

Zoning File No. _

ZONING DIVISION

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

Updated

Apr 2022

FINAL DEVELOPMENT PLAN APPLICATION

	FORMATION		
Project/Property Address:	Project Name/Business Name:		
Parcel #: Zoning:	Lovenz Family Real Estate Acreage:		
Parcel #: Zoning:	Acreage: 0		
025-010851-00 (see Map) Select (One OCT 1.986		
070 010 00 1 00			
PLAN SPECIFICATIONS			
Project Description & Proposed Use(s): In 10 2019 11 10	a to build a metal garage		
Project Description & Proposed Use(s): We would like to build a metal garage that is 75ft × 26 ft × 12 ft tall to store our equipment and material. We would also like to add gravel to the property so our trucks can drive to the building.			
that is 15th x 20 th x 12 th 1all to store our equapment with material			
We would also use to and grave	to the property so our tracks		
can drive to the building.			
	100 Maria 100 Ma		
APPLICANT INFORMATION			
Applicant Name	Applicant Address:		
(Primary Contact): Bradley Loven2	10301 Taylor Rd		
Applicant E-mail:	Applicant Phone:		
Applicant E-mail: brad@ loveniz awnlandscape.com (Primary Contact): Bradley Loven2 Applicant Phone: brad@ loveniz awnlandscape.com brad@ loveniz awnlandscape.com			
Business Name			
	estate		
7 4 4 4 4 4	25 1001 0		
ADDITIONA	L CONTACTS		
	ontacts for correspondence*		
Name(s)	Contact Information (phone/email)		
	7		
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):		
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	Troperty dwile contact members (provide the provide th		
	Troperty Switch Contact the Co		
APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION			
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I certify that the information on this application is complete	I REQUIREMENTS HAVE BEEN COMPLETED and accurate to the best of my knowledge, and that the		
APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION I certify that the information on this application is complete project as described, if approved, will be completed in accor	I REQUIREMENTS HAVE BEEN COMPLETED and accurate to the best of my knowledge, and that the		
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I certify that the information on this application is complete project as described, if approved, will be completed in accor Applicant Signature:	A REQUIREMENTS HAVE BEEN COMPLETED and accurate to the best of my knowledge, and that the dance with the conditions and terms of that approval.		
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DATE: _



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.

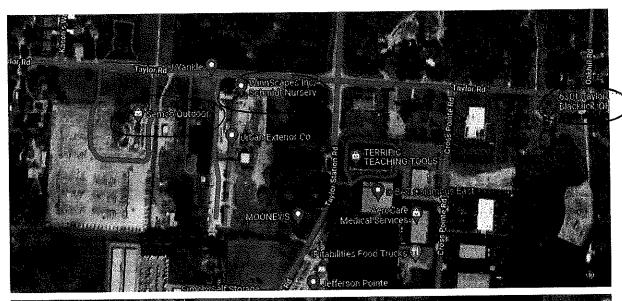
WNER

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

PROPERTY OV	authorize the applicant/representative to act in all matters pertaining to the processing and including modifying the project. I agree to be bound by all terms and agreements made by	
	(property owner name printed)	
	(property owner signature)	(date)
Subscri	bed and sworn to before me on this day of, 20	
State o	f County of	Stamp or Seal
Notary	Public Signature:	
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. Lorenz Family Real Estafe, LLC (applicant/representative/property owner name printed)	
	(applicant/representative/property owner signature)	FREE FREE FREE FREE FREE FREE FREE FREE
State o	Fladers & Williams	OF OH OH OH OH
Notary	Public Signature National Office Public Signature	. ittid Ban.

Updated





Contiguous Property Owners:

Columbus Southern Power Company 6305 Taylor Rd Blacklick, OH 43004

Love for Mankind LLC 1000 Cross Pointe Rd Gahanna, OH 43230

MORTGAGE LOCATION SURVEY

TITLE COMPANY: NORTHWEST SELECT TITLE AGENCY, LLC

FIRST FEDERAL COMMUNITY BANK BRAD LORENZ AND OLIVIA LORENZ BUYER:

SELLER: SHERYL L. AUSTIN 12/01/2022

DATE: ORDER NO.: 1071-22

LEGAL DESCRIPTION: BEING 1.983 ACRES, PART OF LOT 20, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, TOWNSHIP OF JEFFERSON, CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO.





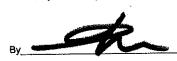
APPARENT ENCROACHMENTS: NONE.

