

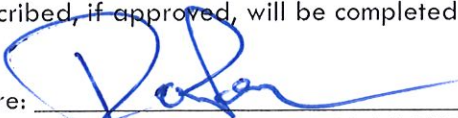
SUBDIVISION WITHOUT PLAT APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 00000 Tech Center Drive		Project Name/Business Name (if applicable): Given Hansco	
Parcel ID No.(s): 025-013631	Current Zoning: OCT - Limited Overlay	Total Acreage: 5.914 Ac	
Reason for request: Split lot to sell eastern portion to Given Hansco (related to other applications)		Acreage to be split: 1.941 Ac	
APPLICANT Name (primary contact) -do not use a business name: David Poe		Applicant Address: 919 Old Henderson, Columbus OH 43220	
Applicant E-mail: DPoe@valverecover.com		Applicant Phone No.: 614 324 5959	
BUSINESS Name (if applicable): Value Recovery Group II, LLC			
ATTORNEY/AGENT Name: Jordan Fromm		Attorney/Agent Address: Same as above	
Attorney/Agent E-Mail: jfromm@valverecover.com		Attorney/Agent Phone No.: 614 446 0367	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Robert LeVeck		Contact Information (phone no./email):	
Contractor Robert LeVeck	614-582-4765		
Developer	rleveck@leveckrealestate.com		
Architect			
PROPERTY OWNER Name: (if different from Applicant) Value Recovery Group II LLC		Property Owner Contact Information (phone no./email): 614 324 5959 dpoe@valverecover.com	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

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:  Date: 8/28/18

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. SWP 213-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 8-29-18

PAID: 150.00
DATE: 8-29-18
CHECK#: 10679

SUBDIVISION WITHOUT PLAT APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code <u>Section 1106</u> (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓			
	3. Survey of property certified by registered surveyor (11x17" copy)	✓			
	4. Legal description of property certified by registered surveyor (11x17" copy)	✓			
	5. Application fee (in accordance with the <u>Building & Zoning Fee Schedule</u>)	✓			
	6. Application & all supporting documents submitted in digital format	✓			
	7. Application & all supporting documents submitted in hardcopy format	✓			
	8. UPON APPROVAL: original deed(s) must be signed and stamped "approved" by the Clerk of Council of the City of Gahanna and then, at the expense of the applicant, recorded with the <u>Franklin County Recorder's Office</u> .				
	9. Authorization Consent Form Complete & Notarized (see page 3)	✓			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration (buildable lot).
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: 

Date: 10/22/18

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.


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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, Barry Fromm (VRG11), the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Jordan Fromm to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature:  Date: 8/29/18

AUTHORIZATION TO VISIT THE PROPERTY


I, Barry Fromm (VRG11), the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature:  Date: 8/29/18

NOTARY

Subscribed and sworn to before me on this 29th day of August, 2018.

State of Ohio County of Franklin

Notary Public Signature: 



JEFFERY J. SNIDERMAN, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

AGREEMENT TO COMPLY AS APPROVED

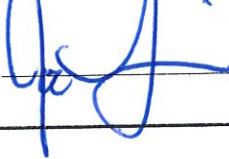
I, David Poe, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

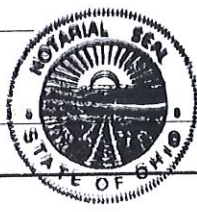
Applicant Signature:  Date: 8/29/18

NOTARY

Subscribed and sworn to before me on this 29th day of August, 2018.

State of Ohio County of Franklin

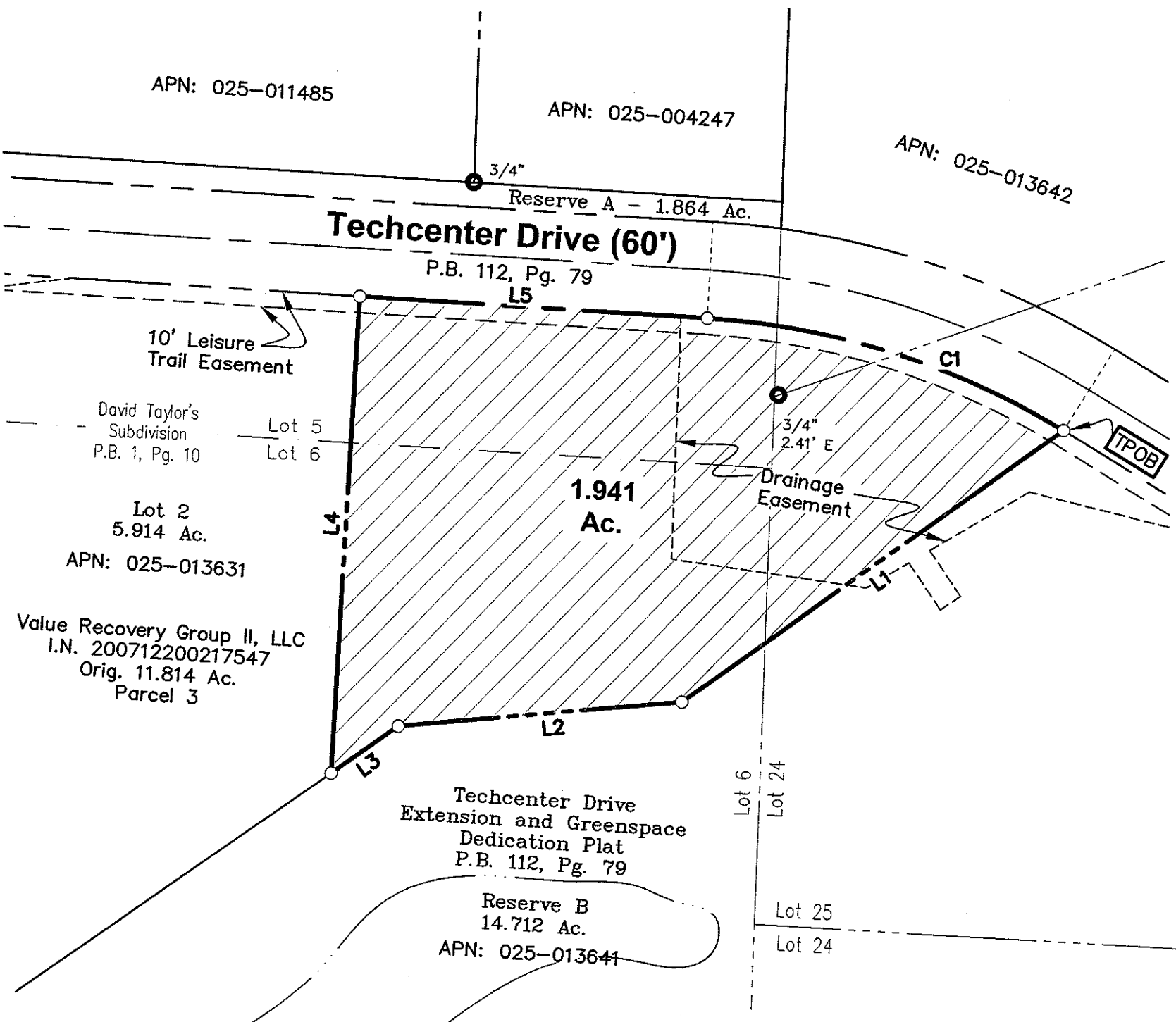
Notary Public Signature: 



JEFFERY J. SNIDERMAN, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
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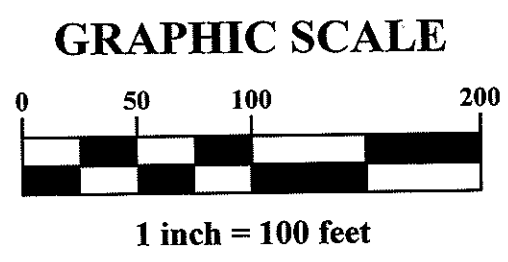
BOUNDARY SURVEY ~ 1.941 Ac.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, THE QUARTER
TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY DISTRICT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S55°15'38"W	290.47'
L2	S85°43'43"W	176.18'
L3	S55°46'40"W	50.82'
L4	N04°12'25"E	297.15'
L5	S85°47'35"E	215.62'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	028°30'44"	470.00'	233.89'	S71°32'13"E	231.48'



- Legend
- Iron Pipe Found
 - Iron Pin Set
 - ⊗ PK Nail Set



Iron pins set are 3/4" diameter, 30" long iron pipe with a plastic cap inscribed "Advanced 7661".

The above exhibit is based on existing records and an actual field survey.

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (NSRS 2007). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

DRAWN BY: DRB	JOB NO.: 16-0020-188
DATE: 05/01/18	CHECKED BY: BCK

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Preliminary 05-02-18

Douglas R. Hock, P.S. 7661

Z:\16-0020-188\DWG\PRODUCTION DRAWINGS\SURVEY\16-0020-188 1.941 ac boundary survey.dwg layout 1 May 02, 2018 - 1:07:37pm dbickham

**Boundary Description for 1.941 Acres
East of Morrison Road
South Side of Techcenter Drive**

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being part of an Original 11.814 acre tract of land (Parcel 3) conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, said Original 11.814 acre tract being part of Lots 5, 6 and 24 of David Taylor's Subdivision of record in Plat Book 1, Page 10 and being part of Lot 2 of Techcenter Drive Extension and Greenspace Dedication Plat of record in Plat Book 112, Page 79, and being more particularly described as follows:

Beginning at an iron pin set in a curve at the easterly corner of said Lot 2, at a northerly corner of Reserve "B" of said Techcenter Drive Extension and Greenspace Dedication Plat and being in the southerly right-of-way line of Techcenter Drive as dedicated on said plat;

Thence along the southeasterly line of said Lot 2 and the northwesterly line of said Reserve "B", the following three (3) courses;

S 55° 15' 38" W, 290.47 feet to an iron pin set at a common angle point thereof;

S 85° 43' 43" W, 176.18 feet to an iron pin set at a common angle point thereof;

S 55° 46' 40" W, 50.82 feet to an iron pin set at a point;

Thence **N 04° 12' 25" E**, across said Lot 2, **297.15 feet** to an iron pin set in the northerly line of said Lot 2 and the southerly right-of-way line of said Techcenter Drive;

Thence **S 85° 47' 35" E**, along said common line, **215.62 feet** to an iron pin set at a point of curvature;

Thence with a curve to the right, having a central angle of **28° 30' 44"** and a radius of **470.00 feet**, an arc length of **233.89 feet**, a chord bearing and chord distance of **S 71° 32' 13" E, 231.48 feet** to the **True Point of Beginning**. Containing **1.941 acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on May 1, 2018 and is based on existing records and an actual field survey. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (NSRS 2007). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661



September 10, 2018

Value Recovery Group II LLC
Tech Center Dr
Gahanna, OH 43230

RE: Project 00000 Tech Center Dr Subdivison without Plat Comments

Dear Value Recovery Group II LLC:

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

Building

1. No comments.

Public Safety

2. No comments or concerns from the police department.

Fire District

3. No Comment per Steve Welsh

Parks

4. No Comment per Julie Hussey

Community Development

5. No issues/concerns with the request as it meets the requirements of the overlay text and zoning code.

Soil & Water Conservation District

6. No Comment Received

Public Service & Engineering

7. Following the lot split if approved, all property corners shall be properly pinned.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to develop a 12,000 square foot, single story office building off of Tech Center Drive. Final Development Plan (FDP), Design Review (DR), Variance and Subdivision without Plat applications are required. The property is located within Central Park of Gahanna and is zoned Office, Commerce, and Technology with an overlay. The overlay was adopted in 2009 and contains many unique standards that only apply to property located within Central Park.

If approved, this would mark the third office building to be approved/built in Central Park this year.



Given Hansco – 12,000 square foot office building



Franklin Peak – 69,000 square foot, 4 story office building
5,200 square foot brewery



All R Friends – 8,000 square foot office building



Final Development Plan

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

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

Design Review

The property is zoned OCT with an overlay and therefore subject to the standards of Design Review District 4 (DRD-4). Relevant standards include the following:

- Parking – The Planning Commission should be concerned with the location of the proposed parking area and the screening design that will minimize visual contact with the public. Parking should be to the rear of the building.
- Screening – Existing trees should be utilized for landscaping and screening requirements.
- Building materials are important to protect property values but a more liberal standard should be applied to OCT.

