

# Application for Variance

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. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

\*Applicant Name: Charlie Fraas \*Phone: (614) 227-3485  
 \*Applicant Address: 250 Civic Center Dr., Ste. 500, Columbus, OH 43215 \*Fax: (614) 221-4454  
 \*Applicant Email: cfraas@castoinfo.com

\*Applicant's Relationship to Project: Land Owner:  Option Holder:  Cont. Purchaser:  Agent:

\*Property Owner Name: The Vista Plaza Limited Partnership \*Phone: (614) 227-3485  
 \*Property Owner Address: 250 Civic Center Dr. Ste. 500, Cols. OH 43215 \*Fax: (614) 221-4454  
 \*Contact Name: Charlie Fraas \*Email: cfraas@castoinfo.com

\*Address for Requested Variance: 1115-1153 N. Hamilton Rd., Gahanna, OH 43230  
 \*Parcel ID#: 025-011080 \*Current Zoning: CC

\*Description of Variance Requested: See attached sheet

\*Applicant's Signature: By *Charlie Fraas*, attorney/agent \*Date: 2/13/15

**\*SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. One (1) digital copy of completed application and associated documents.
3. A list of contiguous property owners and their mailing addresses.
4. Pre-printed mailing labels for all contiguous property owners.
5. A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
6. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

**\*PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:**

Code Sections to be varied: 1153.03(C)(4 & 7)

Description of the governing code and the requested variance: to allow a rear yard of less than 4 the sum of the height and width of the building; to allow lot coverage of more than 75%

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on \_\_\_\_\_. 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.

Planning & Zoning Administrator's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**For Internal Use:**

SunGard File No. 15020014  
 PC File No. V-4-2015  
 Public Hearing Date: \_\_\_\_\_

**RECEIVED PAID**  
 FEB 18 2015 FEB 18 2015  
 BY: *CAS* (Received) BY: *CAS CHK#* (Paid)  
 000449  
 For \$300.00

**ACCEPTED**  
**FEB 26 2015**  
 By: *[Signature]*  
 (Accepted by PZA)

**Application for Variance  
The Vista Plaza Limited Partnership  
Application Supplemental Sheet**

**Description of Variance Requested:**

We are asking for two variances in conjunction with the redevelopment of Vista Plaza. We have filed our Final Development Plan and Certificate of Appropriateness application regarding this redevelopment.

1. We are requesting a variance from the Code requirement that lot coverage shall not exceed 75%. Currently, the lot coverage for the existing center is 79% and the proposed lot coverage will also be 79%. According to our engineers, there will be an increase of approximately 400 square feet with the new development. The actual percentage does not change.
  
2. We are requesting a variance on the rear setback requirement of 30 feet. The proposed building will have a bump-out portion that will be 24 feet from the rear property line. The majority of the building will be setback over 40 from the rear property line. According to the ALTA survey submitted with this application the much more linear rear portion of the existing building is just under 29 feet from the rear property line.

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BY: *AS*

## CHAPTER 1131 - VARIANCES

### 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:

- (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.

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**SURROUNDING PROPERTY OWNERS**

VISTA PLAZA LP  
250 CIVIC CENTER DR #500  
COLUMBUS OH 43215

VISTA AT ROCKY FORK LP  
250 CIVIC CENTER DR #500  
COLUMBUS OH 43215

SMBC LEASING AND FINANCE INC  
333 E LAKE ST  
BLOOMINGDALE IL 60108

ROSHON ROBERT L @ (6) ET AL  
35 ARADO WAY  
GREELEY CO 80634

FIRDOSH ABROO  
484 SERENITY DR  
COLUMBUS OH 43230

DECARLO JOSEPH C 2(2) ET AL  
4530 N HAMILTON RD  
COLUMBUS OH 43230-1714

MULBARGER TRACEY L TR  
4525 N HAMILTON RD  
COLUMBUS OH 43230

MULBARGER TRACEY L TR  
4525 N HAMILTON RD  
COLUMBUS OH 43230

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**Application for Variance**  
**The Vista Plaza Limited Partnership**

**Statement of the Reasons for the Variance Request**

The following conditions will apply to the variances requested by The Vista Plaza Limited Partnership through its applicant, Charles Fraas.

- (a) There are special circumstances or conditions applying to the land, building or use referred to in the application.

Rear Building Setback: The redevelopment anchor tenant is a grocery store with certain building requirements for delivery. The west leg of current shopping center has over 250 feet of rear elevation located 29 feet from the rear (west) property line. The new building will be only 165 feet along the rear (west) elevation and only a small portion of that west elevation will be 24 feet from the rear property line. The majority of the building elevation will approximately 40 feet from the rear property line. Modifications have been made to reduce the depth of the building to allow it to still be feasible, however, the bump-out is needed to accommodate delivery trucks for the truck well and still allow truck movements around the perimeter of the property.

