

REZONING APPLICATION

PROPERTY INFORMATION		
Project/Property Address: 348 Granville Street		Project Name/Business Name: Kassel 348 Granville, LLC
Parcel #: 025-000276	Current Zoning: (see Map) SO	Acreage: Site: 3.4ac Rezone: ~0.299a

ZONING CHANGE SPECIFICATIONS	
Proposed Use/Reason for Request: To rezone southern part of parcel where office building currently reside to community commercial to allow for retail development.	Proposed Zoning: Community Commercial

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Matt Von Bargaen	Applicant Address: 947 E Johnstown Rd Suite 133 Gahanna, OH 43230
Applicant E-mail: matt.vonbargaen@gmail.com	Applicant Phone: 585-261-5013
Business Name (if applicable): Kassel 348 Granville, LLC	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Steve Fox, Prime Construction Management & Survey	614-323-8183 sfox@primeeng.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. 2-0405-2022

RECEIVED: KRW

DATE: 10-4-22

PAID: 1500.00

DATE: 10-4-22

Updated
Jan 2022

REZONING APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code Chapter 1133 & 1152 for Limited Overlay & ROD Applicants (visit Zoning Code)
2.	Survey of property certified by registered surveyor (11"x17")
3.	Legal description of property certified by registered surveyor (11"x17")
4.	Limitation Text (Limited Overlay or ROD zoning applicants only)
5.	Development Plan (Limited Overlay or ROD zoning applicants only)
6.	Traffic Impact Study (labeled as such) - If any use permitted in the requested zone district could generate 100+ peak hour directional trips, or 1,000+ vehicle trips/day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the requested zoning district.
7.	Conceptual plan (labeled as such) - Demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, buffers, access spacing, parking, and other site design factors.
8.	Environmental assessment (labeled as such) - describing site features such as soil conditions and drainage patterns and anticipated impacts created by the host of uses permitted in the requested zoning district.
9.	Written statement on a separate sheet responding to the six (6) elements listed in Zoning Code Chapter 1133.03(b) . The City's land use plans can be found under the Planning page on the City's website.
10.	List of contiguous property owners & their mailing address
11.	Two sets of pre-printed mailing labels for all contiguous property owners
12.	Application fee (in accordance with the Building & Zoning Fee Schedule)
13.	Application & all supporting documents submitted in digital format
14.	Application & all supporting documents submitted in hardcopy format
15.	PLEASE NOTE – Staff will place one zoning sign per public street frontage in accordance with Zoning Code Chapter 1133.02 no less than 14 days prior to the public hearing date.
16.	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: 

Date: 9/30/22

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.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

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: _____

Stamp Seal

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.

Matt VonBergen

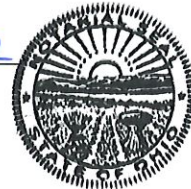
(applicant/representative/property owner name printed)

(applicant/representative/property owner signature) _____ 9/30/22
(date)

Subscribed and sworn to before me on this 30 day of SEPT, 2022

State of OHIO County of FRANKLIN

Notary Public Signature: W Craig Pannier



W Craig Pannier
Notary Public, State of Ohio
My Commission Expires 10-12-2027

348 Granville Street Contiguous Neighbors

Parcel: 025-000283

PUBLIC LIBRARY OF COLUMBUS & FRANKLIN, COUNTY BD OF TRS
96 S GRANT AVE
COLUMBUS OH 43215

Parcel: 025-000326

NORTH CENTRAL MENTAL HEALTH & SERVICES INC
338 Granville St
Gahanna, OH 43230

Parcel: 025-000284

LINTNER HELEN D TR (HELEN D LINTNER TRUST)
LINTNER LARRY L TR (LARRY L LINTNER TRUST)
5809 CLOVER LN
WESTERVILLE OH 43081

