





# Request Summary

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- Project History
  - 2016 – CU approved to allow vehicle towing and auto repair
    - Condition that required removal of office trailer within one year
  - 2017 – CU amended to allow extra year to allow office trailer onsite
  - 2018 – CU to allow extra year for office trailer denied
  - 2020 – Tree removal permit
  - 2020 – CU and variance filed; applications expired due to inactivity
  - 2022 – DR and variance filed
    - March 2023 – Postponed indefinitely
  - 2023 – CU, DR and variance

# Request Summary

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- Current property size – 1 acre
  - 2016 – CU approved
- Proposed property size – 4.1 acres
  - Expansion of existing use – motor vehicle towing
  - OCT requires CU for motor vehicle towing
    - Only zoning that allows use
- Design Review
  - Gravel vehicular storage area for towed vehicles, fencing, stormwater management, and landscaping



# Request Summary

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- Variance
  - CH 1155.04(c)(1)(A) – Parking setback
  - CH 1155.04(d)(1) – Sidewalk to parking areas
    - Sidewalk/multipurpose path along Taylor Station to be provided
  - CH 1163.05 – Parking lot paving
    - ADA parking space to be paved
    - Public parking to be paved
  - CH 1163.06(a) – Parking lot lighting
  - CH 1163.07 – ADA parking
  - CH 1163.08 – Parking lot landscaping



# Request Summary

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

# Request Summary

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- Design Review Criteria
  - Compatibility with existing structures
  - Contributes to the improvement of the design of the district
  - Contributes to the economic and community vitality of the district
  - Maintain, protect, and enhance physical surroundings

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

# Request Summary

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- Land Use Plan
  - FLUM = Industrial, Research, and Innovation (IRI)
    - Doesn't recommend specific uses; does recommend broad use categories
      - Industrial, research and development, laboratory, design and technology
    - Recommends interconnectivity through green spaces and pathways to create campus atmosphere
  - South Gateway Focus Area
    - Intensify land uses to grow tax base
      - Primary objective of focus area
    - Encourage light industrial and office uses integrated together
  - Land use plan makes recommendations, not requirements

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- Staff recommends denial of CU
  - Request is not consistent with recommendations of land use plan
    - Doesn't achieve goal of intensifying land use
    - Not a recommended use
  - Staff concern that use will evolve into junk yard
    - Junk yards prohibited everywhere in Gahanna
    - Code classifies used motor vehicle part sales and junk yards as the same use
  - Staff finds that conditions 2, 3, 4 of the CU are not met
- Staff does not object to design review or variance requests
  - Exception being variance to parking lot lighting

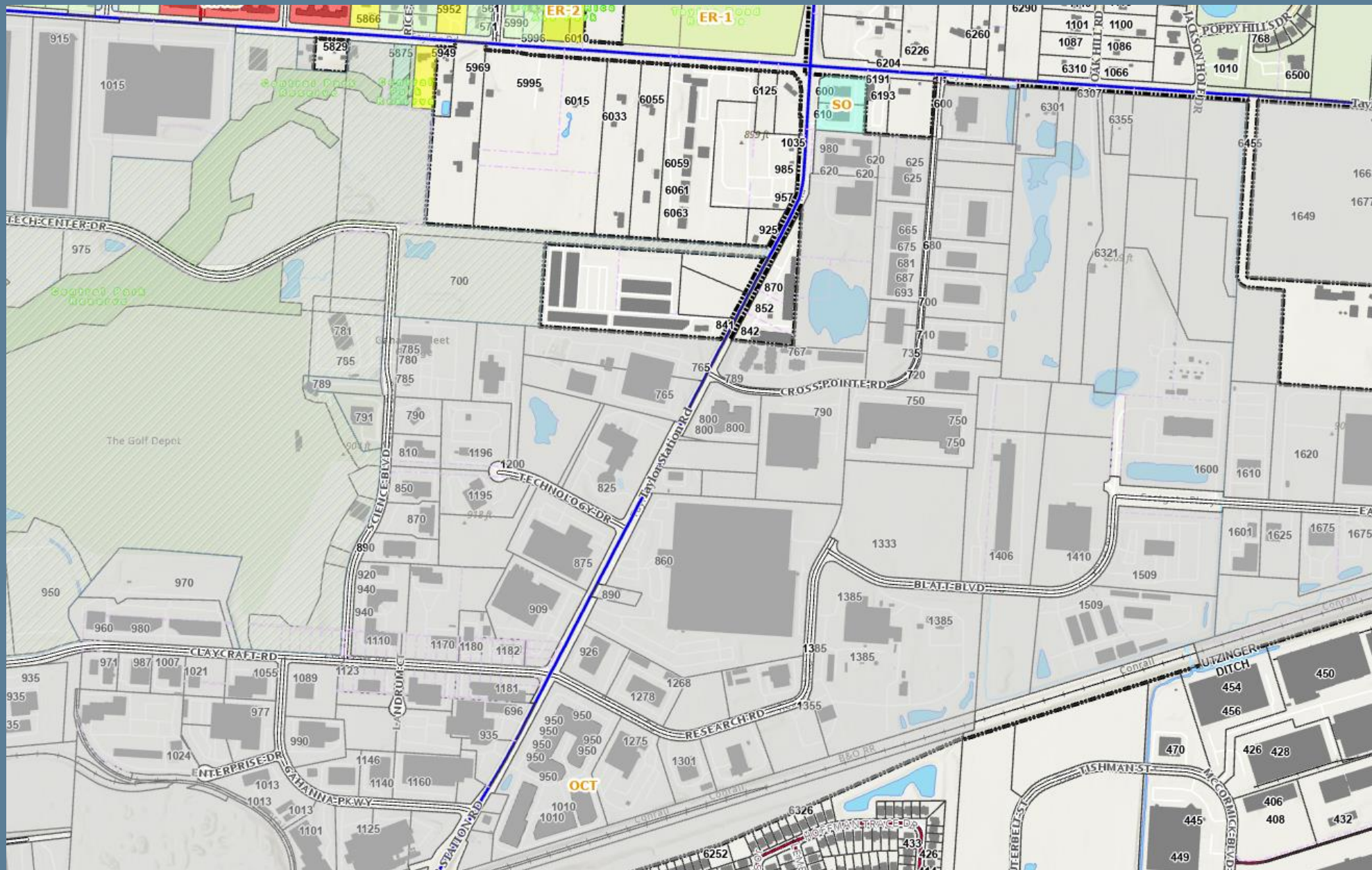
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- Staff suggests possible conditions of approval
  - No construction activities until evidence the parcels are combined
  - Prohibit sale of used auto parts (not a permitted use)
  - Limit duration a vehicle can be onsite
  - Limit scope of use
    - Reducing from 4.1 acres/284 spaces to lesser intensity could reduce potential negative impacts
  - Require specific details as to how fluids from vehicles will be handled and disposed



# Gahanna





# Request Summary

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