



DEPARTMENT OF PLANNING

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

CONDITIONAL USE APPLICATION

PROPERTY INFORMATION		
Project/Property Address: 1195 Technology Dr, Gahanna, OH 43230		Project Name/Business Name: Rosen USA
Parcel #: PID: 025-008886	Zoning: (see Map) OCT	Acreage: 3.18ac (scope extent)

USE SPECIFICATIONS
Proposed Use/Project Description: New 45,455sf Tools Warehouse with ~75,000sf of hardscape improvements for employee parking and equipment yard. The project includes the removal of the 2,800sf prefabricated membrane structure located in their current equipment yard
STAFF USE ONLY: (Code Section):

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Brian Brooks	Applicant Address: 14120 Interdrive E, Houston, TX 77032
Applicant E-mail: bbrooks@rosen-group.com	Applicant Phone: 1-832-873-0275
Business Name (if applicable): Realrona Inc.	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Jason Honeycutt, Gensler	713-844-0079 / jason_honeycutt@gensler.com
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. CV-0001-2023

RECEIVED: KAW
 DATE: 1-5-2023

PAID: 200.00
 DATE: 1-5-2023

Updated Aug 2021

CONDITIONAL USE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code Chapter <u>1169</u> (visit <u>Zoning Code</u>)
2.	Legal description of property certified by registered surveyor (11"x17")
3.	Statement of the proposed use of the property
4.	Statement of the necessity or desirability of the proposed use to the neighborhood or community
5.	Statement of the relationship of the proposed use to adjacent property & land use
6.	Plot Plan including the following: (11"x17" preferred) <ul style="list-style-type: none"> - The boundaries and dimensions of the lot - The size and location of existing and proposed buildings and/or structures - 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 - The relationship of the proposed development to the applicable development standards - The use of land and location of structures on adjacent property
7.	List of contiguous property owners & their mailing address
8.	One set of pre-printed mailing labels for all contiguous property owners
9.	Application fee (in accordance with the <u>Building & Zoning Fee Schedule</u>)
10.	Application & all supporting documents submitted in digital format
11.	Application & all supporting documents submitted in hardcopy format
12.	Authorization Consent Form Complete & Notarized (see page 3)

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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

Applicant Signature: **BBrooks** Digitally signed by BBrooks
DN: DC=net, DC=Rosen/Inspection, OU=rosen-group, OU=managel-
users, CN=BBrooks, E=bbrooks@rosen-group.com
Reason: I am approving this document
Location: Houston, Texas
Date: 2022.12.15 14:31:54 -0500
Foxit PDF Reader Version: 12.0.2 Date: **12/15/22**

PLEASE NOTE:

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



DEPARTMENT OF PLANNING

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

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

PROPERTY OWNER

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

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

_____ (property owner name printed)

_____ (property owner signature) _____ (date)

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

State of _____ County of _____

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.

Brian Brooks

_____ (applicant/representative/property owner name printed)

BBrooks

Digitally signed by BBrooks
DN: DC=net, OU=RosenGroup, CN=Brian Brooks, E=bbrooks@rosen-group.com
Reason: I agree to the terms defined by the placement of my signature in this document
Location: Houston, Texas
Date: 2022.12.15 14:19:18-0500
Ford PDF Reader Version: 12.0.2

December 15, 2022

_____ (applicant/representative/property owner signature)

_____ (date)

Subscribed and sworn to before me on this 15 day of December, 2022.

