

**CONDITIONAL USE APPLICATION**

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 4569 Morse Road		Project Name/Business Name (if applicable):	
Parcel ID No.(s): 025-004415, 025-004418, 025-004420	Current Zoning: RID	Total Acreage: +/- 2.707	
Proposed Use/Timeframe: This application is filed in companion with a rezoning application requesting L-CS. The Applicant proposes the conditional use of 4225 – warehousing, self-storage to permit use in the L-CS district.			
STAFF USE ONLY – Conditional Use:			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Win Stewart		Applicant Address: 2964 Peachtree Road NW, Suite 645, Atlanta, GA 30305	
Applicant E-mail: win@bshcompanies.com		Applicant Phone No.: 202.487.8466	
BUSINESS Name (if applicable): BSH Companies			
ATTORNEY/AGENT Name: David Hodge		Attorney/Agent Address: 8000 Walton Parkway, Suite 260, New Albany, OH 43054	
Attorney/Agent E-Mail: david@uhlfirm.com		Attorney/Agent Phone No.: 614.338.9320	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor Developer Architect		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) 4569 Morse LLC		Property Owner Contact Information (phone no./email): 13375 National Rd. SW	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

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: David Hodge (ESL) Date: 11-25-19

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

INTERNAL USE

Zoning File No. CU-0315-2019  
PC Meeting Date: \_\_\_\_\_  
PC File No. \_\_\_\_\_

RECEIVED: KAW  
DATE: 11-4-19

PAID: 200.00  
DATE: 11-6-19  
CHECK#: 2626

## CONDITIONAL USE APPLICATION

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Have you gone through the Area Commission process? Area Commission Meeting date held: _____
2. Review Gahanna Code Chapter <a href="#">1169</a> (visit <a href="http://www.municode.com">www.municode.com</a> )
3. Legal description of property certified by registered surveyor (11"x17")
4. Statement of the proposed use of the property
5. Statement of the necessity or desirability of the proposed use to the neighborhood or community
6. Statement of the relationship of the proposed use to adjacent property & land use
7. Plot Plan including the following: (11"X17" preferred)
- <i>The boundaries and dimensions of the lot</i>
- <i>The size and location of existing and proposed buildings and/or structures</i>
- <i>The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping</i>
- <i>The relationship of the proposed development to the applicable development standards</i>
- <i>The use of land and location of structures on adjacent property</i>
8. List of contiguous property owners & their mailing address
9. One set of pre-printed mailing labels for all contiguous property owners
10. Application fee (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )
11. Application & all supporting documents submitted in digital format
12. Application & all supporting documents submitted in hardcopy format
13. Authorization Consent Form Complete & Notarized (see page 3)

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### Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.

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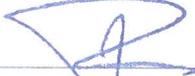
**AUTHORIZATION CONSENT FORM**

*(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.

**AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)** *If the applicant is not the property owner, this section must be completed & notarized.*

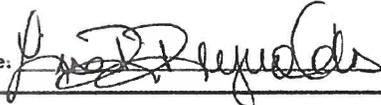
I, John Roush, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Win Stewart and Dan McCoy to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature:  Date: 10.17.19

**AUTHORIZATION TO VISIT THE PROPERTY**

I, John Roush, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature:  Date: 10.17.19

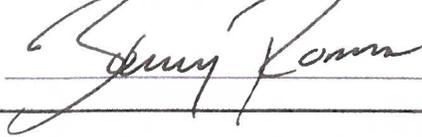
Subscribed and sworn to before me on this 17 day of October, 2019.  
State of Ohio County of Franklin  
Notary Public Signature:  EXD. 7-31-2022

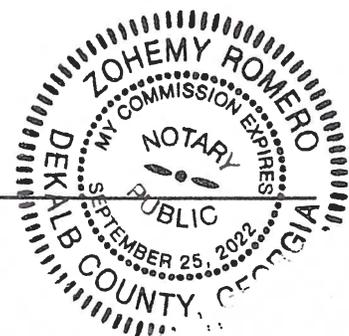


**AGREEMENT TO COMPLY AS APPROVED**

I, Win Stewart, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature:  Date: 10/27/19

Subscribed and sworn to before me on this 27<sup>th</sup> day of October, 2019.  
State of Georgia County of Fulton  
Notary Public Signature: 



## CONDITIONAL USE CRITERIA

**ADDRESS:** 4569 Morse Road  
**PARCELS:** 025-004415, 025-004418, 025-004420  
**SIZE:** +/- 2.707  
**CURRENT:** RID  
**PROPOSED:** L-CS with Conditional Use  
**APPLICANT:** BSH Companies  
**ATTORNEY:** David Hodge  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054  
**DATE:** November 25, 2019

The site is located on the south side of Morse Road, between Cherry Bottom Road and North Hamilton Road. The site is currently zoned RID. The site is bordered on the west by PUD (multi-family residential), on east by CC-2 (daycare), and on the south and south-east by SF-3 (single family residential).

The Applicant proposes rezoning the site from RID to L-CS to accommodate redevelopment of the site with a roughly 100,000 SF, multi-story, indoor conditioned, self-storage building. The remainder of the site may be developed with uses permitted as a result of this rezoning. This conditional use application is filed in companion with a rezoning application to permit: 4225 – warehousing, self-storage use in the L-CS district.

In accordance with Gahanna Zoning Code Section 1169.04, the Applicant submits the following conditional use criteria responses.

(1) *The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.*

Gahanna City Code Section 1153.05(b)(4) provides that 4225 – warehousing, self-storage is a conditional use in the CS district.

(2) *The proposed development is in accord with appropriate plans for the area.*

The site is situated within the North Gateway Focus Area of the 2019 Land Use Plan Update. This is an area which encompasses a large portion of Gahanna's multifamily development and large format commercial uses. The principles of this area include a dynamic mix of integrated uses, improved walkability, high intensity development at Hamilton and Morse Road, and growth of public spaces through streetscape elements.

The Applicant's proposed use is one that effectively integrates with the North Gateway neighborhood, its wide mix of uses, and its development principles. A self-storage facility is something that will contribute to the area's dynamic mix of integrated uses. Self-storage is most desired around areas of higher density residential development but it is also useful for commercial

and office uses. At the same time, self-storage is low intensity on the spectrum of warehouse uses and does not generate much traffic during primary travel times. The Applicant's proposed development will also contribute to the walkability of Morse road with an improved streetscape as shown on the Conceptual Plan.

(3) *The proposed development will not have undesirable effects on the surrounding area.*

The proposed development is low impact and will cause any detriment to the City infrastructure and services. Nor will the proposed development compromise the health, safety, and welfare of Gahanna residents. This facility is for the storage of Gahanna residents' personal property, and not for the storage of obnoxious or hazardous materials.

