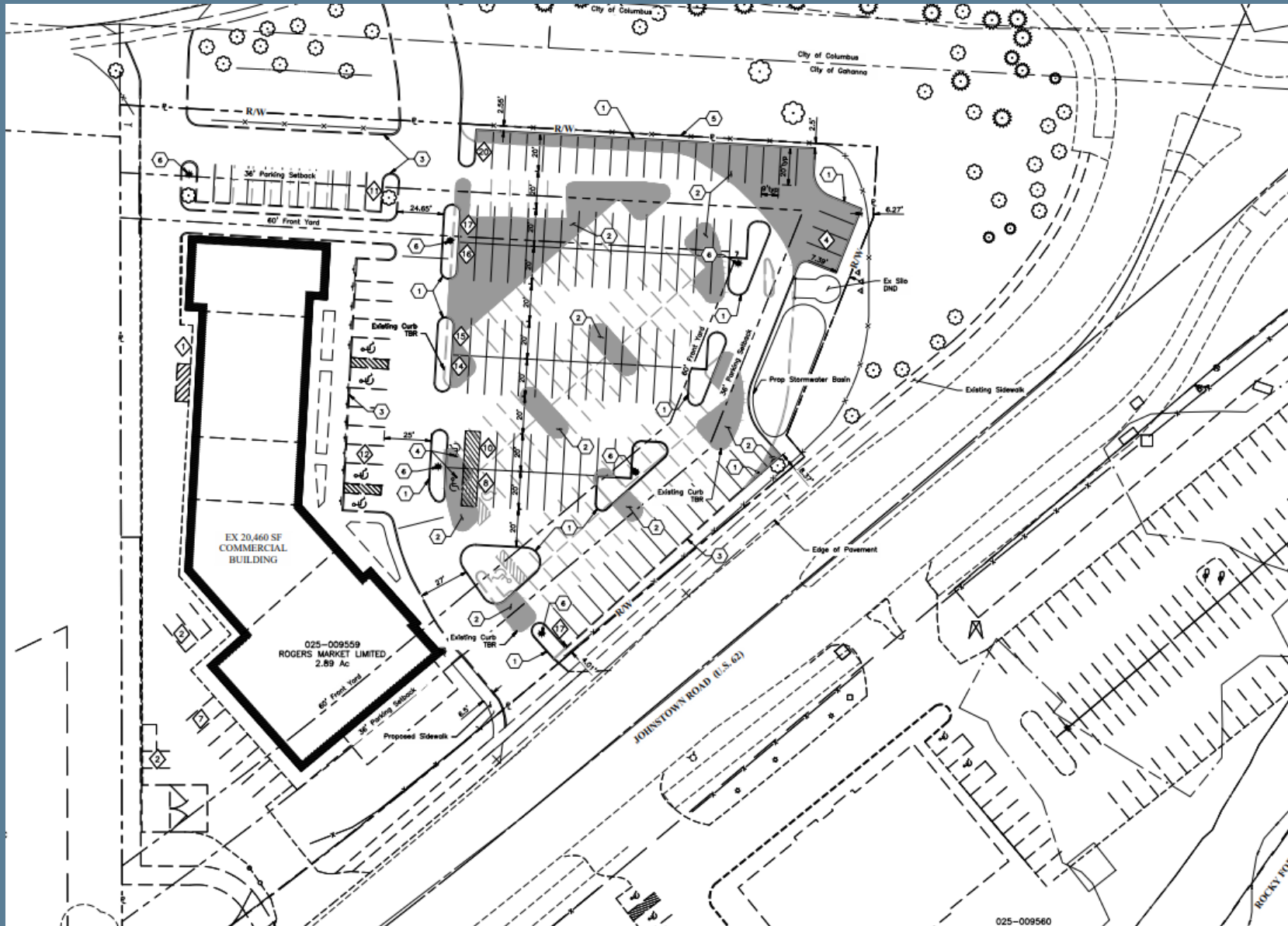
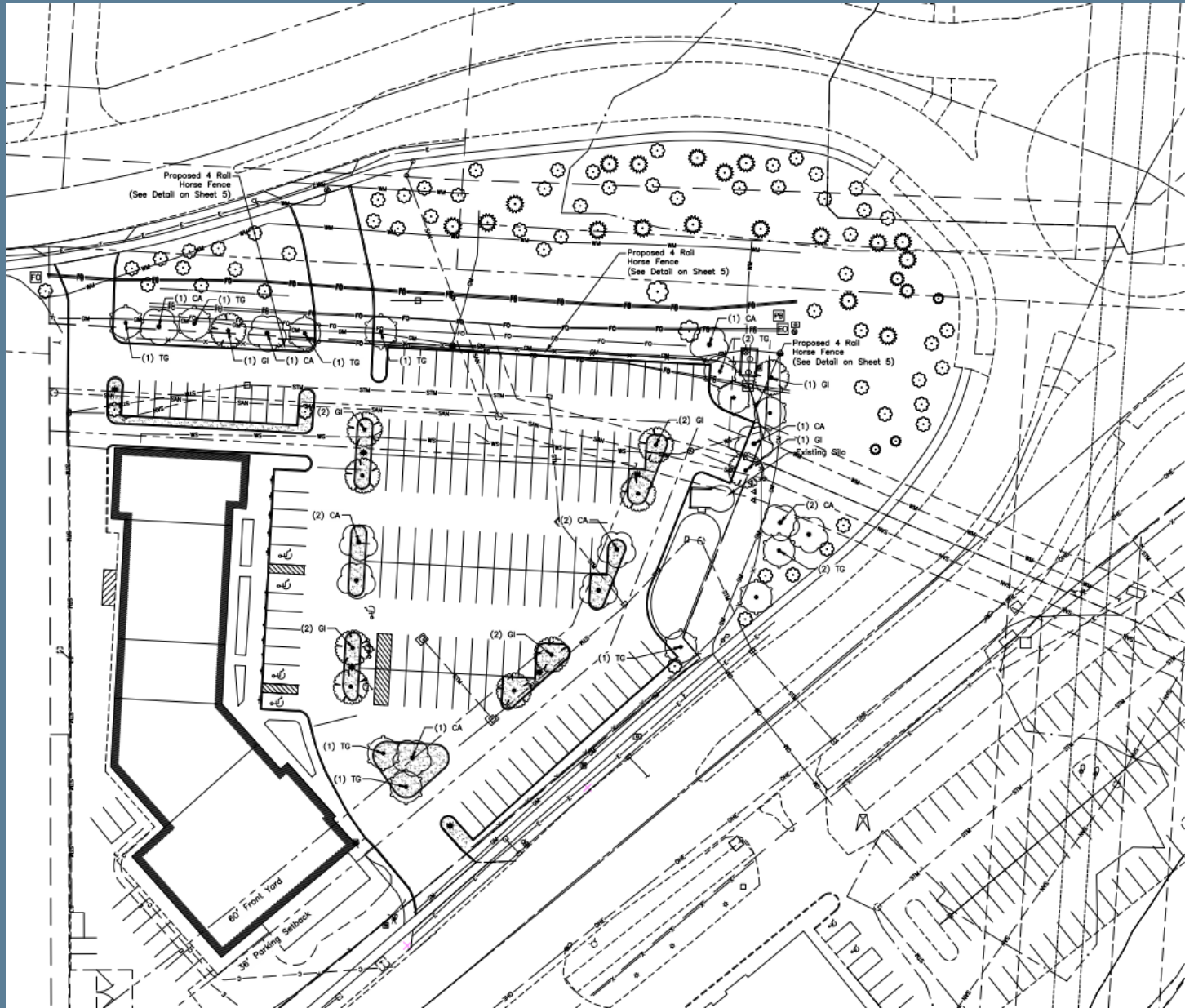


Request Summary

- Parking lot expansion
 - Success of tenants is driving need for additional onsite parking
 - 2021 - High Bank Distillery tenant improvements

	Required	Provided
Current	86	103
Proposed	86	156





PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	CA	11	Carpinus caroliniana 'Autumn Fire' Autumn Fire American Hornbeam	3.5" Cal.	B&B
	GI	11	Gleditsia triacanthos Inermis Thornless Honey Locust	3.5" Cal.	B&B
	TG	12	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	3.5" Cal.	B&B
			Landscaped Area		
			Existing Deciduous Trees on Site		
			Existing Evergreen Trees on Site		

LANDSCAPE REQUIREMENTS AND CALCULATIONS

See Gahanna Zoning Code Chapter 1163 - Parking Requirements

1163.08(c) - The required amount of interior landscaping area shall be five percent of the total area of the parking lot pavement.

Total Area of Parking Lot Pavement: ±68,125 sq. ft.
 $±68,125 \times .05 = ±3,406$ sq. ft. landscaped area required
 $±3,890$ sq. ft. landscaped area proposed

1163.08(e) - One tree per 100 square feet of required landscape area or portion thereof shall be required. The minimum caliper of such trees shall be three inches.

$±3,406$ sq. ft. landscaped area required
 $3,406 / 100 = 34 = 34$ 3" caliper Trees Required
34 3.5" Caliper Trees Proposed

NOTE: Existing utilities shall be marked prior to installation of proposed trees and trees shall be carefully hand dug in areas adjacent to existing utility lines.

Request Summary

- Variances
 - Parking space size
 - 9' width requested
 - 9' existing
 - 10' required
 - Interior landscape islands
 - Existing condition
 - Parking setback
 - Applies to front yard (Morse and Johnstown)
 - Reduce to 2.5' Morse; 4' Johnstown
 - Existing condition

Request Summary

- Staff recommends approval of variance and DR
 - Expanded parking solves existing issue
 - Variances minor in nature
 - Variance approval does not adversely affect safety but rather improves safety by eliminating need for offsite/overflow parking



Gahanna