

Application for Conditional Use

City of Gahanna, Ohio ■ Planning Commission
 200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant, unless noted otherwise.

*Site Address 79 S. Hamilton Rd., Gahanna OH 43230 *Parcel ID# 025-000277
 *Applicant's Name City of Gahanna *Email dottie.franey@gahanna.gov
 *Applicant's Relationship to Project Owner *Phone 614-342-4003
 *Current Zoning SF-3 *Total Acreage 0.46
 *Proposed Use Office
 *Reason for Conditional Use Short term lease (12 months)
 *Agent Name Dottie A. Franey *Email dottie.franey@gahanna.gov *Phone 614-342-4003

***ADDITIONAL REQUIRED CONTACT INFORMATION:** If different than applicant.

*Business Owner _____ *Phone# _____
 *Business Address _____ *City/State/Zip _____
 *Developer _____ *Phone _____
 *Developer Address _____ *City/State/Zip _____
 *Contact Name _____ *Title _____
 Landowner City of Gahanna Phone 614-342-4003
 Landowner Address 200 S. Hamilton Rd City/State/Zip Gahanna, OH 43230

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.

1. A plan that complies with the list of Conditional Use requirements stated in Section 1169.03(b). See attached sheet.
2. Two (2) 11x17 copies of plan.
3. One (1) 24x36 copy of plan **folded** to 8 1/2 x 11 size; if necessary for clarity.
4. Statements of information as required in Section 1169.03(a). *- See Variance Statement*
5. One (1) digital copy of completed application and associated plans in 11x17 format.
6. Application Fee of \$100.
7. A list of contiguous property owners and their mailing addresses.
8. Pre-printed mailing labels for all contiguous property owners.
9. Please refer to section 1169 of the City of Gahanna Code Ordinance (found at www.municode.com).

*Applicant's Signature Dottie A. Franey Date 6-1-16

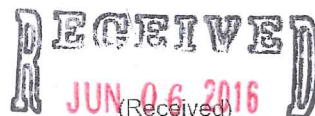
For Internal Use:

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 Meeting Minutes will be supplied by the Council Office. 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 _____

Zoning/PC file No. CU-5-2014
 Sunguard file No. 16060009
 Hearing Date: _____



(Accepted by PZA)

