

ZONING DIVISION

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

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

DESIGN REVIEW/CERTIFICATE OF ALTHOUGH THE TOTAL AND ADDRESS OF THE TOTA							
PROPERTY INFORMATION							
Project/Property Address:		Project Name/Business Name:					
6301 Taylor Rd		Lovenz Family Real Estate					
Parcel #: U	Zoning:	L Acreage:					
025-010851-00	(see <u>Map)</u> Select O	One 707 1.986					
PLAN SPECIFICATIONS							
Application Type: (check all that apply)	Landscaping	Building Design Demolition Olde Gahanna only					
Project Description: We plan to add a metal gauge to the property as well as put gravel in certain areas for our trucks and equipment to drive and park.							
APPLICANT INFORMATION							
Applicant Name		Applicant Address:					
(Primary Contact): By ad ley C	oven2	6301 194102 FA					
I Applicant E-mail:		1301 Taylor Rd Applicant Phone: 1 614-306-4094					
brad@lovenzawnlar	dscape.com	1 614-306-4017					
DUSINESS INDITIE							
(if applicable): Lovenz Farr	uly keal	Estate					
	0	AL CONTACTS					
Pleas		ontacts for correspondence					
Name(s)	e not an approacte of	Contact Information (phone/email)					
,							
Property Owner Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):					
APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED							
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:							
ADDITIONAL INFORMATION ON NEXT PAGE							
NA H	RECEI	IVED:					
Zoning File No		DATE: Updated Apr 2022					

DATE: _____

DATE: ___



MATERIAL LIST NOT REQUIRED FOR DEMOLITION					
ITEM	MATERIAL TYPE	COLOR NAME	COLOR NUMBER		
Facade (Sides)	steel	red			
Facade					
Facade					
Awnings					
Lighting					
Roofing	steel	black			
Trim	steel	black			
Other (please specify)	Steel Steel	black white			
Other (please specify)			}		
Other (please specify)			,		

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency.
 Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.



AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

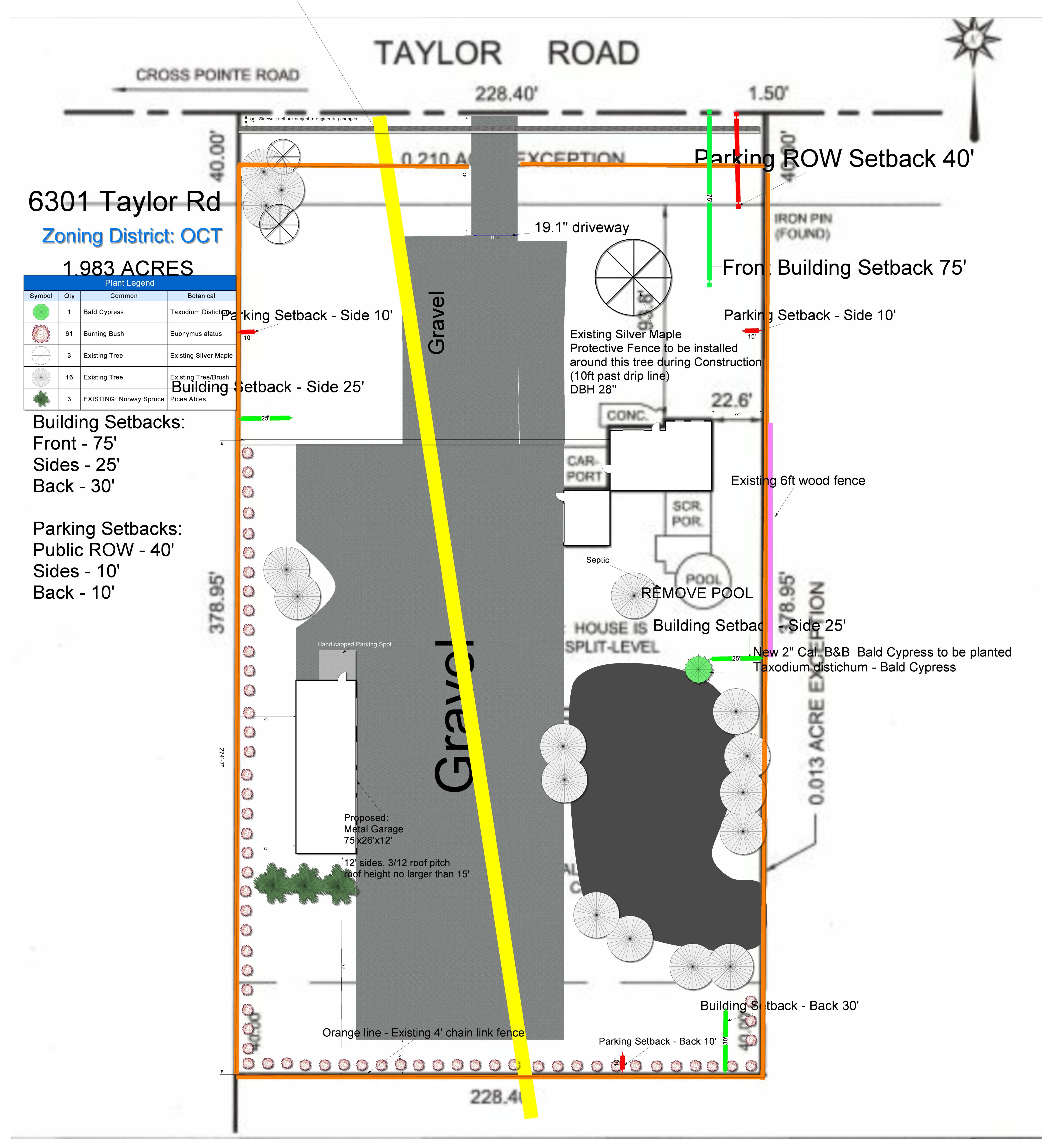
If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

