

SUBDIVISION WITHOUT PLAT APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------------|--|
| Project/Property Address or Location: NW Corner of Stygler Road & Agler Road | | Project Name/Business Name (if applicable): Royal Plaza | |
| Parcel ID No.(s): 025-001628 | Current Zoning: Community Commercial (CC) | Total Acreage: 6.625 Acres | |
| Reason for request: Lot Split request to create a 1.780 acre lot along the west side of Stygler Road and create a remainder 4.845 acre lot for the existing retail center located along the north side of Agler Road. | | Acreage to be split: 1.780 Acres | |
| APPLICANT Name (primary contact) -do <u>not</u> use a business name: Brian Barker | | Applicant Address: P.O. Box 12561, Columbus, Ohio 43212 | |
| Applicant E-mail: barker@sbi360.com | | Applicant Phone No.: 614.975.7908 | |
| BUSINESS Name (if applicable): Advanced Civil Design, Inc. | | | |
| ATTORNEY/AGENT Name: Thomas M. Warner | | Attorney/Agent Address: 422 Beecher Road, Gahanna, Ohio 43230 | |
| Attorney/Agent E-Mail: twarner@advancedcivildesign.com | | Attorney/Agent Phone No.: 614.428.7743 | |
| ADDITIONAL CONTACTS (please list all applicable contacts) | | | |
| Name(s): | | Contact Information (phone no./email): | |
| Contractor N/A | | | |
| Developer N/A | | | |
| Architect N/A | | | |
| PROPERTY OWNER Name: (if different from Applicant) Royal Plaza Gahanna LLC | | Property Owner Contact Information (phone no./email): Brian Barker 614.975.7908; barker@sbi360.com | |

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

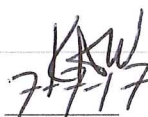
I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature:  Date: 7/6/17

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. 17070002
PC Meeting Date: _____
PC File No. _____

RECEIVED: 
DATE: 7-7-17

PAID: 150.00
DATE: 7/11/17
CHECK#: 6106

SUBDIVISION WITHOUT PLAT APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

| STAFF USE - INTAKE | TO BE COMPLETED/SUBMITTED BY THE APPLICANT: | APPLICANT | | STAFF USE | |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----|-----------|-----|
| | | YES | N/A | YES | N/A |
| | 1. Review Gahanna Code Section 1106 (visit www.municode.com) | ✓ | | | |
| | 2. Pre-application conference with staff | | ✓ | | |
| | 3. Survey of property certified by registered surveyor (11x17" copy) | ✓ | | ✓ | |
| | 4. Legal description of property certified by registered surveyor (11x17" copy) | ✓ | | ✓ | |
| | 5. Application fee (in accordance with the Building & Zoning Fee Schedule) | ✓ | | ✓ | |
| | 6. Application & all supporting documents submitted in digital format | ✓ | | ✓ | |
| | 7. Application & all supporting documents submitted in hardcopy format | ✓ | | ✓ | |
| | 8. UPON APPROVAL: <u>original</u> deed(s) must be signed and stamped "approved" by the Clerk of Council of the City of Gahanna and then, at the expense of the applicant, recorded with the Franklin County Recorder's Office . | ✓ | | | |
| | 9. Authorization Consent Form Complete & Notarized (see page 3) | ✓ | | ✓ | |

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

Forwarded to the City of Gahanna Planning Commission for consideration (buildable lot).
 Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: Bonnie Gaud Date: 7/11/17

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, Brian Barker, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Thomas M. Warner to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: [Signature] Date: 7/6/17

AUTHORIZATION TO VISIT THE PROPERTY

I, Brian Barker, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice *(if applicable)* on the property as described in this application.

Property Owner Signature: [Signature] Date: 7/6/17

NOTARY

Subscribed and sworn to before me on this 6th day of JULY, 20 17.

State of Ohio County of Franklin

Notary Public Signature: [Signature] 2-9-21



AGREEMENT TO COMPLY AS APPROVED

I, Thomas M. Warner, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 7/6/17

NOTARY

Subscribed and sworn to before me on this 6th day of JULY, 20 17.