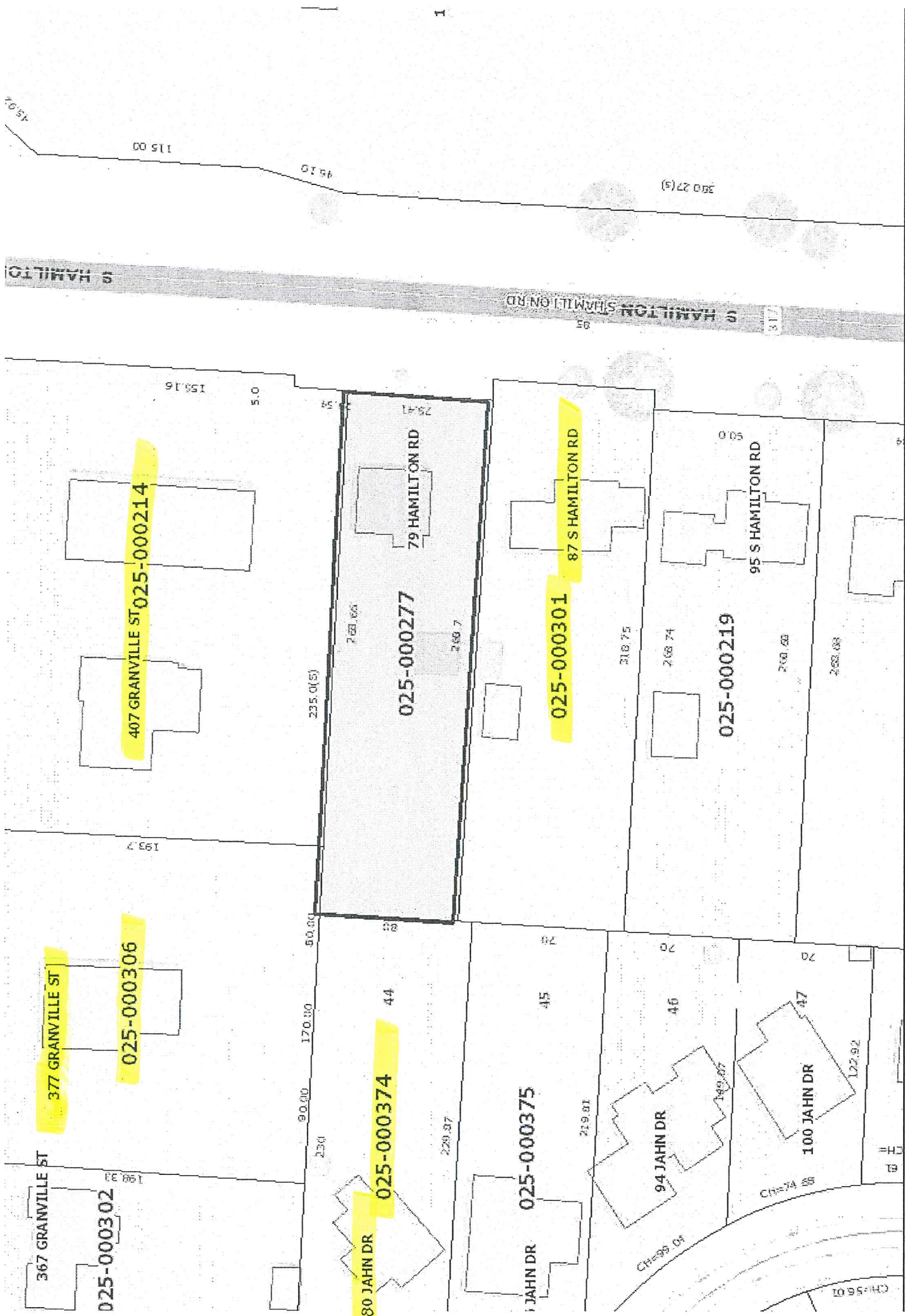
1169.02 WRITTEN APPLICATIONS

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.

79 S. Hamilton Road Contiguous Property Owners

Parcel #	Address	Name
025-000214	407 Granville Street	Gahanna Duchess, LLC
025-000306	377 Granville Street	Donatos Pizza
025-000374	80 Jahn Drive	Pamela M. Breece
025-000301	87 Hamilton Road	City of Gahanna



S HAMILTON RD
S HAMILTON RD
317

45.07

115.00

45.19

380.27(5)

158.16

5.0

25.41

79 HAMILTON RD

025-000277

758.66

269.7

235.01(5)

87 S HAMILTON RD

025-000301

310.75

268.74

025-000219

260.60

258.08

95 S HAMILTON RD

50.0

193.2

377 GRANVILLE ST

025-000306

50.00

170.00

90.00

230

80 JAHN DR 025-000374 44

229.87

367 GRANVILLE ST

025-000302

198.30

1 JAHN DR 025-000375

45

219.01

94 JAHN DR

46

149.65

100 JAHN DR

47

122.92

CH-74 86

CH-99 04

CH-56 01



Owner Name CITY OF GAHANNA

Prop. Class E - Exempt
Land Use 640 - EXEMPT PROPERTY OWNED BY CIT

Site Address 79 HAMILTON RD

Tax District 025 - CITY OF GAHANNA-GAHANNA JEFFI
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5201

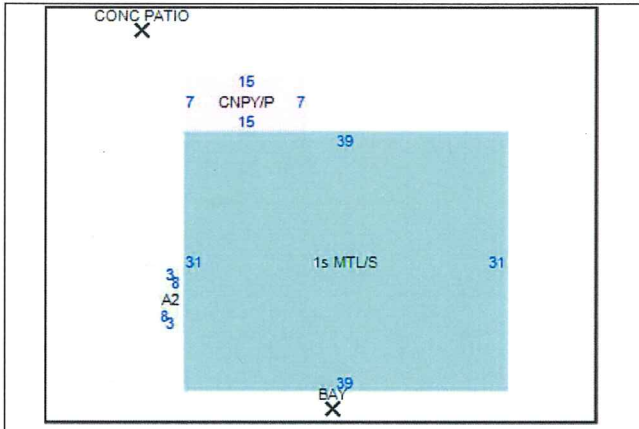
Legal Descriptions 79 HAMILTON RD
 R17 T1 1/4T4
 0.4614 ACRE

CAUV N
Owner Occ Cred. N

Mailing Address

Annual Taxes .00
Taxes Paid .00
Tax Lien Flag N
Calculated Acreage .46
Legal Acreage .00
Transfer Date 04/02/1998
Transfer Price .00