Parcel 025-001977

Kassel 348 Granville, LLC
947 E Johnstown Rd Ste 133
Gahanna, OH 43230

Parcel 025-000216

Scott Wesney
463 Old Mill Dr
Gahanna, OH 43230

Parcel 025-000295

Susan Van Keuren
333 Carpenter Rd
Gahanna, OH 43230

Parcel 025-000793

Jeffrey Allen TR
2476 Lubbock Dr
Grove City, OH 43123

1 TITLE DESCRIPTION

FILE NO.: 1668527
PARCEL I (025-000276-00):
SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND IN THE CITY OF GAHANNA AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEING LOCATED IN QUARTER TOWNSHIP 1, RANGE 17, U.S.M. LANDS AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A RAILROAD SPIKE IN THE CENTERLINE OF GRANVILLE STREET, AT THE SOUTHWESTERLY CORNER OF THE MAY ROUSH 2.81 ACRE TRACT AS SHOWN OF RECORD IN DEED BOOK 1521, PAGE 290, ALL REFERENCE BEING TO RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, THAT IS NORTH 87 DEG. 20' WEST, 851.09 FEET FROM A RAILROAD SPIKE WHERE THE CENTERLINE OF GRANVILLE STREET INTERSECTS THE CENTERLINE OF HAMILTON ROAD, THENCE ALONG THE CENTERLINE OF THE SAID GRANVILLE STREET, NORTH 87 DEG. 20' WEST, 169.5 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF THE EVELYN M. LAUFFER 0.584 ACRE TRACT AS SHOWN OF RECORD IN DEED BOOK 2584, PAGE 48; THENCE ALONG THE SOUTHEASTERLY LINE OF THE SAID LAUFFER 0.584 ACRE TRACT NORTH 34 DEG. 15' EAST, (PASSING AN IRON PIN AT 23.48 FEET), 92.05 FEET TO AN IRON PIN, THENCE ALONG THE EASTERLY LINE OF THE SAID LAUFFER 0.584 ACRE TRACT NORTH 3 DEG. 43' EAST, 193.85 FEET TO AN IRON PIN AT THE NORTHEASTERLY CORNER OF THE SAID 0.584 ACRE TRACT; THENCE ALONG THE NORTHERLY LINE OF THE SAID 0.584 ACRE TRACT, NORTH 86 DEG. 19' WEST, 100.0 FEET TO AN IRON PIN AT THE NORTHWESTERLY CORNER OF THE SAID 0.584 ACRE TRACT; BEING ALSO THE SOUTHEASTERLY CORNER OF THE BERNARD N. MURRAY 2.792 ACRE TRACT AS SHOWN OF RECORD IN DEED BOOK 2314, PAGE 204; THENCE ALONG THE EASTERLY LINE OF THE SAID 2.792 ACRE TRACT, NORTH 3 DEG. 43' EAST, (PASSING AN IRON PIN AT 224.0 FEET), 473.95 FEET TO A POINT IN THE CENTERLINE OF ROCKY FORK CREEK; THENCE ALONG THE CENTERLINE OF THE SAID ROCKY FORK CREEK, THE FOLLOWING COURSES AND DISTANCES: NORTH 76 DEG. 23' EAST, 110.5 FEET TO A POINT; AND NORTH 60 30' EAST, 246.8 FEET TO A POINT, THENCE ALONG THE WESTERLY LINE OF THE MAY B. ROUSH 2.81 ACRE TRACT, SOUTH 3 DEG. 21' WEST (PASSING AN IRON PIN AT 56.96 FEET AND A SECOND IRON PIN AT 862.40 FEET), 892.4 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.505 ACRES, MORE OR LESS. SUBJECT, HOWEVER, TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY, OF PREVIOUS RECORD.
LESS AND EXCEPTING THEREFROM THE FOLLOWING 0.1454 ACRE TRACT AS CONVEYED BY THE KASSEL COMPANY TO THE STATE OF OHIO BY DOCUMENT RECORDED ON AUGUST 12, 1996 OF RECORD IN OFFICIAL RECORD 32782 PAGE F03.
SITUATED IN THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO, AND IN SECTIONS 1 & 4, TOWN 1, RANGE 17 AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF HAMILTON ROAD AND GRANVILLE STREET (CENTERLINE GRANVILLE STREET STATION 10+09.40);
THENCE NORTH 86° 38' 58" WEST, WITH THE CENTERLINE OF SAID GRANVILLE STREET, A DISTANCE OF 851.91 FEET TO THE GRANTOR'S SOUTHEASTERLY PROPERTY CORNER (2.55 FEET RIGHT, STATION 15+97.83) AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE NORTH 56° 36' 58" WEST, WITH SAID CENTERLINE AND THE GRANTOR'S SOUTHERLY PROPERTY LINE, A DISTANCE OF 157.88 FEET TO THE GRANTOR'S SOUTHWESTERLY PROPERTY CORNER (3.69 FEET RIGHT, STATION 15+28.95);
THENCE NORTH 34° 56' 02" EAST, WITH THE GRANTOR'S WESTERLY PROPERTY LINE, A DISTANCE OF 47.45 FEET TO A POINT IN THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF SAID GRANVILLE STREET (44.00 FEET RIGHT, STATION 15+03.95);
THENCE SOUTH 86° 54' 27" EAST, WITH SAID PROPOSED NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 143.42 FEET TO A POINT IN THE GRANTOR'S EASTERLY PROPERTY LINE (44.00 FEET RIGHT, STATION 16+60.53);
THENCE SOUTH 4° 10' 02" WEST, WITH SAID EASTERLY PROPERTY LINE, A DISTANCE OF 41.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1454 ACRES, OF WHICH THE EXISTING RIGHT OF WAY OCCUPIES 0.1093 ACRES, LEAVING A NET TAKE OF 0.0361 ACRES.
SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS OF WAY AND/OR EASEMENTS, IF ANY, OF PREVIOUS RECORD. THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED UPON THE CENTERLINE OF GRANVILLE STREET AS BEING NORTH 86° 36' 58" WEST.
THIS DESCRIPTION IS BASED UPON A SURVEY MADE BY EMM&T, INC. IN 1992 UNDER THE DIRECTION OF JAMES R. HILL, REGISTERED SURVEYOR NO. 6919.
A GROSS TAKE OF 0.1454 ACRES IS TAKEN FROM AUDITOR'S PARCEL NO. 025-276 WHICH CONTAINS 3.546 ACRES.
GRANTOR CLAIMS TITLE BY INSTRUMENT(S) OF RECORD IN D.B. 3171, PAGE 354, COUNTY RECORDER'S OFFICE.
PARCEL II (025-001977-00):
SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO, AND IN THE CITY OF GAHANNA AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEING LOCATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS, AND BEING 2.204 ACRES OF THE LARRY L. LINTNER TRACT OF RECORD IN DEED BOOK 3056, PAGE 329, ALL REFERENCES BEING TO RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF THE SAID LARRY L. LINTNER TRACT, BEING ALSO THE EASTERLY LINE OF THE MICHAEL LASSEL, ET AL, (4) 3.52 ACRE TRACT OF RECORD IN DEED BOOK 3147, PAGE 383, THAT IS NORTH 3° 21' EAST, 200.0 FEET FROM A POINT IN THE CENTERLINE OF GRANVILLE STREET;
THENCE ALONG THE SAID LINE, NORTH 3° 21' EAST, 682.40 FEET TO A POINT IN THE CENTERLINE OF ROCKY FORK CREEK, AT THE NORTHEASTERLY CORNER OF THE SAID MICHAEL LASSEL, ET AL, (4) 3.52 ACRE TRACT;
THENCE ALONG THE CENTERLINE OF THE SAID ROCKY FORK CREEK, BEING ALSO THE NORTHERLY LINE OF THE SAID LARRY L. LINTNER TRACT, NORTH 60° 30' EAST, 158.2 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE D. G. AND H. M. DEFFENBAUGH 3.06 ACRE TRACT OF RECORD IN DEED BOOK 2473, PAGE 529;
THENCE ALONG THE WESTERLY LINE OF THE SAID DEFFENBAUGH 3.06 ACRE TRACT, BEING ALSO THE EASTERLY LINE OF THE SAID LARRY L. LINTNER TRACT, SOUTH 3° 24' 14" WEST, 766.54 FEET TO A POINT;
THENCE NORTH 87° 20' WEST, (BEING 200 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF THE SAID GRANVILLE STREET), 132.19 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.204 ACRES, MORE OR LESS.
SUBJECT, HOWEVER, TO ALL EASEMENTS OF PREVIOUS RECORD.
SUBJECT TO ALL CONDITIONS, EASEMENTS, AND RESTRICTIONS, IF ANY, OF RECORD.
THE LAND SHOWN ON THE SURVEY IS THE SAME AS THAT DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 1668527, DATED APRIL 15, 2022 AT 8:00 A.M.

3 SCHEDULE 'B' ITEMS

- NOTES CORRESPONDING TO SCHEDULE "B":
1. EASEMENT GRANTED TO THE COLUMBUS RAILWAY POWER AND LIGHT COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 915 PAGE 80. (AS TO PARCEL II)
EXACT LOCATION OF EASEMENT CAN NOT BE DETERMINED FROM PROVIDED DOCUMENT.
2. EASEMENT GRANTED TO THE OHIO FUEL GAS COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 1505 PAGE 492. (AS TO PARCEL II)
EXACT LOCATION OF EASEMENT CAN NOT BE DETERMINED FROM PROVIDED DOCUMENT.
3. EASEMENT GRANTED TO THE OHIO FUEL GAS COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 1787 PAGE 144. (AS TO PARCEL II)
EXACT LOCATION OF EASEMENT CAN NOT BE DETERMINED FROM PROVIDED DOCUMENT.
4. EASEMENT GRANTED TO THE CITY OF GAHANNA, OHIO, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 3211 PAGE 270. (AS TO PARCEL I)
EASEMENT LOCATED ON ADJACENT PARCEL AND NOT SHOWN HEREON.
5. EASEMENT GRANTED TO THE CITY OF GAHANNA, OHIO, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 3211 PAGE 272. (AS TO PARCEL I)
EASEMENT LOCATED ON ADJACENT PARCEL AND NOT SHOWN HEREON.
6. DEED OF EASEMENT GRANTED TO COLUMBIA GAS OF OHIO, INC. AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 3267 PAGE 281. (AS TO PARCEL I)
EXACT LOCATION OF EASEMENT CAN NOT BE DETERMINED FROM PROVIDED DOCUMENT. DOCUMENT OF POOR QUALITY.
7. EASEMENT CONTAINED IN THE DEED, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS OFFICIAL RECORD 32782 PAGE F03. (AS TO PARCEL I)
DOCUMENT IS WARRANTY DEED FOR PARCEL I EXCEPTION. NO EASEMENTS DESCRIBED IN DOCUMENT.
8. TEMPORARY RIGHT OF WAY EASEMENT GRANTED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF OHIO, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS OFFICIAL RECORD 32782 PAGE G08. (AS TO PARCEL I)
EASEMENT IS LOCATED ON SUBJECT PROPERTY AS SHOWN HEREON.
9. EASEMENT GRANTED TO OHIO BELL TELEPHONE COMPANY AKA AMERITECH OHIO, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT 199802260043643. (AS TO PARCEL I)
EASEMENT IS LOCATED ON SUBJECT PROPERTY AS SHOWN HEREON.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 1668527, DATED APRIL 15, 2022 AT 8:00 A.M.