State of Ohio County of Franklin

Notary Public Signature: [Signature] 2-9-21



Parcel Description
~ 1.780 Acre ~
East of Stygler Road
North of Agler Road

Situated in the State of Ohio, County of Franklin, City of Gahanna, Southwest Quarter of Section 1, Township 1, Range 17, United States Military District and containing 1.780 acres, said 1.780 acres being part of that 6.625 acre tract of land as conveyed to Royal Plaza Gahanna LLC of record in Instrument No. 201305300089226, also being part of Reserve "A" as delineated upon the record plat for Royal Manor of record in Plat Book 33, Page 64, said 1.780 acres more particularly described as follows;

Beginning, at a 5/8" iron pin found (capped "JR Hill") at the northeasterly corner of said 6.625 acre tract, said corner also being the southeasterly corner of that 0.807 acre tract of land described as Parcel Eight and conveyed to Roby Co. LP of record in Official Record 26284, Page E20, the easterly line of said Reserve "A" and being in the westerly right-of-way line of Stygler Road (R/W Varies) as dedicated upon said record plat;

Thence **S 03° 59' 55" W**, with the easterly line of said 6.625 acre tract, the easterly line of said Reserve "A" and along said westerly right-of-way line, **391.51 feet** to a 3/4" iron pin found at a southeasterly corner of said 6.625 acre tract and a northeasterly corner of a 1.051 acre tract of land as conveyed to Heartland Bank of record in Instrument No. 200411190265392;

Thence with southerly and westerly lines of said 6.625 acre tract and with northerly and easterly lines of said 1.051 acre tract and across said Reserve "A", the following three (3) courses and distances:

N 86° 19' 15" W, 162.00 feet to a P.K. Nail found at an angle point;

N 03° 59' 55" E, 20.00 feet to a P.K. Nail set at an angle point;

N 86° 19' 15" W, 38.00 feet to a P.K. Nail set at an angle point in an easterly line of said 6.625 acre tract and at the northwesterly corner of said 1.051 acre tract;

Thence **N 03° 59' 55" E**, partially across said 6.625 acre tract and partially across said Reserve "A", with a westerly line of said 6.625 acre tract and partially with an easterly line of that 3.417 acre tract of land as conveyed to Stygler Village Senior Housing LTD Partnership, a total distance of **371.51 feet** (passing a 3/4" iron pin found at 93.28' at a northwesterly corner of said 6.625 acre tract and a southeasterly corner of said 3.417 acre tract) to a 3/4" iron pin found at a northwesterly corner of said 6.625 acre tract, said corner also being a southwesterly corner of said 0.807 acre tract;

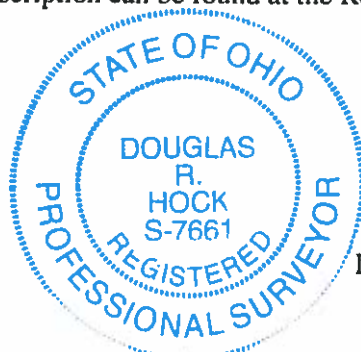
Thence **S 86° 19' 15" E**, with a northerly line of said 6.625 acre tract and a southerly line of said 0.807 acre tract, **199.99 feet** to the **True Point of Beginning**. Containing **1.780 acres**, more or less. Subject to all legal restrictions, easements and/or rights-of-way.

This description is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office and an actual field survey by Advanced Civil Design, Inc. in April, 2017. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2007) as derived from GPS observation. A bearing of S 03° 59' 55" W was held for the westerly right-of-way line of Stygler Road between a 3/4" iron pin found and a 5/8" iron pin found.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

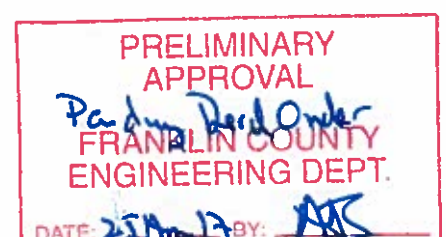
All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock
Douglas R. Hock, P.S. 7661

4/25/17
Date:

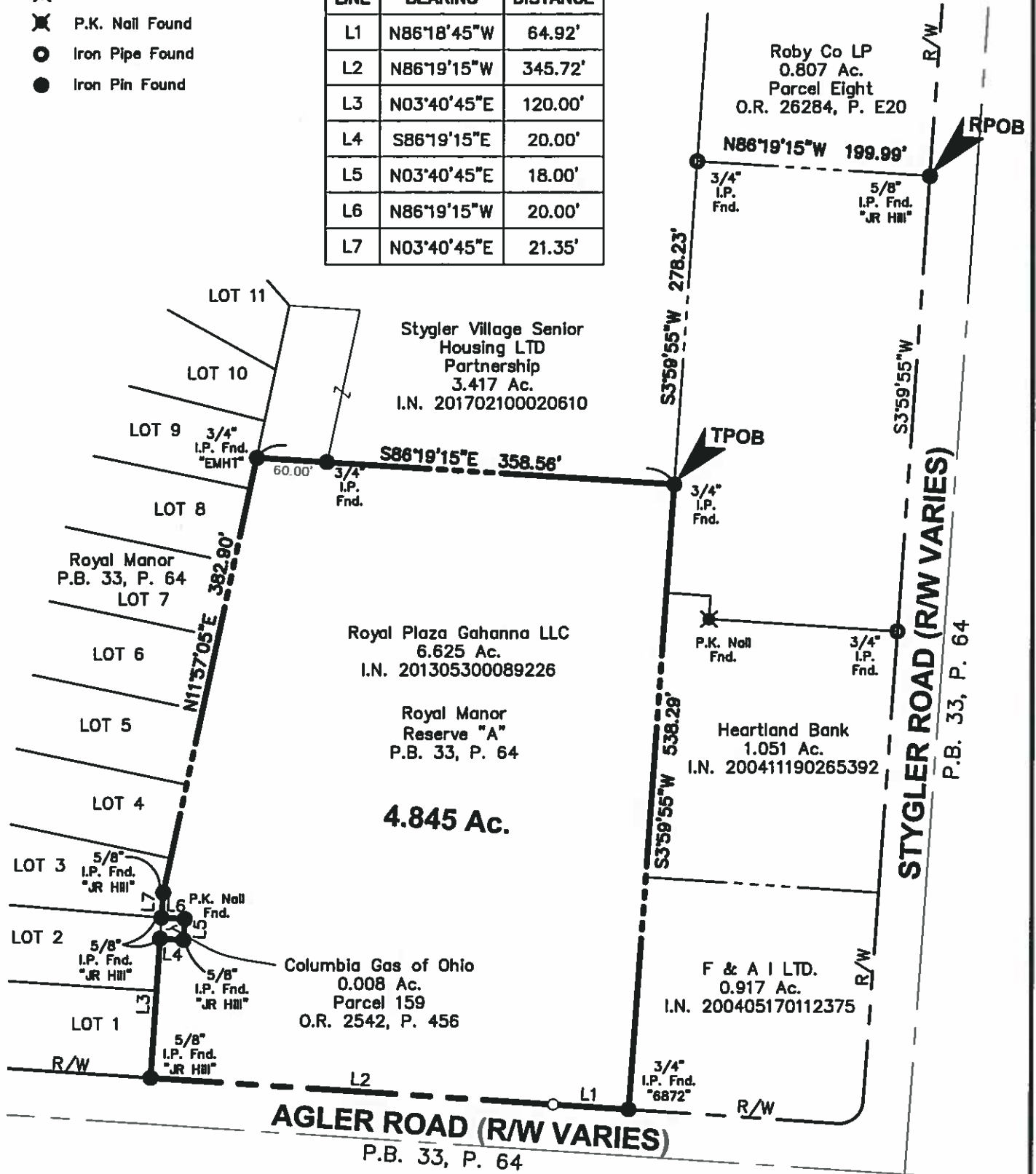


Parcel Exhibit ~ 4.845 Ac.
 City of Gahanna, County of Franklin, State of Ohio
 Southwest Quarter of Section 1, Township 1, Range 17
 United States Military District

LEGEND

- Iron Pin Set
- ⊗ P.K. Nail Set
- ⊗ P.K. Nail Found
- Iron Pipe Found
- Iron Pin Found

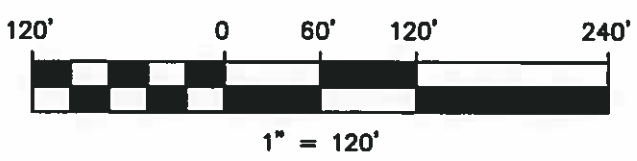
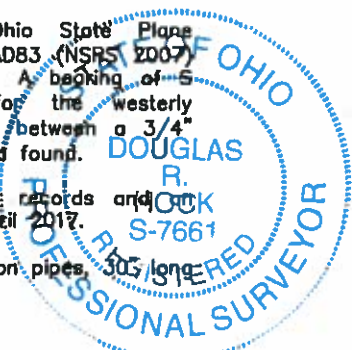
| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N86°18'45"W | 64.92' |
| L2 | N86°19'15"W | 345.72' |
| L3 | N03°40'45"E | 120.00' |
| L4 | S86°19'15"E | 20.00' |
| L5 | N03°40'45"E | 18.00' |
| L6 | N86°19'15"W | 20.00' |
| L7 | N03°40'45"E | 21.35' |



Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2007) as derived from GPS observation. A bearing of S 03° 59' 55" W was held for the westerly right-of-way line of Stygler Road between a 3/4" iron pin found and a 5/8" iron pipe found.