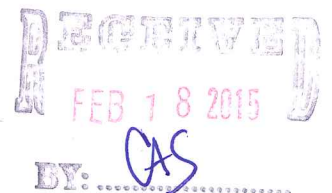
Lot Coverage: The lot coverage will slightly decrease from what is currently at the center (approximately 400 square feet) . The current access of the center only permits the building to be positioned in the proposed location. The redevelopment will include the removal of one curb cut and the addition of landscaping. This is being done to allow the required parking spaces for the center and its uses.

- (b) The granting of the variances is necessary for the preservation and enjoyment of substantial property rights.

As shopping center age, the ability to keep it fully leased becomes problematic. The development of additional commercial properties in Gahanna and in neighboring Columbus has created supply which is better positioned in the marketplace. Small shop tenants prefer to be located in a center with an anchor tenant. This property is not big enough to attract many of the junior anchors which may be able to fit at the site.

- (c) The granting of the application will not material 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.

On the contrary, the addition of a boutique grocery store located closer to its customers will help provide variety in grocery items in Gahanna. The variances will not hurt the residents or worker in the neighborhood. There will be opportunities for healthy meals for the residents and nearby workers.



4.581 Acres

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands and being all of the remainder of the original 5.171 acre tract conveyed to The Vista Plaza Limited Partnership by deed of record in Instrument Number 199910010247162, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference at Franklin County Geodetic Survey Monument No. 8817 Reset found in the centerline of Hamilton Road;

Thence South  $04^{\circ} 09' 47''$  West, a distance of 657.75 feet, with the centerline of Hamilton Road, to a point;

Thence North  $85^{\circ} 50' 13''$  West, a distance of 50.00 feet, across the Hamilton Road right-of-way, to an iron pin set in the westerly right-of-way line of Hamilton Road at the common corner of the 0.143 acre tract conveyed to the City of Gahanna by deed of record in Instrument Number 200404070076249, the 1.152 acre tract conveyed to the City of Gahanna by deed of record in Official Record 15946 B09, said original 5.171 acre tract, and the remainder of the original 0.874 acre tract conveyed to Brian C. Mulbarger and Tracey L. Mulbarger as Parcel Two by deed of record in Instrument Number 199712300177672, the TRUE POINT OF BEGINNING;

Thence South  $04^{\circ} 09' 47''$  West, a distance of 343.33 feet, with said westerly right-of-way line and with the line common to said original 5.171 acre tract and said 1.152 acre tract, to an iron pin set at the northeasterly corner of the 0.590 acre tract conveyed to The Vista Plaza Limited Partnership by deed of record in Instrument Number 200506070109597;

Thence with the lines common to the remainder of said original 5.171 acre tract and said 0.590 acre tract, the following courses and distances:

North  $85^{\circ} 46' 46''$  West, a distance of 204.49 feet, to an iron pin set;

South  $04^{\circ} 12' 39''$  West, a distance of 106.23 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of  $90^{\circ} 02' 52''$ , a radius of 20.00 feet, an arc length of 31.43 feet, and a chord that bears South  $40^{\circ} 48' 47''$  East, a chord distance of 28.30 feet, to an iron pin set in the northerly line of the 33.248 acre tract conveyed to The Vista at Rocky Fork Limited Partnership, by deed of record in Instrument Number 200512200267481;

Thence with the lines common to said 33.248 and original 5.171 acre tracts, the following courses and distances:

North  $85^{\circ} 50' 13''$  West, a distance of 48.76 feet, to an iron pin set at a point of curvature;

With said curve to the right, having a central angle of  $32^{\circ} 20' 13''$ , a radius of 248.38 feet, an arc length of 140.18 feet, and a chord that bears North  $69^{\circ} 40' 07''$  West, a chord distance of 138.33 feet, to an iron pin set at a point of tangency;

North  $53^{\circ} 30' 00''$  West, a distance of 77.37 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of  $28^{\circ} 28' 52''$ , a radius of 162.00 feet, an arc length of 80.53 feet, and a chord that bears North  $67^{\circ} 44' 26''$  West, a chord distance of 79.70 feet, to an iron pin set;

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4.581 Acres

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North 04° 05' 57" East, a distance of 364.14 feet, to an iron pin set at a common corner of said 33.248 and original 5.171 acre tracts, being in the southerly line of the 1.059 acre tract conveyed to Brian C. Mulbarger and Tracey L. Mulbarger as Parcel One by deed of record in Instrument Number 199712300177672;