The Applicant does not propose any use which will be detrimental to the environment nor will it cause any negative impacts on existing traffic conditions. The Applicant takes great care to develop an aesthetically pleasing building which is compatible in style to the mixed-use environment. The proposed redevelopment will not negatively influence the value of existing abutting lands or developments. Rather, the proposed development will be an asset to those existing uses.

(4) *The proposed development will be in keeping with the existing land use character and physical development potential of the area.*

As stated above, the North Gateway is an area which encompasses a large portion of Gahanna's multifamily development and large format commercial uses. The principles of this area include a dynamic mix of integrated uses, improved walkability, high intensity development at Hamilton and Morse Road, and growth of public spaces through streetscape elements.

Applicant proposes a commercial development which caters to high density residential uses. The proposed self-storage use is compatible with both the existing character and future development of the neighborhood.

Respectfully submitted,



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David Hodge

**LEGAL DESCRIPTION (TITLE COMMITMENT)**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

TRACT I:  
BEING A 1.722 ACRE TRACT OUT OF A 51.99 ACRE TRACT SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS OWNED BY SAID SAM RAMSEY, SAID 1.722 ACRE TRACT BEING DESCRIBED AS FOLLOWS:  
STARTING AT AN IRON PIN AT THE INTERSECTION OF THE CENTERLINE OF BEECHAM ROAD AND THE CENTERLINE OF MORSE ROAD; SAID IRON PIN BEING THE NORTHEAST CORNER OF MIFLIN TOWNSHIP;  
THENCE NORTH 85°-45' WEST ALONG THE CENTERLINE OF MORSE ROAD A DISTANCE OF 2,308.65 TO AN IRON PIN THE PLACE OF BEGINNING;  
THENCE SOUTH 4°-15' WEST A DISTANCE OF 375' TO AN IRON PIN;  
THENCE NORTH 85°-45' WEST A DISTANCE OF 200' TO AN IRON PIN LOCATED ON THE WEST PROPERTY LINE OF THE SAM RAMSEY 51.99 ACRE TRACT OF LAND;  
THENCE NORTH 4°-15' EAST ALONG THE WEST PROPERTY LINE OF THE SAM RAMSEY 51.99 ACRE TRACT A DISTANCE OF 375' TO AN IRON PIN IN THE CENTERLINE OF MORSE ROAD, (PASSING AN IRON PIN AT 345', SAID IRON PIN BEING THE SOUTH RIGHT-OF-WAY LINE OF MORSE ROAD);  
THENCE SOUTH 85°-45' EAST, ALONG THE CENTERLINE OF MORSE ROAD A DISTANCE OF 200' TO AN IRON PIN THE PLACE OF BEGINNING AND THERE TO TERMINATE.

CONTAINING 1.722 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS EXCEPTING THEREFROM A 0.276 ACRE TRACT AS CONVEYED BY THE FRANKLIN COUNTY COMMISSIONERS TO THE CITY OF GAHANNA AS RECORDED IN INSTRUMENT # 199905180125365 AND FURTHER DESCRIBED AS FOLLOWS:  
SITUATED IN THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS AND BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING FOR REFERENCE AT FRANKLIN COUNTY ENGINEERS MONUMENT #6616 FOUND AT THE CENTERLINE INTERSECTION OF HAMILTON ROAD WITH MORSE ROAD (CENTERLINE MORSE ROAD, STATION 236+73.91);  
THENCE NORTH 86°20'58" WEST, WITH THE CENTERLINE OF SAID MORSE ROAD, A DISTANCE OF 2307.17 FEET TO A POINT (2.00 FEET LEFT, STATION 213+66.75) AND BEING THE NORTHEASTERLY CORNER OF GRANITOR'S PROPERTY AND ALSO BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;  
THENCE SOUTH 3°35'56" WEST, WITH THE GRANITOR'S EASTERLY PROPERTY LINE, A DISTANCE OF 60.00 FEET TO A POINT IN THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF SAID MORSE ROAD (58.00 FEET RIGHT, STATION 213+66.78);  
THENCE NORTH 86°20'58" WEST, WITH SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 199.98 FEET TO A POINT IN THE WESTERLY PROPERTY LINES (58.00 FEET RIGHT, STATION 211+66.80);  
THENCE NORTH 3°34'52" EAST, WITH SAID WESTERLY PROPERTY LINE, A DISTANCE OF 60.00 FEET TO THE GRANITOR'S NORTHEASTERLY PROPERTY CORNER IN THE CENTERLINE OF SAID MORSE ROAD (2.00 FEET LEFT, STATION 211+66.72);  
THENCE SOUTH 86°20'58" EAST, WITH SAID CENTERLINE, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.276 ACRE, OF WHICH THE EXISTING RIGHT-OF-WAY OCCUPIES 0.138 ACRE, LEAVING A NET TAKE OF 0.138 ACRE.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED UPON THE CENTERLINE OF MORSE ROAD AS BEING NORTH 86°20'58" WEST.