This survey is based on existing records and an actual field survey performed in April 2017.

Iron pins set are 3/4" diameter iron pipes, 30.5" long, and capped "Advanced 7661".



Douglas R. Hock
 Douglas R. Hock, P.S. 7661
 Date: 4/25/17

DRAWN BY: BCK JOB NO.: 17-0003-622
 DATE: 4/25/2017 CHECKED BY: DRB

ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

Parcel Description
~ 4.845 Acre ~
East of Stygler Road
North of Agler Road
-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Southwest Quarter of Section 1, Township 1, Range 17, United States Military District and containing 4.845 acres, said 4.845 acres being part of that 6.625 acre tract of land as conveyed to Royal Plaza Gahanna LLC of record in Instrument No. 201305300089226, also being part of Reserve "A" as delineated upon the record plat for Royal Manor of record in Plat Book 33, Page 64, said 4.845 acres more particularly described as follows;

Beginning, for Reference, at a 5/8" iron pin found (capped "JR Hill") at the northeasterly corner of said 6.625 acre tract, said corner also being the southeasterly corner of that 0.807 acre tract of land described as Parcel Eight and conveyed to Roby Co. LP of record in Official Record 26284, Page E20, the easterly line of said Reserve "A" and being in the westerly right-of-way line of Stygler Road (R/W Varies) as dedicated upon said record plat;

Thence **N 86° 19' 15" W**, with a northerly line of said 6.625 acre tract and the southerly line of said 0.807 acre tract, **199.99 feet** to a 3/4" iron pin found at a northwesterly corner of said 6.625 acre tract, a southwesterly corner of said 0.807 acre tract and in the easterly line of that 3.417 acre tract of land as conveyed to Stygler Village Senior Housing LTD Partnership of record in Instrument No. 201702100020610;

Thence **S 03° 59' 55" W**, with a westerly line of said 6.625 acre tract and the easterly line of said 3.417 acre tract, **278.23 feet** to a 3/4" iron pin found at a southeasterly corner of said 3.417 acre tract and a northwesterly corner of said 6.625 acre tract, the **True Point of Beginning**;

Thence **S 03° 59' 55" W**, partially across said 6.625 acre tract, with an easterly line of said 6.625 acre tract, the westerly line of a 1.051 acre tract of land as conveyed to Heartland Bank of record in Instrument No. 200411190265392 and the westerly line of a 0.917 acre tract of land as conveyed to F&A I Ltd. of record in Instrument No. 200405170112375, **538.29 feet** to a 3/4" iron pin found capped "6872" at a southeasterly corner of said 6.625 acre tract, at the southwesterly corner of said 0.917 acre tract, in the southerly line of said Reserve "A" and in the northerly right-of-way line of Agler Road (R/W varies) as dedicated upon said record plat;

Thence with southerly line of said 6.625 acre tract, the southerly line of said Reserve "A" and with said northerly right-of-way line, the following two (2) courses and distances:

N 86° 18' 45" W, 64.92 feet to an iron pin set at an angle point;

N 86° 19' 15" W, 345.72 feet to a 5/8" iron pin found capped "JR Hill" at the southwesterly corner of said 6.625 acre tract, the southwesterly corner of said Reserve "A" and also being the southeasterly corner of Lot 1 of said record plat;

Thence **N 03° 40' 45" E**, with the westerly line of said 6.625 acre tract, the westerly line of said Reserve "A", with the easterly line of said Lot 1 and partially with the easterly line of Lot 2 of said record plat, **120.00 feet** to a 5/8" iron pin found capped "JR Hill" at northwesterly corner of said 6.625 acre tract, said corner also being a southwesterly corner of that 0.008 acre tract of land described as Parcel 159 and conveyed to Columbia Gas of Ohio in Official Record 2542, Page 456;

Thence with a northerly, westerly and southerly line of said 6.625 acre tract, with a southerly, easterly and northerly line of said 0.008 acre tract and across said Reserve "A", the following three (3) courses and distances:

S 86° 19' 15" E, 20.00 feet to a 5/8" iron pin found capped "JR Hill" at a common corner thereof;