5 FLOOD INFORMATION

By graphic plotting only, this property is located in area Zone "X" and Zone "AE" of the Flood Insurance Rate Map, Community Panel No. 39049C0213KE, which bears an effective date of June 17, 2008 and is located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain. Not in a special flood zone.
Zone "X" - 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Not in a special flood zone.
Zone "AE" - Special flood hazard area: area without base flood elevation (BFE)
Zone "AE" - Special flood hazard area: Regulatory floodway

8 ZONING INFORMATION

ZONING REPORT IN PROGRESS

11 SURVEYOR'S NOTES

- 1. NO EVIDENCE OF RECENT EARTH WORK HAS BEEN DONE ON THE SITE.
2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. PROPERTY HAS PHYSICAL ACCESS TO GRANVILLE ROAD, A PUBLIC HIGHWAY.
4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
5. THE SURVEY WAS COMPLETED UTILIZING A COMBINATION OF STATIC AND REAL-TIME KINEMATIC GLOBAL POSITIONING TECHNIQUES.
6. THE EQUIPMENT USED TO COLLECT THE SURVEY DATA WAS TWO (2) TRIMBLE R10 GLOBAL POSITIONING RECEIVERS.
7. DISTANCES SHOWN HEREON ARE HORIZONTAL, EXPRESSED IN U.S. SURVEY FOOT AND TENTHS THEREOF.
8. THE BOUNDARY CLOSES WITH NO GAPS, GORES OR OVERLAPS.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

14 BUILDING AREA

Apartment Bldgs area: 4,770 sq. ft.
Office Bldg area: 3,488 sq. ft.
Pool Bldg area: 1,451 sq. ft.

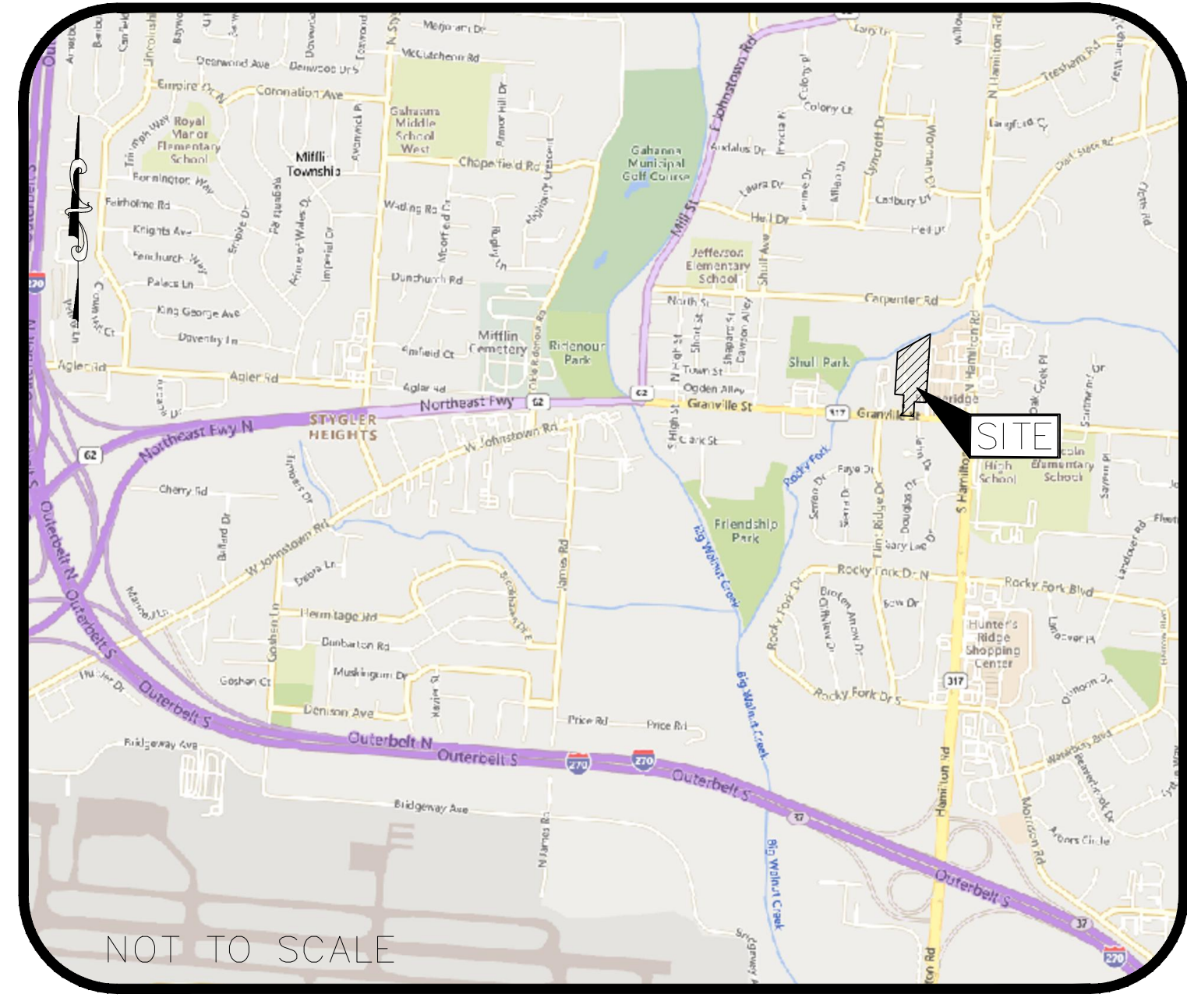
15 BUILDING HEIGHT

Apartment Bldgs height: 28.1 ft.
Pool Bldg height: 12.3 ft.