SCALE: 1"=60' I/WE CERTIFY THAT I/WE HAVE EXAMINED THE SURVEY FOR THE PROPERTY THAT IWE HAVE JUST PURCHASED AND IWE ACKNOWLEDGE RECEIPT OF A COPY OF SAID SURVEY. **ROAD TAYLOR** CROSS POINTE ROAD 1.50 228.40 40.00 0,210 ACRE EXCEPTION IRON PIN (FOUND) 83 22.6' CONC. GRAVEL. o 24.0' DRIVE ຣີ 6301 ອີ CAR-PORT 50.0, 24.5, 5, 5, 5, SCR. POR. POOL 0.013 ACRE EXCEPTION NOTE: HOUSE IS FRAME FRAME SPLIT-LEVEL SHED 1.983 ACRES TRACT I ALL FENCE IS CHAINLINK 228.40' TRACT II 228,40

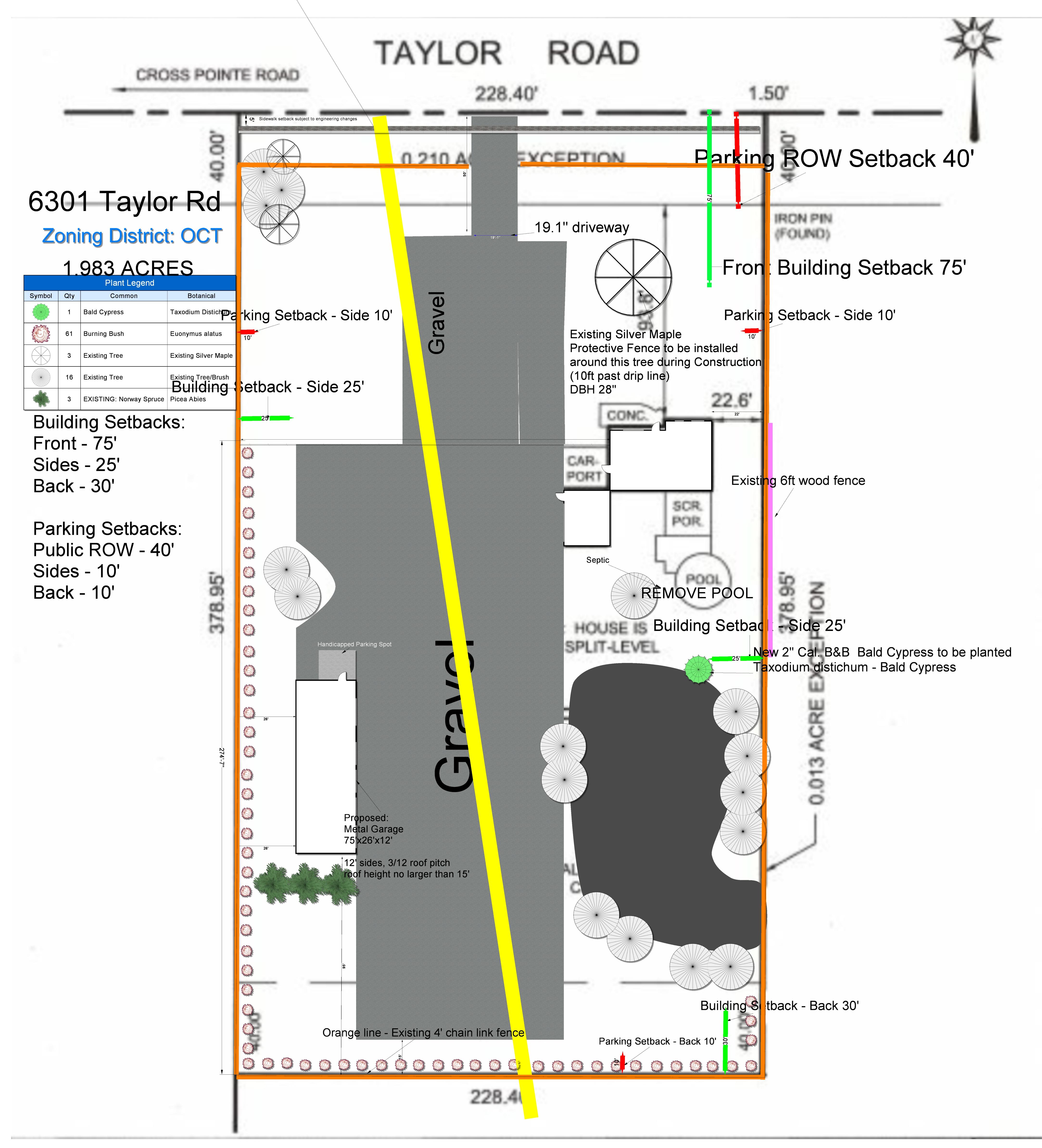


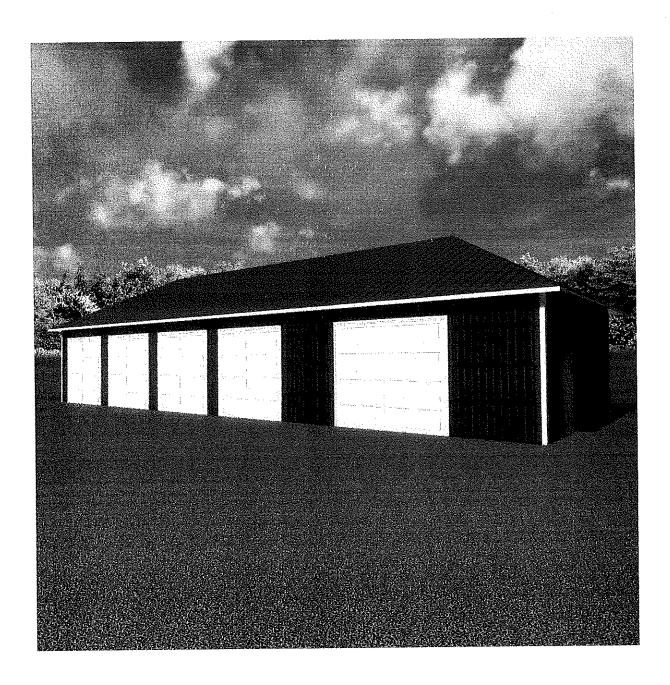
We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohlo Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code in the purposes only and does not show the location of fences or landscaping. The policy for the construction of any improvements. Liability for this survey limited to actual cost of survey.