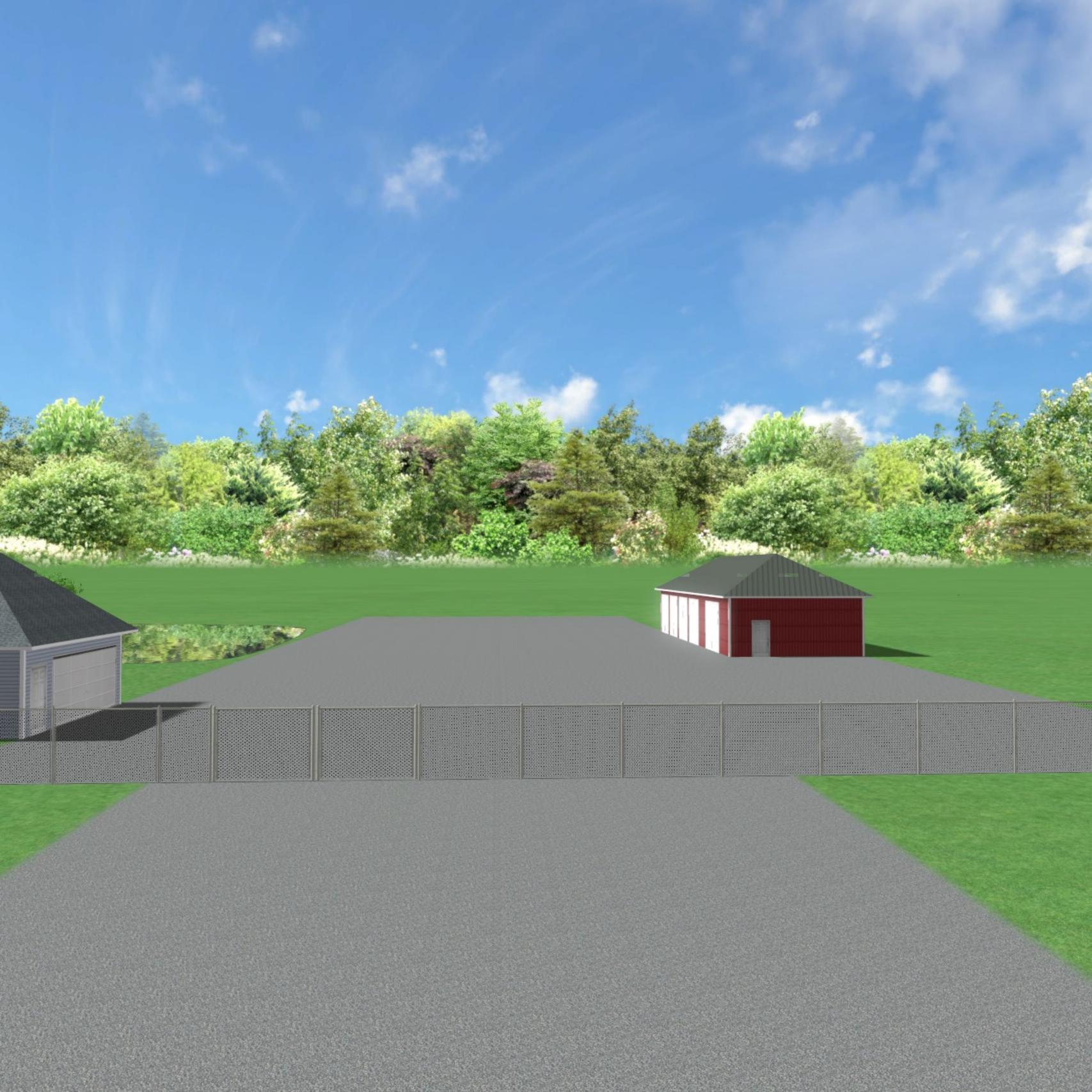
PROPERTY OWNER As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative. (property owner name printed) (date) (property owner signature) Subscribed and sworn to before me on this _____ day of _____, 20____. State of _____ County of _____ Stamp or Seal Notary Public Signature: AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on Applicant/Property Owner/Representative 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 Estate, LLC (applicant/representative/property owner name printed)