Thence South 85° 54' 03" East, a distance of 507.73 feet, with the southerly line of said 1.059 and original 0.874 acre tracts and the northerly line of said original 5.171 acre tract, to the TRUE POINT OF BEGINNING and containing 4.581 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the bearing of South 04° 09' 47" West for the centerline of Hamilton Road as delineated in the deed of record in Deed Book 2208, Page 659.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

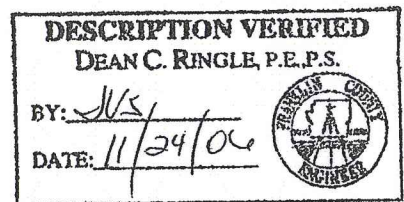


*James M Pearsall*  
James M. Pearsall  
Registered Surveyor No. 7840

*11/21/06*  
Date

JMP/jmm Nov,06  
4\_581 ac 62317

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**ALTA/ACSM LAND TITLE SURVEY**  
**QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17**  
**UNITED STATES MILITARY LANDS**  
**CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**



LOCATION MAP  
NOT TO SCALE

**PARCEL ONE:**  
**5.171 ACRES**  
**(DESCRIPTION OF RECORD)**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 1, Township 1, Range 17, United States Military Lands and bounded and described as follows:  
 Beginning at a railroad spike in the centerline of Hamilton Road at the northeasterly corner of the 38.725 acre tract conveyed to Jay G. and Thomas S. Mulbarger, by deed of record in Deed Book 2208, Page 659, the southeasterly corner of the 0.874 acre tract conveyed to Jay G. and Margery Mulbarger, by deed of record in Deed Book 3250, Page 280;  
 thence North 85° 54' 03" West, along the southerly line of said 0.874 acre tract, a distance of 50.00 feet to the TRUE POINT OF BEGINNING and being the northeasterly corner of the tract herein intended to be described;  
 thence South 4° 09' 47" West, along westerly right-of-way line of Hamilton Road, a distance of 489.37 feet to a point;  
 thence North 85° 50' 13" West, a distance of 233.34 feet to a point of curvature of a curve to the right;  
 thence along the arc of said curve (Delta = 32° 20' 13", Radius = 248.38 feet), a chord bearing and distance of North 69° 40' 06" West, 138.33 feet to a point of tangency;  
 thence North 53° 30' 00" West, a distance of 77.37 feet to a point of curvature of a curve to the left;  
 thence along the arc of said curve (Delta = 28° 28' 52", Radius = 162.0 feet), a chord bearing and distance of North 67° 44' 26" West, 79.70 feet to a point;  
 thence North 4° 05' 57" East, a distance of 364.14 feet to a point in the southerly line of the 1.059 acre tract conveyed to Jay G. Mulbarger, by deed of record in Official Record 1314619;  
 thence South 85° 54' 03" East, along said southerly line of the Jay G. Mulbarger 1.059 acre tract and the southerly line of the Jay G. and Margery Mulbarger 0.874 acre tract, a distance of 507.73 feet to the place of beginning, containing 5.171 acres, more or less.

**EXCEPTING THE FOLLOWING:**  
**0.590 ACRE**  
**(DESCRIPTION OF RECORD)**

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands and being part of the 5.171 acre tract conveyed to The Vista Plaza Limited Partnership by deed of record in Instrument Number 199910010247162, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:  
 Beginning for Reference at Franklin County Geodetic Survey Monument No. 8817 Reset found in the centerline of Hamilton Road;  
 Thence South 04° 09' 47" West, a distance of 1127.12 feet, with the centerline of Hamilton Road, to a point;  
 Thence North 85° 50' 13" West, a distance of 50.00 feet, across the Hamilton Road right-of-way, to an iron pin set in the westerly right-of-way line of Hamilton Road and westerly line of the 1.152 acre tract conveyed to the City of Gahanna by deed of record in Official Record 15946 B09 at a common corner of said 5.171 acre tract and the 33.298 acre tract conveyed to The Vista at Rocky Fork Limited Partnership by deed of record in Official Record 30827C18, the TRUE POINT OF BEGINNING;  
 Thence North 85° 50' 13" West, a distance of 184.58 feet, with the line common to said 5.171 and 33.298 acre tracts, to an iron pin set at a point of curvature;  
 Thence across said 5.171 acre tract the following courses and distances:  
 With said curve to the right, having a central angle of 90° 02' 52", a radius of 20.00 feet, an arc length of 31.43 feet, and a chord which bears North 40° 48' 47" West, a chord distance of 28.30 feet, to an iron pin set at the point of tangency;  
 North 04° 12' 39" East, a distance of 106.23 feet, to an iron pin set;  
 South 85° 46' 46" East, a distance of 204.49 feet, to a point in the easterly line of said 5.171 acre tract, the westerly line of said 1.152 acre tract and the westerly right-of-way line of Hamilton Road;  
 Thence South 04° 09' 47" West, a distance of 126.04 feet, with said easterly line of 5.171 acre tract, the westerly line of said 1.152 acre tract and westerly right-of-way line of Hamilton Road, to the TRUE POINT OF BEGINNING, containing 0.590 acre of land, more or less.