4 SURVEYOR CERTIFICATION

To:
First American Title Insurance Company; Commercial Due Diligence Services:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 19 and 20(a)(Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on June 6, 2022.
Date: July 12, 2022
ROBERT L. GRIFFIN
7204
REGISTERED PROFESSIONAL SURVEYOR
Robert L. Griffin, P.S.
Ohio Professional Surveyor No. 7204
rgriffin@ghgcivil.com

16 VICINITY MAP



12 PARKING INFORMATION

196 Parking Spaces
2 Handicap Parking Spaces
198 Parking Spaces Total

13 LAND AREA

243,195 square feet or 5,583 Acres

Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARINGS
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

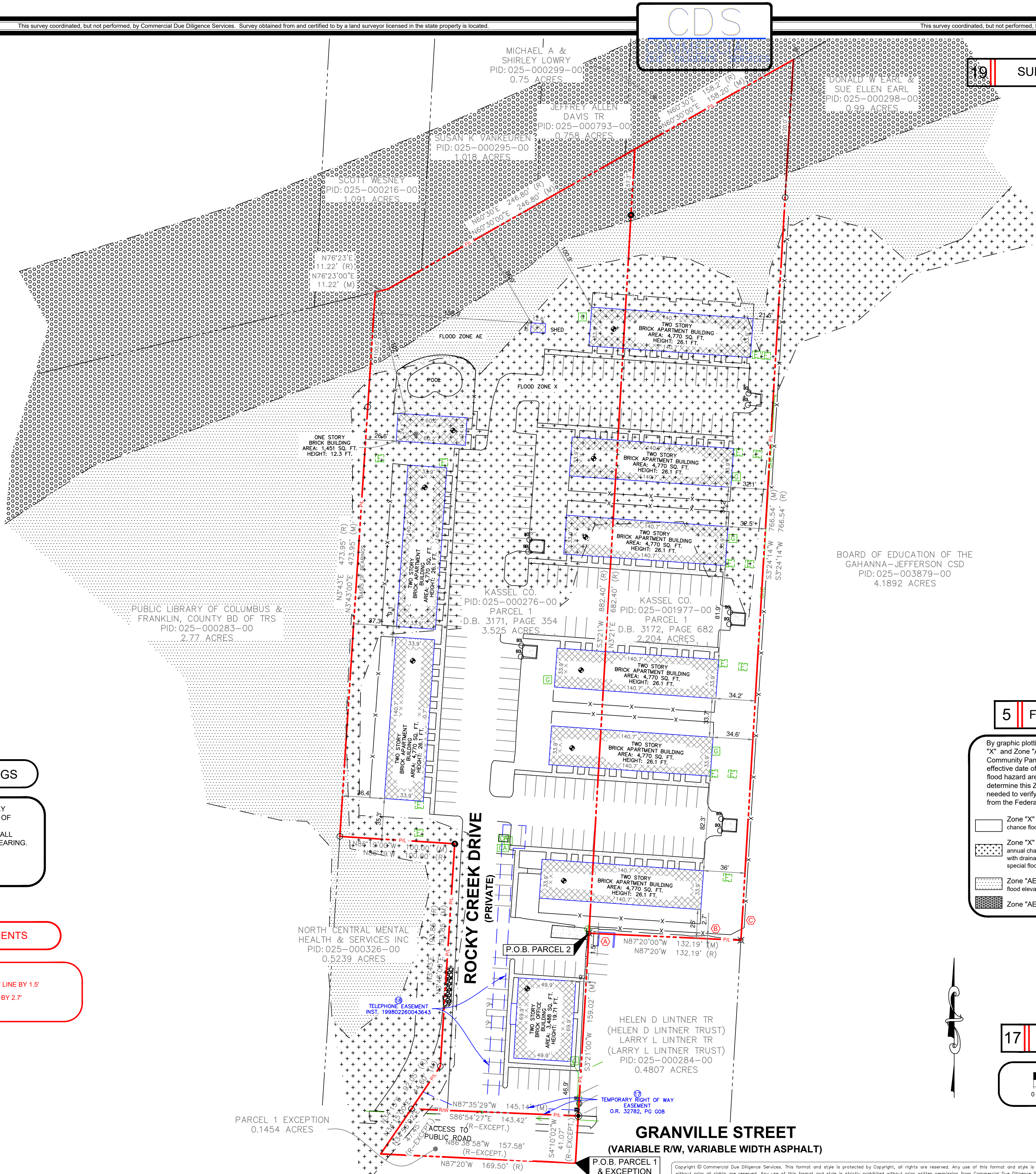
18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys"
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcdfs.com
Toll Free: 888.322.7371
Drwn By: MDC Date:
Revision:
Surveyor: 22-089-53 Date:
Ref.No: ALTA.dwg Date:
Aprvd By: RLG Date:
Field Date: JUNE 6, 2022 Date:
Scale: N/A Date:
Revision:
Prepared For:
SiteOne Landscape Supply, LLC
Client Ref. No:
20 PROJECT ADDRESS
348 Granville St, Columbus, OH
Project Name:
Rocky Creek Apts. and Office
CDS Project Number:
22-05-0255

10 BASIS OF BEARINGS

BEARINGS ARE BASED ON WESTERLY PROPERTY LINE HAVING A BEARING OF NORTH 03 DEGREES 43 MINUTES 00 SECONDS EAST (N 03°43'00" E), AND ALL ANGLES CALCULATED FROM THIS BEARING.





CDS

19 SURVEY DRAWING

9 LEGEND

	GAS		PIN FOUND
	ELECTRIC		MAG NAIL FOUND
	WATER		MAG NAIL SET
	SANITARY SEWER		IRON PIN SET
	STORM SEWER		POWER POLE
	TELEPHONE		ELECTRIC METER
	FIBER OPTIC		LIGHT POLE
	UNKNOWN UTILITY		GROUND LIGHT
	FENCE		GAS METER
	EASEMENT		GUY WIRE
	SETBACK LINE		LOCATION BUILDING HEIGHT MEASURED
	RIGHT-OF-WAY		SANITARY CLEANOUT
	CENTERLINE		SQUARE CATCH BASIN
	SUBJECT PROPERTY LINE		ROUND CATCH BASIN
	ADJACENT PROPERTY LINE		CONCRETE CURB
	CONCRETE CURB		WATER VALVE
	EDGE OF ASPHALT		FIRE HYDRANT
	EDGE OF CONCRETE		FIRE DEPT. CONNECTION
	EDGE OF GRAVEL		SIGN
	CONCRETE		BUMPER BLOCK
	ASPHALT		MAILBOX
	GRAVEL		CURB INLET
	EXISTING BUILDING		AS-SURVEYED CALL (M)
	PAVERS		RECORD CALL (R)
	FLOODZONE		

BOARD OF EDUCATION OF THE GAHANNA-JEFFERSON CSD
PID: 025-003879-00
4.1892 ACRES

PUBLIC LIBRARY OF COLUMBUS & FRANKLIN, COUNTY BD OF TRS
PID: 025-000283-00
2.77 ACRES

KASSEL CO. PID: 025-000276-00 PARCEL 1 D.B. 3171, PAGE 354 3.525 ACRES
KASSEL CO. PID: 025-001977-00 PARCEL 1 D.B. 3172, PAGE 682 2.204 ACRES

HELEN D LINTNER TR (HELEN D LINTNER TRUST) LARRY L LINTNER TR (LARRY L LINTNER TRUST)
PID: 025-000284-00
0.4807 ACRES

10 BASIS OF BEARINGS

BEARINGS ARE BASED ON WESTERLY PROPERTY LINE HAVING A BEARING OF NORTH 03 DEGREES 43 MINUTES 00 SECONDS EAST (N 03°43'00" E), AND ALL ANGLES CALCULATED FROM THIS BEARING.