Variance

A variance to the overlay text, ordinance 69-2009, has been requested. The text requires a minimum parking setback of 15 feet from the side yard. The applicants are proposing a 10 foot parking setback along the east side of the property. It should be noted that OCT zoned properties not located within the overlay are permitted a 10 foot side yard parking area setback. If granted, the request would allow for the same setback as other OCT zoned properties.

Planning Commission shall not grant a variance unless it finds that all of 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 believes that granting the variance would be beneficial and lead to the preservation of trees on the property. If the variance is not granted, the parking and building will have to be moved. This would



most likely shift development to the east into an area where mature trees exist. Granting the variance will allow for the preservation of trees while still matching the zoning code for setback requirements.

Subdivision without Plat

The subject property is one lot that is proposed to be split into two parcels. The parcel to be split is 5.9 acres in size. The portion to be developed with the office building for Given Hansco is 1.9 acres in size. The code requires planning commission approval for lot splits that result in a parcel less than five acres.

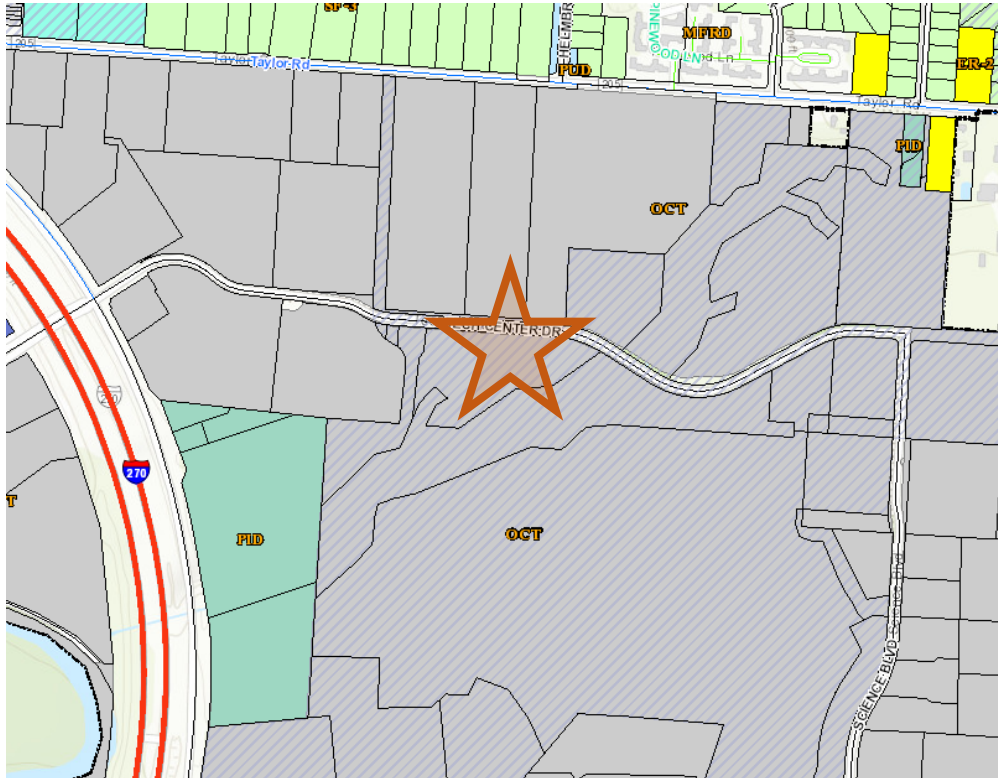
Planning Commission shall approve the subdivision without plat application if the following is met:

1. All lots of the resulting subdivision are contiguous to a dedicated public street right-of-way for such distance as required by the zoning district.
2. No opening, widening or extension of any road is involved.
3. No more than five lots are involved after the original tract is completely subdivided.
4. The request for subdivision is not contrary to platting, subdividing or zoning regulations of the City.

Recommendation

It is Planning and Development staff's opinion that the requested applications are consistent with the development potential of the property and applicable area plans.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director