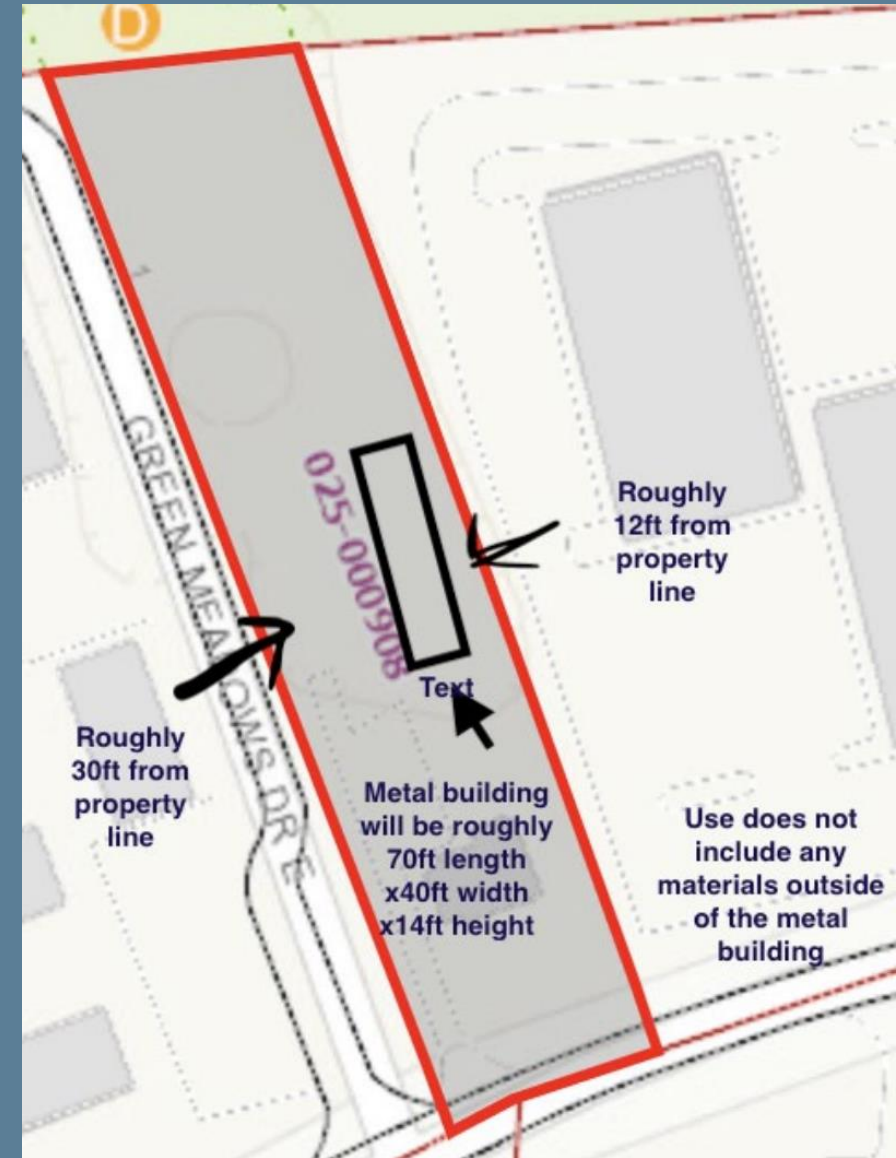




Request Summary

- Conditional Use for a trade contractor on a site with existing office building and paved/gravel area
 - Residential concrete company
 - Driveways, sidewalks, patios, foundations, etc.
 - Zoned GC – General Commercial
 - “Trade contractors” are a conditional use
 - Existing office building will remain and will partially be used as an office for the company
 - Remaining office space will continue to be leased to other tenants
 - No exterior modifications or new structures proposed at this time
 - Future ~2,100 SF building/garage for storing materials
 - There will be no outdoor storage on site
 - Not permitted in GC





View from Johnstown Rd

View from US-62



Request Summary

- **Conditional Use Criteria**
 - The proposed use is a conditional use of the zoning district.
 - The proposed development is in accord with appropriate plans for the area.
 - The proposed development will not have undesirable effects on the surrounding area.
 - The proposed development will be in keeping with the existing land use character.

Request Summary

- Staff has no objection to the Conditional Use
 - There is a mix of uses in this area, many of which are “trade contractors”
 - There will be no outdoor storage on the site
 - Staff recommends adding a condition to prohibit any future outdoor storage
 - Site is partially screened from US-62
 - Existing building will remain as an office use



Gahanna