State of Texas County of Harris

Notary Public Signature: Carol Alf



025-008886
REALRONA INC
dba ROSEN USA
1195 Technology Drive
Columbus, OH 43230

Contiguous Property List

025-011724
PB Development LLC
1195 Technology Drive
Columbus, OH 43230

025-011182
Ribbon Technology Group
PO Box 30758
Columbus, OH 43230

025-006923
Woodstone Enterprises LP
300 Fidelity Bldg 502
Knoxville, TN 37902

025-006726
Franklin County Comm
909 Taylor Station Road
Columbus, OH 43230

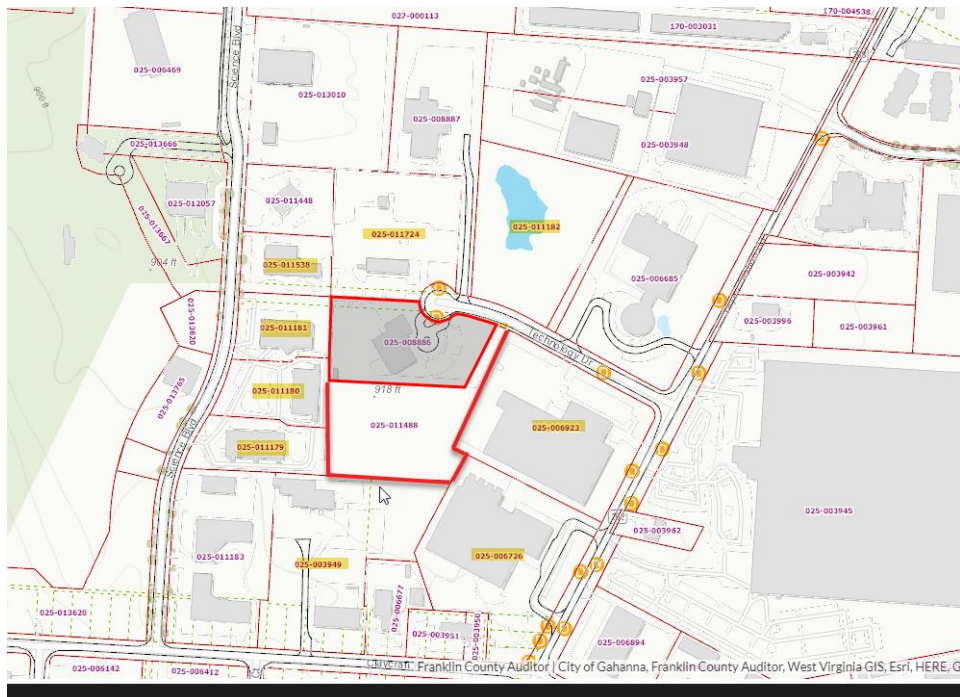
025-003949
William R. Patrick
1120 Claycraft Road
Columbus, OH 43230

025-011179
CES Investments LLC
901 NE River Road
Topeka, KS 66616-1133

025-011180
JBML Equities LLC
8025 Corporate Blvd.
Plain City, OH 43064

025-011181
SLS Real Estate of Ohio LLC
68 S. 4th Street
Columbus, OH 43215

025-011538
MHI Commerce Center
PO Box 9495
Fargo, ND 58106



PB DEVELOPMENT LLC
1196 TECHNOLOGY DRIVE
COLUMBUS, OH 43230

ROBERT J ECKART
1200 TECHNOLOGY DRIVE
COLUMBUS, OH 43230

WOODSTONE ENTERPRISES LP
875 TAYLOR STATION RD
COLUMBUS, OH 43230

FRANKLIN COUNTY COMM
909 TAYLOR STATION RD
COLUMBUS, OH 43230

WILLIAM R PATRICK
1120 CLAYCRAFT RD
COLUMBUS, OH 43230

CES INVESTMENTS LLC
890 SCIENCE BLVD
COLUMBUS, OH 43230

JBML EQUITIES LLC
870 SCIENCE BLVD
COLUMBUS, OH 43230

SLS REAL ESTATE OF OHIO LLC
850 SCIENCE BLVD
COLUMBUS, OH 43230

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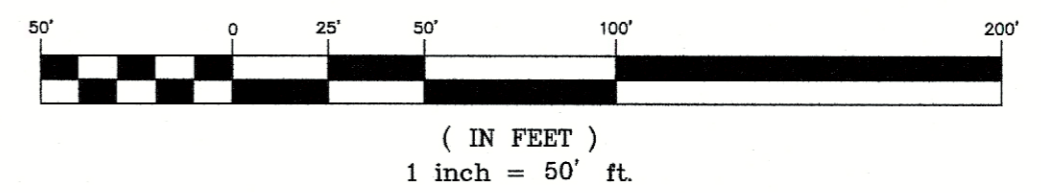
Empty rounded rectangular box

