

### CONDITIONAL USE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: 610 Taylor Station Road		Project Name/Business Name: Mercy Adult Daycare Center	
Parcel #: 027-000143-00	Zoning: (see <a href="#">Map</a> )	SO	Acreage: 1.023

USE SPECIFICATIONS
Proposed Use/Project Description: For-profit adult daycare center. The types of services provided would be adult daycare / recreation with a nurse on-site at the location at all times. The customers would be the elderly, DODD patients and patients of their existing home health business. The majority of customers would be shuttled to and from the building by Mercy Home Health Services.
STAFF USE ONLY: (Code Section): <i>1153.01 (b)(4)</i>

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Indra Bajagai	Applicant Address: 6430 E Main St; Ste 202; Reynoldsburg, OH 43068
Applicant E-mail: IBajagai2000@gmail.com	Applicant Phone: (614) 790-0768
Business Name (if applicable): Mercy Adult Day Care, LLC ( <a href="https://www.mercyhomehealthservices.com/">https://www.mercyhomehealthservices.com/</a> )	

ADDITIONAL CONTACTS	
*Please list all applicable contacts for correspondence*	
Name(s)	Contact Information (phone/email)
Nathan Yolles, REALTOR ® with KW Commercial. Representing Mercy Home Health Services / Mercy Adult Day Care.	nathan@yollesrealty.com / (614) 537-2550
Property Owner Name: (if different from Applicant) Premier Holding Group, LLC / by Rob Gillie - KRG	Property Owner Contact Information (phone no./email): rgillie@krge.com / (614) 989-7797

**ADDITIONAL INFORMATION ON NEXT PAGE....**

INTERNAL  
USE

Zoning File No

*CV-0314-2022*

RECEIVED

DATE:

*JW*  
*7/25/22*

PAID:

DATE:

*Ch: 1101*  
*7/25/22*

Updated  
Aug 2021

### CONDITIONAL USE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code Chapter <a href="#">1169</a> (visit <a href="#">Zoning Code</a> )
2.	Legal description of property certified by registered surveyor (11"x17")
3.	Statement of the proposed use of the property
4.	Statement of the necessity or desirability of the proposed use to the neighborhood or community
5.	Statement of the relationship of the proposed use to adjacent property & land use
6.	Plot Plan including the following: (11"x17" preferred) <ul style="list-style-type: none"> <li>- The boundaries and dimensions of the lot</li> <li>- The size and location of existing and proposed buildings and/or structures</li> <li>- 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</li> <li>- The relationship of the proposed development to the applicable development standards</li> <li>- The use of land and location of structures on adjacent property</li> </ul>
7.	List of contiguous property owners & their mailing address
8.	One set of pre-printed mailing labels for all contiguous property owners
9.	Application fee (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )
10.	Application & all supporting documents submitted in digital format
11.	Application & all supporting documents submitted in hardcopy format
12.	Authorization Consent Form Complete & Notarized (see page 3)

**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: Indra Bajagai (by Nathan Yolles) Date: 7.6.2022

*\* Signed on original submitted*

**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.

PROPERTY OWNER

**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 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.

Vilayphone Thawanchumy  
(property owner name printed)

[Signature] 7-12-2022  
(property owner signature) (date)

Subscribed and sworn to before me on this 12 day of July, 2022.

State of Ohio County of Franklin

Notary Public Signature: [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.

Mercy Home Health Services, LLC, By: Indira Bagga, Partner  
(applicant/representative/property owner name printed)

[Signature] 7/6/22  
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 6<sup>th</sup> day of July, 2022.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



Kylie A. Petrey  
 Notary Public, State of Ohio  
 My Commission Expires  
 February 18, 2023



7.25.2022

**Conditional Use Application: 610 Taylor Station Rd, Gahanna, OH 43230**

Mercy Adult Day Care, LLC, is seeking a use variance to operate an Adult Day Care business out of the 3,132 square feet of space located at 610 Taylor Station Rd in Gahanna. Mercy Adult Day Care currently has a lease signed on the space and is awaiting a use variance before beginning construction on the space. Below is information on the proposed business use for the space. Please contact me if any additional information or clarification is required.

Best, -- Nathan Yolles

Commercial REALTOR<sup>®</sup>; Keller Williams Commercial

(614) 537-2550 / [nathan@yollesrealty.com](mailto:nathan@yollesrealty.com)

**Proposed Use of the Property:**

Mercy Home Health Care (<http://www.mercyhomehealthservices.com/>) has been in business since 2013. They offer in-home health care to their client patients. Last year, Mercy Home Health Care decided to expand their services into the adult day care space. They contracted with the Adult Day Care Group (<http://aduldaycaregroup.com/>) to help build-out a business plan, a business model and ensure compliance with government sponsored programs as well as required licenses. Mercy Home Health Care created Mercy Adult Day Care to be the name for the new venture. They have selected the site at 610 Taylor Station Rd as an ideal location to offer their services.

Mercy Adult Day Care will offer on-site nursing and nutritional services along with recreational and therapeutic programs. There will typically be 20 seniors in the building at one time. All clients will be 65 years of age and older. Clients will be shuttled to and from the center by Mercy Adult Day Care. Arrival time will be between 7:30-9am. Seniors will be

provided with a continental breakfast and will be checked in by a RN that will perform health checks (weight, blood pressure, review care plan). Structured programs and activities will be administered throughout the day. Programming examples include: nutritional education, recreational activities and therapeutic services. Staff on hand will consist of at least: 1 Registered Nurse, 1 facilities manager, 1 front desk administrator, and licensed health aids on a ratio of 1 aid for every 7 clients. Departure for the seniors will be around 3pm each day.

#### **Necessity / Desirability of Proposed Use to the Community:**

The goal of Mercy Adult Day Care is to create a “home away from home” for seniors. Creating an environment where seniors feel welcomed, safe and engaged with other seniors is the ultimate aim of the organization. The structured environment and programs that will be provided will increase engagement among seniors within the community, as well as help seniors cope with anxiety and aid in battling depression.