**PARCEL ONE BEING FURTHER DESCRIBED AS FOLLOWS:**  
**4.581 ACRES**

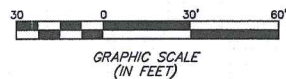
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 Thence South 04° 09' 47" West, a distance of 343.33 feet, with said westerly right-of-way line and with the line common to said original 5.171 acre tract and said 1.152 acre tract, to an iron pin set at the northeasterly corner of the 0.590 acre tract conveyed to The Vista Plaza Limited Partnership by deed of record in Instrument Number 200506070109597;  
 Thence with the lines common to the remainder of said original 5.171 acre tract and said 0.590 acre tract, the following courses and distances:  
 North 85° 46' 46" West, a distance of 204.49 feet, to an iron pin set;  
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 With said curve to the left, having a central angle of 90° 02' 52", a radius of 20.00 feet, an arc length of 31.43 feet, and a chord that bears South 40° 48' 47" East, a chord distance of 28.30 feet, to an iron pin set in the northerly line of the 33.248 acre tract conveyed to The Vista at Rocky Fork Limited Partnership, by deed of record in Instrument Number 200312200267481;  
 Thence with the lines common to said 33.248 and original 5.171 acre tracts, the following courses and distances:  
 North 85° 50' 13" West, a distance of 48.76 feet, to an iron pin set at a point of curvature;  
 With said curve to the right, having a central angle of 32° 20' 13", a radius of 248.38 feet, an arc length of 140.16 feet, and a chord that bears North 69° 40' 07" West, a chord distance of 138.33 feet, to an iron pin set at a point of tangency;  
 North 53° 30' 00" West, a distance of 77.37 feet, to an iron pin set at a point of curvature;  
 With said curve to the left, having a central angle of 28° 28' 52", a radius of 162.00 feet, an arc length of 80.53 feet, and a chord that bears North 67° 44' 26" West, a chord distance of 79.70 feet, to an iron pin set;  
 North 04° 05' 57" East, a distance of 364.14 feet, to an iron pin set at a common corner of said 33.248 and original 5.171 acre tracts, being in the southerly line of the 1.059 acre tract conveyed to Brian C. Mulbarger and Tracey L. Mulbarger as Parcel One by deed of record in Instrument Number 199712300177672;  
 Thence South 85° 54' 03" East, a distance of 507.73 feet, with the southerly line of said 1.059 and original 0.874 acre tracts and the northerly line of said original 5.171 acre tract, to the TRUE POINT OF BEGINNING and containing 4.581 acres, more or less.

**PARCEL TWO:**  
**0.590 ACRE**  
**(DESCRIPTION OF RECORD)**

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 Thence North 85° 50' 13" West, a distance of 184.58 feet, with the line common to said 5.171 and 33.298 acre tracts, to an iron pin set at a point of curvature;  
 Thence across said 5.171 acre tract the following courses and distances:  
 With said curve to the right, having a central angle of 90° 02' 52", a radius of 20.00 feet, an arc length of 31.43 feet, and a chord which bears North 40° 48' 47" West, a chord distance of 28.30 feet, to an iron pin set at the point of tangency;  
 North 04° 12' 39" East, a distance of 106.23 feet, to an iron pin set;  
 South 85° 46' 46" East, a distance of 204.49 feet, to a point in the easterly line of said 5.171 acre tract, the westerly line of said 1.152 acre tract and the westerly right-of-way line of Hamilton Road;  
 Thence South 04° 09' 47" West, a distance of 126.04 feet, with said easterly line of 5.171 acre tract, the westerly line of said 1.152 acre tract and westerly right-of-way line of Hamilton Road, to the TRUE POINT OF BEGINNING, containing 0.590 acre of land, more or less.

**PARCEL THREE:**

Together with the easement rights and access contained in the Reciprocal Waterline Easement between The Vista at Rocky Fork Limited Partnership and Central Holding Corporation, of record in Official Record Volume 20560, Page A03; and Easement and Modification between The Vista at Rocky Fork Limited Partnership and The Vista Plaza Limited Partnership, of record in Instrument Number 200506010105248, Recorder's Office, Franklin County, Ohio.