7 POSSIBLE ENCROACHMENTS

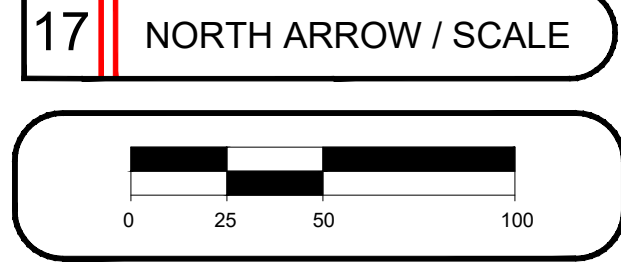
- (A) DUMPSTER ENCLOSURE CROSSES PROPERTY LINE BY 1.5'
- (B) ASPHALT PARKING CROSSES PROPERTY LINE BY 2.7'
- (C) FENCE CROSSES PROPERTY LINE

5 FLOOD INFORMATION

By graphic plotting only, this property is located in area Zone "X" and Zone "AE" of the Flood Insurance Rate Map, Community Panel No. 39049C0213KE, which bears an effective date of June 17, 2008 and is located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

- Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain. Not in a special flood zone.
- Zone "X" - 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Not in a special flood zone.
- Zone "AE" - Special flood hazard area: area without base flood elevation (BFE)
- Zone "AE" - Special flood hazard area: Regulatory floodway

17 NORTH ARROW / SCALE



Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys"
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS
COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamclds.com
Toll Free: 888.322.7371

Drwn By: MDC	Date:
Surveyor: 22-089-53 ALTA.dwg	Revision:
Aprvd By: RLG	Date:
Field Date: JUNE 6, 2022	Revision:
Scale: 1" = 50'	Date:
	Revision:

Prepared For:
SiteOne Landscape Supply, LLC
Client Ref. No:

20 PROJECT ADDRESS
348 Granville St, Columbus, OH

Project Name:
Rocky Creek Apts. and Office
CDS Project Number:
22-05-0255

GANDER HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
642 Brookledge Boulevard, Westerville, Ohio 43081
614-942-6082 www.ghd-vi.com



GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS

Description
0.299 Acre Parcel

Situated in the State of Ohio, County of Franklin, City of Gahanna. Being part of Quarter Township 1 Township 1 Range 17 of the United States Military Lands and being a portion of the Kassel 348 Granville LLC 3.3796-acre parcel recorded as Parcel 1 in Instrument Number 202206270094560 of the Franklin County Record of Deeds.

Commencing at Monument (found) FCGS 5019 where Monument (found) FCGS 1817 reset bears North 03 degrees 47 minutes 17 seconds East 1813.91 feet.

Thence from said place of commencement, North 83 degrees 00 minutes 14 seconds West 651.07 feet to a drill hole (set) at the **place of beginning**, at the southeast corner of said 3.3796-acre parcel, at the northeast corner of the City of Gahanna 0.15-acre parcel Number 64WV as recorded in Deed Book 32782 Page F03 of said county record of deeds and on the north right-of-way line of Granville Street.

Thence from said **place of beginning** and following the south boundary of said 3.3796-acre parcel, following the north boundary of said 0.15-acre parcel and following the north right-of-way line of Granville Street, North 87 degrees 02 minutes 09 seconds West 82.47 feet to a ¾-inch by 1 ½-inch mag nail (set).

Thence leaving the south boundary of said 3.3796-acre parcel and leaving the north boundary of said 0.15-acre parcel and leaving the north right-of-way line of Granville Street, North 04 degrees 16 minutes 20 seconds East 159.41 feet to a ¾-inch by 1 ½-inch mag nail (set).

Thence South 86 degrees 46 minutes 40 seconds East 81.44 feet to a ¾-inch by 1 ½-inch diameter mag nail (set) on the east boundary of said 3.3796-acre parcel and at the northwest corner of the Hellen D. Lintner Trust and Larry L. Lintner Trust 0.4807-acre parcel as recorded in Instrument Number 200901290010711 and at the southwest corner of the Kassel 348 Granville LLC 2.204-acre parcel recorded as Parcel 2 in Instrument Number 202206270094560 of said county record of deeds.

Thence following the east boundary of said 3.3796-acre parcel and following the west boundary of said 0.4807-acre parcel, South 03 degrees 54 minutes 20 seconds West 159.02 feet to the place of beginning. Containing 0.299-acres. Being 0.299-acres out of Auditors Parcel ID Number 025-000276-00.

Access Easement

Situated in the State of Ohio, County of Franklin, City of Gahanna. Being part of Quarter Township 1 Township 1 Range 17 of the United States Military Lands and being a portion of the Kassel 348 Granville LLC 3.3796-acre parcel recorded as Parcel 1 in Instrument Number 202206270094560 of the Franklin County Record of Deeds.

Commencing at Monument (found) FCGS 5019 where Monument (found) FCGS 1817 reset bears North 03 degrees 47 minutes 17 seconds East 1813.91 feet.

Thence from said place of commencement, North 83 degrees 00 minutes 14 seconds West 651.07 feet to a drill hole (set) at the southeast corner of said 3.3796-acre parcel, at the northeast corner of the City of Gahanna 0.15-acre parcel Number 64WV as recorded in Deed Book 32782 Page F03 of said county record of deeds and on the north right-of-way line of Granville Street.

Thence following the south boundary of said 3.3796-acre parcel, following the north boundary of said 0.15-acre parcel and following the north right-of-way line of Granville Street, North 87

MAIN OFFICE (CENTRAL OHIO)

642 BROOKSEDGE BLVD
WESTERVILLE, OHIO 43081
PHONE: 614.942.6040

AKRON/CANTON OFFICE

ONE CANAL SQUARE PLAZA, STE. L103
AKRON, OHIO 44308
PHONE: 330.376.9360

CADIZ OFFICE (EASTERN OHIO)

128 1/2 EAST MARKET STREET
CADIZ, OHIO 43907
PHONE: 740.630.6467

degrees 02 minutes 09 seconds West 82.47 feet to a 3/4-inch by 1 1/2-inch mag nail (set) at the **place of beginning**.

Thence from said **place of beginning** and following the boundary of said 3.3796-acre parcel, following the north boundary of said 0.15-acre parcel and following the north right-of-way line of Granville Street, North 87 degrees 02 minutes 09 seconds West 62.67 feet to a 5/8-inch diameter iron pin (set) on the east boundary of the North Central Mental Health & Services Inc. 0.5239-acre parcel as recorded in Deed Book 3781 Page 187 of said county record of deeds.

Thence leaving the north boundary of said 0.15-acre parcel and leaving the north right-of-way line of Granville Street and following the east line of said 0.5239-acre parcel, North 34 degrees 48 minutes 20 seconds East 44.60 feet to a 5/8-inch diameter iron pin (set).

Thence North 04 degrees 16 minutes 20 seconds East 121.69 feet to a point.

Thence leaving the west boundary of said 3.3796-acre parcel and leaving the east boundary of said 0.5239-acre parcel, South 86 degrees 46 minutes 40 seconds East 40.01 to a 3/4-inch by 1 1/2-inch mag nail (set) at the northwest corner of the above described 0.299-acre parcel.

Thence following the west line of said 0.299-acre parcel, South 04 degrees 16 minutes 20 seconds West 159.41 feet to the place of beginning. Being 0.156-acres in the Access Easement. Being 0.156-acres from Auditor's Parcel 025-000276-00.