#### **Relationship of Proposed Use to Adjacent Property and Land Use**

610 Taylor Station Rd is an ideal location for this business as it's a quiet office complex that offers a mix of professional office users as well as light medical. In the proposed building, half will be occupied by Mercy Adult Day Care, and the other half is currently occupied by the offices for Premier Home Care (this company is also the owner / landlord for the building). Across the parking lot from the proposed site is an Ear, Nose & Throat clinic that specializes in hearing aids and audiology services. Behind the proposed building (separate parking lot / separate entrances) are several office suites with businesses that include a construction consulting company, a locksmith and the offices for a sales company specializing in blinds and window fixtures. It is the belief of Mercy Adult Day Care, and the belief of the landlord, that the use would be a natural fit for the complex.

**Additional information on the services being offered and the company's mission statement can be found on the attached brochure.**

## About Us

**Mercy Adult Day Care** is a state licensed facility. We find inspiration in the people we care for.

**Mercy Adult Day Care** is a day service program that is committed to caring for the elderly and the mobility-impaired. We are dedicated to fulfilling our mission to create more opportunities for our day care participants to pursue hobbies, remain active and maintain good health.

Our day programs are designed for those who wish to stay vibrant, strong and happy as they age. We create opportunities for our day care participants to find new meaning in life rather than seeing old age as a decline in lifestyle. Caregivers are vigilant and provide assistance when needed. As a bonus, adult day care participants get companionship from peers - which is something rarely achieved at home.

At **Mercy Adult Day Care** we have staff who are licensed and experienced:

- |                        |                 |
|------------------------|-----------------|
| ☑ Director             | ☑ Aides         |
| ☑ Assistant Director   | ☑ Social Worker |
| ☑ Nurses               | ☑ Dietitians    |
| ☑ CNAs                 | ☑ Drivers       |
| ☑ Activity Coordinator |                 |

we serve as a place for many individuals to receive care as their needs require, and to enjoy meals over interesting conversations. Visit us and ask about the different activities we have in store.

Call 614-790-0768 to schedule a facility tour.

## Services



**Mercy Adult Day Care** offers services designed for the elderly and disabled. We offer comprehensive services including:

- ☑ Nursing Services
- ☑ Nutritional Services
- ☑ Recreational Programs
- ☑ Therapeutic Services
- ☑ Transportation Services

In addition, **Mercy Adult Day Care** can also provide transportation to medical appointments, Social Services and counseling by the dietitian at the facility.

We provide medical care and support for patients who have:

- ☑ Alzheimer's Disease
- ☑ Diabetes
- ☑ Cardiovascular Disease
- ☑ Stroke
- ☑ Dementia
- ☑ Incontinence Problems

What can we do for your family today? Call us at 614-790-0768 for more details about our services.

## Our Mission Statement

**Mercy Adult Day Care** is committed to creating opportunities for the elderly and the disabled to pursue hobbies, remain active, and maintain good health. Our day programs are designed for those who wish to stay vibrant, strong and happy as they age. At **Mercy Adult Day Care** we believe that every person has the right to independent choices regarding care and to be treated with dignity and respect.

SPDN LTD  
600 Taylor Station Rd.  
Gahanna, Ohio 43230

Peniel Ethiopian Evangelical Church  
6191 Taylor Rd.  
Blacklick, Ohio 43004

Taylor Crossing Business Park  
151 Mill St. Ste 315  
Gahanna, Ohio 43230



Civil & Environmental Consultants, Inc.

Pending Deed Order

DESCRIPTION OF A 1.023 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Lot 21 (P.B. 1, Pg. 10), Quarter Township 3, Township 1, Range 16, United States Military Lands, being within that original 2.833 acre tract as described in deed to SPND, Ltd, of record in Instrument Number 200309040280955, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING FOR REFERENCE at Franklin County Monument FCGS 5517 RESET found at the centerline intersection of Taylor Station Road (County Road 208) and Taylor Road (County Road 205) said monument being North 85°51'33" West, a distance of 2541.08 feet, from Franklin County Monument FCGS 5518 and being North 03°41'01" East, a distance of 743.55 feet from Franklin County Monument FCGS 5319 RESET;

Thence South 03°41'01" West, with the centerline of Taylor Station Road, a distance of 368.24 feet, to a point;

Thence South 86°18'59" East, through the right of way of Taylor Station Road and with the southerly line of that 0.814 acre tract as described in a deed to Franklin County Commissioners as Parcel 36-WD, of record in Instrument Number 200001310020689, also being in part with the northerly line of that 0.058 acre tract as described in a deed to the Franklin County Commissioners, of record in Instrument Number 200308280273960, passing an iron pipe found capped "Franklin Consultants" at a distance of 40.27 feet, a total distance of 50.00 feet, to an iron pin set at the southeast corner of said 0.814 acre tract and at the POINT OF TRUE BEGINNING;

Thence with the easterly lines of said 0.814 acre tract, the following courses:

North 03°41'01" East, a distance of 88.24 feet, to an iron pin set;

South 86°19'00" East, a distance of 10.00 feet, to an iron pin set;

North 03°41'01" East, a distance of 69.16 feet, to an iron pin set;

Thence South 86°22'15" East, through said 2.833 acre tract, a distance of 274.54 feet, to an iron pin set in the common line of said 2.833 acre tract and that original 1.093 acre tract as described in a deed to Peniel Ethiopian Evangelical Church, of record in Instrument Number 200305150145479;

Thence South 03°48'21" West, with aforesaid common line, a distance of 161.04 feet, to an iron pin set at the southerly common corner of said 2.833 acre tract and said 1.093 acre tract and in the northerly line of that original 2.237 acre tract as described in a deed to Taylor Station Business Park, LLC, of record in Instrument Number 201712200179283;

Thence North 85°38'04" West, with the common line of said 2.833 acre tract and said 2.237 acre tract, a distance of 284.21 feet to the POINT OF TRUE BEGINNING, containing 1.023 acres, more or less. Subject to all easements, restrictions and right of way of record.