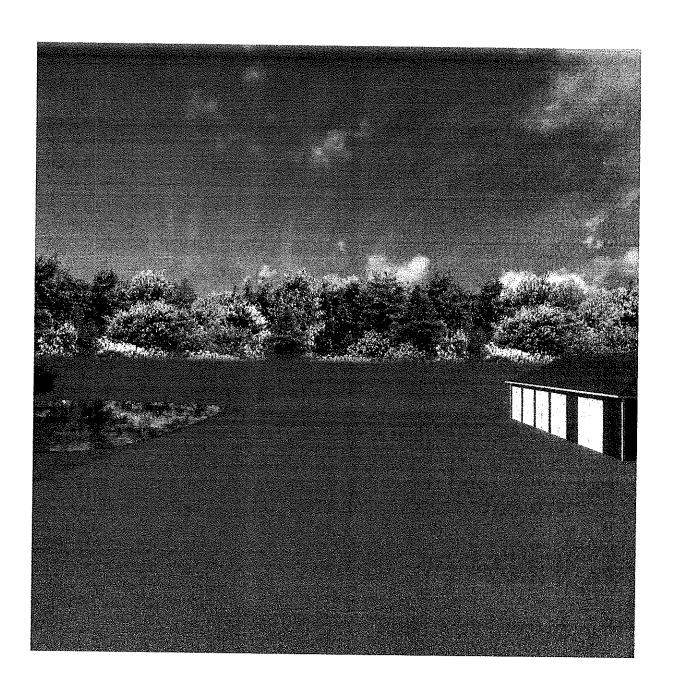
DEAN



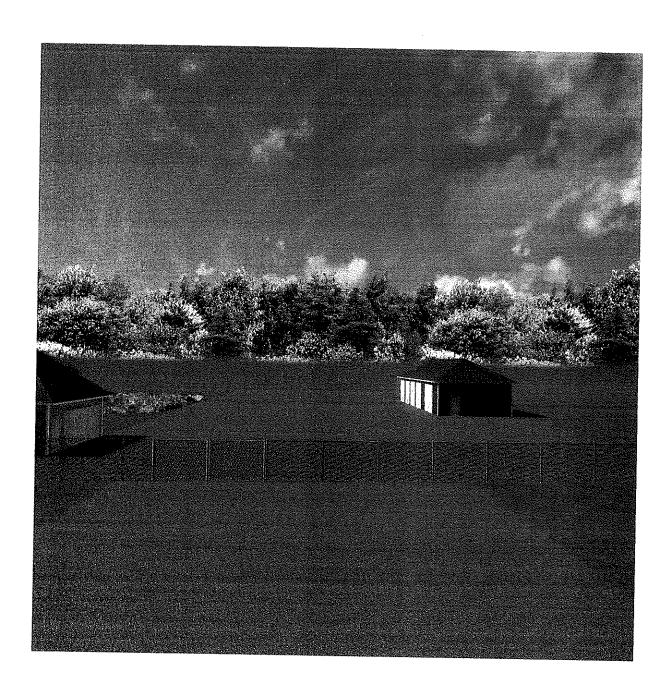
Gas Lines

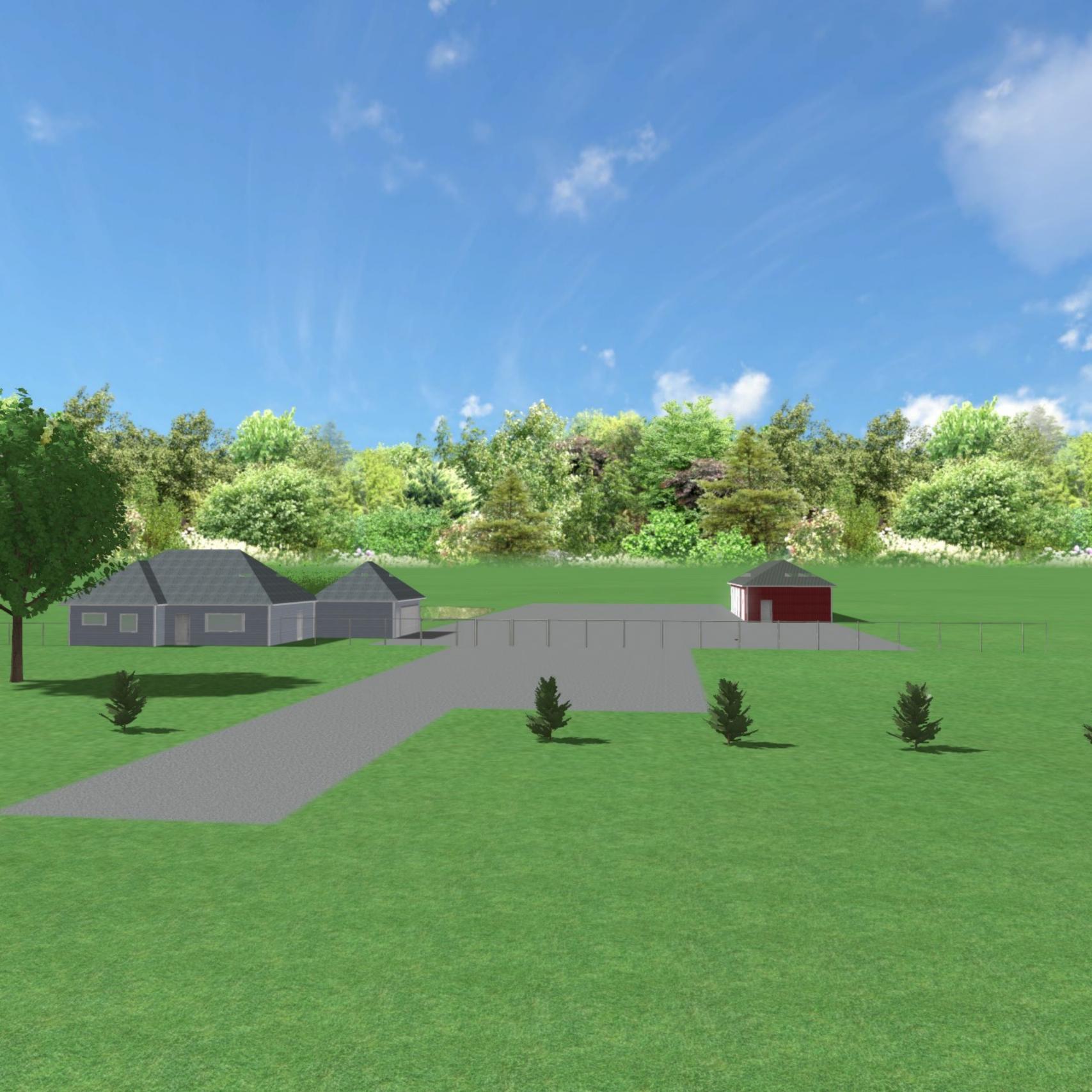






















Response to Comments - Final Development Plan (2/7/23)

Planning

- 3. Please see comments left on associated applications and revise as necessary.
 - Revisions have been made as necessary.