N 03° 40' 45" E, 18.00 feet to a P.K. Nail found at a common corner thereof;

Parcel Description
~ 4.845 Acre ~
East of Stygler Road
North of Agler Road
-2-

N 86° 19' 15" W, 20.00 feet to a 5/8" iron pin found capped "JR Hill" at a common corner thereof, said corner also being the northeasterly corner of said Lot 2;

Thence **N 03° 40' 45" E**, with a westerly line of said 6.625 acre tract, a westerly line of said Reserve "A" and partially with the easterly line of Lot 3 of said record plat, **21.35 feet** to a 5/8" iron pin found capped "JR Hill" at an angle point in said common lines;

Thence **N 11° 57' 05" E**, with a westerly line of said 6.625 acre tract, a westerly line of said Reserve "A", partially with the easterly line of said Lot 3, with the easterly lines of Lots 4-8 inclusive, of said record plat, and partially with the westerly line of Lot 9 of said record plat, **382.90 feet** to a 3/4" iron pin found capped "EMHT" at a northwesterly corner of said 6.625 acre tract and said Reserve "A", said corner also being the southwesterly corner of said 3.417 acre tract;

Thence **S 86° 19' 15" E**, with a northerly line of said 6.625 acre tract and a southerly line of said 3.417 acre tract, **358.56 feet** (passing a 3/4" iron pin found at 60.00 feet) to the **True Point of Beginning**. Containing **4.845 acres**, more or less. Subject to all legal restrictions, easements and/or rights-of-way.

This description is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office and an actual field survey by Advanced Civil Design, Inc. in April, 2017. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2007) as derived from GPS observation. A bearing of S 03° 59' 55" W was held for the westerly right-of-way line of Stygler Road between a 3/4" iron pin found and a 5/8" iron pin found.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

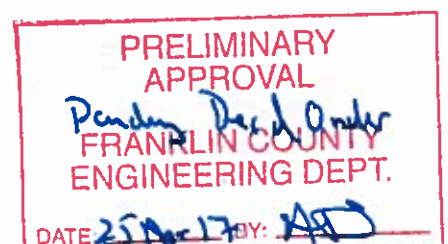


ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock
Douglas R. Hock, P.S. 7661

4/25/17
Date:

Z:\17-0003-622\Survey\4.845 ac parcel desc.doc





Proposed 1.780 Acre Lot

Stygler Road

Proposed 4.85 Acre Lot

Agler Road

TRANSMITTAL LETTER

Date: July 6, 2017
Re: Royal Plaza
Lot Split Application

City of Gahanna
200 South Hamilton
Gahanna, OH 43230

Attn: Ms. Bonnie Gard
Planning & Zoning Administrator

Please find attached:

| Reference No. | Copies | Number of Sheets | Notes |
|---------------|--------|------------------|----------------------------------------------|
| 17-0003-622 | 6 | 2 | Lot Split Survey Legal & Exhibit: 1.780 Acre |
| | 6 | 2 | Lot Split Survey Legal & Exhibit: 4.845 Acre |
| | 1 | 3 | No Plat Application |
| | 1 | 1 | Fee: \$150 |

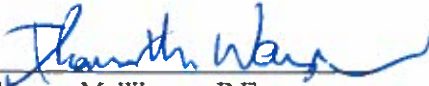
Bonnie:

Brian Barker with Royal Plaza Gahanna LLC has secured county approval for a lot split of the existing Royal Plaza commercial center located at the northwest corner of Stygler Road and Agler Road. The parent parcel is currently a 6.625 acre tract on PID 025-001628. The intent of the lot split is to create a commercial lot along Stygler Road with 1.780 Acres. No development or building improvements are planned at this time. We would like to submit for Planning Commission review and look forward to any feedback that you may have with this request.

Please feel free to contact me if you need anything else.

Very truly yours,

Advanced Civil Design,



Thomas M. Warner, P.E.

Direct line-614.428.7743

twarner@advancedcivildesign.com

advancedcivildesign.com

NORTH CAROLINA · OHIO



Mifflin Township Division of Fire Fire Inspection Bureau

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

Development Plan Review Response 2017071201

Applicant Royal Plaza Lot Split
Agler and Stygler Roads
Gahanna, OH 43230

The fire division has no comment on the lot split since there are no fire code requirements pertaining to lot splits.

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

July 12, 2017

Date

A handwritten signature in black ink, appearing to read "Steve Welsh", is written over a horizontal line.