All iron pins set are 5/8-inch rebar, 30 inches in length, with a cap bearing the name "CEC, INC".

The bearings shown above are based a portion of the centerline of Taylor Station Road as shown on the Franklin County Centerline Survey Plat for "Taylor Station Road, CO. RD. #208" being North 03°41'01" East.

The above description is based on existing records obtained from the Franklin County Recorder's Office and an actual field survey performed on January 17, 2018 under my supervision.



All of (027) 000143



CIVIL & ENVIRONMENTAL CONSULTANTS, INC. Mark Alan Smith Registered Surveyor No. 8232 Date 2/19/2018

APPROVED by Planning Commission City of Gahanna, Ohio No Plat Required. Page 1 of 1

Kim Banning, CMC Kayla Holbrook Clerk of Council, Deputy





# PLAT OF SURVEY

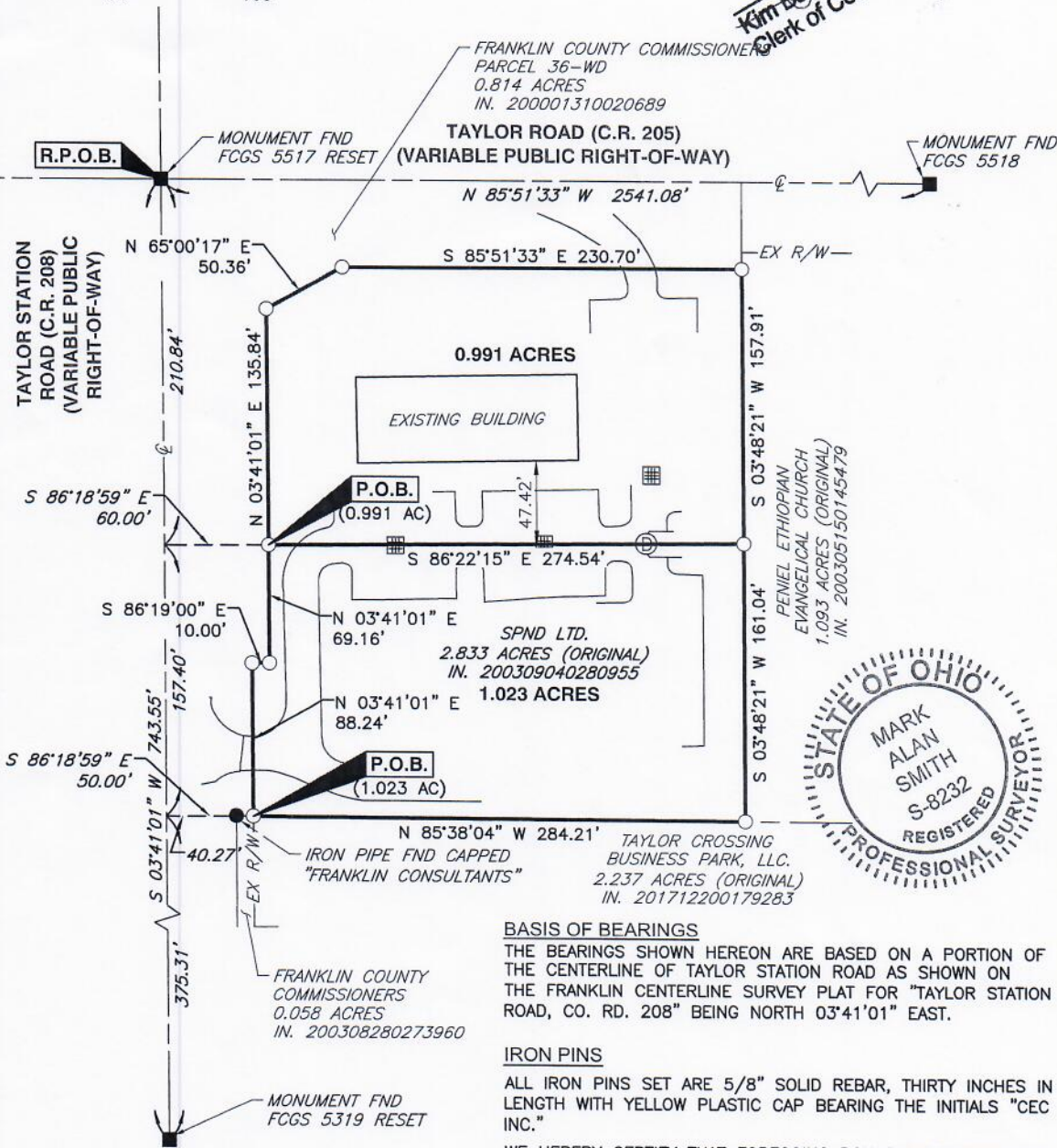
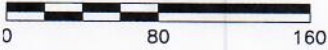
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,  
 LOT 21 (P.B. 1, PG. 10), QUARTER TOWNSHIP 3,  
 TOWNSHIP 1, RANGE 16  
 UNITED STATES MILITARY LANDS

**APPROVED by Planning Commission**  
 City of Gahanna, Ohio  
 No Plat Required.  
*Kim Bahning, GMC*  
 Clerk of Council



**NORTH**

SCALE IN FEET



**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE CENTERLINE OF TAYLOR STATION ROAD AS SHOWN ON THE FRANKLIN CENTERLINE SURVEY PLAT FOR "TAYLOR STATION ROAD, CO. RD. 208" BEING NORTH 03°41'01" EAST.

**IRON PINS**

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC."