Parks

- 4. Landscaping plans are lacking details such as planting specifications and size of new trees to be planted.
 - We have been recently notified about a gas line easement that runs through our property. We removed
 the proposed trees because of the ROW, as well as the gas line. We will no longer be planting any
 additional trees.
- 5. I am having trouble telling where the ROW is in the plans, but evergreens cannot be planted in the ROW. The eastern white pines look like they may need to be moved away from the road. There are also overhead power lines at 6301 Taylor Rd. No trees should be planted under these lines or close enough to the lines that they will interfere when the trees are at mature size.
 - Please see our response to #4.

Assistant City Engineer

- 6. Provide utility and grading information.
 - We added the gas easement to the site plan.
 - Gravel installation will require no grading work. Gravel will be placed over the existing grade.

City Engineer

- 3. A backflow device will be required due to the transition into a business.
 - We will be installing a backflow device.
- 4. The applicant shall verify their area of disturbance is less than an acre.
 - Correct, the area of disturbance is less than an acre.
- 5. Site plan should depict any onsite wastewater system.
 - Please see the site plan for the location of the onsite wastewater system. (septic tank residential)
- 6. The owner shall install sidewalk within the right-of-way per ADA PROWAG standards.
 - We will install a sidewalk within the right-of-way per ADA PROWAG standards.

Parks

- 7. I'm glad to see that trees are no longer being planted under the power lines. However, I believe some trees still need to be planted due to the addition of impervious surfaces (proposed metal garage and proposed gravel lot). I didn't see a variance request for code 914, so those requirements will still need to be met. Also, I am concerned about 2 preserved trees that appear to be within the boundary of the proposed gravel lot. If existing trees on site are going to be preserved and counted for credit, they must be protected with tree fencing at least 10 feet beyond the dripline. Tree protection fencing plans should be included in the application.
 - The proposed gravel lot is pervious. Therefore, the amount of existing trees fulfills the requirement for this code.
 - We will not be placing gravel around the 2 preserved trees. Please see the updated site plan.



STAFF REPORT

Request Summary

The applicant is requesting approval of Final Development Plan, Design Review, Conditional Use, and Variance applications for a new storage garage and gravel lot for a landscaping company at 6301 Taylor Road. The property is currently zoned OCT – Office, Commerce, and Technology. This zoning designates the site as part of Design Review District 4 (DRD-4).

The site currently contains a former single-family home. The existing primary structure is to remain while the pool and shed will be demolished. There is an existing 4' chain link fence around the rear perimeter of the property and a 6' wood privacy fence along a portion of the eastern property line. A new 6' chain link fence was installed perpendicular to the primary structure after obtaining approval of a fence permit in January 2023.

The current proposal is for the construction of a 1,950 SF metal garage, to be used solely for storage, and an approximately 39,000 SF gravel lot to be used for the storage and travel of landscaping equipment and vehicles. The OCT district requires approval of a Conditional Use in order to permit outdoor storage. Additionally, all outdoor storage must be screened from adjacent properties and the right-of-way. This requirement is satisfied by the chain link fence to the north of the outdoor storage area, the privacy fence to the east, and 61 proposed burning bushes around the remainder of the lot in conjunction with the existing 4' fence.

The proposed garage is a prefabricated building, constructed mainly of red metal and set back approximately 230 ft from Taylor Rd. Structures that utilize similar metal materials have been previously approved in the OCT district. At its tallest, the roof is 15 ft in height. The only other existing building onsite is a former single-family home.

New structures and pavement are required to comply with impervious landscaping requirements per Parks and Recreation, and the proposed garage is the only addition that is subject to these requirements. They do not apply to the proposed lot since gravel is a pervious material. Nonetheless, gravel lots are still required to meet all interior landscaping requirements. The applicant has requested a variance to these requirements (see Variance section). However, there are 23 existing, mature trees on site that are to remain and one proposed bald cypress tree.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- The proposed development meets the applicable development standards of this Zoning Ordinance.
- The proposed development is in accord with appropriate plans for the area.
- The proposed development would not have undesirable effects on the surrounding area.
- The proposed development would be in keeping with the existing land use character and physical development potential of the area.



The property is zoned OCT and is therefore subject to the standards of Design Review District 4 (DRD-4). General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable
 Design Review District in order to maintain design continuity and provide protection of existing
 design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District.
- Maintain, protect, and enhance the physical surroundings of the Design Review District.