Steve Welsh, Captain, Fire Marshal

Kelly Wicker

From: Matt Kissel
Sent: Thursday, July 13, 2017 9:28 AM
To: Sheila Murphy; Kelly Wicker
Subject: RE: Lot Split Application for Royal Plaza

Kelly,

I have looked over this and would have "No comment" to add.

Thank you.
Sgt. Kissel

From: Sheila Murphy
Sent: Wednesday, July 12, 2017 1:29 PM
To: Matt Kissel <Matt.Kissel@gahanna.gov>
Subject: FW: Lot Split Application for Royal Plaza

Sgt. K

When you get a chance can you review this please. This is similar to the one you attended for me prior. As you can see "comments" are due back to Kelly by Tuesday. If you have no comment you just tell her that. Essentially you are speaking on behalf of the PD and I have not reviewed this.

Thanks
S

From: Kelly Wicker
Sent: Wednesday, July 12, 2017 10:30 AM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: Lot Split Application for Royal Plaza

Staff,
Please review the following SWP for Royal Plaza. All comments are due by noon on Tuesday July 18.

<T:\Zoning\Applications IN PROGRESS\Royal Plaza SWP17\Subdivision without Plat Application - Royal Plaza.pdf>

Thank you,

KELLY WICKER
Zoning Clerk
Department of Public Service
Division of Building and Zoning



200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4025
614.342.4111(fax)

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Royal Plaza Lot Split

Project Name/Business Name: _____

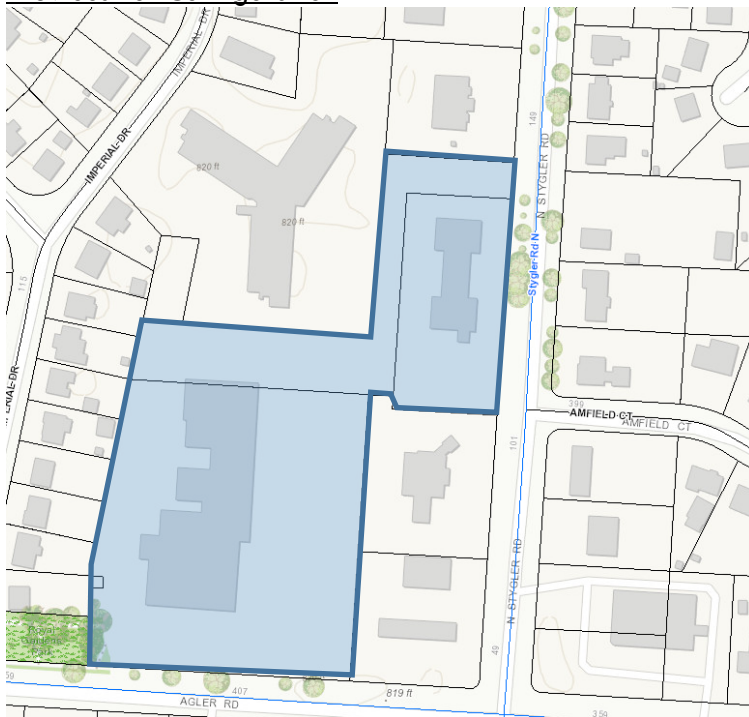
SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

No issues with the requested lot split. Historically the property in question was three parcels until earlier this year when it was combined into one.

Previous Lot Configuration



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME"
to: T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Northwest Corner of Styler and Agler Road

Project Name/Business Name: Royal Plaza Subdivision without Plat

SUBMITTED BY:

Name: Robert S. Priestas, P.E. Title: City Engineer

Department: Public Service and Engineering

1. All property corners shall be pinned following completion of the subdivision without plat.



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Royal Plaza lot split

Project Name/Business Name: Royal Plaza lot split

SUBMITTED BY:

Name: Kenneth W. Fultz Title: Chief Building official

Department: Building Division

No comments.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Stygler Road

Project Name/Business Name: Royal Plaza

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant wishes to split off a 1.780 acre parcel from the existing 6.625 acre parcel leaving a 4.845 acre lot. The property is zoned CC (Community Commercial). The Planning Commission shall act upon an application for subdivision without plat.....and shall approve such application provided:

All lots of the resulting subdivision are contiguous to a dedicated public street right-of-way for such distance as is required by the applicable zoning category.

No opening, widening or extension of any road, street or other public way is involved.

No more than five lots are involved after the original tract is completely subdivided.

The request for subdivision is not contrary to platting, subdividing or zoning regulations of the City.

This application is recommended for approval.