WE HEREBY CERTIFY THAT FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

**LEGEND**

- COUNTY MONUMENT FOUND
- IRON PIN FOUND
- IRON PIN SET

*Mark Alan Smith*  
 MARK ALAN SMITH  
 REGISTERED SURVEYOR NO. S-8232  
 DATE: 2/19/2018



**Civil & Environmental Consultants, Inc.**

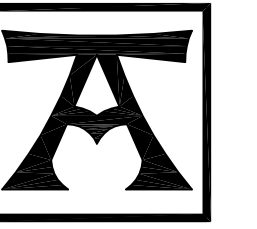
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
 614-540-6633 · 888-598-6808

www.cecinc.com

0.991 ACRES  
 1.023 ACRES

CITY OF GAHANNA  
 FRANKLIN COUNTY, OHIO

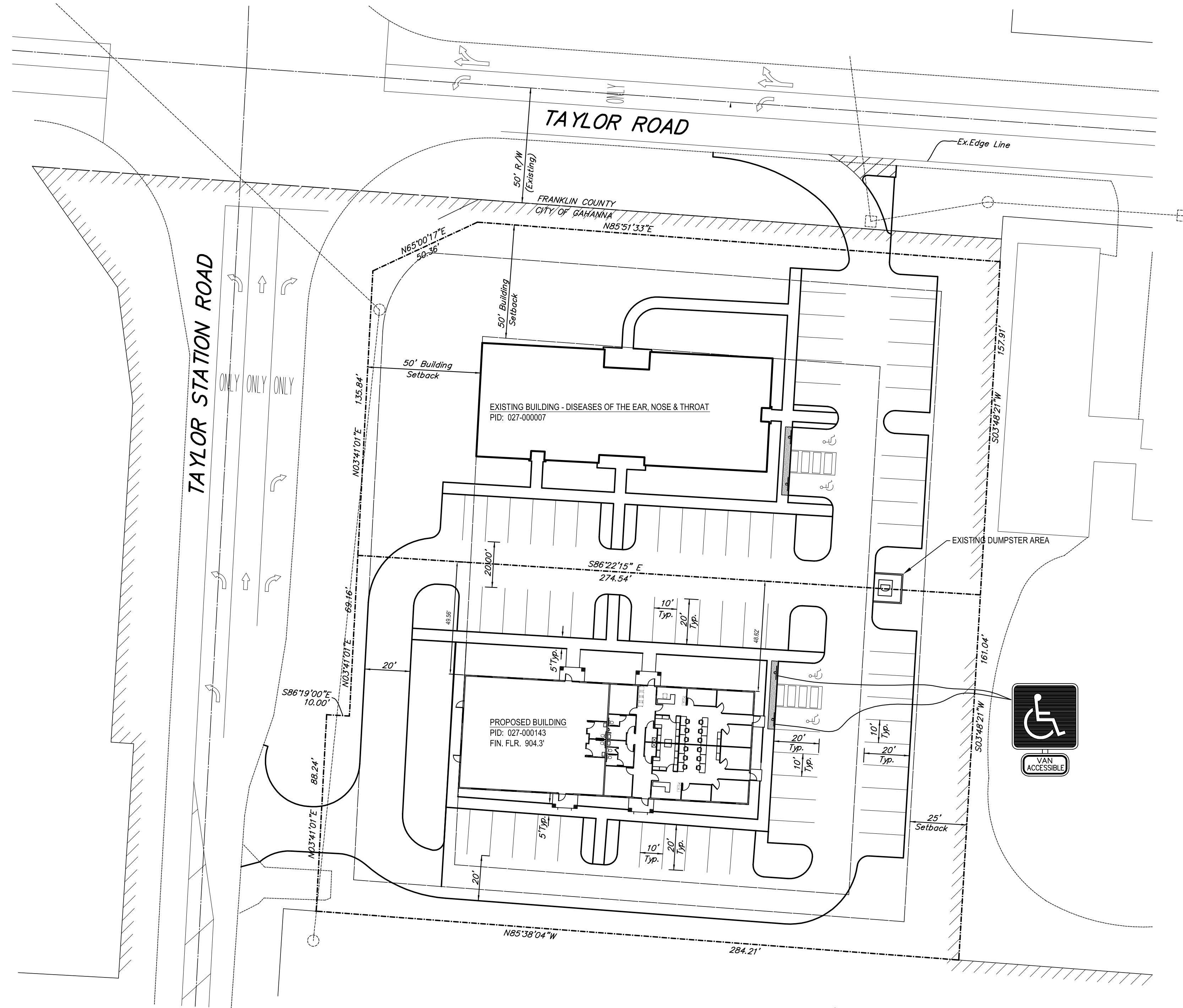
DRAWN BY:	JEC	CHECKED BY:	MJA	APPROVED BY:	MAS	DRAWING NO.:
DATE:	MARCH 2018	DWG SCALE:	1"=80'	PROJECT NO:	175-481	<b>1 OF 1</b>



Alpha Architectural Services, LLC.  
 Donald R. Weaver, Arch.  
 620 Reindeer Lane  
 Gahanna, Ohio 43230

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**SITE PLAN**  
 1" = 30'-0"

**SITE ANALYSIS**

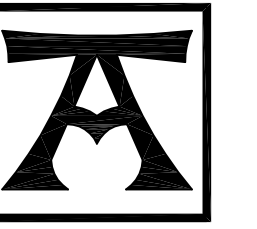
PID: 027-000143  
 ZONING: SUBURBAN OFFICE: SO  
 SITE AREA: 1.023 ACRES  
 TOTAL IMPERVIOUS AREA: 29,797 S.F.  
 BUILDING AREA: 6,400 S.F.  
 REQUIRED PARKING: 6,400 S.F. / 1 SPACE PER 350 S.F. = 19 SPACES  
 PARKING PROVIDED: 40 + 2 ACCESSIBLE SPACES

