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CITY OF GAHANNA

(c)

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

(1)

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

(2)

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

(3)

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

(4)

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

Respectfully Submitted By:

BONNIE GARD

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



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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Stoneridge Plaza Shops
Project Address: 1247-1257 N Hamilton Rd

No Comments.

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



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Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Change of Use Review

Applicant 1247-1257 North Hamilton Road
Gahanna, OH 43230

RE: CU – 1247-1257 N Hamilton – Stoneridge Plaza Shops

The fire division has no objection to the change of use for 1247-1257 North Hamilton Road.

Additional requirements and comments could follow after plans are submitted and the review process starts

July 20, 2016

Date

A handwritten signature in black ink, appearing to read "Steve Welsh".

Steve Welsh, Captain, Fire Marshal