BOUNDARY SURVEY

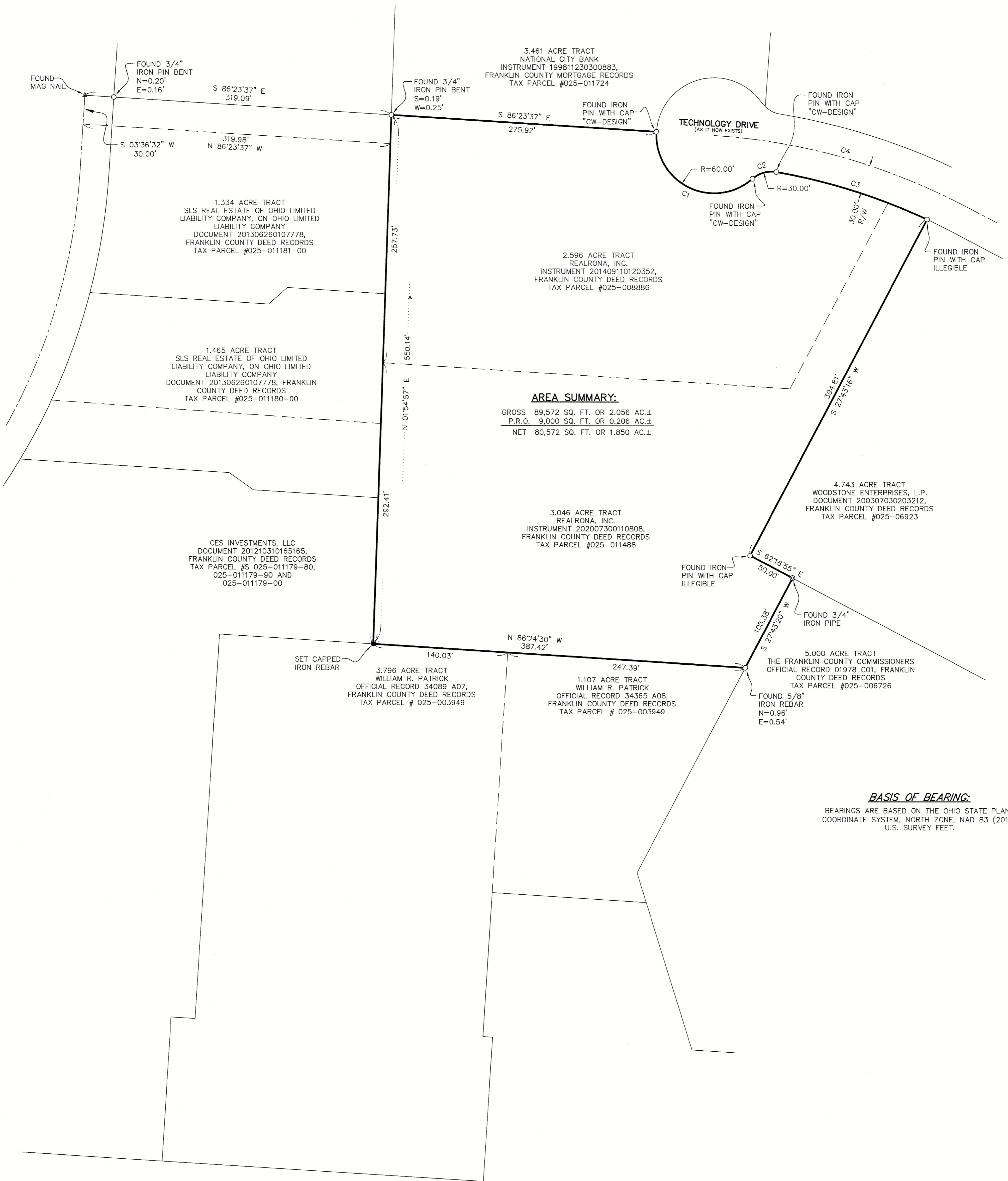
BEING PART OF LOT 23 OF QUARTER TOWNSHIP 3, TOWNSHIP 1,
RANGE 16, CITY OF GAHANNA, COUNTY OF FRANKLIN, OHIO
PREPARED FOR AND AT THE REQUEST OF
ADVANCED DEVELOPMENT, INC.