Bearings in this description are based on the Grid Meridian of the Ohio Coordinate System, South Zone (NAD 83-2011), as determined by tying to Monument FCGS 5019 and Monument FCGS 1871 Reset with the bearing being North 03 degrees 47 minutes 17 seconds East between monuments.

All iron pins (set) are 5/8-inch diameter 30 inches in length with a plastic cap stamped, "GHG LLC".

This description prepared by Robert L. Griffin, Professional Surveyor 7204, after a field survey of the parcel herein described during September 2022.




Robert L. Griffin, PS 7204

September 20, 2022

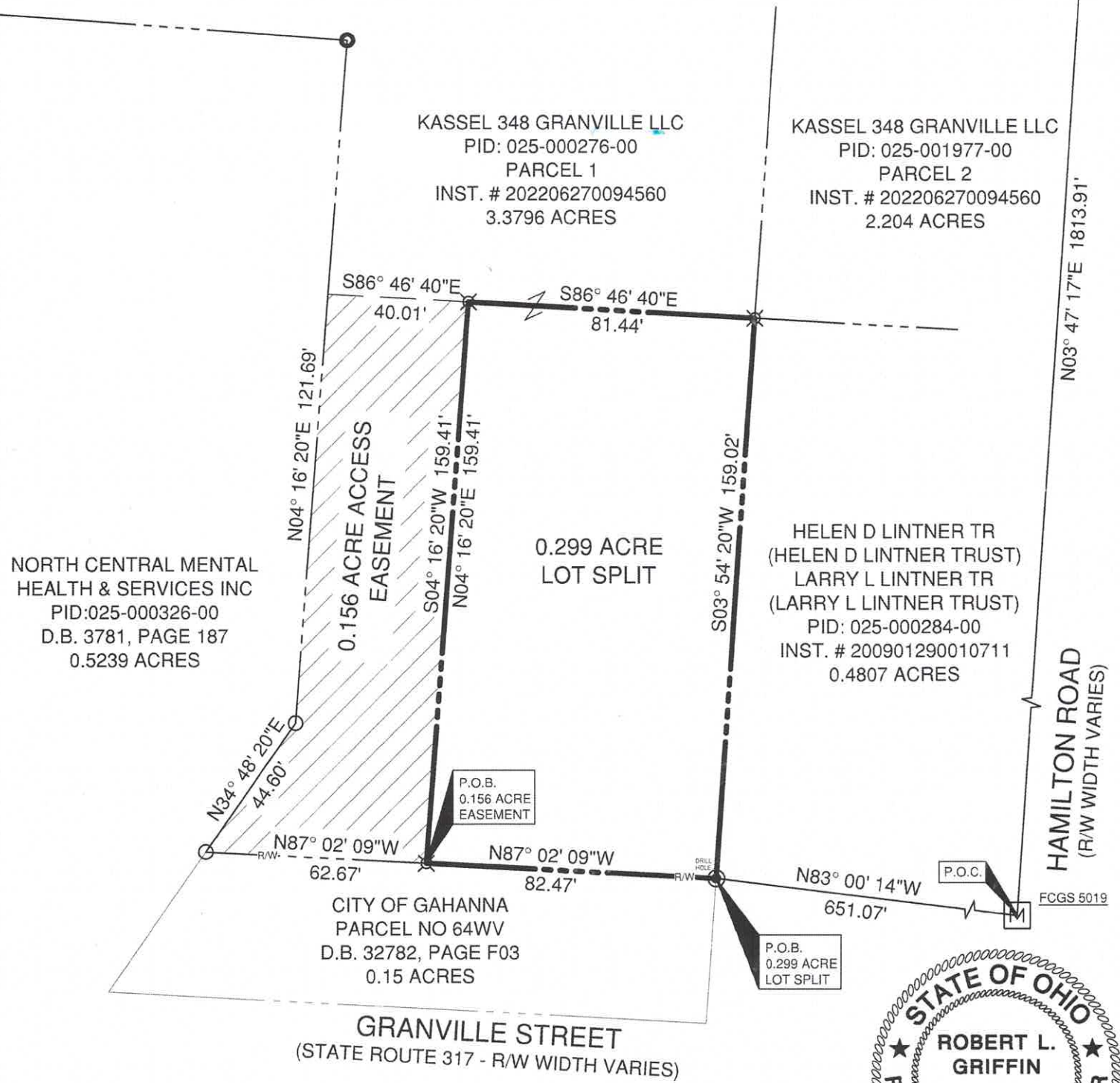
Date:

SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83 (2011) ESTABLISHED IN THE AREA OF THE TRACT BY GLOBAL POSITIONING SURVEY (GPS) PERFORMED BY GANDEE HEYDINGER GROUP, LLC DURING SEPTEMBER 2022, WITH THE RESULTING BEARING BETWEEN FCGS 5019 AND FCGS 1817 RESET BEING N 03° 47' 17" E.
- THIS SURVEY COMPLIES WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYING THE STATE OF OHIO", AS DEFINED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
- PERTINENT DOCUMENTS USED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - INSTRUMENT NUMBER 202206270094560
 - SURROUNDING SURVEYS

FCGS 1817 RESET

M



NORTH CENTRAL MENTAL HEALTH & SERVICES INC
 PID:025-000326-00
 D.B. 3781, PAGE 187
 0.5239 ACRES

KASSEL 348 GRANVILLE LLC
 PID: 025-000276-00
 PARCEL 1
 INST. # 202206270094560
 3.3796 ACRES

KASSEL 348 GRANVILLE LLC
 PID: 025-001977-00
 PARCEL 2
 INST. # 202206270094560
 2.204 ACRES

HELEN D LINTNER TR
 (HELEN D LINTNER TRUST)
 LARRY L LINTNER TR
 (LARRY L LINTNER TRUST)
 PID: 025-000284-00
 INST. # 200901290010711
 0.4807 ACRES

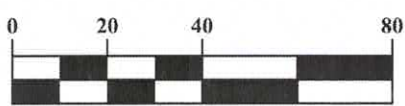
CITY OF GAHANNA
 PARCEL NO 64WV
 D.B. 32782, PAGE F03
 0.15 ACRES



LEGEND:

- - PIPE FOUND
- - PIN FOUND
- - 5/8 INCH DIAMETER, STEEL REBAR 30 INCHES IN LENGTH, SET WITH AN ORANGE CAP INSCRIBED WITH "GHG LLC"
- ✱ - 3/4 INCH DIAMETER, 1-1/2 INCH IN LENGTH MAG NAIL SET
- - DRILL HOLE SET
- - SUBJECT PROPERTY LINE
- - ADJOINING PROPERTY LINE
- - ROAD RIGHT OF WAY LINE
- - POINT OF BEGINNING
- - POINT OF COMMENCEMENT
- ▨ - EASEMENT AREA

GRAPHIC SCALE



BEING PART OF A 3.3796 ACRE TRACT, CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO AND BEING A PART OF QUARTER TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS.