THE DESCRIPTION IS BASED UPON A SURVEY MADE BY EVANS, MECHWART, HAMBLETON & TILTON, INC. IN 1997 UNDER THE DIRECTION OF JEFFREY A. MILLER, REGISTERED SURVEYOR NO. 7211.  
A GROSS TAKE OF 0.276 ACRE IS TAKEN FROM AUDITORS PARCEL NO. 025-004415 WHICH CONTAINS 1.722 ACRES.  
PARCEL NO. 025-004415  
TRACT II:  
BEING A 0.344 ACRE TRACT OF LAND OUT OF A 50.268 ACRE TRACT OF LAND, SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY SURVEY LANDS OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1265, PAGE 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.344 ACRE TRACT OF LAND BEING PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN IRON PIN IN THE SOUTHWEST CORNER OF A 1.722 ACRE TRACT OF LAND ACQUIRED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1497, PAGE 616, SAID IRON PIN BEING S. 4°-15' W. A DISTANCE OF 375.00 LIN. FT. (MEASURED ALONG THE ABOVE MENTIONED CENTERLINE OF MORSE ROAD) FROM AN IRON PIN LOCATED IN THE PRESENT CENTERLINE OF MORSE ROAD, COUNTY ROAD NO. 17, AND CURRENTLY KNOWN AS STA. 23+08.65, AS SHOWN OF RECORD PLAT ON FILE IN THE FRANKLIN COUNTY ENGINEER'S OFFICE, 970 DUBLIN ROAD, COLUMBUS, OHIO;  
THENCE S. 4°-15' W. A DISTANCE OF 75.00 LIN. FT. TO AN IRON PIN;  
THENCE N. 4°-45' W. (RUNNING PARALLEL TO THE SOUTH PROPERTY LINE OF THE ABOVE MENTIONED 1.722 ACRE TRACT) A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN;  
THENCE N. 4°-15' E. A DISTANCE OF 75.00 LIN. FT. TO AN IRON PIN, SAID IRON PIN BEING THE SOUTHWEST PROPERTY CORNER OF THE ABOVE MENTIONED 1.722 ACRE TRACT;  
THENCE WITH THE SOUTH PROPERTY LINE OF THE HERETOFORE MENTIONED 1.722 ACRE TRACT OF LAND OWNED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS, S. 85°-45' E. A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN, THE PLACE OF BEGINNING, AND THERE TO TERMINATE.  
CONTAINING 0.344 ACRES OF LAND MORE OR LESS.  
PARCEL NO. 025-004418  
TRACT III:  
BEING A 0.918 ACRE TRACT OF LAND OUT OF A 49.924 ACRE TRACT OF LAND, SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY SURVEY LANDS OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1265, PAGE 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.918 ACRE TRACT OF LAND BEING PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING FOR A POINT OF REFERENCE AT AN IRON PIN IN THE SOUTHWEST CORNER OF A 1.722 ACRE TRACT OF LAND ACQUIRED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS MAY 19, 1949 OUT OF A 51.990 ACRE TRACT OF LAND OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1497, PAGE 616, SAID IRON PIN BEING SOUTH 4°-15' WEST A DISTANCE OF 375.00 LIN. FT. (MEASURED ALONG THE ABOVE MENTIONED EAST PROPERTY LINE OF A 1.722 ACRE TRACT OF LAND OWNED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS) FROM AN IRON PIN LOCATED IN THE PRESENT CENTERLINE OF MORSE ROAD, COUNTY ROAD NO. 17, AND CURRENTLY KNOWN AS STATION 23+08.65, AS SHOWN OF RECORD PLAT ON FILE IN THE FRANKLIN COUNTY ENGINEER'S OFFICE, 970 DUBLIN ROAD, COLUMBUS, OHIO;  
THENCE SOUTH 4°-15' WEST A DISTANCE OF 15.00 LIN. FT. TO AN IRON PIN AT THE SOUTHWEST CORNER OF A CERTAIN 0.344 ACRE TRACT OF LAND DEEDED TO THE BOARD OF FRANKLIN COUNTY COMMISSIONERS MAY 5TH, 1954 AS SHOWN OF RECORD IN DEED BOOK 1807, PAGE 16, THIS SAID IRON PIN BEING THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION;  
THENCE SOUTH 4°-15' WEST A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN;  
THENCE NORTH 85°-45' WEST (RUNNING PARALLEL TO THE SOUTH PROPERTY LINE OF THE ABOVE MENTIONED 0.344 ACRE TRACT) A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN;  
THENCE NORTH 4°-15' EAST A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 0.344 ACRE TRACT;  
THENCE WITH AND ALONG THE SOUTH PROPERTY LINE OF THE HERETOFORE MENTIONED 0.344 ACRE TRACT OF LAND OWNED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS, SOUTH 85°-45' EAST A DISTANCE OF 200.00 LIN. FT. TO THE IRON PIN AT THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION, CONTAINING 0.918 ACRES OF LAND MORE OR LESS.  
PARCEL NO. 025-004420

**OPTIONAL TABLE A ITEM NOTES**

- MONUMENTS WERE OBSERVED OR SET AT THE CORNERS OF THE PROPERTY AS SHOWN.
- FRANKLIN COUNTY'S RECORDS LIST THE SITE ADDRESS AS:  
4569 MORSE ROAD
- FEMA ZONE INFORMATION:  
PANEL: 39049C0211K  
EFFECTIVE DATE: JUNE 17, 2008  
FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PROPERTY INCLUDES A GROSS LAND AREA OF 2.709 ACRES (SURVEYED).
- VERTICAL RELIEF IS SHOWN PER A GROUND SURVEY.
- PROPERTY IS ZONED RESTRICTED INSTITUTIONAL DISTRICT PER THE CITY OF GAHANNA ZONING MAP.  
MINIMUM FRONT YARD SETBACK: 60 FEET  
MINIMUM SIDE YARD SETBACK: 30 FEET  
MINIMUM REAR YARD SETBACK: 40 FEET  
MINIMUM PARKING SETBACK: 15 FEET ON THE SIDE AND REAR. 36 FEET FROM PUBLIC RIGHT OF WAY.
- NO BUILDINGS ON THE SUBJECT PROPERTY.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK ARE SHOWN ON THE SURVEY.
- NO PARKING STRIPES ON THE SUBJECT PROPERTY.
- UTILITIES SHOWN ARE FROM FIELD EVIDENCE, FIELD MARKINGS FROM DUPS CALL, MAPS PROVIDED BY UTILITY COMPANIES AND INFORMATION FROM UTILITY EASEMENTS.
- ADJOINING OWNERS ARE SHOWN ON THE SURVEY.
- NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED WHILE CONDUCTING FIELD WORK.
- NO CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED WHILE CONDUCTING FIELD WORK.
- APPURTENANT EASEMENTS ARE SHOWN ON THE SURVEY.

**SURVEYOR'S CERTIFICATE**

TO: FIRST AMERICAN TITLE COMPANY, BSH COMPANIES, OMNI TITLE, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 16, 17, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN SEPTEMBER, 2019.

DATE OF PLAT OR MAP: OCTOBER 8, 2019

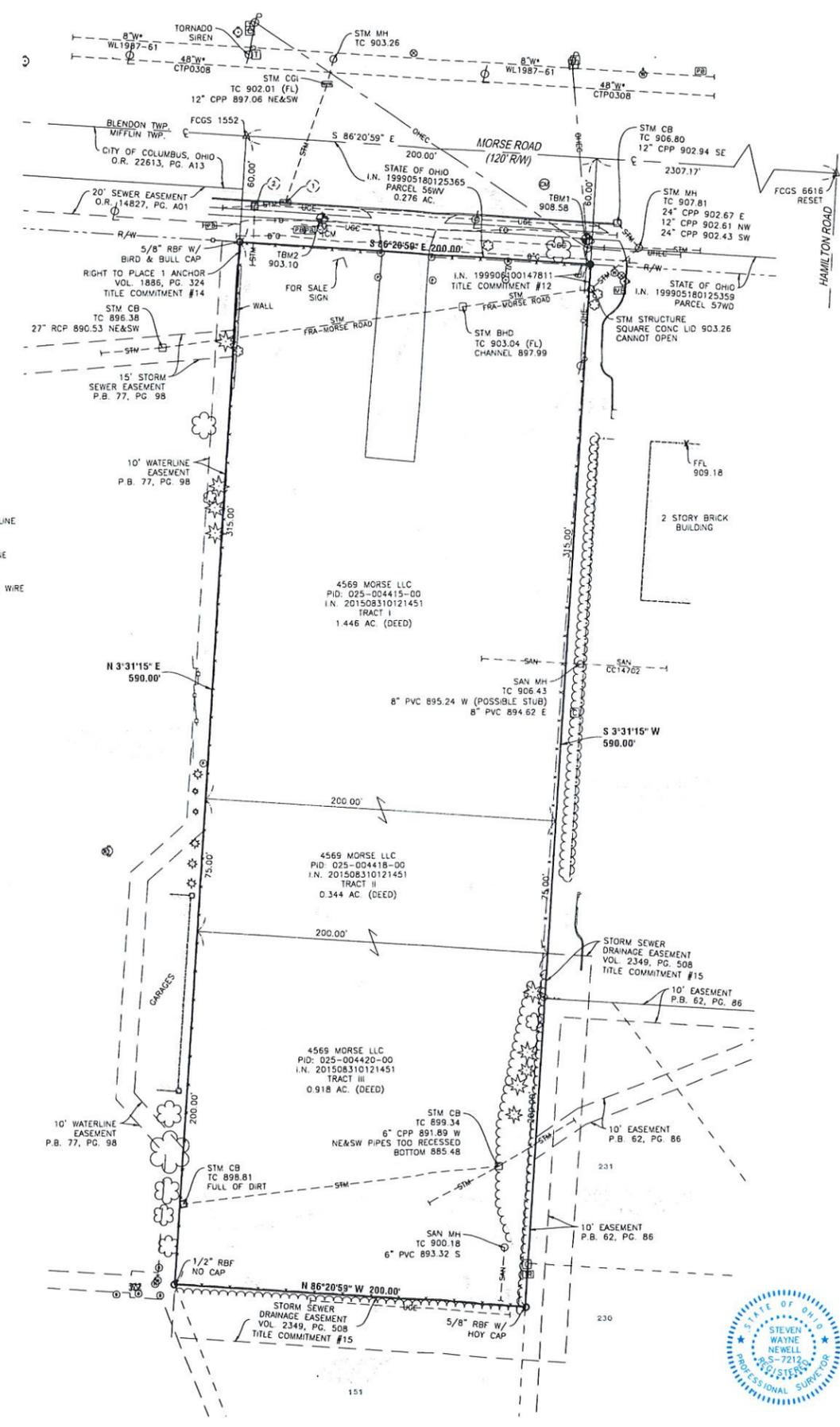
SAHDSDECKER CPS ALSO

STEVEN W. NEWELL  
OHIO PROFESSIONAL SURVEYOR NO. 7212

10/08/19  
DATE

09-24-19 DRAFT  
10-08-19 REVISION

ALTA/NPS SURVEY  
1 OF 1  
SD PROJECT NO. 3825



**ABBREVIATIONS**

- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- SAN SANITARY
- STM STORM
- CGI CURB & GUTTER INLET
- MH MANHOLE
- CB CATCH BASIN
- BHD BEEHIVE DRAIN
- TC TOP OF CASTING
- FL FLOW LINE
- FFL FINISHED FLOOR
- CONC CONCRETE
- TBM TEMPORARY BENCHMARK
- RFB REBAR FOUND

**STORM STRUCTURES**

- 1) STM CGI TC 901.48 (FL) 12" CPP 896.41 NE 12" CPP 896.29 W
- 2) STM CB TC 931.44 12" CPP 898.58 E 12" CPP 898.45 S

**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY
- STM — STORM LINE
- SAN — SANITARY SEWER
- W — WATER LINE
- G — GAS LINE
- OHE — OVERHEAD ELECTRIC LINE
- OHEC — OVERHEAD ELECTRIC & COMM LINE
- UG — UNDERGROUND ELECTRIC LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- UGC — UNDERGROUND COMM LINE
- x — CHAIN LINK FENCE W/ BARBED WIRE
- o — CHAIN LINK FENCE
- o — WOODEN FENCE
- o MANHOLE
- o DOWNSPOUT
- o CATCH BASIN
- o CURB & GUTTER INLET
- o FIRE HYDRANT
- o WATER MAIN VALVE
- o WATER VALVE
- o WATER VAULT
- o COMMUNICATIONS MARKER
- o COMMUNICATIONS MANHOLE
- o COMMUNICATIONS PEDESTAL
- o TELEPHONE PEDESTAL
- o LIGHT POLE
- o POWER POLE
- o GUY WIRE
- o FULL BOX
- o TRANSFORMER
- o MAILBOX
- o CONIFEROUS TREE
- o DECIDUOUS TREE
- o BOLLARD
- o POST
- o FLAG POLE
- o FINISHED FLOOR
- o BENCHMARK
- o REBAR FOUND
- o IRON PIN SET
- o CENTERLINE MONUMENT
- o CONCRETE
- o ASPHALT
- o BUILDING

**BENCHMARK REFERENCE**

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD83 VERTICAL DATUM BY LEVEL OBSERVATIONS TO THE FRANKLIN COUNTY BENCHMARK NETWORK.

**BENCHMARKS**

SOURCE BENCHMARK (FRANKLIN COUNTY: NE-9)  
ELEVATION = 865.471  
ALUMINUM DISK SET IN THE SOUTH END OF A WALL AT THE NORTHWEST CORNER OF MORSE ROAD AND KENSINGWOOD DRIVE, 58.5 NORTH OF THE CENTERLINE OF MORSE ROAD, 23.0 WEST OF THE CENTERLINE OF KENSINGWOOD DRIVE.

TBM 1  
ELEVATION = 908.58  
MAG SPIKE DRIVEN INTO A POWER POLE BEING LOCATED ON THE SOUTH SIDE OF MORSE ROAD AND BEING THE FIRST POWER POLE EAST OF THE DRIVE TO 4569 MORSE ROAD.

TBM 2  
ELEVATION = 903.10  
CHISELED SQUARE ON THE NORTH SIDE OF A COMMUNICATIONS MANHOLE BEING LOCATED ON THE SOUTH SIDE OF MORSE ROAD AND BEING ±33 FEET WEST OF THE DRIVE TO 4569 MORSE ROAD.

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE 0001 VRS NETWORK, WITH THE CENTERLINE OF MORSE ROAD BETWEEN FCGS 1552 & FCGS 6616 RESET BEING SOUTH 86°20'58" EAST.

**SURVEYOR'S NOTES**

- A) ALL IRON PINS SET WILL BE 3/4" PIPE WITH PLASTIC CAP STAMPED "SANDS DECKER"
- B) BOUNDARY LINES DEPICTED ARE FROM RECORD DOCUMENTS AND A FIELD SURVEY PERFORMED BY SANDS DECKER IN SEPTEMBER, 2019. THE DRAWING REPRESENTS A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 FOR BOUNDARY SURVEYS.

