

ZONING DIVISION 200 S. Hamilton Road Gahanna, Ohio 43230 614-342-4025 zoning@gahanna.gov www.gahanna.gov

### CONDITIONAL USE APPLICATION

	PROPERTY INFORMATION	/D : N		
Project/Property Address:  U301 Taylor 2d	Project Name	e/Business Name: 12 Family Rea	1 Estate	
Parcel #: J Zoning: (see <u>Map</u>	Select One	T 1.986		
	USE SPECIFICATIONS			
Proposed Use/Project Description: We will use the property to materials. The existing house	store building will become	g equipment and	building	
STAFF USE ONLY: (Code Section): CH 1155.03(a)(9) - Condit	ional Uses			
A	PPLICANT INFORMATION			
Applicant Name	Applicant Ad			
(Primary Contact): Bradley Lover Applicant E-mail:  brad@ lovenzlawnlandscap	12 6301	Taylor Rd Blacklick	DH 43004	
Applicant E-mail:	Applicant Pho	nne.		
brade ovenzlawniandscap	se. com 614-	306-4094		
Business Name (if applicable): Lovenz Family				
	ADDITIONAL CONTACTS pplicable contacts for cor	rospondoneo*		
Name(s)	pplicable contacts for cor	Contact Information (phone/emai	il)	
rvairie(3)		Contact information (prioricy cinal	11)	
		à		
Property Owner Name: (if different from Applicant)	Property Owi	Property Owner Contact Information (phone no./email):		
Zoning File No	RECEIVED:		Updated	
	DATE:	_   DATE:	Apr 2022	



#### CONDITIONAL USE APPLICATION - SUBMISSION REQUIREMENTS

## TO BE COMPLETED/SUBMITTED BY THE APPLICANT: 1. Review Gahanna Code Chapter 1169 (visit Zoning Code) Legal description of property certified by registered surveyor (11"x17") 2. Statement of the proposed use of the property 3. Statement of the necessity or desirability of the proposed use to the neighborhood or community 4. Statement of the relationship of the proposed use to adjacent property & land use 6. Plot Plan including the following: (11"X17" preferred) - The boundaries and dimensions of the lot - The size and location of existing and proposed buildings and/or structures - 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 - The relationship of the proposed development to the applicable development standards - The use of land and location of structures on adjacent property 7. List of contiguous property owners & their mailing address One set of pre-printed mailing labels for all contiguous property owners Application fee (in accordance with the Building & Zoning Fee Schedule) 10. Application & all supporting documents submitted in digital format 11. Application & all supporting documents submitted in hardcopy format

#### APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

12. Authorization Consent Form Complete & Notarized (see page 3)

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:

## PLEASE NOTE:

\_\_\_\_\_ Date: 1/3/23

- 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.

## IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

MO	As the property owner/authorized owner's representative of the subject property listed on authorize the applicant/representative to act in all matters pertaining to the processing and			
PROPERTY OW	including modifying the project. I agree to be bound by all terms and agreements made by t			
	(property owner name printed)			
	(property owner signature)	(date)		
Subscrib	ped and sworn to before me on this day of, 20			
State of	County of	Stamp or Seal		
Notary	Public Signature:			
AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property this application, I hereby agree that the project will be completed as approved with any conditions and terms of 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 notice (if applicable) on the subject property as described.  APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is and accurate to the best of my knowledge.  Locenz family Real Estate, LLC (applicant/representative/property owner name printed)  (applicant/representative/property owner name printed)				
	(applicant/representative/property owner name printed)  (applicant/representative/property owner signature)  bed and sworn to before me on this 3 day of January 20 23.  (County of Thanklin	SE S		
State o	All All and A - Williams	PRED OF STREET		
Notary Public Signature / / / / / / / / / / / / / / / / / / /				

Updated

#### **Statement of the proposed use of the property:**

Lorenz Lawn & Landscape will use the property to store equipment and building materials, as well as for outdoor storage. The existing house will become our office.

# Statement of the necessity or desirability of the proposed use to the neighborhood or community:

Lorenz Lawn & Landscape has a strong relationship with Semco Outdoor. They are our primary stone supplier. We look forward to having a location close to Semco to continue to maintain business together. We also look forward to continuing to serve the Gahanna community. The owner lives in Gahanna as well.

#### Statement of the relationship of the proposed use to adjacent property and land use:

Lorenz Lawn & Landscape is a reputable company that has been in business for over 15 years. We primarily focus on building hardscapes and completing landscape work. We will use the property to store equipment and building materials. The existing house will become our office. We look forward to serving the Gahanna community.

#### **Contiguous Property Owners:**

Columbus Southern Power Company 6305 Taylor Rd Blacklick, OH 43004

Love For Mankind LLC 600 Cross Pointe Rd Gahanna, OH 43230

## **MORTGAGE LOCATION SURVEY**

TITLE COMPANY: NORTHWEST SELECT TITLE AGENCY, LLC LENDER: FIRST FEDERAL COMMUNITY BANK BUYER: BRAD LORENZ AND OLIVIA LORENZ

SHERYL L. AUSTIN SELLER:

12/01/2022 DATE: ORDER NO.: 1071-22

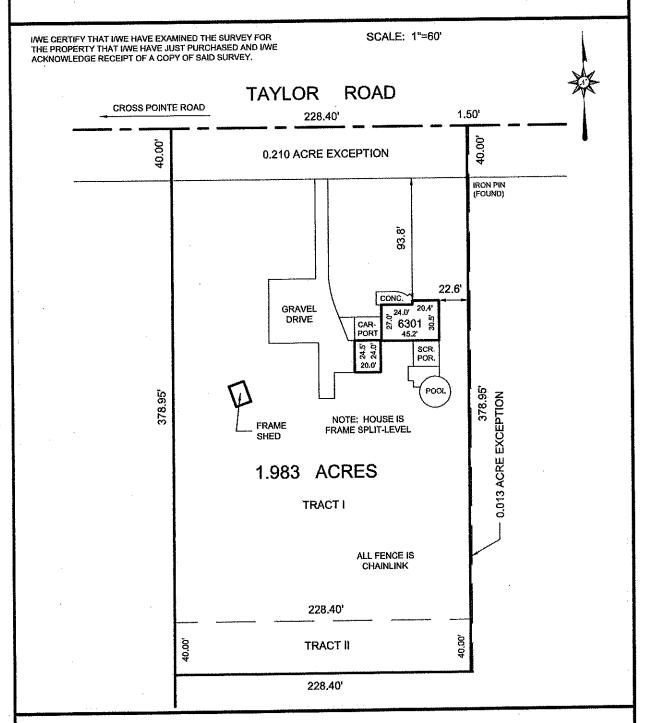
LEGAL DESCRIPTION: BEING 1.983 ACRES, PART OF LOT 20, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, TOWNSHIP OF JEFFERSON, CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO.



APPARENT ENCROACHMENTS: NONE.

PARCEL NO.: 025-010851-00

TITLE CO. FILE NO.: 12-14611





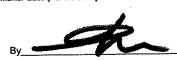
We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code and like rights prepared for mortgage loan and title purposes only and does not show the location of fences or landscaping. The pist is proposed for the construction of any improvements. Liability for this survey limited to actual cost of survey.

G.

DEAN

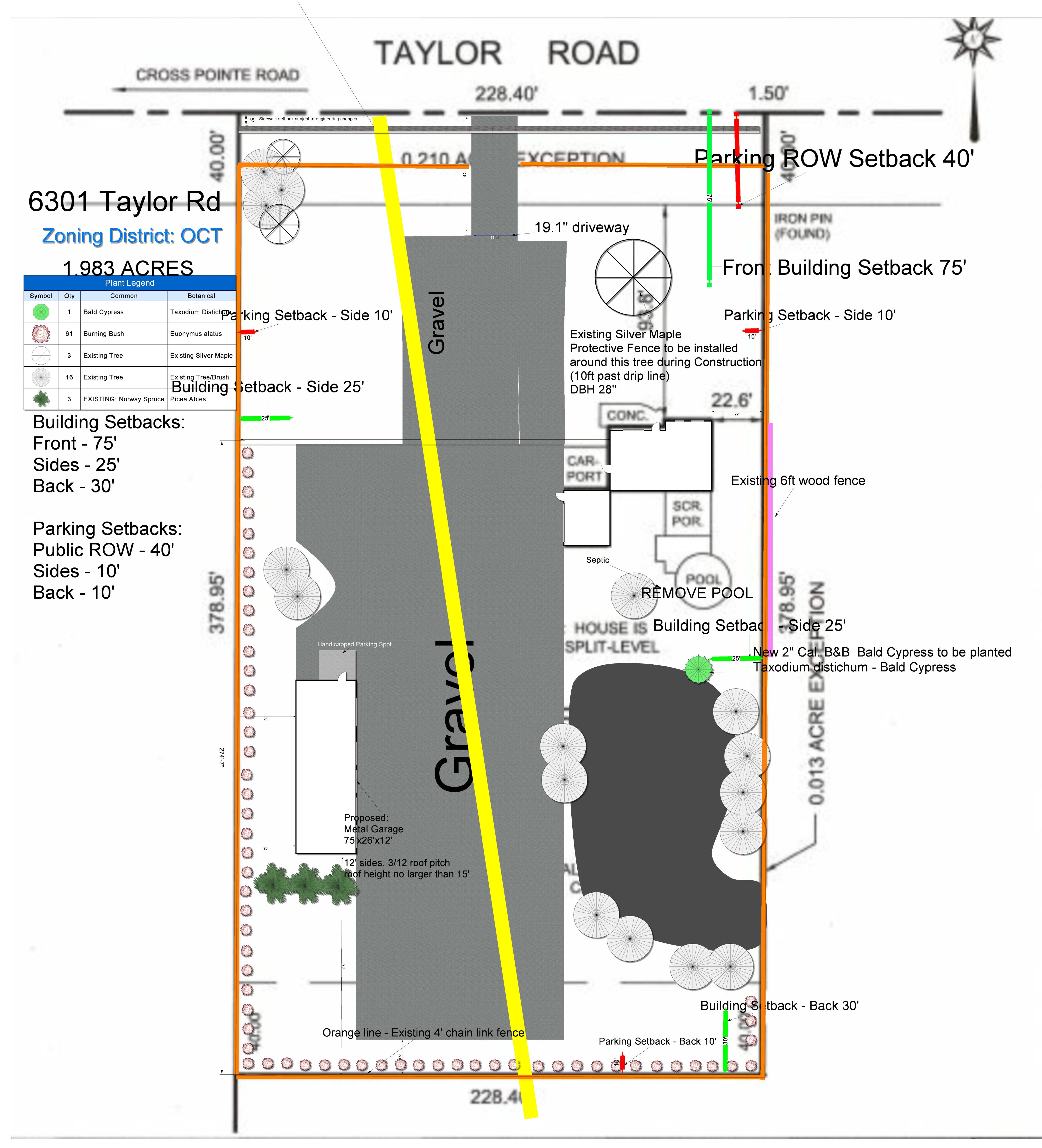
By

By



7272

Gas Lines















#### Response to Comments - Conditional Use (2/7/23)

It appears that the Conditional Use application is for "outdoor storage". Please add this to the statement.

• We have added this to the statement. The statement now reads: Lorenz Lawn & Landscape will use the property to store equipment and building materials, as well as for outdoor storage. The existing house will become our office. Please see attached document.



March 15, 2023

Lorenz Family Real Estate 6301 Taylor Rd Blacklick, OH 43004

RE: Project 6301 Taylor Rd Conditional Use

Dear Lorenz Family Real Estate:

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

#### **Fire District**

1. The fire division has no objection to the 6301 Taylor Road application for the residential Lorenz Landscaping Conditional Use, Variance, Final Development Plan, and Design Review.

#### **Planning**

2. Informational Comment: The proposed conditional use meets the criteria outlined in Chapter 1169.04(a). The use is consistent with other properties in this district and will not have a negative impact on the surrounding area. No objections.

#### **City Engineer**

3. No comments

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments please reach out to that department.

Sincerely,

Kelly Wicker Planning and Zoning Coordinator



#### **STAFF REPORT**

#### **Request Summary**

The applicant is requesting approval of Final Development Plan, Design Review, Conditional Use, and Variance applications for a new storage garage and gravel lot for a landscaping company at 6301 Taylor Road. The property is currently zoned OCT — Office, Commerce, and Technology. This zoning designates the site as part of Design Review District 4 (DRD-4).

The site currently contains a former single-family home. The existing primary structure is to remain while the pool and shed will be demolished. There is an existing 4' chain link fence around the rear perimeter of the property and a 6' wood privacy fence along a portion of the eastern property line. A new 6' chain link fence was installed perpendicular to the primary structure after obtaining approval of a fence permit in January 2023.

The current proposal is for the construction of a 1,950 SF metal garage, to be used solely for storage, and an approximately 39,000 SF gravel lot to be used for the storage and travel of landscaping equipment and vehicles. The OCT district requires approval of a Conditional Use in order to permit outdoor storage. Additionally, all outdoor storage must be screened from adjacent properties and the right-of-way. This requirement is satisfied by the chain link fence to the north of the outdoor storage area, the privacy fence to the east, and 61 proposed burning bushes around the remainder of the lot in conjunction with the existing 4' fence.

The proposed garage is a prefabricated building, constructed mainly of red metal and set back approximately 230 ft from Taylor Rd. Structures that utilize similar metal materials have been previously approved in the OCT district. At its tallest, the roof is 15 ft in height. The only other existing building onsite is a former single-family home.

New structures and pavement are required to comply with impervious landscaping requirements per Parks and Recreation, and the proposed garage is the only addition that is subject to these requirements. They do not apply to the proposed lot since gravel is a pervious material. Nonetheless, gravel lots are still required to meet all interior landscaping requirements. The applicant has requested a variance to these requirements (see Variance section). However, there are 23 existing, mature trees on site that are to remain and one proposed bald cypress tree.

#### Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- The proposed development meets the applicable development standards of this Zoning Ordinance.
- The proposed development is in accord with appropriate plans for the area.
- The proposed development would not have undesirable effects on the surrounding area.
- The proposed development would be in keeping with the existing land use character and physical development potential of the area.



The property is zoned OCT and is therefore subject to the standards of Design Review District 4 (DRD-4). General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable
  Design Review District in order to maintain design continuity and provide protection of existing
  design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District.
- Maintain, protect, and enhance the physical surroundings of the Design Review District.

#### **Conditional Use**

Requests for a conditional use shall be approved 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 the 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.

#### Variance

The following variances have been requested:

- 1. 1163.05(a) Surfacing and Maintenance
  - a. All off-street parking areas shall be hard-surfaced with asphalt, cement, brick, or a combination.
  - b. Gravel is the proposed material for the parking lot, driveway, and storage area. The existing driveway is gravel, and this proposal is an update and expansion to this driveway. A couple of similar variances have been improved in the past within the OCT district. No objection from Staff, but Planning Commission may add a condition for dust control measures.
- 2. 1163.08(c)/(d)/(e)/(f)/(g) Interior Landscaping Requirements
  - a. Parking areas of 1,000 SF or more are required to comply with interior landscaping requirements. Code requires that the total amount of interior landscaping shall be 5% of the total parking area, with one tree per every 100 SF of required interior landscaping. This landscaping shall be dispersed through peninsulas and islands.
  - b. The applicant has stated that meeting these requirements would take up space that they need for their proposed use. Although these requirements are not met, 23 existing trees will be maintained on site and 61 burning bushes are to be planted. No objection from Staff.
- 3. 1163.02(a) Minimum Number of Parking Spaces Required
  - a. 1 parking space per business vehicle plus 2 additional spaces based on square footage required.



b. There will still be one ADA parking space on-site, therefore satisfying that requirement. Although there are no additional spaces, there is still a gravel parking area for employees, located just south of the access drive. The applicant has stated that there will be no additional visitors to the site. Engineering does not object to this variance since ADA parking space requirements are met. No objection from Planning Staff.

#### 4. 1155.04(d)(1) – Site Planning

- a. All uses shall provide a minimum 4-foot-wide sidewalk from the main and secondary building entries to the parking area.
- b. The applicant has stated that installing an interior sidewalk would be a hindrance to their trucks and equipment. Engineering Staff objects to this request.
- 5. 1155.06(g)(1) Landscaping and Screening
  - a. All parking and vehicular use areas adjacent to a public right-of-way shall be screened with an evergreen hedge, masonry wall, mound, or combination to a height of 3 feet.
  - b. The applicant originally planned on planting evergreens to provide screening but is unable to since there are overhead power lines located on the northern portion of the site. The parking area is 50 ft from the right-of-way and there is an existing 4' chain link fence located between the gravel lot and the right-of-way. No objections from Staff.
- 6. 1155.07(b)(2) Outdoor Storage Areas
  - a. The placement of outdoor storage of materials or equipment must occur toward the rear of the lot on which the main structure is located.
  - b. The applicant has stated that there may be times where they will need to store equipment or materials in other areas on-site.
- 7. 1155.07(a)(1) Outdoor Storage Areas
  - a. For all uses, the placement of goods or materials for the purpose of storage shall be prohibited within any setback.
  - b. While the gravel lot itself meets all setback requirements, this variance is required since no equipment may be located or stored within a building setback, which is 30 ft while the pavement setback is only 10 ft. No objection from Staff.

Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

#### **Staff Comments**

Staff recommends approval of the CU application and has no objection to the FDP and DR applications. Other Conditional Use applications for outdoor storage have recently been approved and the use is compatible with other sites in the OCT district. The use will be sufficiently screened, and it is Staff's opinion



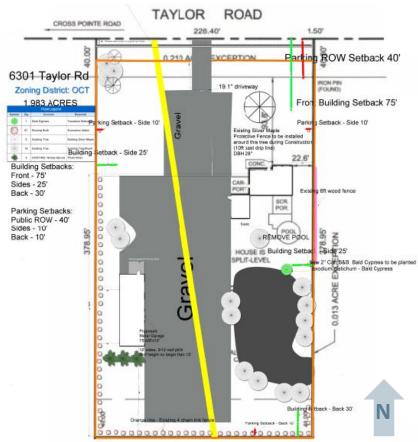
that there will be no negative impacts on the surrounding area. The proposed metal garage is consistent with other structures in the OCT district. Staff also has no objections to any of the variances except for one objection from Engineering Staff (see Variance section). The requested variances that Staff has no objection to are necessary for the site to be developed in a manner that is compatible with the proposed use.

#### Location/Zoning Map





#### **Submitted Site Plan**



#### **Submitted Rendering**



Respectfully Submitted By: Maddie Capka Planner