0.299 ACRE LOT SPLIT

PLAN PREPARED BY:



GANDEE HEYDINGER GROUP
 CIVIL ENGINEERS & SURVEYORS

642 Brookside Boulevard, Westerville, OH 43081
 P: 614.942.6042 F: 614.942.6041

SCALE: 1" = 40'
 DATE: SEPTEMBER 20, 2022

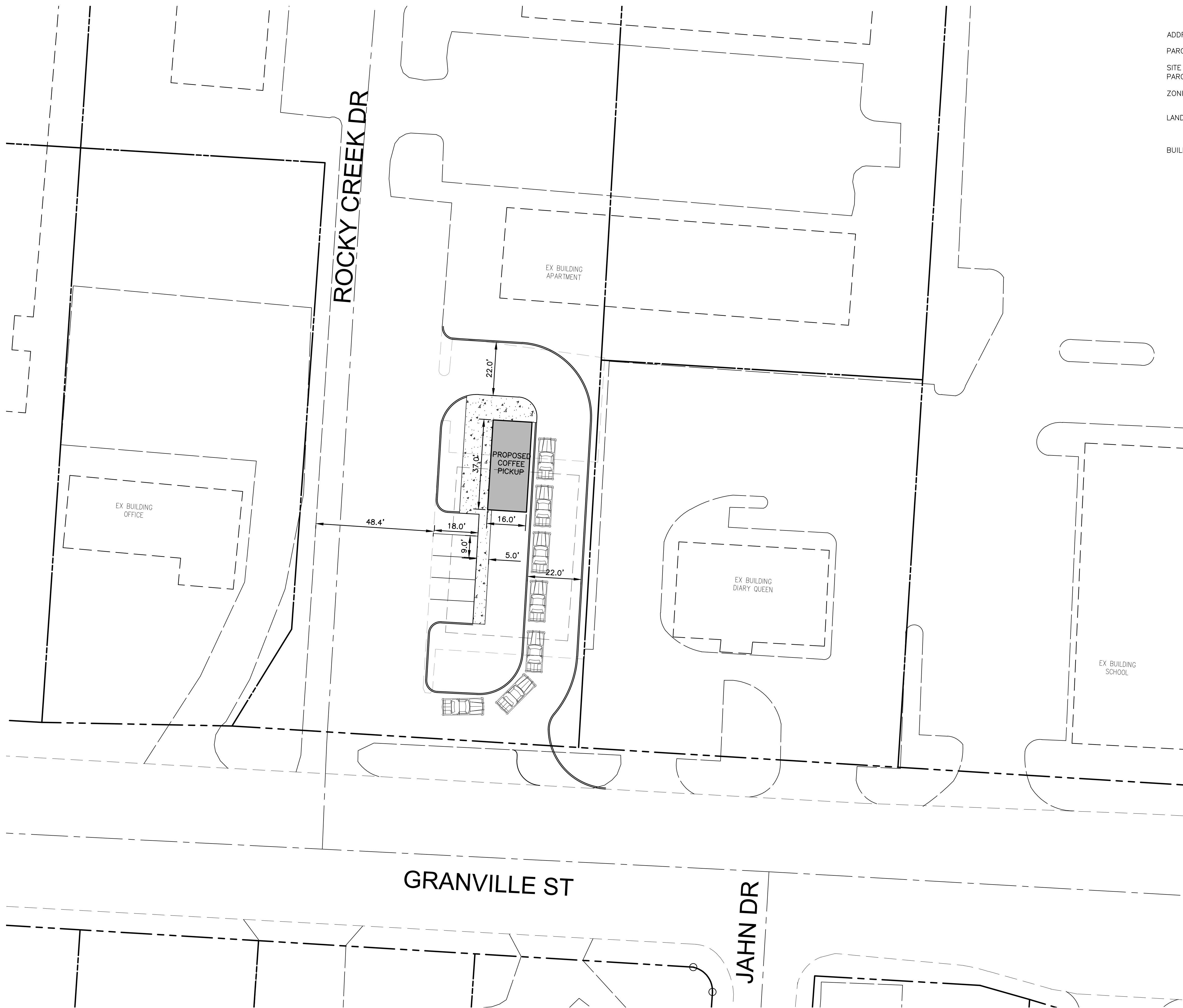
SHEET 1 / 1

REZONING CRITERIA

348 GRANVILLE STREET, GAHANNA, OHIO

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.
 - *This rezoning of this property is consistent with the goal, policies and comprehensive plan of the city. The Future Land Use calls for this area to be Mixed Use; Retail, Office & Residential.*
2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
 - *The rezoning is compatible with the site's physical, geological, hydrological, and other environmental features. The intent with the new development to reduce impervious area and fix a current drainage problem of a neighbor.*
3. Availability of sites elsewhere in the City that are already zoned for the proposed use.
 - *Substantially all sites already zoned for the proposed use are occupied*
4. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence (a five percent or more material reduction) in the value of existing abutting lands or approved developments.
 - *The rezoning is compatible with surrounding areas, as they are also Mixed Use in Future Land Use and existing conditions. The new development would adhere to more stringent environmental standards and be more aesthetically pleasing. We believe the rezone would enhance the value of abutting properties.*
5. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.
 - *The rezoning would not compromise the capacity of the City infrastructure as there is an existing commercial use on the property that doesn't overburden the city.*
6. The apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.
 - *The amount of land currently zoned to accommodate this use is minimal in this corridor.*

C:\Users\stox\Desktop\Temp\Koon Gahanna\Site PLAN_348 Granville St.dwg by: stox on 07/28/2022 2:55 PM ~ for PRIME AE



SITE SUMMARY

ADDRESS: 348 GRANVILLE STREET
 PARCEL NUMBER: 025-00326
 SITE AREA: 0.5 +/- ACRES
 PARCEL AREA: 3.4 +/- ACRES
 ZONING: EXISTING: SO - SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT
 PROPOSED: CC - COMMUNITY COMMERCIAL
 LAND USE: EXISTING: OFFICE
 PROPOSED: COFFEE DRIVE THRU ONLY
 BUILDING AREA: 576 SF

PRELIMINARY
 NOT FOR CONSTRUCTION

PRIME
 8415 PULSAR PLACE | SUITE 300
 COLUMBUS, OH 43240
 P 614-839-0250 | F 614 839 0251

GAHANNA, FRANKLIN COUNTY, OH
CONCEPT PLAN
 FOR
KPG
 348 GRANVILLE ST, GAHANNA, OH 43230
SITE PLAN

NO.	DATE	REVISIONS

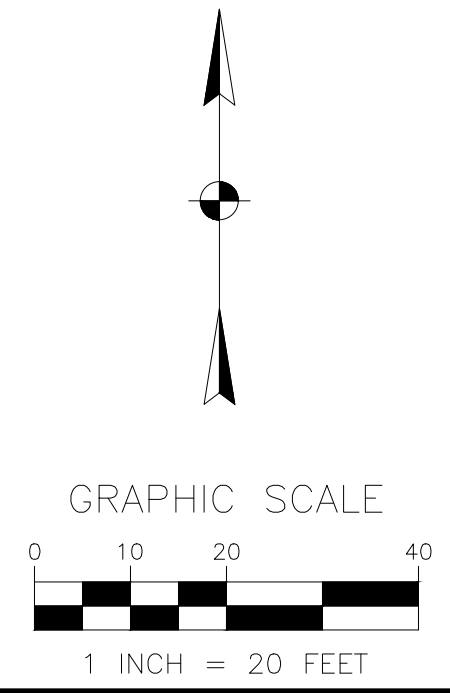
DRAWN BY: **LS** CHECKED BY: **SEF**

SCALE: **1" = 20'**

DATE: **07-18-2022**

SHEET NO.