**TITLE COMMITMENT SCHEDULE BII EXCEPTIONS**

- FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. 2019-1192 EFFECTIVE DATE: JULY 25, 2019, 6:00 AM
- SCHEDULE B, PART II:
- 12) SUBJECT TO THE EASEMENT OF COLUMBUS SOUTHERN POWER, RECORDED ON JUNE 10, 1999 AS INSTRUMENT #199906100147811 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT ENTERS THE LIMITS OF THE SURVEY AND IS DEPICTED GRAPHICALLY.
  - 13) SUBJECT TO THE EASEMENT OF COLUMBUS RAILWAY POWER & LIGHT CO., RECORDED ON JANUARY 26, 1931 IN BOOK 958, PAGE 32 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT LOCATION NOT DESCRIBED AND THEREFORE NOT DEPICTED GRAPHICALLY.
  - 14) SUBJECT TO THE EASEMENT OF COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, RECORDED ON MAY 31, 1955 IN BOOK 1886, PAGE 324 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT ENTERS THE LIMITS OF THE SURVEY AND IS DEPICTED GRAPHICALLY.
  - 15) SUBJECT TO THE EASEMENT OF FRANKLIN COUNTY COMMISSIONERS, RECORDED ON SEPTEMBER 26, 1961 IN BOOK 2349, PAGE 508 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT DOES NOT ENTER THE LIMITS OF THE SURVEY, IS ADJOINING THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY.

 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Exhibit A</b>	

Commitment No.: 2019-1192

The Land referred to herein below is situated in the County of Franklin, State of Ohio, and is described as follows:

**TRACT I:**

Being a 1.722 acre tract out of a 51.99 acre tract situated in Franklin County, Ohio, in the City of Gahanna, Being a part of Quarter Township 1, Township 1, Range 17, United States Military Lands owned by said Sam Ramsey, said 1.722 acre tract being described as follows:

Starting at an iron pin at the intersection of the centerline of Beecham Road and the centerline of Morse Road; said iron pin being the northeast corner of Mifflin Township;

thence North 85° — 45' West along the centerline of Morse Road a distance of 2,308.65 to an iron pin the place of beginning;

thence South 4" — 15' West a distance of 375' to an iron pin;

thence North 85° — 45' West a distance of 200' to an iron pin located on the west property line of the Sam Ramsey 51.99 acre tract of land;

thence North 4° — 15' East along the west property line of the Sam Ramsey 51.99 acre tract a distance of 375' to an iron pin in the centerline of Morse Road, (Passing an iron pin at 345', said iron pin being the south right-of-way line of Morse Road);

thence South 85° — 45' East, along the centerline of Morse Road a distance of 200' to an iron pin the place of beginning and there to terminate.

Containing 1.722 acres more or less, subject to all legal highways.

Excepting therefrom a 0.276 acre tract as conveyed by the Franklin County Commissioners to the City of Gahanna as recorded in Instrument # 199905180125365 and further described as follows:

Situated in the City of Gahanna, County of Franklin, State of Ohio, Quarter Township 1, Township 1, Range 17, United States Military Lands and bounded and described as follows:

56WV

Beginning for reference at Franklin County Engineers Monument #6616 found at the centerline intersection of Hamilton Road with Morse Road (centerline Morse Road, Station 236+73.91);

thence North 86° 20' 56" West, with the centerline of said Morse Road, a distance of 2307.17 feet to a point (2.00 feet left, Station 213+66.75) and being the northeasterly corner of Grantor's property and also being the True Point of Beginning for this description;

thence South 3" 35' 56" West, with the Grantor's easterly property line, a distance of 60.00 feet to a point in the proposed southerly right-of-way line of said Morse Road (58.00 feet right, Station 213+66.78);

thence North 86° 20' 56" West, with said proposed southerly right-of-way line, a distance of 199.98 feet to a point in the Grantors westerly property line (58.00 feet right, Station 211+66.80);

thence North 3° 34' 52" East, with said westerly property line, a distance of 60.00 feet to the Grantor's northwesterly property corner in the centerline of said Morse Road (2.00 feet left, Station 211+66.72);

thence South 86° 20' 56" East, with said centerline, a distance of 200.00 feet to the True Point of Beginning and containing 0.276 acre, of which the existing light-of-way occupies 0.138 acre, leaving a net take of 0.138 acre.

The bearings in the above description are based upon the centerline of Morse Road as being North 86° 20' 56" West.

This description is based upon a survey made by Evans, Mechwart, Hambleton & Tilton, Inc. in 1997 under the direction of Jeffrey A. Miller, Registered Surveyor No. 7211.

A gross take of 0.276 acre is taken from Auditors Parcel No. 025-004415 which contains 1.722 acres.

Parcel No: 025-004415

#### TRACT II:

Being a 0.344 acre tract of land out of a 50.268 acre tract of land, situated in Franklin County, Ohio, in the City of Gahanna, being a part of Quarter Township 1, Township 1, Range 17, United States Military Survey Lands owned by Sam and Bertha Ramsey, as of record in DB. 1265, PG. 630, Recorder's Office, Franklin County, Ohio, said 0.344 acre tract of land being more particularly described as follows:

Beginning at an iron pin in the southeast property corner of a 1.722 acre tract of land acquired by The Board of Franklin County Commissioners May 19, 1949 out of a 51.990 acre tract of land owned by Sam and Bertha Ramsey, as of record in DB. 1497, Pg. 616 said iron pin being S. 4" — 15' W. a distance of 375.00 lin. ft. (measured along the above mentioned east property line of a 1.722 acre tract of land owned by The Board of Franklin County Commissioners) from an iron pin located in the present centerline of Morse Rd., County Road No. 17, and Currently known as Sta. 23+08.65, as shown of record plat on file in the Franklin County Engineer's Office, 970 Dublin Road, Columbus, Ohio;

thence S. 4° — 15' W. a distance of 75.00 lin. ft. to an iron pin;

thence N. 4° — 45' W. (running parallel to the south property line of the above mentioned 1.722 acre tract) a distance of 200.00 lin. ft. to an iron pin;

thence N. 4° — 15' E. a distance of 75.00 lin. ft. to an iron pin, said iron pin being the southwest property corner of the above mentioned 1.722 acre tract;

thence with the south property line of the heretofore mentioned 1.722 acre tract of land owned by The Board of Franklin County Commissioners, S. 85° — 45' E. a distance of 200.00 lin. ft. to an iron pin, the place of beginning, and there to terminate.

Containing 0.344 acres of land more or less.