, owner (Bradley Subscribed and sworn to before me on this 🔀 State of

Gas Lines















Response to Comments - Design Review (2/7/23)

Planning

- 3. Per Chapter 1155.04(f)(1), access drives shall not exceed 35 ft in width. Please label the access drive width on the site plan so we can confirm that this requirement is met.
 - The drive is 19'. The site plan has been labeled.
- 4. Per application requirements, please add and label all setbacks (front, sides, rear, and parking) on site plan. Also add lot coverage calculations.
 - All setbacks have been labeled on the site plan.
 - 6301 Taylor Rd is located in the OCT zoning district, which doesn't have any lot coverage requirements. However, here are the calculations:
 - o Existing House 1224 sq ft
 - o Existing Garage 480.2 sq ft
 - o Proposed Garage 1952 sq ft
 - Total = 3,656.2 sq ft of buildings / 1.983 acres of land (or 85,379.48 ft)
 - 4.2% total lot coverage
- 5. Per application requirements, please provide elevations of all sides of the proposed structure. Make sure to include the height measurement for the structure.
 - The elevations of all sides of the proposed structure have been included on the site plan. The sides are 12' tall. The building has a 3/12 roof pitch, with roof height no larger than 15'.
- 6. Please label the existing fencing to remain on the lot, including height.
 - The existing fencing has been labeled, including height.
- 7. It appears that there may be more trees on site than shown on the site plan. Please confirm that all trees are shown.
 - Trees and brush have been added to the site plan.
- 8. Per Chapter 1155.07(c)(1-2), outdoor storage is required to be screened from the ROW and adjacent properties. This requirement is met from the ROW due to the proposed 6' fencing. If the existing fencing along the west and south property lines is not at least 6' in height, additional screening will be required. You can either add screening through additional landscaping or add a variance for this requirement to your existing variance application.
 - Additional screening is not necessary. Our property is surrounded by brush on all sides except for the north end, which will be screened by the proposed 6' fence. We are adding a variance to our variance application.

Parks

- 9. 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.
 - 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.

10. Landscaping plans are lacking detPlease see response to #9.	ails such as planting spec	ifications and size of new t	rees to be planted.