C-1





October 21, 2022

Kassel 348 Granville LLC
60 Rocky Creek Dr
Columbus, OH 43230-2621

RE: Project 348 Granville St C Zoning/Rezoning

Dear Kassel 348 Granville LLC:

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

City Engineer

1. Zoning application for change of zoning classification - no comment
2. The illustration of proposed use and layout would require a traffic impact study during the design review and/or final development plan stage
3. An item for final development plan or design review - the site plan illustration with new access points would not be recommended. Review of city's thoroughfare plan for suggested access management requirements

Parks

4. No Comments per Julie Predieri

Planning

5. Informational Comment - Planning staff has reviewed the rezoning request to Community Commercial (CC) and has no objections. The proposed zoning is consistent with the future land use map designation of mixed use. The proposed zoning is also consistent with the zoning of many of the properties in surrounding area. Please be aware that staff prepares a staff report and issues a recommendation, but the recommendation is non-binding. *(Informational Comment)*
6. Informational Comment - Please be aware that additional applications will be required to develop the site as depicted. These applications will look at items such as parking, setbacks, landscaping, building materials and colors, etc. *(Informational Comment)*
7. Informational Comment - Please be aware that the property to be rezoned does not have to be parceled off from the parent parcel. However, if the property is split, both parcels will have to meet code requirements for frontage, setbacks, parking, landscaping etc. *(Informational Comment)*

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

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator

Department of Planning 200 S. Hamilton Rd. Gahanna, Ohio 43230
614.342.4025 (Phone) 614.342.4100 (Fax)

STAFF REPORT

Summary

An application has been filed to rezone the property at 348 Granville St from Suburban Office and Institutional (SO) to Community Commercial (CC). The property to be rezoned is only a small portion of the 3.4 acres site, approximately .3 acres. It's the portion of the property fronting Granville St and developed with an office building.

The application indicates the intended use is retail. The conceptual site plan shows a coffee shop with drive through. The current zoning, SO, does not permit any type of retail activities. Typical uses in SO are professional and medical office. Typical uses in CC include, but aren't limited to, office, retail and restaurant.

It should be noted that a rezoning does not approve a specific use or tenant. Instead, any use allowed by right may occur on the property. Please be aware that future applications will be required if the rezoning is approved. At a minimum, a final development plan and design review application will be necessary.

Land Use Plan

The Comprehensive Land Use Plan designates the property Mixed Use. The majority of properties in the vicinity that front Granville St are also designated Mixed Use. Both retail and restaurants are recommended uses.

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

Rezoning

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

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

The proposed rezoning to CC is consistent with the recommendations of the land use plan.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.

The property is already developed with uses similar to the uses permitted in CC. Any redevelopment should have minimal environmental impacts as the development footprint is unlikely to significantly change.

3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the proposed use.
5. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.
6. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the “health, safety, and welfare” of its citizens.
7. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Most inquiries that staff receives for development opportunities are for residential. However, there does appear to be demand for stand alone retail or restaurant opportunities. Particularly on the main thoroughfares such as Hamilton Rd and Granville St.

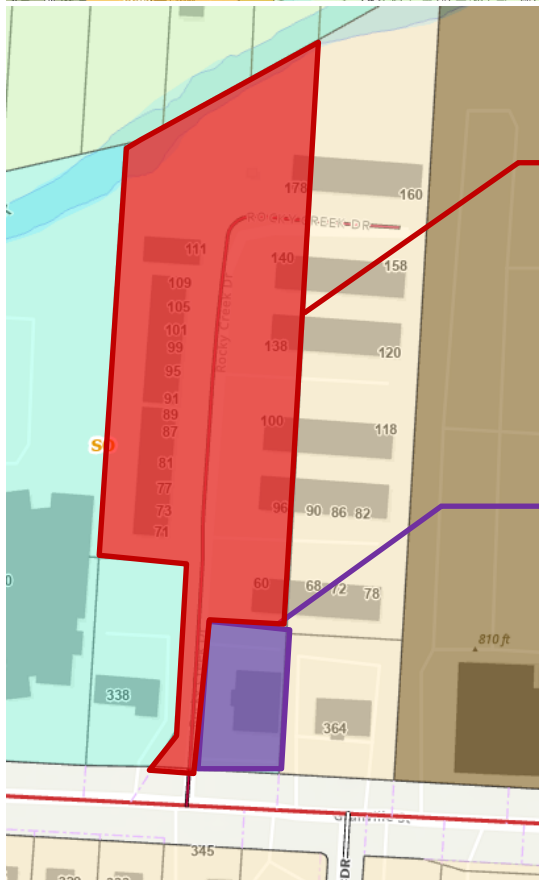
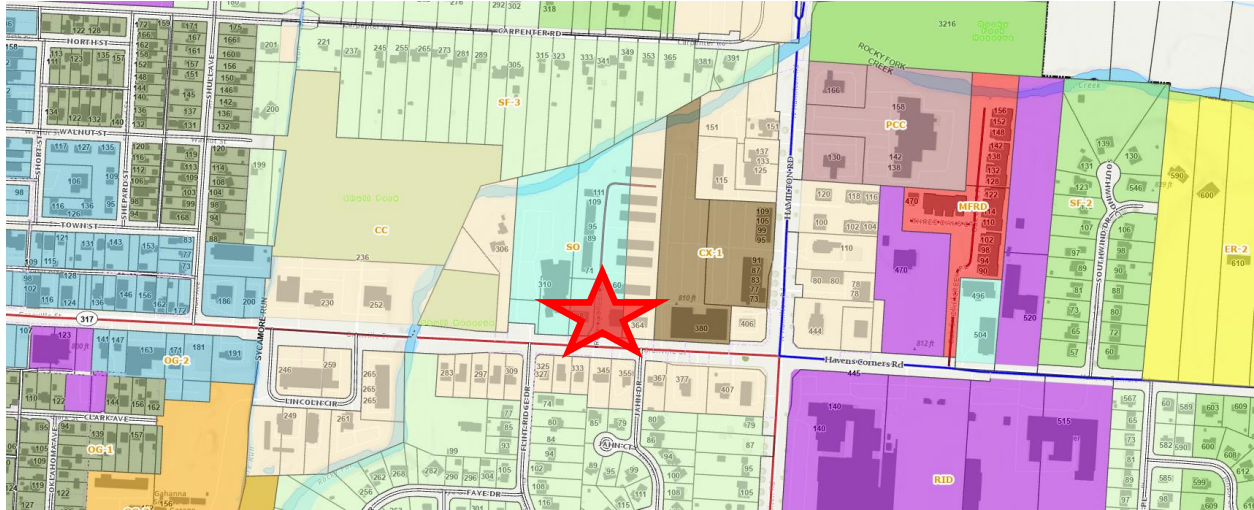
Recommendation

Staff recommends approval of the request. The surrounding properties are developed with a number of commercial uses including Dairy Queen and Donatos Pizza. A significant number of surrounding properties are zoned CC or have a similar zoning. Therefore, CC appears to be consistent and compatible with established development trends. CC is also consistent with the future land use plan which designates the property, and surrounding properties, as mixed use.

Street View



Location/Zoning Map



Portion of property to remain SO

Portion of property to be rezoned

Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning