

# Request Summary

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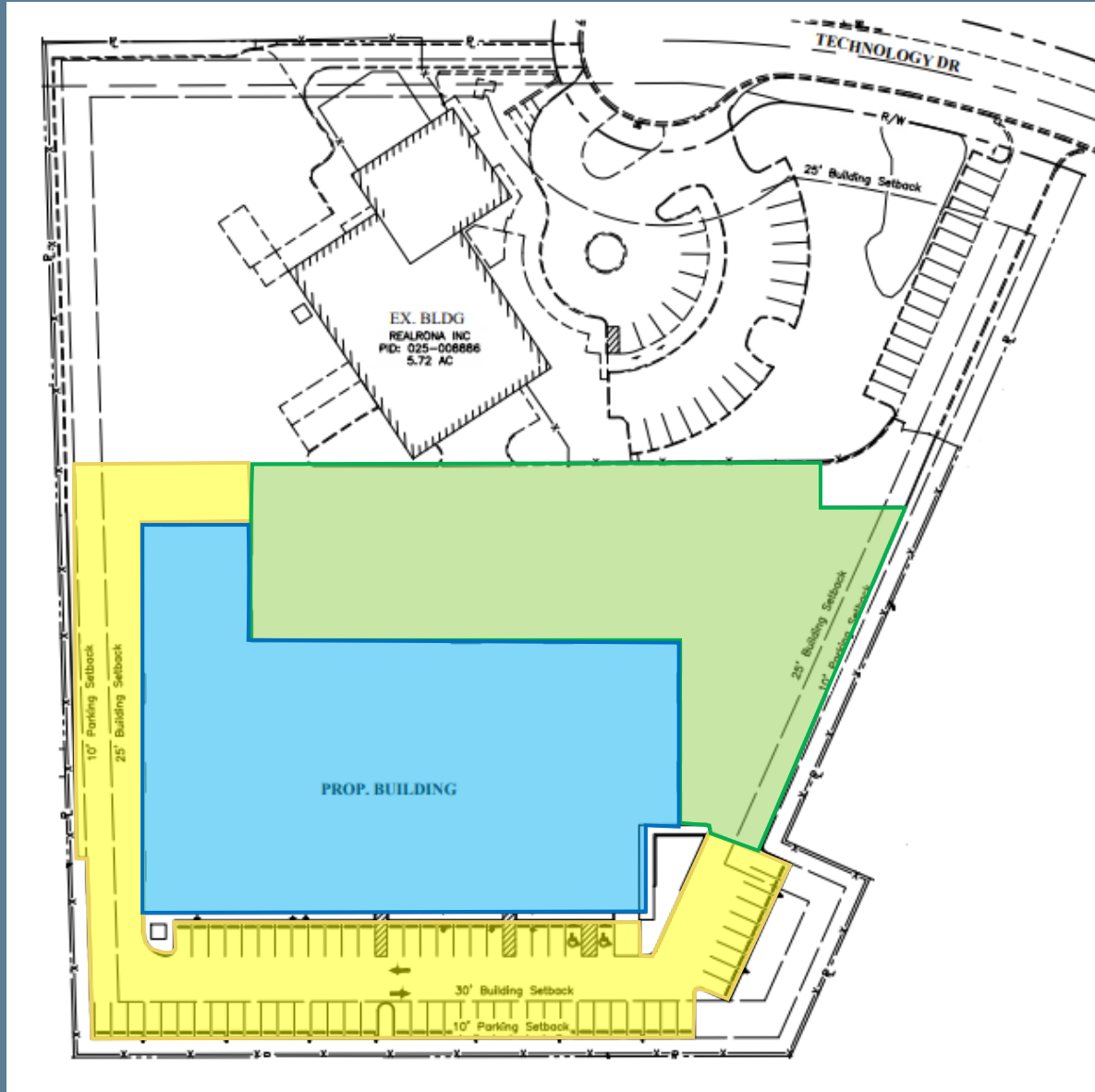
- Requesting approval of Final Development Plan, Design Review, Conditional Use, and Variance for a new warehouse and various hardscape improvements at Rosen USA site
  - Zoned OCT – Office, Commerce, and Technology
  - Outdoor storage is a conditionally-permitted use
    - Expansion of this use requires approval of another CU application
- CU and Variances previously approved in 2022
  - For outdoor storage and expansion of the existing equipment yard
  - Variances to setbacks, permitted materials, and landscaping
  - Approval of a prefab membrane structure, to be removed for this new development

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- 45,500 SF tool warehouse
  - Removal of existing prefab membrane structure
- 75,000 SF of hardscape improvements
  - 23,511 SF parking lot with 68 total new spaces
    - Exceeds parking space requirements
    - Interior landscaping requirements are met
  - Expansion of existing equipment yard
    - CU approval required
    - All screening requirements satisfied

# Site Plan



## Legend

-  Warehouse
-  Parking Lot/Drive
-  Equipment Yard

# Aerial Perspective



# Southeast Perspective



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- Requested Variance
  - 1155.04(c)(2) – Side and Rear Setbacks
    - Side and rear pavement setbacks are a minimum of 10 ft
    - Request to encroach approximately 6 ft into pavement setback
    - Similar setback variances were requested and approved for site in 2022

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- **Conditional Use Criteria**

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

- **Variance Criteria**

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



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- **Design Review Criteria**
  - Compatibility with existing structures
  - Contributes to the improvement of the design of the district
  - Contributes to the economic and community vitality of the district
  - Maintain, protect, and enhance physical surroundings
- **Final Development Plan Criteria**
  - Plan meets applicable development standards
  - Is in accord with appropriate plans for the area
  - Would not have undesirable effects on area
  - Consistent with land use character and development of the area

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- Staff recommends approval of the Conditional Use
  - Conditional use criteria is met
  - Expansion of existing conditional use on site
- Staff recommends approval of the Final Development Plan
  - Exceeds minimum parking requirements
  - All landscaping requirements are met
  - Lighting requirements are met

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- Staff recommends approval of Design Review
  - Warehouse design is consistent with existing development on site
  - Proposed materials and landscaping comply with all Design Review requirements.
- Staff recommends approval of the Variance
  - Similar setback variances have already been granted for this site
  - Variance will allow for new pavement to line up with the existing
  - Pavement is screened from adjacent site



# Gahanna