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$0	\$0	\$0	\$0	\$0	\$0
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$26,500	\$38,500	\$65,000	\$9,280	\$13,480	\$22,760
Total	\$0	\$0	\$0	\$9,280	\$13,480	\$22,760
CAUV	\$0					



Building Data

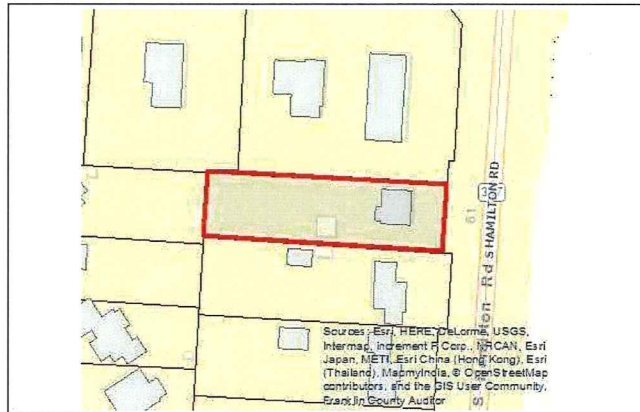
Year Built 1950
Finished Area 1217
Rooms 6
Bedrms 3
Full Baths 1
Half Bath
Heat/AC 1
Wood Fire /
Stories 1

Sketch Legend

- 0 1s MTL/S 1209 Sq. Ft.
- 1 BAY - 18:FRAME BAY 8 Sq. Ft.
- 2 CNPY/MS - 43/39:MASONRY STOOP/CANOPY 24 Sq. Ft.
- 3 CNPY/P - 40/39:CONCRETE PATIO/CANOPY 105 Sq. Ft.
- 1 CONC PATIO - PD1:CONC PATIO DET 726 Sq. Ft.



025-000277 07/07/2014



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



238 Academy Woods Drive
Gahanna, Ohio 43230-2184

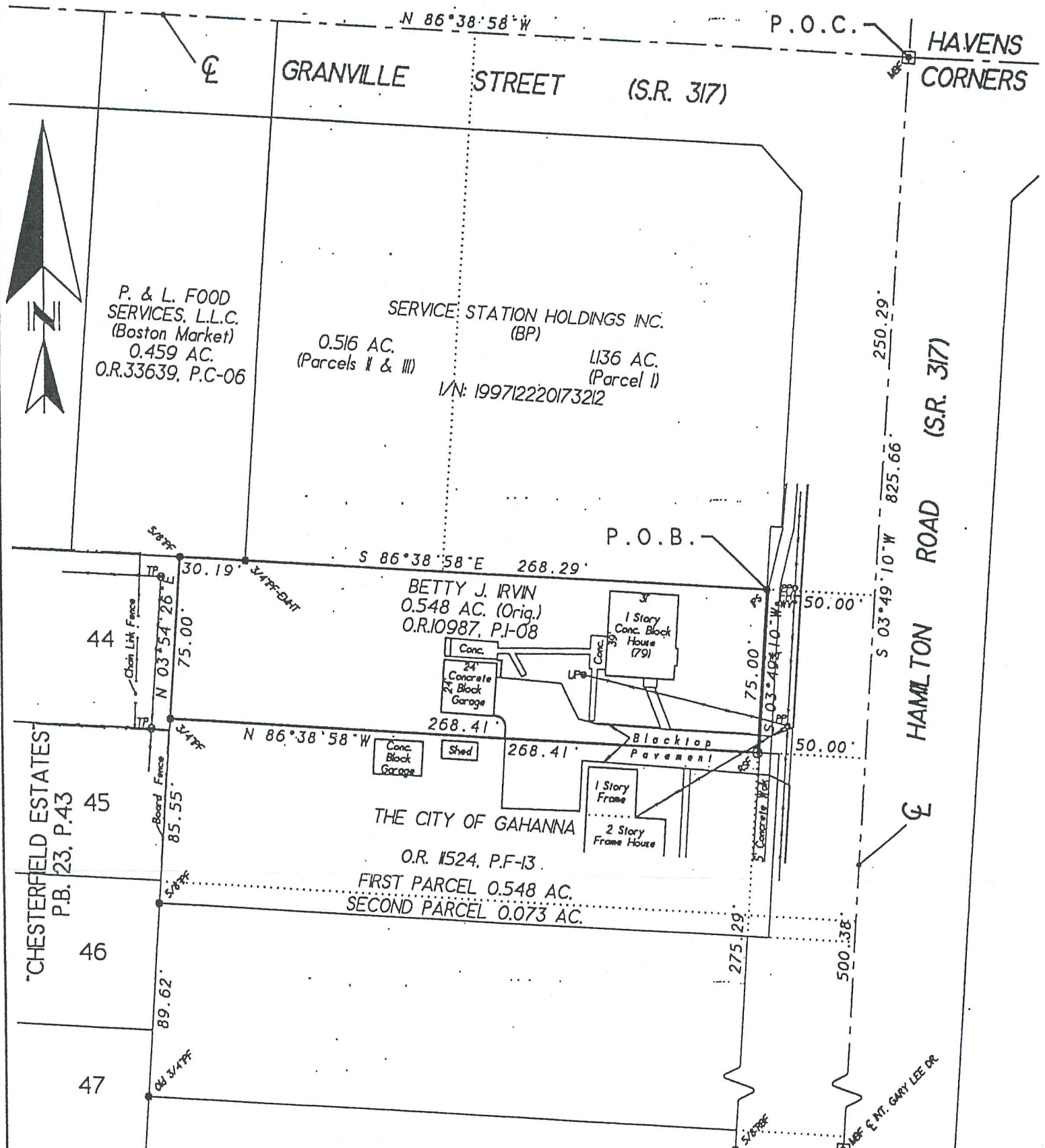
614/471-0663 (Fax-0877)