Parcel No: 025-004418

#### TRACT III:

BEING A 0.918 ACRE TRACT OF LAND OUT OF A 49.924 ACRE TRACT OF LAND, SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY SURVEY LANDS OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1265, PAGE 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.918 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for a point of reference at an iron pin in the southeast property corner of a 1.722 acre tract of land acquired by The Board of Franklin County Commissioners May 19, 1949 out of a 51.990 acre tract of land owned by Sam and Bertha Ramsey, as of record in Deed Book 1497, Page 616, said iron pin being South 4" — 15' West a distance of 375.00 lin. ft. (measured along the above mentioned east property line of a 1.722 acre tract of land owned by The Board of Franklin County Commissioners) from an iron pin located in the present centerline of Morse Road, County Road No. 17, and currently known as Station 23+08.65, as shown of record plat on file in the Franklin County Engineer's Office, 970 Dublin Road, Columbus, Ohio;

thence South 4° — 15' West a distance of 75.00 lin. fi. to an iron pin at the southeast corner of a certain 0.344 acre tract of land deeded to The Board of Franklin County Commissioners May 5th, 1954 as shown of record in Deed Book 1807, Page 16, this last said iron pin being the true place of beginning of this description;

thence South 4" — 15' West a distance of 200.00 lin. ft. to an iron pin;

thence North 85° — 45' West (running parallel to the south property line of the above mentioned 0.344 acre tract) a distance of 200.00 lin. ft. to an iron pin;

thence North 4° — 15' East a distance of 200.00 lin. ft. to an iron pin at the southwest corner of the above mentioned 0.344 acre tract;

thence with and along the south property line of the heretofore mentioned 0.344 acre tract of land owned by The Board of Franklin County Commissioners, South 85° — 45' East a distance of 200.00 lin. ft. to the iron pin at the true place of beginning of this description, containing 0.918 acres of land more or less.

Parcel No: 025-004420

**APPLICANT:** BSH Companies  
2964 Peachtree Road NW, Suite 645  
Atlanta, GA 30305

**PROPERTY OWNER:** 4569 Morse LLC  
13375 National Road SW, Suite D  
Etna, OH 43068-3388

**ATTORNEY:** David Hodge  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, OH 43054

**AREA COMMISSION/CIVIC ASSOCIATION:** Gahanna District 2 Area Commission

**SURROUNDING PROPERTY OWNERS:** Theodore and Mary Klotz  
or current occupant  
202 Highmeadow Drive  
Columbus, OH 43230

Housan and Nianyuan Huang  
or current occupant  
208 Highmeadow Drive  
Columbus, OH 43230

Eric and Elizabeth Lemon  
or current occupant  
215 Maybank Court  
Columbus, OH 43230

Paul and Kristine Provan  
or current occupant  
218 Maybank Court  
Columbus, OH 43230

Miguel and Barbara Culpepper  
257 Crossing Creek Way  
Columbus, OH 43230

AERC Christopher Wren Inc.  
5025 Swetland Court  
Richmond Heights, OH 44143

Store Master Funding IV  
8501 East Princess Drive, Suite 190  
Scottsdale, AZ 85255

City of Gahanna  
200 South Hamilton Road  
Gahanna, OH 43230

St. Luke Lutheran Church AFDT  
4456 Morse Road  
Columbus, OH 43230

Khaled AMR, Trustee  
4647 Wilkin Court  
New Albany, OH 43054

Chestnut Hill Apartments Ltd.  
or current occupant  
4610 Weatherford Lane  
Columbus, OH 43230



November 26, 2019

BSH Companies  
2964 Peachtree Rd NW Suite 645  
Atlanta, GA 30305

RE: Project 4569 Morse Rd Conditional Use

Dear BSH Companies:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

### Parks

1. No Comments per Julie Hussey

### Building

2. Any necessary building plan approvals and permits shall be obtained prior to construction.

### Community Development

3. Informational Comment - The requested conditional use appears appropriate given the development trends in the area. Please see forthcoming staff report for additional comments.

### Fire District

4. The fire division does not object to the rezoning or conditional use, but we will wait to formally comment on the project until the Design Review and Final Development Plan are available.

### Public Safety

5. No Comment Received.

### Soil & Water Conservation District

6. No Comment Received.

### Engineering

7. No Comment Per John Moorehead

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant



## PLANNING AND DEVELOPMENT STAFF REPORT

### Request Summary

This is a request to rezone 2.7 acres from Restricted Institutional District (RID) to Community Service (CS) with an overlay for the use of personal property self-storage. Although the intended use is self-storage, it should be noted that all uses listed in the CS zone district are permissible unless prohibited by the overlay text.

The overlay text provides allowable primary building façade materials, architectural design, and general site layout. Additional elements such as prohibited uses, setbacks, height, etc may be added to the overlay text if deemed appropriate and if they are more restrictive than the zoning code.

A companion request for conditional use has also been filed. The conditional use is to permit SIC Code 4225, General Warehousing and Storage. The SIC Code doesn't define these uses but rather provides examples of typical activities.

SIC Code	Typical Uses
<b>4225 – General Warehousing and Storage</b>	General warehousing and storage; mini-warehouse; self-storage

Below is a comparison of the existing and proposed zoning categories in regards to setbacks, height, and uses. This is not a complete comparison, it is meant to provide an indication of some of the similarities and differences between the two zonings.

Zone District	RID	CS
<b>Setbacks</b>	Front yard = 60'  Side yard = 25', 30' if adjacent to residential  Rear yard = 40'	Front yard = 60'  Side yard = 10' (1/4 sum height and depth of the building if adjacent to residential)  Rear yard = 10' (1/4 sum height and width of the building if adjacent to residential)



### PROJECT DETAILS

REZONING: FROM RID TO L-CS

CONDITIONAL USE: SIC 4225  
GENERAL WAREHOUSING AND STORAGE

PROPERTY SIZE: 2.7 ACRES

FUTURE LAND USE:  
PROFESSIONAL OFFICE

STAFF RECOMMENDATION:  
APPROVAL



<b>Building Height</b>	Regulated by airport	Regulated by airport
<b>Typical Uses</b>	Government uses; schools; churches	Restaurant; gyms; trade contractors; self-storage

Land Use Plan

The Comprehensive Land Use Plan designates the property as professional office (PO). PO permits a variety office uses including general and medical office. Multi story buildings up to 60 feet in height are permissible with a building setback between 0-50 feet.

It should be noted that the Plan is meant as a guide. It does not mandate a specific use, height, or setback. Specific development standards will be evaluated if the rezoning is approved at time of final development plan submittal.

Area Commission

The request was discussed at the September 29<sup>th</sup> Area Commission meeting. Attached to the report is feedback from the area commission meeting. Please note that Area Commission feedback is non-binding but provides insight in to the thoughts and concerns of area residents.