GRAPHIC SCALE



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	141.54'	60.00'	135°09'40"	S 63°58'24" E	110.93'
C2	26.89'	30.00'	51°21'31"	N 74°07'52" E	26.00'
C3	164.63'	620.00'	15°12'50"	S 72°34'42" E	164.15'
C4	273.73'	650.00'	24°07'42"	S 74°19'49" E	271.71'



AREA SUMMARY:
GROSS 89,572 SQ. FT. OR 2.056 AC.±
P.R.O. 9,000 SQ. FT. OR 0.206 AC.±
NET 80,572 SQ. FT. OR 1.850 AC.±

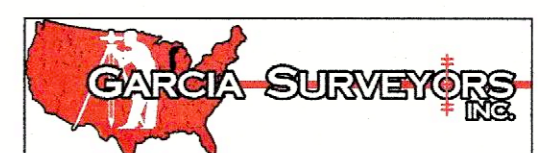
BASIS OF BEARING:
BEARINGS ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011),
U.S. SURVEY FEET.

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND IS SUBJECT
TO ANY ADDITIONAL INFORMATION THAT MIGHT
BE DISCLOSED BY SUCH A REPORT.

Garcia Surveyors, Inc.

P.O. Box 2628
Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140



I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS
THE RESULT OF A TRUE AND TOPOGRAPHIC SURVEY PERFORMED
UNDER MY SUPERVISION DURING NOVEMBER, 2021.

Anthony A. Garcia 10/3/22
Anthony A. Garcia
Professional Surveyor No. 8112 Date



REV.	DESCRIPTION	BY:	DATE:

JOB NAME: ROSEN SURVEY	JOB NUMBER: 215S00461 SCALE: 1" = 50' DATE: 09/30/2022	DRAWN BY: TAG SURVEY BY: VM CHECKED BY: DK
CLIENT NAME: ADVANCED DEVELOPMENT, INC.	OUPS TICKET NUMBER: ---	SHEET
DESCRIPTION: BOUNDARY SURVEY	DRAWING NAME: 215-00461-FB00A1.DWG	1 of 1

2 Houston Center
909 Fannin, Suite 200
Houston TX 77010
USA

Tel 713.844.0000
Fax 713.844.0001



02/02/2023

City of Gahanna
Department of Planning
200 S. Hamilton Rd.
Gahanna, Ohio 43230

Subject: Rosen – Gahanna Permit Application
Conditional Use Statements (1169.03(a))

Dear Gahanna Zoning / Planning Department:

1. The property address is 1195 Technology Drive. The Tax Parcel No. is 025-008886-00.
2. The new building will be used as a Warehouse for Rosen's pipeline inspection tools. The paved area around the building will be used for outdoor storage of equipment and parking.
3. The new building and expanded equipment yard will enable Rosen to increase its business at this location in Gahanna.
4. The new Warehouse building and expanded equipment yard is similar in scale and character to the neighboring industrial properties.
5. The proposed Warehouse building and equipment yard expansion significantly increases the site's usability/business capacity for Rosen, which enables their business to grow within Gahanna.

Sincerely,

A handwritten signature in black ink that reads "Jason Honeycutt".