TITLE: **SURVEY OF 0.462 ACRE TRACT**
 LOCATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17
 UNITED STATES MILITARY DISTRICT
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:
GAHANNA CITY ENGINEER'S OFFICE

6 MARCH 1998

OFF. REC. 10987 PAGE 1-08



We Hereby Declare that the foregoing plat was prepared from an actual survey of the premises, that to the best of our knowledge, information and belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention or which we had special knowledge of, shall be shown hereon. Any zoning, set back, or sideyard data, underground public or quasi public utilities or substructures that may be shown hereon are informational only.

BASIS OF BEARINGS: The bearing for the centerline of Hamilton Road ($S 3^{\circ}49'10''W$) as shown on the highway plans (see FRA-37-7.77, sheets 1 & 12 of 16) is the reference meridian for the attached survey.

60 50 40 30 20 10 0 60 120
 GRAPHIC SCALE: 1" = 60'
 SURVEY MONUMENTS: F=Found (F), S=Set (S), SP=Steel Pipe (ID)-Pin (OD); RB=Rebar; RS=Railroad Spike; PS=Post Spike & PK-PK Nail; SPS=3/4" ID steel pipe, 30" in length, set flush with the ground & capped with yellow plastic plug inscribed C.TURNER/P.S.6702.
 © 1998 TERRA SURVEYING SERVICES CO.



By: *Carl E. Turner, Jr.*
 CARL E. TURNER, JR.
 REGISTERED PROFESSIONAL SURVEYOR No. S-6702

NOT AN AUTHORIZED DOCUMENT UNLESS SURVEYOR'S SEAL APPEARS IN RED INK.
 FIELD SURVEY BY: DRAWN BY: TERRA FILE NO:



CITY OF GAHANNA

STAFF COMMENTS

Project Name: City of Gahanna – Office Rental

Project Address: 79 S. Hamilton Rd.

Planning & Development Department

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.

SF-3 zoning does not permit commercial office uses such as that proposed within the application. However, if granted, the companion zoning variance would permit the use. Planning Commission may choose to include a maximum duration so as to avoid the use becoming a permanent activity or other conditions if deemed appropriate.

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

The subject property is located within the Hamilton Road Corridor Plan. The Plan provides for a future land use of mixed use for the subject property. Mixed use is intended to serve small to medium sized retail and office uses. The proposed use of the property is consistent with the Plan.

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

Adjacent uses are varied. The property to the north is commercial, to the south is a City owned property, and to the west is residential. Effects on surrounding properties should be minimal because of their use. Consideration may be given to the residential use to the west if potential impacts are identified.

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

It does not appear that the proposed use includes any redevelopment of the site. The physical development potential for this site and the surrounding area won't be realized until a permanent use is identified and property assemblage occurs.



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614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



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It is Planning and Development staff's opinion that the request meets the four conditions for approval. Staff suggests that a motion to approve specify a maximum duration for the use.

Variance Criteria

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in questions:

- 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.

Granting of the variance is necessary for the business to operate in a short term, economically viable manner.