TIF

The project is not located within the boundaries of an existing tax increment finance (TIF) district. If the property were added to the North Triangle TIF, then the City would capture additional property tax revenue. Based on the applicant’s projected assessed value of \$6,500,000, the TIF would collect approximately \$83,000 annually. The project would generate an annual property tax of approximately \$4,400 if excluded from the TIF.

Economic Development Strategy

The subject property was not included within a priority development area and therefore a specific recommendation for redevelopment was not identified.

Rezoning

Planning Commission shall consider the following elements, among other criteria, when deciding the proposed change:

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

*The proposed rezoning to CS is not 100% consistent with the recommendations of the Comprehensive Land Use Plan. However, it is staff’s opinion that the likelihood of the property developing with office uses is possible, but not probable. Staff has been presented no less than six development scenarios of the property and none have progressed through the permitting*



*process. Many of these requests were office uses or had office as a component of the development. The obstacle to developing the site has been ingress/egress. Higher traffic generating uses such as office have cited the traffic congestion of Morse Road and the site's lack of a traffic signal as the main impediment to developing with office. Additionally, most office developers prefer developing properties that are located within a Community Reinvestment Area (CRA). This property is not located within a CRA and therefore is not eligible for a tax abatement. The closest CRA is located in Olde Gahanna.*

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the proposed use.

*There are only approximately seven parcels in the City that are zoned CS. Staff is not aware of any CS zoned property that is available. Additionally, staff has received numerous inquiries regarding the feasibility of developing other properties with the same use. It is staff's opinion that the subject property is more appropriate for uses permitted under CS than the other sites that were inquired about. Typically the properties questioned for the feasibility of self-storage are located in areas with high visibility such as Hamilton Road.*

5. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.

*The applicant has requested to rezone the property to a limited overlay. The overlay has the ability to restrict uses if desirable. It may be appropriate during the public hearing to further refine the permissible and prohibited uses.*

6. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.
7. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

#### Conditional Use Criteria

CS zoning permits self-storage as a conditional use. Therefore, in order to conduct this activity, a conditional use permit is required. The conditional use portion of the CS zone district does not require any additional setbacks, buffers, or other development standards for automotive repair.

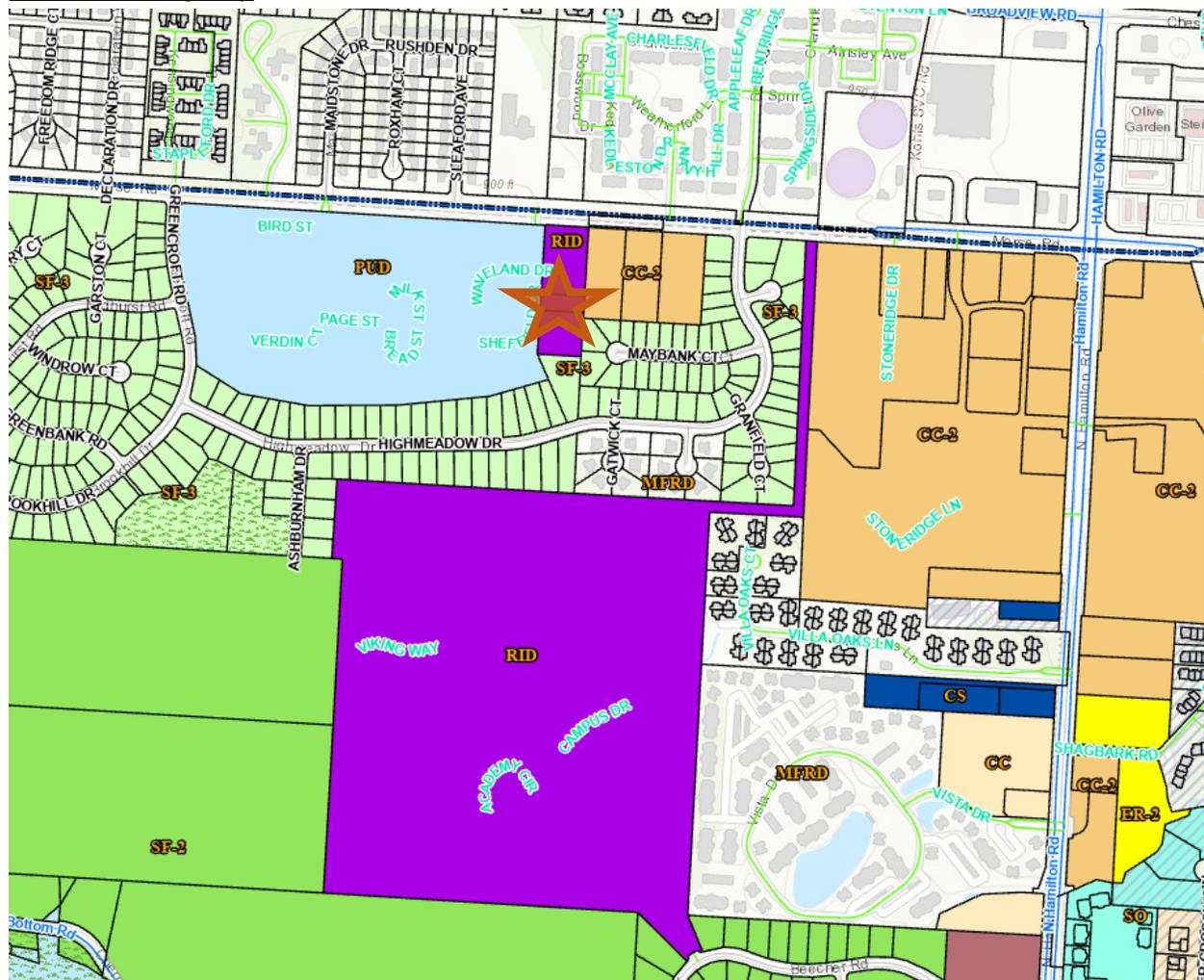
Requests for a conditional use shall be approved if the following four conditions are met:

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.