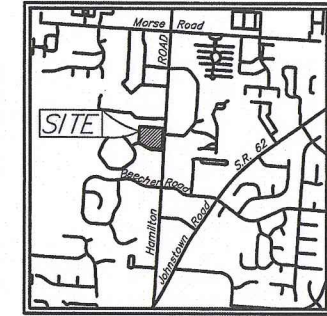
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<b>EMHT</b>		Date: November 21, 2006
Evans, Mechwart, Hambleton & Tillon, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Fax: 614.775.4600		Scale: 1" = 60'
M C M X X V I		Job No: 2006-2317
		Sheet: 1 of 2
REVISIONS		
MARK	DATE	DESCRIPTION
JMM	11/27/06	Updated items 14, 15, and 16 in the schedule B table as per comment
JMM	12/05/06	Updated as per amended title commitment
JMM	12/07/06	Updated Certification as per comment
JMM	12/12/06	Updated as per comment
JMM	12/13/06	Updated as per comment

C:\DATA\1\SURVEY\PROJECT\20062317\DWG\62317AS.DWG PAGE 13 - NO XREFS - LAST SAVED BY JMEYER [12/13/2006 12:36:56 PM] - PLOTTED BY JMEYER [12/13/2006 12:38:08 PM]



**ALTA/ACSM LAND TITLE SURVEY**  
**QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17**  
**UNITED STATES MILITARY LANDS**  
**CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**



**ENCROACHMENT NOTES:**

- The one-story maintenance building appears to be encroaching upon the Side Yard Setback, the Rear Yard Setback, the Electric Easement of record in Official Record 33606 G17 and the Waterline and Sewer Line Easement of record in Official Record 15946 A13.
- The parking lot appears to be encroaching upon the 36' Parking Setback Line according to the current right-of-way line.
- The southwesterly corner of the one-story stone and block building appears to be encroaching upon the Waterline and Sewer Line Easement of record in Official Record 15946 A13.

**ZONING NOTE:**

The subject tract is zoned CC (Community Commercial).

There are no floor space or height restrictions.

In a letter dated November 7, 2006 From the City of Gahanna Department of Development to KeyBank National Association it is stated "There are no current code enforcement issues with the property."

**PARKING NOTE:**

The total number of striped parking spaces on the subject property is 230, including 9 handicapped spaces.

**UTILITY STATEMENT:**

The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

**NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

**FEMA NOTE:**

According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0186 G.

**NOTE:**

- There was no visible evidence observed of current earth moving or building construction on the subject tract at the time of survey.
- There was no visible evidence observed of street right-of-way changes or evidence of sidewalk construction or repairs on the subject tract at the time of survey.
- There was no visible evidence observed of the subject tract being a solid waste dump, sump or sanitary landfill at the time of survey.

**CERTIFICATION:** Commitment No. 200611577-AMENDED

To: The Vista Plaza Limited Partnership, an Ohio limited partnership, KeyBank National Association, its successors and/or assigns, Chicago Title Insurance Company, and Connor Land Title Agency Ltd.

This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Ohio and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005 and includes Items 1, 2, 3, 4, 5, 6, 7(b)(1), 8 and 10 in Table A contained therein. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. Utilities (water, gas, electric telephone and sewer) are available and service the Property and all utility lines enter the premises through adjoining public streets or through appurtenant easements which are shown on the Survey.