Conditional Use

Requests for a conditional use shall be approved if the following four conditions are met:

- 1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
- 2. The proposed development is in accord with the appropriate plans for the area.
- 3. The proposed development will not have undesirable effects on the surrounding area.
- 4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

Variance

The following variances have been requested:

- 1. 1163.05(a) Surfacing and Maintenance
 - a. All off-street parking areas shall be hard-surfaced with asphalt, cement, brick, or a combination.
 - b. Gravel is the proposed material for the parking lot, driveway, and storage area. The existing driveway is gravel, and this proposal is an update and expansion to this driveway. A couple of similar variances have been improved in the past within the OCT district. No objection from Staff, but Planning Commission may add a condition for dust control measures.
- 2. 1163.08(c)/(d)/(e)/(f)/(g) Interior Landscaping Requirements
 - a. Parking areas of 1,000 SF or more are required to comply with interior landscaping requirements. Code requires that the total amount of interior landscaping shall be 5% of the total parking area, with one tree per every 100 SF of required interior landscaping. This landscaping shall be dispersed through peninsulas and islands.
 - b. The applicant has stated that meeting these requirements would take up space that they need for their proposed use. Although these requirements are not met, 23 existing trees will be maintained on site and 61 burning bushes are to be planted. No objection from Staff.
- 3. 1163.02(a) Minimum Number of Parking Spaces Required
 - a. 1 parking space per business vehicle plus 2 additional spaces based on square footage required.



b. There will still be one ADA parking space on-site, therefore satisfying that requirement. Although there are no additional spaces, there is still a gravel parking area for employees, located just south of the access drive. The applicant has stated that there will be no additional visitors to the site. Engineering does not object to this variance since ADA parking space requirements are met. No objection from Planning Staff.

4. 1155.04(d)(1) – Site Planning

- a. All uses shall provide a minimum 4-foot-wide sidewalk from the main and secondary building entries to the parking area.
- b. The applicant has stated that installing an interior sidewalk would be a hindrance to their trucks and equipment. Engineering Staff objects to this request.
- 5. 1155.06(g)(1) Landscaping and Screening
 - a. All parking and vehicular use areas adjacent to a public right-of-way shall be screened with an evergreen hedge, masonry wall, mound, or combination to a height of 3 feet.
 - b. The applicant originally planned on planting evergreens to provide screening but is unable to since there are overhead power lines located on the northern portion of the site. The parking area is 50 ft from the right-of-way and there is an existing 4' chain link fence located between the gravel lot and the right-of-way. No objections from Staff.
- 6. 1155.07(b)(2) Outdoor Storage Areas
 - a. The placement of outdoor storage of materials or equipment must occur toward the rear of the lot on which the main structure is located.
 - b. The applicant has stated that there may be times where they will need to store equipment or materials in other areas on-site.
- 7. 1155.07(a)(1) Outdoor Storage Areas
 - a. For all uses, the placement of goods or materials for the purpose of storage shall be prohibited within any setback.
 - b. While the gravel lot itself meets all setback requirements, this variance is required since no equipment may be located or stored within a building setback, which is 30 ft while the pavement setback is only 10 ft. No objection from Staff.

Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- 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.

Staff Comments

Staff recommends approval of the CU application and has no objection to the FDP and DR applications. Other Conditional Use applications for outdoor storage have recently been approved and the use is compatible with other sites in the OCT district. The use will be sufficiently screened, and it is Staff's opinion



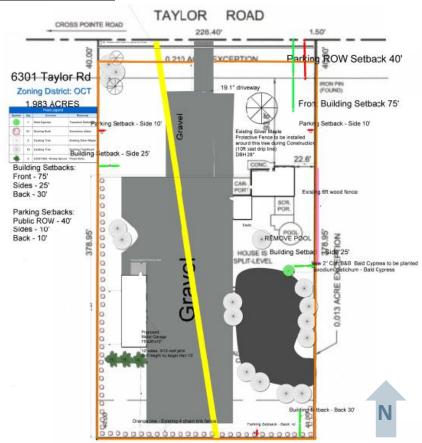
that there will be no negative impacts on the surrounding area. The proposed metal garage is consistent with other structures in the OCT district. Staff also has no objections to any of the variances except for one objection from Engineering Staff (see Variance section). The requested variances that Staff has no objection to are necessary for the site to be developed in a manner that is compatible with the proposed use.

Location/Zoning Map





Submitted Site Plan



Submitted Rendering



Respectfully Submitted By: Maddie Capka Planner