**A NEW OFFICE BUILDING FOR  
 VILA HOME HEALTH CARE**

TAYLOR STATION RD.  
 GAHANNA, OHIO

18023

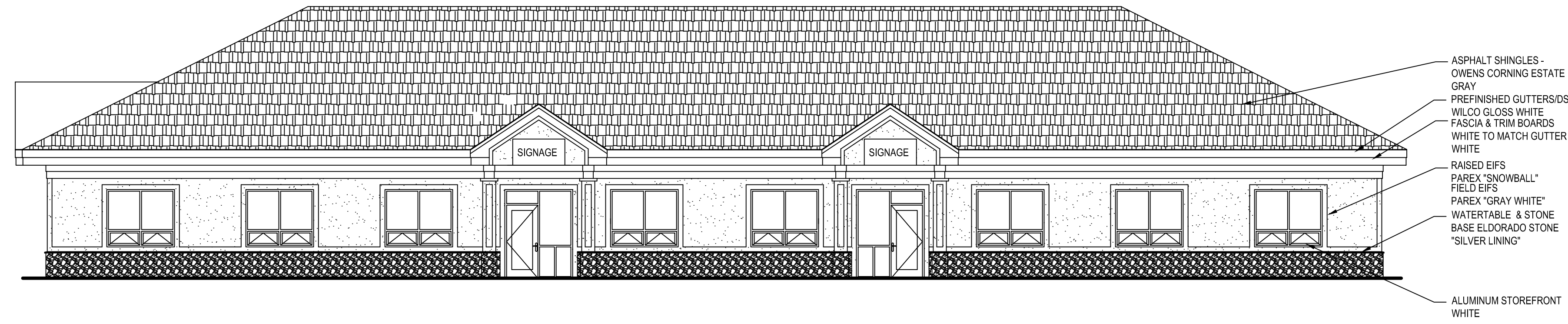
1	
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Alpha Architectural Services, LLC.  
 Donald R. Weaver, Arch.  
 620 Reindeer Lane  
 Gahanna, Ohio 43230

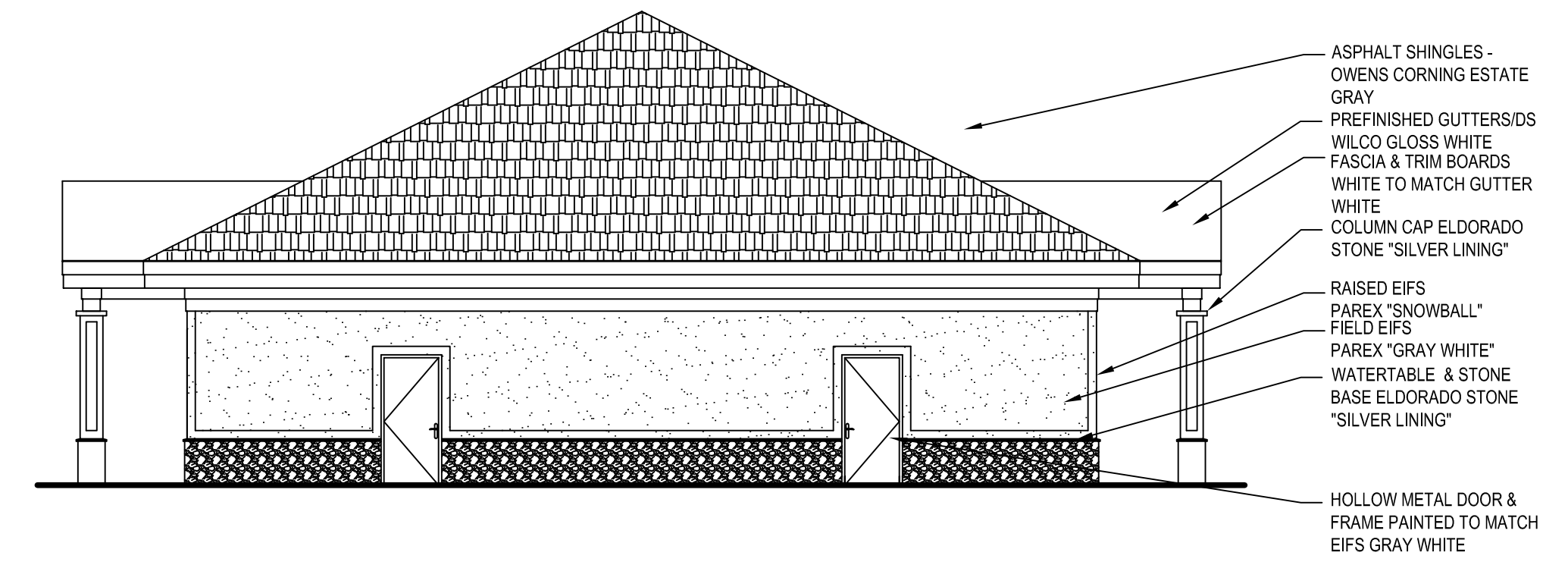
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**SOUTH ELEVATION**

1/8" = 1'-0"



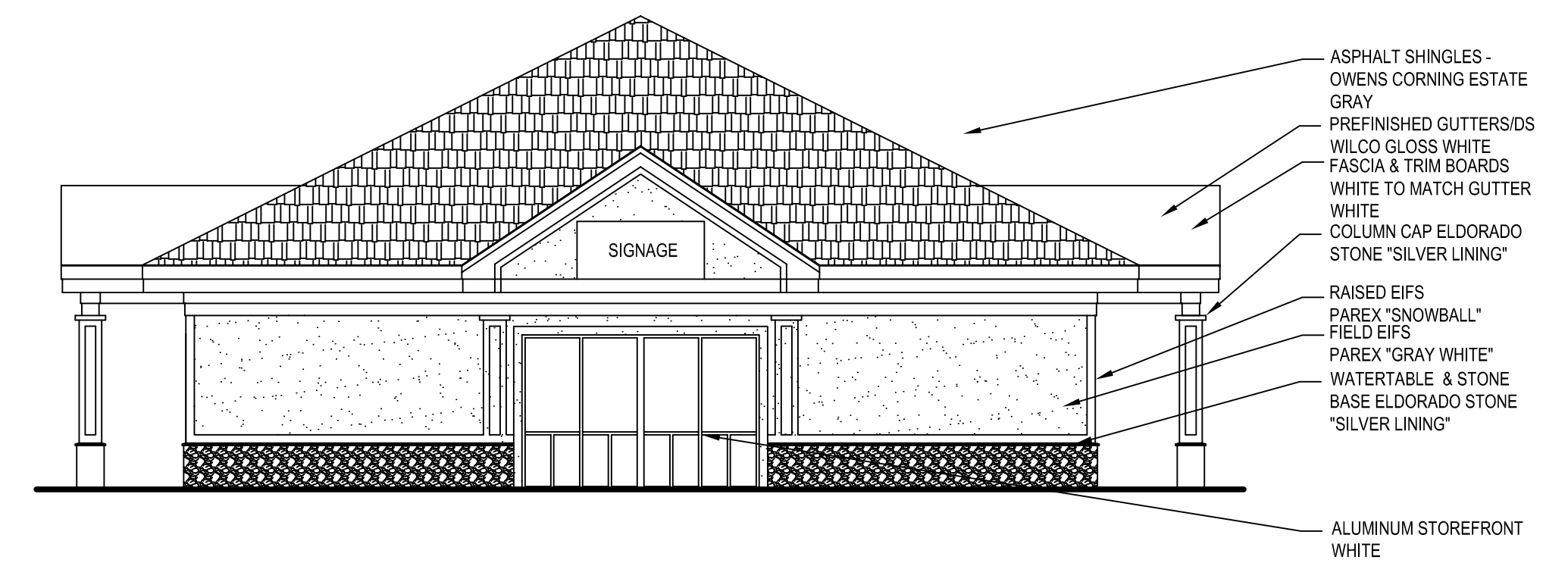
**EAST ELEVATION**

1/8" = 1'-0"



**NORTH ELEVATION**

1/8" = 1'-0"



**WEST ELEVATION**

1/8" = 1'-0"

A NEW OFFICE BUILDING FOR  
VILA HOME HEALTH CARE

TAYLOR STATION RD.  
GAHANNA, OHIO

18023

1	
2	



1 VIEW FROM NORTHWEST CORNER



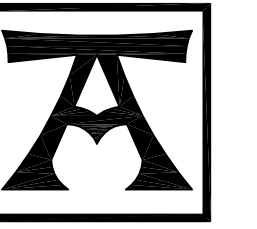
2 VIEW FROM THE NORTH



3 VIEW FROM NORTH EAST CORNER



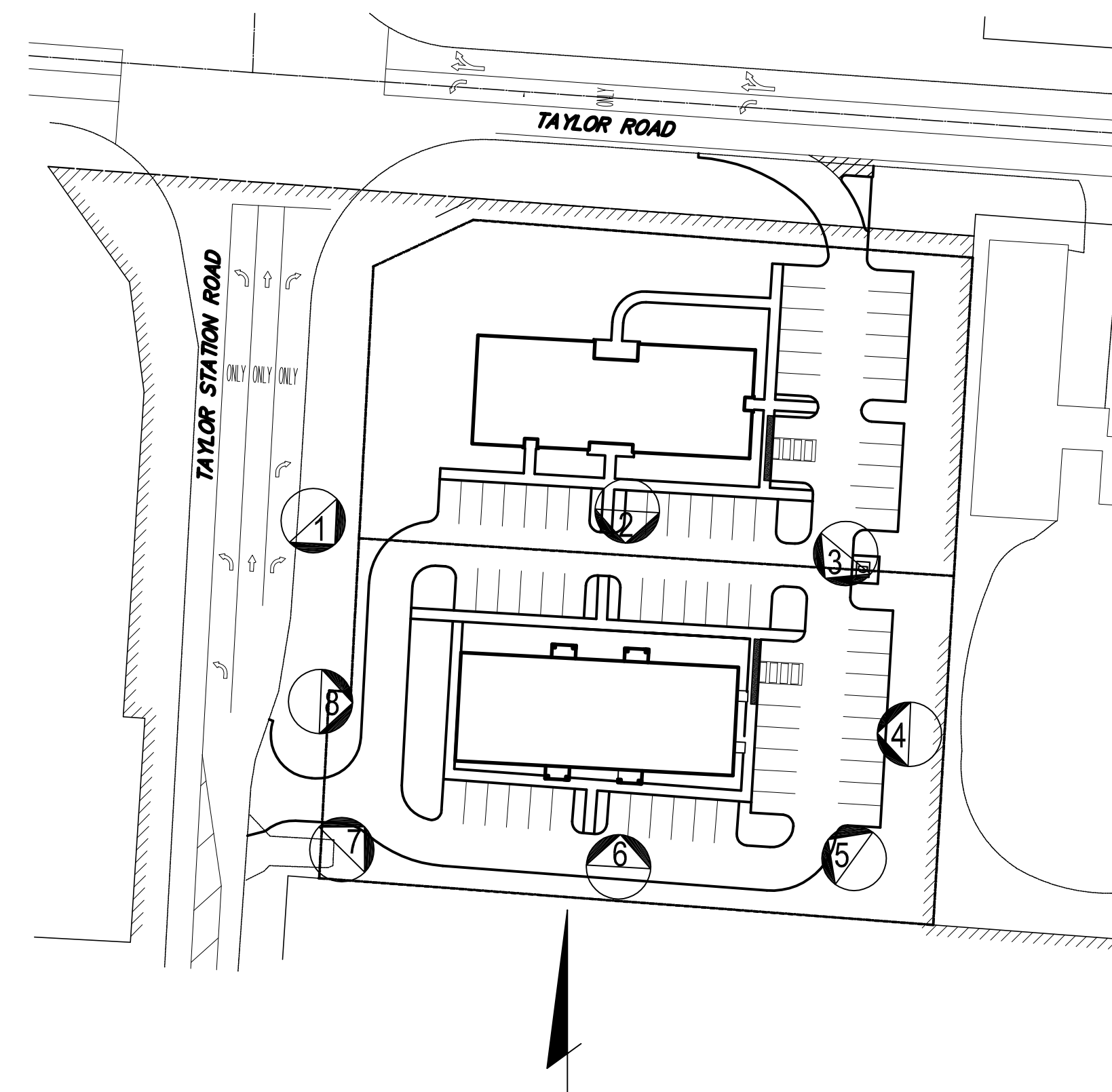
4 VIEW FROM THE EAST



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Services, LLC.  
Donald R. Weaver, Arch.  
620 Reindeer Lane  
Gahanna, Ohio 43230

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8 VIEW FROM THE WEST



7 VIEW FROM THE SOUTHWEST CORNER



6 VIEW FROM THE SOUTH



5 VIEW FROM THE SOUTHEAST CORNER

A NEW OFFICE BUILDING FOR  
VILA HOME HEALTH CARE

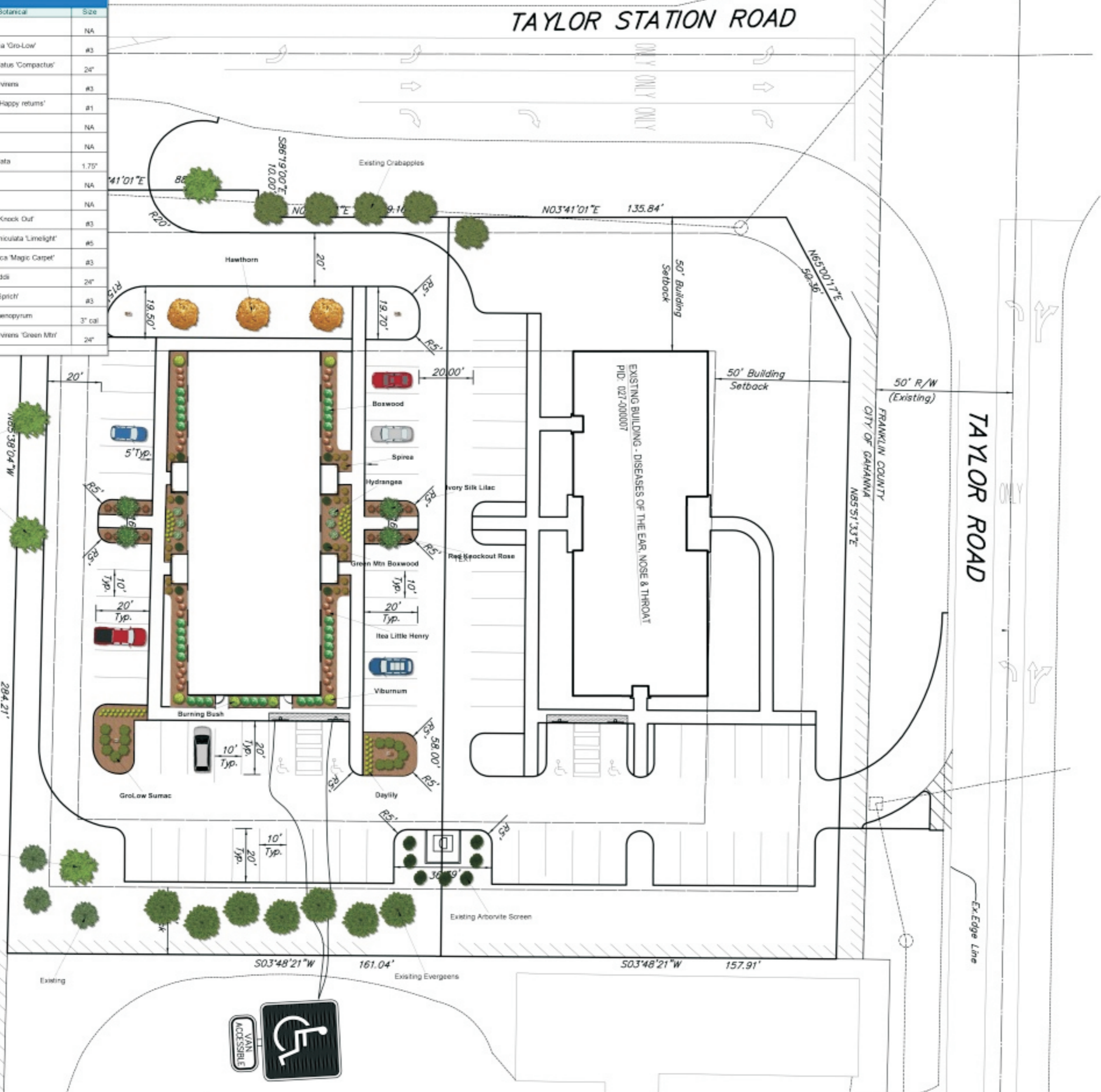
TAYLOR STATION RD.  
GAHANNA, OHIO

18023

1	
2	

Plant Legend				
Symbol	Qty	Common	Botanical	Size
	5	Existing Evergreen		NA
	14	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	#3
	2	Burning Bush	Euonymus alatus 'Compactus'	24"
	29	Common Boxwood	Buxus sempervirens	#3
	63	Daylily	Hemerocallis 'Happy returns'	#1
	7	Existing Evergreen		NA
	7	Existing Arborvitae		NA
	4	Japanese Tree Lilac	Syringa reticulata	1.75'
	5	Existing Crabapple		NA
	4	Existing Maple		NA
	16	Rosa 'Double Knock Out'	Rosa 'Double Knock Out'	#3
	6	Limeight Hydrangea	Hydrangea paniculata 'Limeight'	#5
	18	Spiraea	Spiraea japonica 'Magic Carpet'	#3
	4	Viburnum	Viburnum x juddii	24"
	28	Virginia Sweetpea	Itea virginica 'Sprich'	#3
	3	Washington Hawthorne	Crataegus phaenopyrum	3" cal
	8	Green Mtn Boxwood	Buxus sempervirens 'Green Mtn'	24"

# TAYLOR STATION ROAD



Existing Maples

Existing Maple

Existing Arborvitae Screen

Existing Evergreens

Existing

Ex Edge Line



1" = 30'-0"  
SITE PLAN



August 11, 2022

Mercy Adult Daycare  
6430 E Main St Suite 202  
Reynoldsburg, OH 43068

RE: Project 610 Taylor Station Rd Conditional Use

Dear Mercy Adult Daycare:

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

**Building**

1. Informational Comment - The building is only approved for Business use, and Adult Day Care is Institutional Use I-4, which would require the building to be modified. The building might need to have a sprinkler system and fire alarm system installed, besides other alterations to comply with the proposed use. *(Informational Comment)*

**Fire District**

2. I have no issues with the proposed Adult Daycare at 610 Taylor Station Road. I will wait for submittal of plans to make comments.

**Parks**

3. No Comments per Julie Predieri

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  
Planning and Zoning Coordinator



## STAFF REPORT

### Request Summary

A conditional use permit has been requested to allow for an adult day care center to be located in the SO – Suburban Office and Institutional zoning district at 610 Taylor Station Road. Day care centers are conditionally permitted uses per Section 1153.01(b)(4). The proposed building holds two tenants with the adult day care center operating out of 3,132sqft and the other half occupied by Premier Home Care.

According to the applicant, the facility will offer on-site nursing and nutritional services along with recreational and therapeutic programs. There will typically be 20 seniors over the age of 65 at one time. Patients will be shuttled to and from the building by Mercy Home Health Services.

### Land Use Plan:

The Land Use Plan designates the property as Industrial, Research, and Innovation. This district is intended for medium to large scale industrial and office uses that serve the larger community or regional area.

### Conditional Use

The Planning Commission shall approve an application for a conditional use if the following four conditions are met:

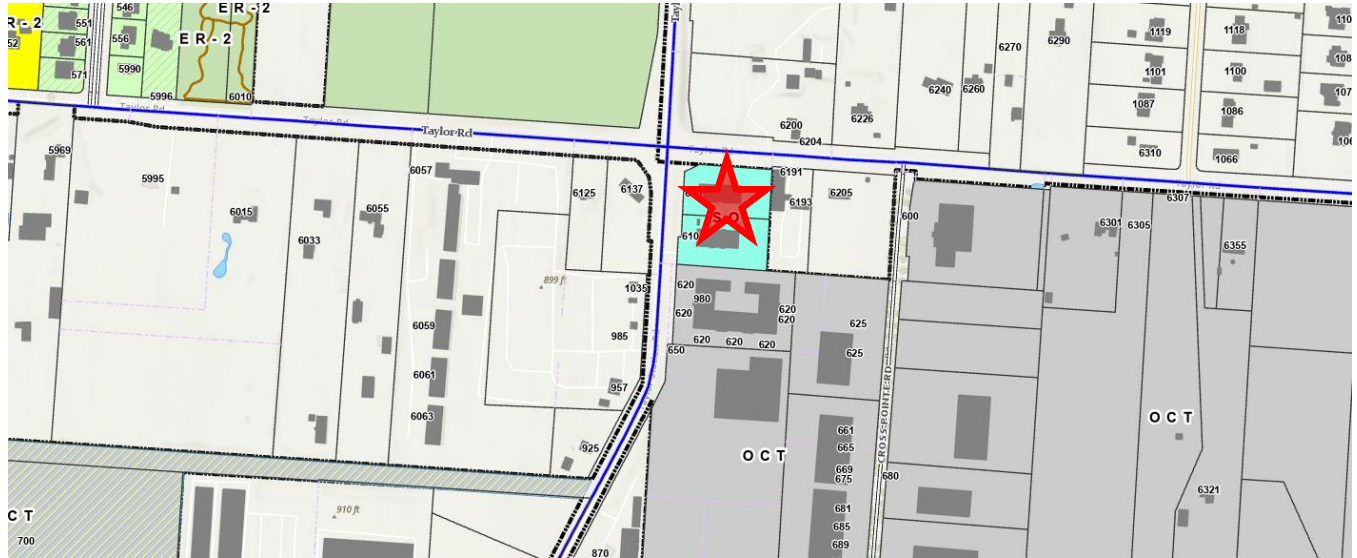
1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.
2. The proposed development is in accord with appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding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

### Staff Comments

Staff recommends approval of the conditional use. The proposed use is appropriate at this location due to the proximity of other medical-related facilities near it. It's staff's opinion that an adult day care facility is consistent with the objectives of the Land Use Plan. In addition, staff believes that the proposed use meets conditions 1-4 above. The use is a conditional use of the zoning district, it is in accordance with the Land Use Plan, it will not have undesirable effects on the area, and it is in character with the development of the area.

An informational comment from the building division indicates that the occupancy for the building doesn't permit adult day care. Building permits will be necessary to change occupancy type. Necessary improvements may include the need to sprinkler the building. Adherence to the building code is required regardless of any approvals or variances by the Planning Commission. To ensure awareness and compliance with building code, staff suggests that a motion to approve includes a condition that all necessary building permits are received prior to occupancy.

**Location/Zoning Map**



Respectfully Submitted By:  
Zack Cowan, AICP  
Planning & Zoning Administrator