Building

- 1. The building will be required to comply with the 2017 Ohio Building Code, along with all required plan reviews and permits obtained.
 - We will comply with the 2017 Ohio Building Code. Plans will be submitted through the building review.

Parks

- 4. 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 a permeable surface. 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.

Response to Comments – Design Review (3/23/23)

Parks

- 4. The only thing I'm still missing is proof that the preserved trees meet the requirements for the addition of new impervious surface. Even if the gravel is pervious, the building is still an addition of impervious surface. Preserved trees between six and 19 inches in DBH are awarded credit on an inch for inch basis. In order to receive credit for preservation of Protected Trees and Preferred Tree Species, the following conditions must be met:
- A. The preserved tree is deemed healthy by the City Arborist.
- B. No construction activity will be allowed within ten feet of the dripline of the tree.
- C. Protective fencing will be installed prior to construction activity at ten feet beyond the drip line of the tree.
- D. Finished grades on the site, or other improvements, are not dramatically changed in the vicinity of the tree that may change the environmental conditions to cause degradation to the tree(s). With the proposed garage being 1,952 sq ft, 2 caliper inches of healthy trees must be preserved and protected with fencing per code 914.05 requirements. The preserved silver maples on site should satisfy this requirement, but DBH of the trees and plans for protection fencing must be represented on the plans.
 - We will be installing protective fencing 10' past drip line for the front yard Silver Maple with a DBH of 28". Also we will be planting a new 2" Cal. B&B Bald Cypress near the back pond. Both should satisfy code. Please see the attached revised site plan and let me know if you have any questions or concerns with this revision.



March 23, 2023

Lorenz Family Real Estate 6301 Taylor Rd Blacklick, OH 43004

RE: Project 6301 Taylor Rd Design Review/C of A

Dear Lorenz Family Real Estate:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a response to comments, revised plans, and/or other information as requested for further review. The response to comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Building

1. The building will be required to comply with the 2017 Ohio Building Code, along with all required plan reviews and permits obtained.

Fire District

2. The fire division has no objection to the 6301 Taylor Road application for the residential Lorenz Landscaping Conditional Use, Variance, Final Development Plan, and Design Review.

Engineering

3. No comments.

Parks

4. The only thing I'm still missing is proof that the preserved trees meet the requirements for the addition of new impervious surface. Even if the gravel is pervious, the building is still an addition of impervious surface. Preserved trees between six and 19 inches in DBH are awarded credit on an inch for inch basis. In order to receive credit for preservation of Protected Trees and Preferred Tree Species, the following conditions must be met:

A.The preserved tree is deemed healthy by the City Arborist.

B.No construction activity will be allowed within ten feet of the dripline of the tree.

C.Protective fencing will be installed prior to construction activity at ten feet beyond the drip line of the tree.

D.Finished grades on the site, or other improvements, are not dramatically changed in the vicinity of the tree that may change the environmental conditions to cause degradation to the tree(s). With the proposed garage being 1,952 sq ft, 2 caliper inches of healthy trees must be preserved and protected with fencing per code 914.05 requirements. The preserved silver maples on site should satisfy this requirement, but DBH of the trees and plans for protection fencing must be represented on the plans.



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



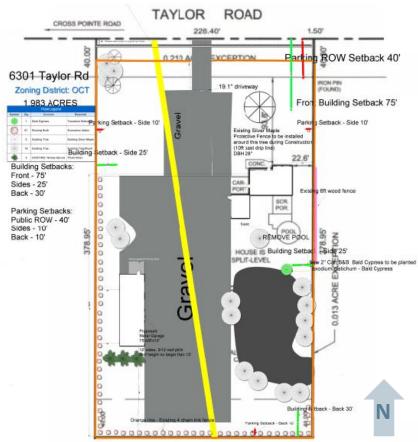
that there will be no negative impacts on the surrounding area. The proposed metal garage is consistent with other structures in the OCT district. Staff also has no objections to any of the variances except for one objection from Engineering Staff (see Variance section). The requested variances that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