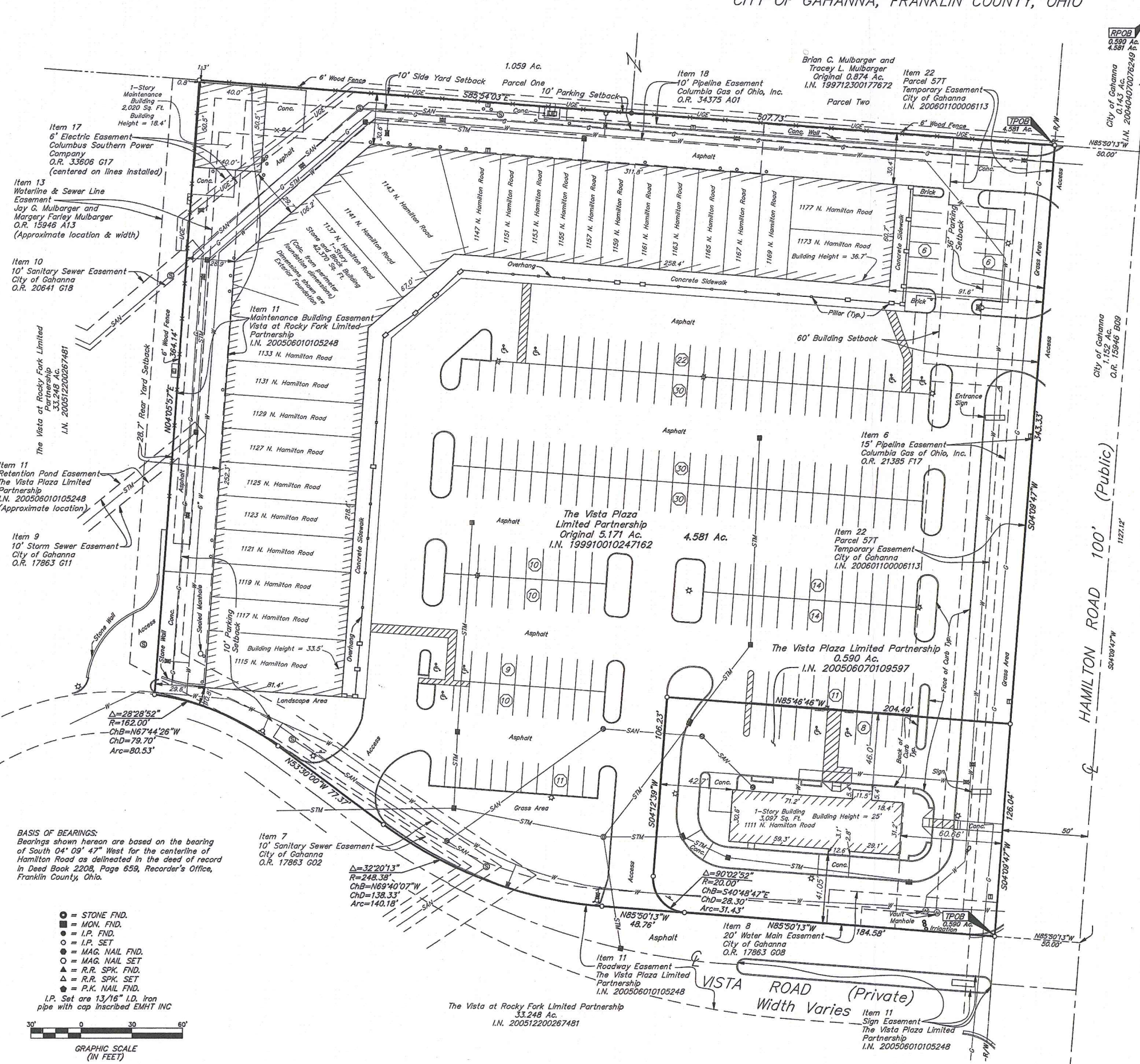
By *James M. Pearsall* 12/12/06  
 Professional Surveyor No. 7840



**UTILITY LEGEND**

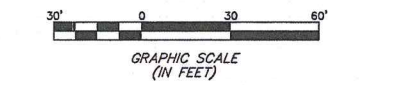
⊙ = Cleanout	⊠ = Curb Inlet
⊕ = Sanitary Manhole	⊡ = Catch Basin
⊖ = Storm Manhole	+++ = Fence
⊗ = Telephone Pedestal	— W — = Water Line
⊙ = Sign	— G — = Gas Line
⊙ = Bollard	— STM — = Storm Line
⊙ = Power Pole	— SAN — = Sanitary Line
⊙ = Light Pole	— UGE — = Underground Electric
⊙ = Electric Transformer	— GHE — = Overhead Electric
⊙ = Gas Valve	— UGT — = Underground Telephone
⊙ = Gas Meter	— — = Centerline
⊙ = Fire Hydrant	— R/W — = Right of Way Line
⊙ = Water Valve	

<b>EMHT</b>		Date: November 21, 2006
Evanis, Mechwart, Hamilton & Tilton, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4930 Fax: 614.775.4800		Scale: 1" = 30'
Job No: 2006-2317		Sheet: 2 of 2
REVISIONS		
MARK	DATE	DESCRIPTION
JMM	11/27/06	Updated Items 14, 15, and 16 in the schedule B table as per comment
JMM	12/06/06	Updated as per amended title commitment
JMM	12/07/06	Updated Certification as per comment
JMM	12/12/06	Updated as per comment
JMM	12/13/06	Updated as per comment



**BASIS OF BEARINGS:**  
 Bearings shown hereon are based on the bearing of South 04° 09' 47" West for the centerline of Hamilton Road as delineated in the deed of record in Deed Book 2208, Page 659, Recorder's Office, Franklin County, Ohio.

- = STONE FND.
  - = MON. FND.
  - = I.P. FND.
  - = I.P. SET
  - = MAG. NAIL FND.
  - = MAG. NAIL SET
  - ▲ = R.R. SPK. FND.
  - △ = R.R. SPK. SET
  - = P.K. NAIL FND.
- I.P. Set are 1 3/16" I.D. iron pipe with cap inscribed EMHT INC



C:\GARDIAN\PROJECTS\PROJECT\20062317\DWG\2317ALTA.DWG PAGE 2 - NO XREFS - LAST SAVED BY: JMEYER [12/13/2006 12:30:50 PM] - PLOTTED BY: JMEYER [12/13/2006 12:34:04 PM]



## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Vista Plaza – Fresh Thyme Farmers Market  
Project Address: 1115-1153 N Hamilton Road

**From:** Robert Priestas  
**Sent:** Wednesday, February 25, 2015 6:14 PM  
**To:** Bonnie Gard  
**Cc:** Jeff Feltz  
**Subject:** Staff Review Comments

Bonnie,

Below are my comments regarding the following items:

#### **Market Thyme**

- Traffic Impact Study will be required
- Complete engineering plans in accordance to City Code shall be provided for review by the City Engineer
- Site shall ensure that proper detention and water quality are provided for the development in accordance with City Code

Please let me know if you have any questions.

Thanks,

Rob

**ROBERT S. PRIESTAS, P.E.**

City Engineer



CITY OF GAHANNA  
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Twitter@CityOfGahanna



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## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Vista Plaza – Fresh Thyme Farmers Market  
Project Address: 1115-1153 N Hamilton Road

The applicant seeks approval to construct a new specialty market at Vista Plaza on N. Hamilton Road. Fresh Thyme Farmers Market is a newcomer to the Midwest and we are very pleased that they have chosen to locate in Gahanna. The western wing, and a portion of the northern wing of the existing center would be demolished in order to site the market in its place. Two of the existing tenants in that wing would be relocated to the northern wing after it is capped following the demolition process.

Variances: Two variances are requested. One is for the rear yard setback. When the center was originally constructed, a 30' rear yard variance was approved. The proposed market has a bump out that will be 24' from the rear property line. There is quite a grade change between the plaza and the apartments in this location, and the building will be screened by a 6' fence. I believe this is a special condition of the land that would allow a variance to be granted. The other variance is to allow lot coverage of 79%. This percentage is the same as that of the existing center, and constitutes a special condition of the use of the property.

Final Development Plan: The proposed market is 28,700 sq ft, and all parking requirements and drive aisle widths have been met. One curb cut on Vista Drive will be closed, and the service court access will be widened. Lot coverage will remain the same on the 5.17 acre tract. Front and side yard setbacks are as prescribed by code, with a variance requested for the rear setback.

Certificate of Appropriateness: Exterior finishes will be complimentary to the French Country style of the existing center. Additional landscaping will be planted in the parking lot and at the southwest portion of the site. A photometric plan and cut sheet for the fixtures has been submitted. All fixtures are LED cut off type and will spill no light to neighboring properties. The original master sign plan is requested to be modified to allow channel letters on the new market building. The original plan allowed only for signage in the sign band around the center.

This new project will bring vitality to the Vista Plaza and to Hamilton Road, while providing the neighboring residents with an exciting new grocery option.

Respectfully Submitted By:  
Bonnie Gard, Planning and Zoning Administrator  
Planning and Development



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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Vista Plaza – Fresh Thyme Farmers Market  
Project Address: 1115-1153 N Hamilton Road

**From:** Dennis Murphy  
**Sent:** Friday, February 13, 2015 11:28 AM  
**To:** Courtney Shisler  
**Subject:** RE: Staff Review - Update regarding Vista Plaza

Courtney, The PD does not have any objections to the Fresh Thyme Farmers Market. C1

Respectfully Submitted By:  
Dennis Murphy, Chief of Police  
City of Gahanna  
Division of Police



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# CITY OF GAHANNA

## STAFF COMMENTS

Project Name: Vista Plaza – Fresh Thyme Farmers Market

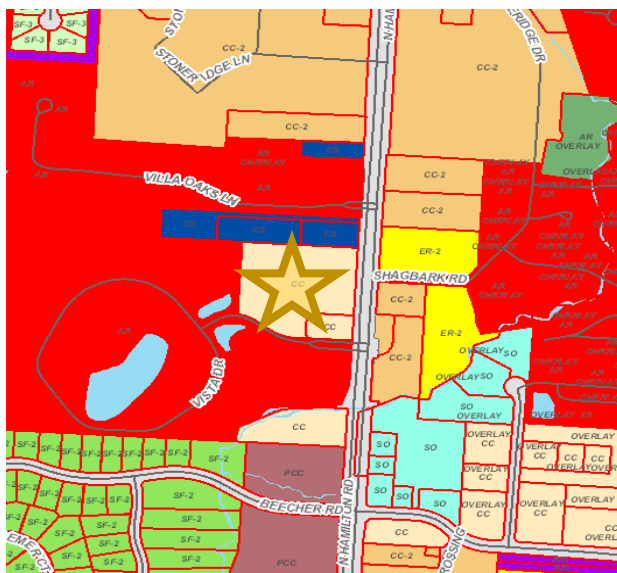
Project Address: 1115-1153 N Hamilton Road

### Planning and Development

The proposed project is not located within any subarea plans. It is designated Commercial on the 2002 Future Land Use map. The 2002 Land Use Plan provides that Commercial areas should complement existing residential and be limited to areas with access to major thoroughfares. The 2002 Land Use Plan does not provide for an architectural style or preferred construction materials for this area, however, if it did, staff believes the request would be above and beyond those requirements.

The property has three access points on Hamilton Road with the southernmost access at a signalized intersection. The Vista at Rocky Fork apartments are to the west and south of the project. Pedestrian access from the apartments to the plaza does not exist. Strong consideration should be given to the installation of a walking path or sidewalks along Vista Drive in order to provide a safe pedestrian route. This is supported by the Thoroughfare Plan which states that street systems should be provided that serve distinct traffic needs such as pedestrian walkways. The Thoroughfare Plan also states a goal should be to reduce automobile orientation by requiring pedestrian paths between developments and encouraging other pedestrian linkages between residential and retail developments.

### Zoning Map



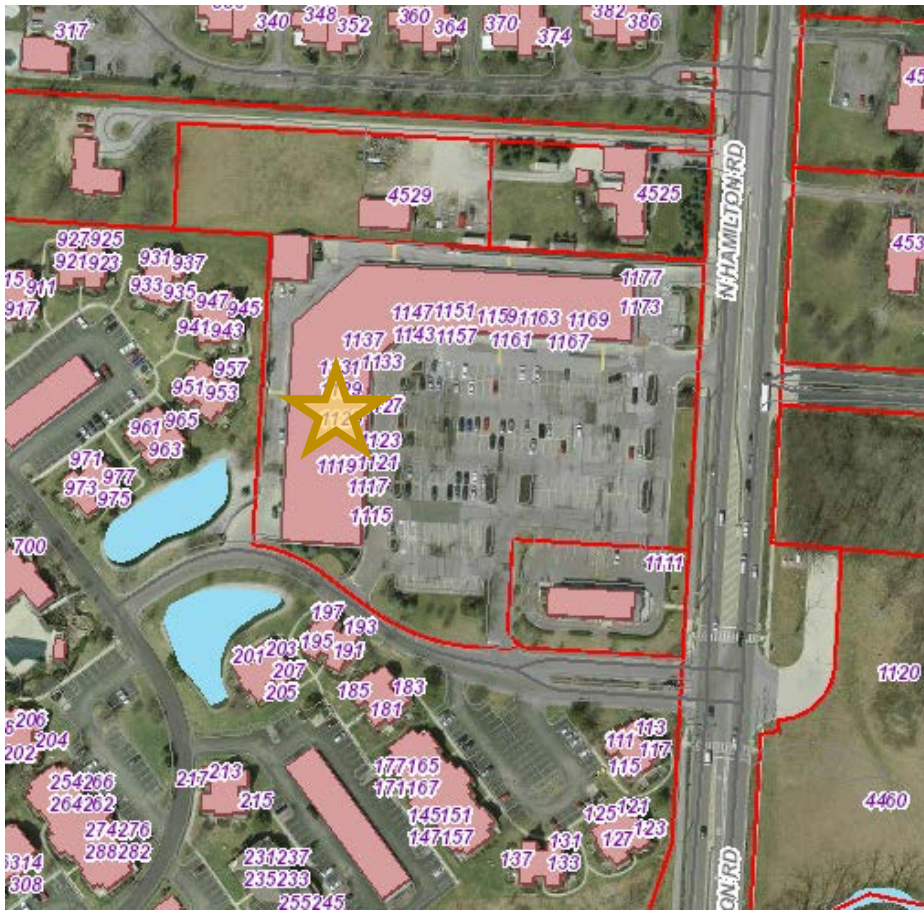
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# CITY OF GAHANNA

## Aerial Map



Respectfully Submitted By:

Michael Blackford

Deputy Director, Planning and Development Department



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