

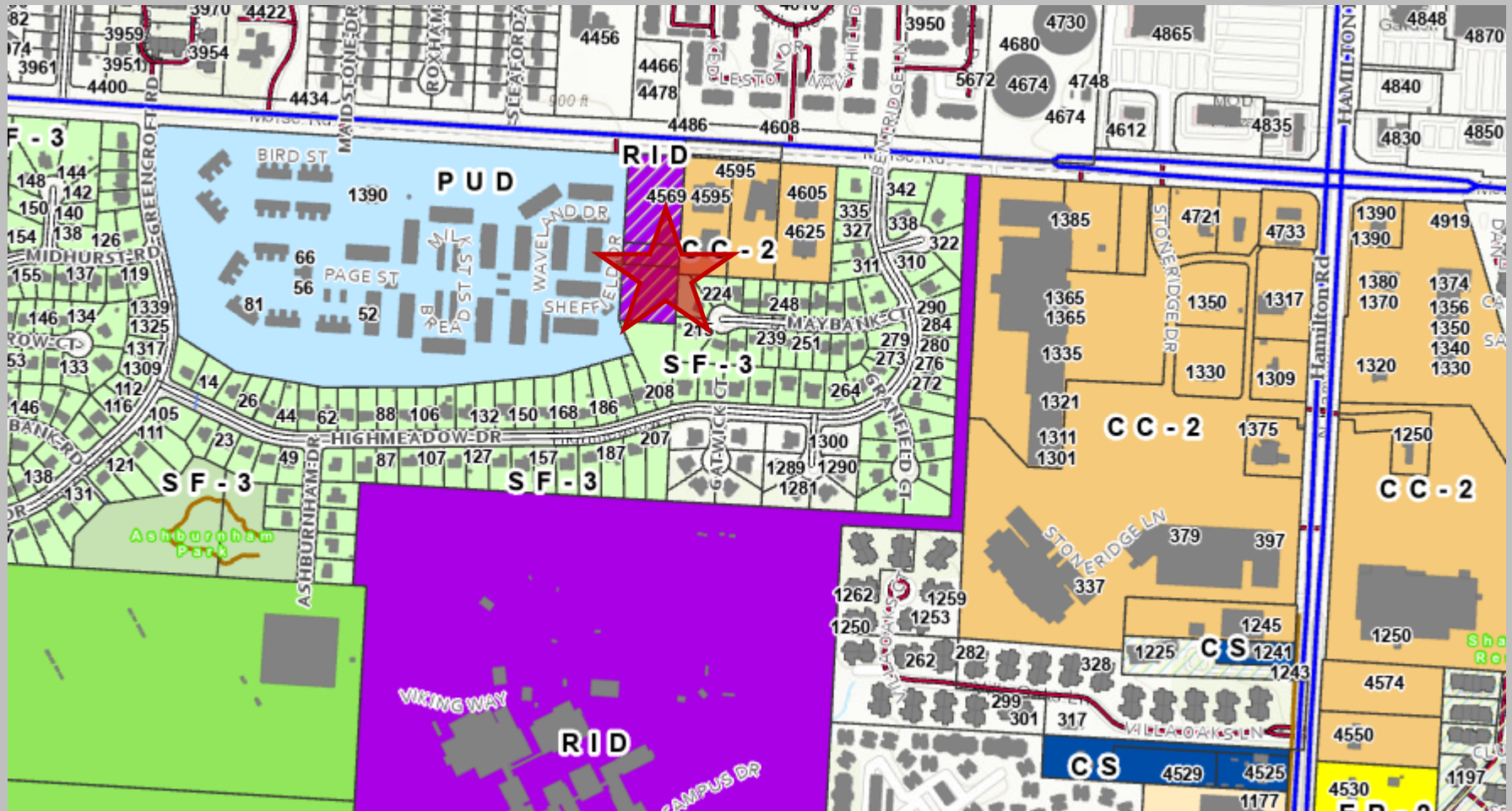
Discovery Storage 4569 Morse Rd

FDP-5-2020

V-22-2020

DR-19-2020

Location/Zoning Map



Summary

- Develop 2.71 acres with an ~100,000 multi-story (38' height) self storage facility
 - Property recently rezoned to L-CS
 - Overlay provided site plan and renderings
 - Proposed development is virtually identical to what was provided on previous plans
- Variances were anticipated during the rezoning process because of the use of surrounding properties
 - Variances allow for development to be located closer to roadway and further from residential