Jason Honeycutt, AIA
Gensler

PLOT PLAN

SCALE: 1:60'

PROJECT ADDRESS & LOT COVERAGE BREAKDOWN

ADDRESS:

1195 TECHNOLOGY DRIVE
GAHANNA, OH 43230

PROPERTY SIZE: 5.51 ac

GENERAL ZONING & PROJECT INFORMATION

ADDRESS: 1195 TECHNOLOGY DRIVE
PARCEL NO.: 025-008886-00
EXISTING ZONING CLASSIFICATION/DISTRICT: OCT
TOTAL SITE AREA: 5.72 ac (249,163 sf)
FRONT PARKING SETBACK: 45'
SIDE & REAR PARKING SETBACK: 10'
FRONT BUILDING SETBACK: 75'
SIDE BUILDING SETBACK: 25'
REAR BUILDING SETBACK: 30'
BUILDING USE: WAREHOUSE
EXISTING BUILDING AREA (SF): 20,039 (Precast Concrete Building & Sprung Storage Building)
PROPOSED BUILDING AREA (SF): 45,445 (Proposed Warehouse Building)
MAXIMUM LOT COVERAGE (1157.03, a, 4): 80% of total site (196,600 sf)
EXISTING LOT COVERAGE: 45.4% (113,086 sf of impervious area)
PROPOSED LOT COVERAGE: 81.5% (203,216 sf of impervious area)
AREA OF UNCOVERED LAND: 45,947 sf (18.5%)
TOTAL IMPERVIOUS AREA (BUILDING): 58,963 sf (Existing + Proposed)
TOTAL IMPERVIOUS AREA (PARKING & OTHER PAVEMENTS): 144,253 sf (Existing + Proposed)

PROJECT DESCRIPTION

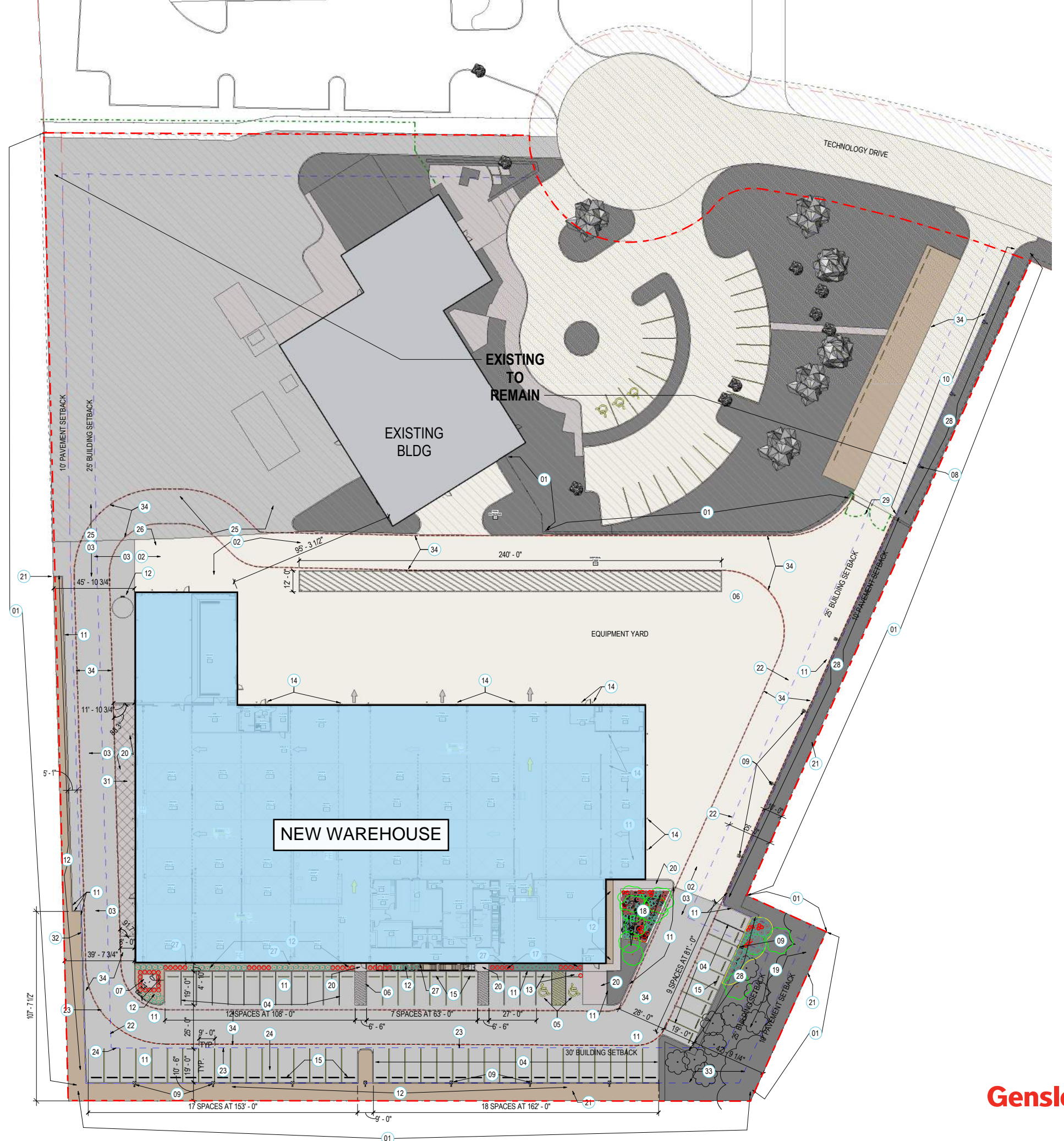
New 45,445sf Tools Warehouse with ~75,000sf of hardscape improvements for expanded employee parking and equipment yard. The project includes the removal of the 2,773 sf prefabricated membrane structure located in their current equipment yard & replacement of asphalt pavement with concrete pavement in the equipment yard area.