- 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 detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Commercial activities at the subject property would be keeping with the development pattern of the area. The site is adjacent to a gas station, and fronts on a six lane, arterial roadway. Traffic volume is indicative of a commercial area not of a single family area.

It is Planning and Development staff's opinion that the request meets the variance criteria.

Aerial Map



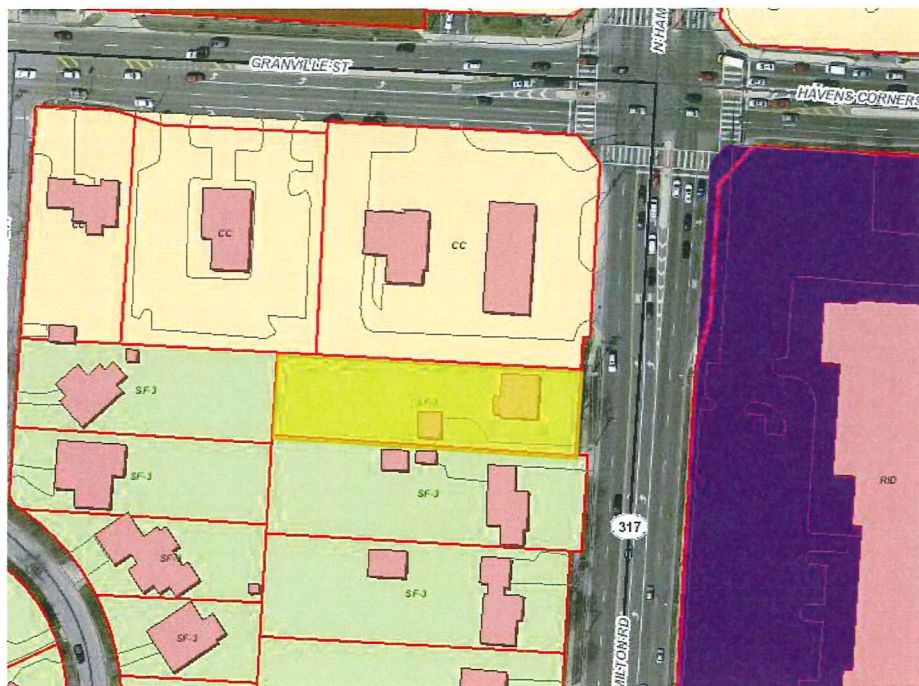
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Zoning Map



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





Mifflin Township Division of Fire Fire Inspection Bureau

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

Development Plan Review Response

Applicant City of Gahanna
79 S. Hamilton Road
Gahanna, OH 43230

The fire division is ok with the development plans for the above listed property. Additional requirements and comments could follow after plans are submitted and the review process starts

June 14, 2016

Date

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

Steve Welsh, Captain, Fire Marshal



CITY OF GAHANNA

STAFF COMMENTS

Project Name: City of Gahanna – Office Rental
Project Address: 79 S. Hamilton Rd.

The City of Gahanna seeks approval of a Conditional Use and a Variance to allow a non-residential use of an SF-3 zoned property, commonly known as the Lustron House. This is a currently vacant structure, owned by the City. Point Plus Personnel is a current tenant in 181 Granville Street, but must vacate that structure in the near future, and has contacted the City about a short term lease of the Hamilton Road property. The last tenant of the property was the Gahanna-Jefferson School District. The property has not been occupied residentially for many years.

The proposed tenant will maintain the property at 79 S. Hamilton Road, as well as mowing and maintaining sidewalks at 87 S. Hamilton Road.

- **1143.04 - CONDITIONAL USES.**

(a)

In a single-family dwelling district designated as an SF-3 District, the following uses shall be permitted upon approval of the Planning Commission:

(1)

Public parks, public playgrounds and recreation areas operated by membership organizations for the benefit of their membership and not for a profit.

(b)

All other uses not specifically mentioned in this section and herein are prohibited.

(c)

Variance to any of the compliance requirements for a conditional use shall require approval by Council with an affirmative recommendation from the Planning Commission.

- **1131.04 - PUBLIC HEARING.**

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:



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- (a) There are special circumstances or conditions applying to the land, building or use referred to in the application. This property has not been used residentially in many years.
- (b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights. The structure will be used and maintained by Point Plus Personnel thereby reducing utility costs and maintenance to the City.
- (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. The use of the property by Point Plus Personnel will have no adverse effect on any of the neighboring properties.

Respectfully Submitted By:

BONNIE GARD

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



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