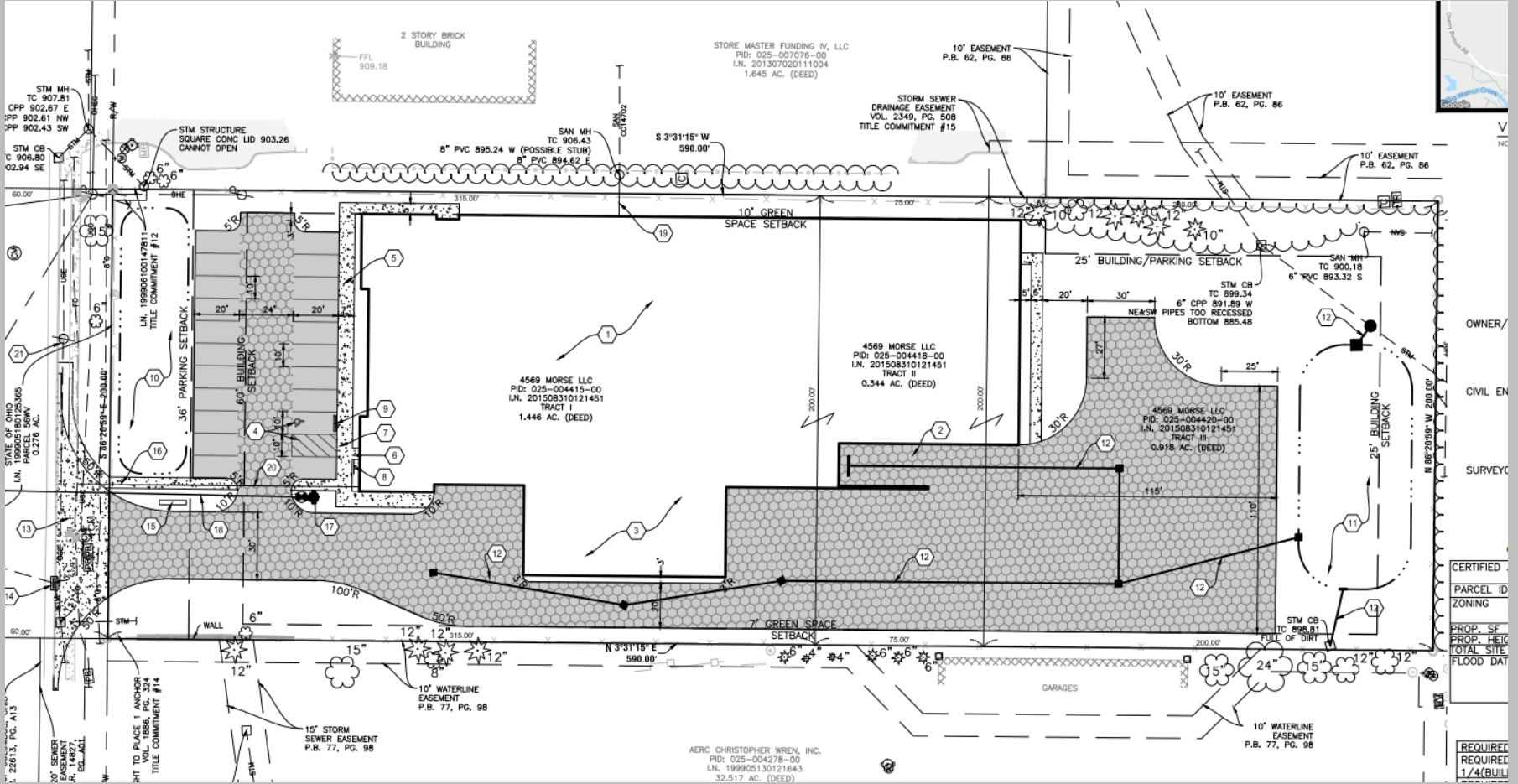
Summary

- Variances
 - Chapter 1153.05 – Side/Rear setbacks
 - Setbacks based on height and width/depth of building
 - East – 25', south 25', west 7' provided
 - East – 83', south 50', west 83' required
 - Chapter 1167.02 – Buffering/screening
 - 15' buffer required between commercial and residential with opaque screening/fencing
 - 7' buffer along west property line; utilize existing 6' chain link fence along other property lines

Summary

- Variances
 - Chapter 1163.06 – Lighting
 - Maximum of .5 foot candles at property line adjacent to residential
 - .8 foot candles requested
 - Adjacent to garages, not residential units
 - Chapter 1165.08 – Signs
 - 295 square feet of all signs requested
 - 150 square feet permissible
 - 180 square feet of wall signs requested
 - 50 square feet permissible

Site Plan



OWNER/
CIVIL EN
SURVEYOR

CERTIFIED
PARCEL ID
ZONING
PROP. SF
PROP. HEIC
TOTAL SITE
FLOOD DAT

REQUIRED
REQUIRED
1/4(BUILD)

Rendering



Summary

- Staff recommends approval
 - Project same as presented during rezoning/conditional use
 - Ideal site for low traffic generating uses
 - Traffic flow/volumes make it difficult to be used for retail or office
 - Variances appear to have no to minimal negative impact
 - Anticipated many of the requested variances during rezoning
 - Expand TIF to capture additional property tax
 - ~\$83,000 annually



Gahanna