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From: Charlie Fraas [<mailto:CFraas@castoinfo.com>]
Sent: Wednesday, July 27, 2016 9:52 AM
To: Bonnie Gard <Bonnie.Gard@gahanna.gov>
Cc: Brent Myers <BMyers@CastoInfo.com>
Subject: Stoneridge

Bonnie,

I mentioned to you that the tenant for the vehicle rental business is being forced to leave their current location before the space will be completed. We will need to allow the Conditional Use to be valid for a temporary space at Stoneridge. The address for the 4,800 SF temporary space is 1335 Stoneridge Drive, Gahanna, OH 43230. I have attached a revised site plan showing the location of the space.

The tenant needs to move into the center in late September but the new permanent space will not be available until early 2017 due to the tenant improvements for the space. Casto is doing the majority of the tenant improvement work so we have an incentive to get them into the permanent space as quickly as possible. Every day that they are in the temporary space is a day that we cannot move in another tenant.

We would like to amend our application to allow for the use of the other space on a temporary basis. We should be done with our work by mid-February but I would like to have the right to use it until March 30. If A&E drawings and city review winds up being less time then they will probably be out of the temp space by early January. I just want to have some cushion in the event that we run into unforeseen circumstances.

Also, I wanted to remind you that the tenant is looking to have the right to be able to wash cars in the area under/behind the current drive-through portion of the premises.

Please let me know if you need anything else.

Thanks,

Charlie

Charlie Fraas

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