EXISTING BUILDING TO REMAIN: 17,266 sf (Level 01: 13,519 sf & Level 02: 3,747 sf)
REMOVED BUILDING: 2,773 sf (Sprung Warehouse Building)
PROPOSED BUILDING: 45,445 sf
TOTAL BUILDING SF: 62,711 sf

PARKING CALCULATION:

REQUIRED PARKING SPACES
OFFICE (1:350sf): 22 (7,494 sf)
WAREHOUSING (1:5,000sf): 12 (55,217 sf)
TOTAL REQUIRED: 34 SPACES

EXISTING PARKING TO REMAIN: 40
PROPOSED PARKING: 68
TOTAL PROVIDED: 108 (INCL 5 ACCESSIBLE SPACES)



2 Houston Center
909 Fannin, Suite 200
Houston TX 77010
USA

Tel 713.844.0000
Fax 713.844.0001



February 02, 2022

City of Gahanna
Department of Planning

Subject: Project 1195 Technology Dr – **Conditional Use**

Conditional Use Comment Response 1
Project Number: 02.8853.200
File Code: 3BD

Dear Kelly Wicker:

The following has been prepared in response to Staff Comments dated 01/26/23 on the Conditional Use submission. Each item has been addressed with a comment response following it in italics and when necessary corresponding changes or clarifications have been made to the submission documents. If you should have any questions about this response please contact me.

Fire District Comments:

1. The fire division has no other objections for the new building at Rosen. *Response: Noted.*

Building Comments:

2. The project will be required to comply with the 2017 Ohio Building Code, along with all required plan reviews and permits obtained. *Response: Acknowledged.*

Planning Comments:

3. It appears that the Conditional Use application is for outdoor storage. Please confirm this and add it to the statement.

Response: Confirmed, the submitted project expands Rosen's existing equipment yard used for outdoor storage. The statement has been added to the revised Conditional Use statement included with these responses.

4. The current submitted statements do not adequately address the criteria in Chapter 1169.03(a). Please revise to add more detail.

Response: More detail has been added to the Conditional Use application to address the criteria in Chapter 1169.03(a).

Assistant City Engineer Comments:

5. No comments. *Response: Noted.*



City of Gahanna
Department of Planning
February 02, 2022
Page 2

Sincerely,

A handwritten signature in black ink that reads "Jason Honeycutt". The signature is written in a cursive style with a large, stylized 'J' and 'H'.

Jason Honeycutt, AIA
Senior Associate

cc: Brian Brooks, Project Manager, Rosen Group
Suzanne Schreider, AIA, Principal, Gensler
Brian Quackenbush, P.E., Principal, EMH&T



March 7, 2023

Realrona Inc
14120 Interdrive E
Houston, TX 77032-3324

RE: Project 1195 Technology Dr Conditional Use

Dear Realrona Inc:

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

Fire District

1. The fire division has no other objections for the new building at Rosen.

Building

2. The project will be required to comply with the 2017 Ohio Building Code, along with all required plan reviews and permits obtained. *(Informational Comment)*

City Engineer

3. No comments

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

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

The applicant is requesting approval of Final Development Plan, Design Review, Conditional Use, and Variance applications for a new warehouse and various hardscape improvements at the Rosen USA site at 1195 Technology Drive. The property is currently zoned OCT – Office, Commerce, and Technology. The OCT district explicitly allows for industrial/warehouse uses, but approval of a Conditional Use is required for outdoor storage.

The site is presently developed with an existing building and parking lot for use by Rosen USA. In February 2022, a Conditional Use application was approved for outdoor storage for an expansion of the existing equipment yard. A prefabricated membrane structure was also approved and currently exists on the site. Several variances were also approved as they were deemed necessary to continue to develop the site in a manner that is compatible with the original development. This included variances to setbacks, permitted materials, and parking lot screening and landscaping.

The current proposal is for the construction of a 45,500 SF tool warehouse just south of the primary structure, along with approximately 75,000 SF of hardscape improvements. This includes removing the existing membrane structure. The hardscape improvements include 23,511 SF of parking with 68 total spaces, exceeding the required 10 spaces plus one per each business vehicle. Additionally, the proposed lot meets all interior landscaping requirements.

A further expansion of the equipment yard is also included in the proposal, for which approval of the Conditional Use is required. The Code requires that all outdoor storage be screened from adjacent properties and the right-of-way, and this requirement is satisfied by a proposed 7-foot fence.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- The proposed development meets the applicable development standards of this Zoning Ordinance.
- The proposed development is in accord with appropriate plans for the area.
- The proposed development would not have undesirable effects on the surrounding area.
- The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

The property is zoned OCT and is therefore subject to the standards of Design Review District 4 (DRD-4).

General review criteria for Design Review applications include the following:

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



- Maintain, protect and enhance the physical surroundings of the Design Review District.

Conditional Use

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 following variance has been requested:

1. 1155.04(c)(2) – Side and Rear Setbacks
 - a. The side and rear setbacks from the property line for pavement is a minimum of 10 feet.
 - b. The proposed pavement will encroach approximately 6 feet into the setback. Staff does not object to the variance request. Setback variances have been approved previously at this site and this variance will line up new pavement with the existing.

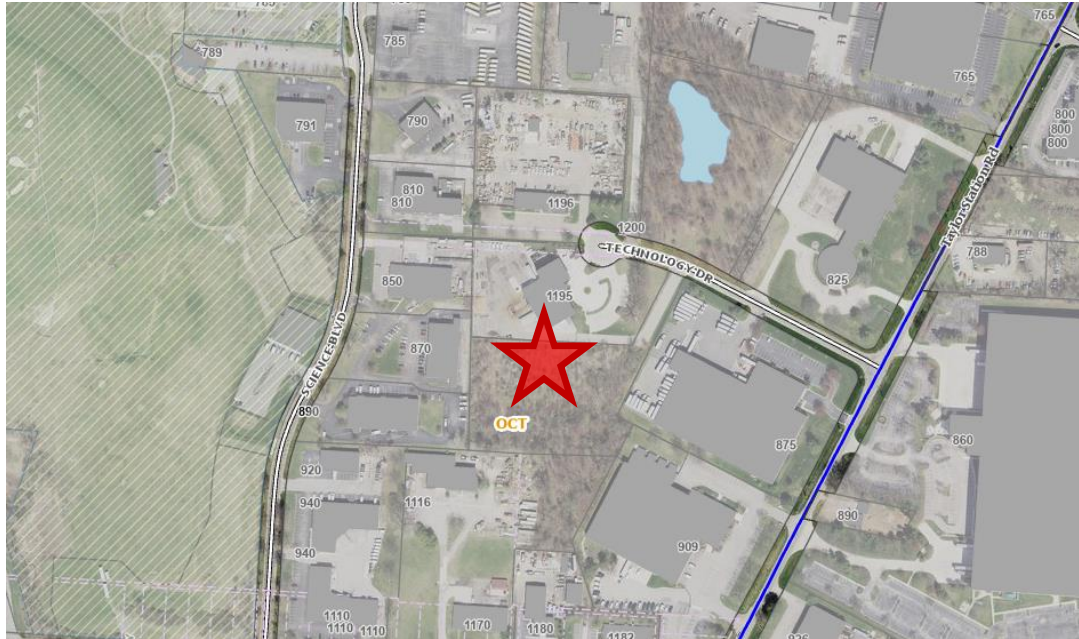
Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

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

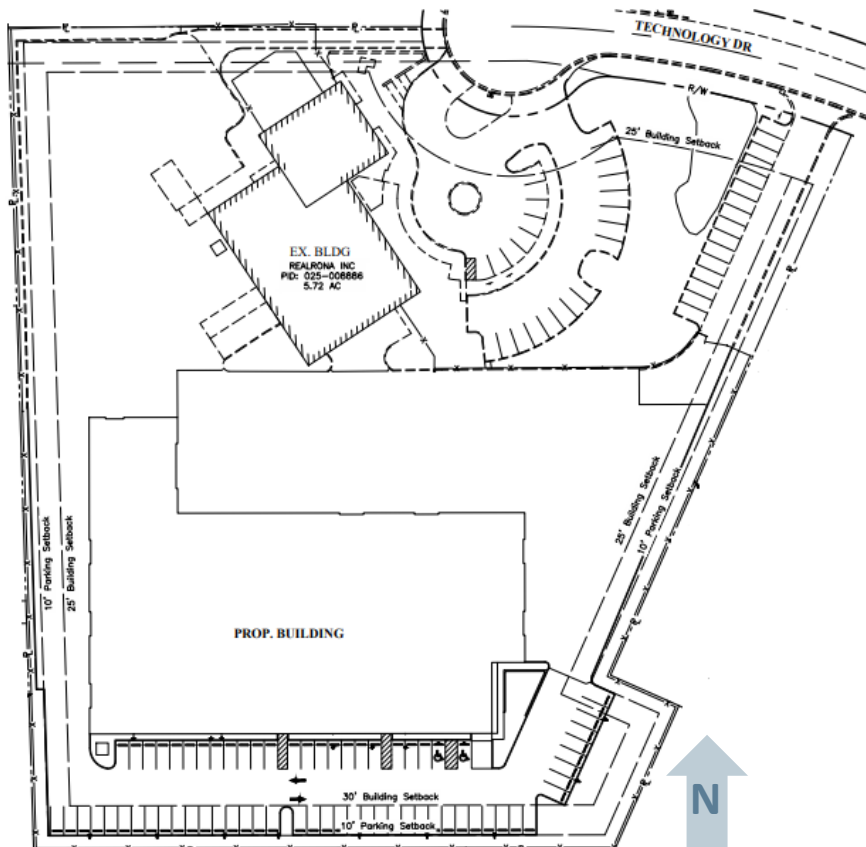
Staff Comments

Staff recommends approval of all four applications as submitted. The proposed development meets all applicable Code requirements and above criteria. The requested variance is minor in nature and other setback variances have been previously granted for this site. The Conditional Use application for outdoor storage satisfies all criteria and is in line with other development in the OCT district. It will also be sufficiently screened from public view and meets all other requirements in Chapter 1155.07.

Location/Zoning Map



Submitted Site Plan



Submitted Rendering



Respectfully Submitted By:
Maddie Capka
Planner