



# Request Summary

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- Design Review
  - Gravel vehicular storage area for towed vehicles, fencing, stormwater management, and landscaping
  - Property size 4.1 acres
- Variance
- Current property size – 1 acre
- New property size – 4.1 acres
  - Use (motor vehicle towing) requires a conditional use
    - CU needs approved prior to approval of design review and variances



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- Project History
  - 2016 – CU approved to allow vehicle towing and auto repair
    - Condition that required removal of office trailer within one year
  - 2017 – CU amended to allow extra year to allow office trailer onsite
  - 2018 – CU to allow extra year for office trailer denied
  - 2020 – Tree removal permit
  - 2020 – CU and variance filed; applications expired due to inactivity
  - 2022 – DR and variance filed
    - Open comments from staff on both applications
    - Most impactful comment is that a CU is necessary to permit the use; can't approve design and variances for a use that isn't permissible





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- Staff cannot support applications
  - Use isn't allowed on majority of property
  - Unresolved comments
  - Missing information
- As presented, inconsistent with the following:
  - CH 1131.04 – Variance approval criteria
  - CH 1155.03(a)(6) – Vehicle towing CU in OCT
  - CH 1197.01/02/03/07/09 – Design review criteria and standards



# Gahanna

PLANNING COMMISSION

Gahanna