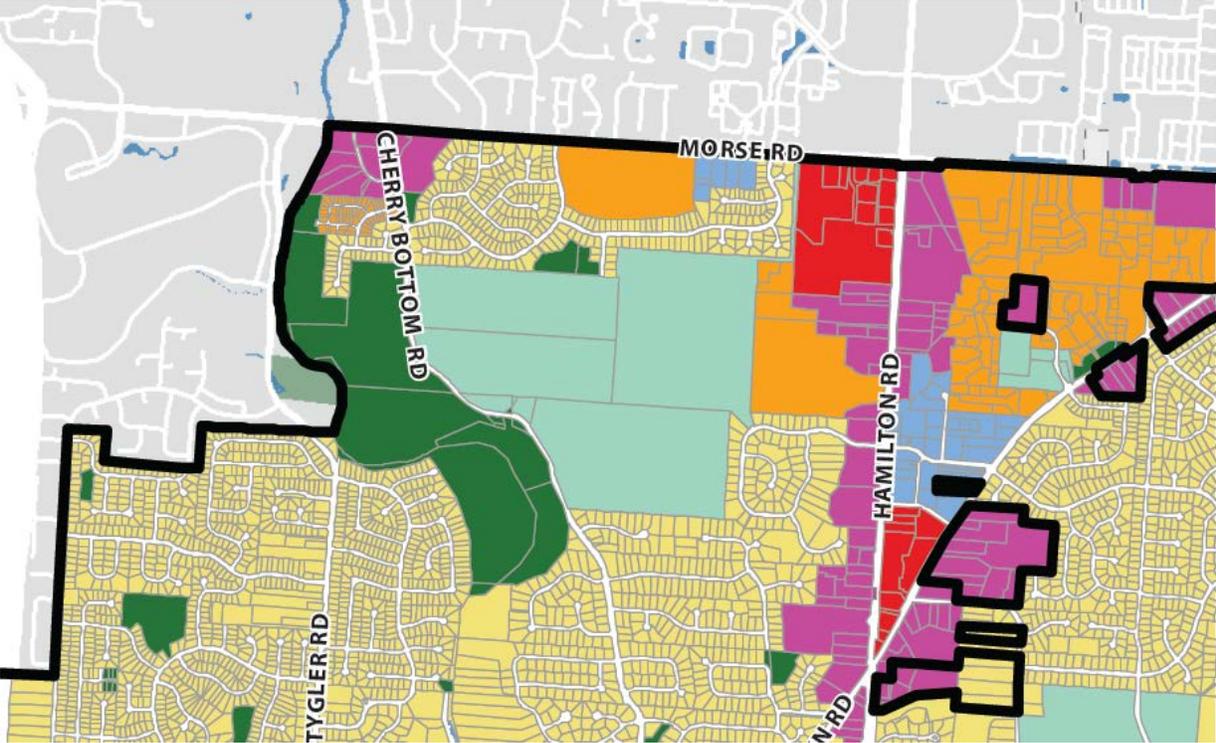
Staff Recommendation

It is Planning and Development staff's opinion that the request to rezone to CS with an overlay and a conditional use permit to allow self-storage is compatible with surrounding properties and an appropriate use of the property and therefore recommend approval.

Location/Zoning Map



Future Land Use Map



FUTURE LAND USE					
	Conservation (CONS)		Mixed Use (MU)		Industrial, Research, & Innovation (IRI)
	Low Density Residential (LDR)		Neighborhood Commercial (NC)		Institutional (INST)
	Medium Density Residential (MDR)		Community Commercial (CC)		Parkland (PL)
	High Density Residential (HDR)		Professional Office (PO)		

Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director

# **Area Commission Feedback**

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:  
SELF STORAGE ON MORSE ROAD

Meeting date:  
9/26/19

- Project type:
- Annexation
  - Conditional Use
  - Zoning Change (rezoning)
  - Other

Reviewer name:  
JAMIE MCKENNA

- Reviewer status:
- Commission Member
  - General Public

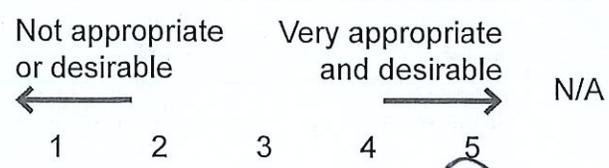
Does the scale and use of the proposal fit the context of the surrounding neighborhood?  
YES.

How would you improve the proposal as submitted?  
DRAFT APPEARS FINE, ACTUAL PROPOSAL NEEDS TO BE DONE.

What do you see as some of the outcomes of the proposal?  
A NEEDED SERVICE + A QUALITY BUSINESS.

What are your overall comments or suggestions?  
SEEMS TO BE A GOOD USE AS PRESENTED.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:



- Pedestrian friendliness
- Scale
- Compatibility with surrounding uses
- Vehicular circulation
- Traffic impact on neighboring streets



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:  
MORSE ROAD STORAGE

Meeting date: 9-26-19

Project type:  
 Annexation  
 Conditional Use - SELF STORAGE  
 Zoning Change (rezoning) - Community Service  
 Other

Reviewer name:  
DON JENSEN

Reviewer status:  
 Commission Member  
 General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?  
- FINE FOR MORSE ROAD VIEW  
- UNSURE FOR HOMES TO THE SOUTH - BUFFERS

How would you improve the proposal as submitted?  
 \_\_\_\_\_  
 \_\_\_\_\_

What do you see as some of the outcomes of the proposal?  
TRAFFIC!  
CONVENIENCE

What are your overall comments or suggestions?  
CONCERNED ON THE 3 STORIES?

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable ←      → Very appropriate and desirable      N/A  
 1      2      3      4      5

Pedestrian friendliness - 3  
 Scale - 3  
 Compatibility with surrounding uses - 4  
 Vehicular circulation - 2  
 Traffic impact on neighboring streets - 2

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Marje Rd. Self-storage

Meeting date:

9-26-19

Project type:

- Annexation  
 Conditional Use  
 Zoning Change (rezoning)  
 Other

Reviewer name:

Paul Benson

Reviewer status:

- Commission Member  
 General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

It is compatible with the 3-story apartments to the west and the tall daycare and office to the east.

How would you improve the proposal as submitted?

Be sure to keep setback as far from possible from single-family.

What do you see as some of the outcomes of the proposal?

I feel like there will be public outcry about self-storage. This should be a good use for a site that is difficult to develop.

What are your overall comments or suggestions?

It is a use that is needed as the area continues to grow.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable  
←

Very appropriate  
and desirable  
→

N/A

1      2      3      4      5

Pedestrian friendliness

3

Scale

4

Compatibility with surrounding uses

4

Vehicular circulation

4

Traffic impact on neighboring streets

4

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

MORSE ROAD STORAGE

Meeting date:

9/26/19

Project type:

- Annexation  
 Conditional Use  
 Zoning Change (rezoning)  
 Other

Reviewer name:

RYAN SPAN

Reviewer status:

- Commission Member  
 General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

FROM THE PERSPECTIVE OF BEING ON MORSE ROAD, YES.

How would you improve the proposal as submitted?

What do you see as some of the outcomes of the proposal?

SEEMS LIKE A GOOD USE OF THE LAND, GIVEN ITS HISTORY (ENVIRONMENTAL REMEDIATION BY COUNTY IN THE PAST).

What are your overall comments or suggestions?

I HAVE SOME HESITANCE ABOUT TRUCKS MAKING THE LEFT TURN OUT OF THE PROPERTY.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A



1 2 3 4 5

Pedestrian friendliness	N/A
Scale	4
Compatibility with surrounding uses	4
Vehicular circulation	3
Traffic impact on neighboring streets	2