

Application for Conditional Use

City of Gahanna, Ohio ■ Planning Commission

200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant, unless noted otherwise.

*Site Address Taylor Road *Parcel ID# 025-013633-00
*Applicant's Name Drew Gatliff *Email drewg@ma-architects.com
*Applicant's Relationship to Project Architect *Phone 614 764-0407
*Current Zoning LM-1 *Total Acreage 2.96
*Proposed Use Truck Repair/ Sales Facility/ Retail of Truck Parts
*Reason for Conditional Use Outdoor Storage of equipment and containers for purchase
*Agent Name Drew Gatliff *Email drewg@ma-architects.com *Phone 614 764-0407

***ADDITIONAL REQUIRED CONTACT INFORMATION:** If different than applicant.

*Business Owner Bell Equipment *Phone# 614 665-0022
*Business Address 850 Science Blvd *City/State/Zip Gahanna, Ohio 43230
*Developer Roslovic Building Company *Phone 614 328-0600
*Developer Address 600 Morrison Road *City/State/Zip Gahanna, Ohio 43230
*Contact Name John Roslovic *Title President
Landowner Value Recovery Group II, LLC Phone 614-324-5959 x2090
Landowner Address 919 Old Henderson Road City/State/Zip Columbus, Ohio 43220

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.

1. A plan that complies with the list of Conditional Use requirements stated in Section 1169.03(b). See attached sheet.
2. Two (2) 11x17 copies of plans and associated documents.
3. One (1) 24x36 copy of plan folded to 8 1/2 x 11 size; IF necessary for clarity.
4. Statements of information as required in Section 1169.03(a).
5. One (1) digital copy of all submitted documents. Plans in 11x17 format.
6. A list of contiguous property owners and their mailing addresses.
7. Pre-printed mailing labels for all contiguous property owners.
8. Please refer to section 1169 of the City of Gahanna Code Ordinance (found at www.municode.com).
9. Application Fee of \$100.

*Applicant's Signature [Signature] Date 7/15/16

For Internal Use:

APPROVAL

In accordance with Section 1169 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been approved by the City of Gahanna Planning Commission on _____. A copy of the Meeting Minutes will be supplied by the Council Office. The applicant shall comply with any conditions approved by the Planning Commission, and shall comply with all building, zoning, and landscaping regulations now in place. This approval is valid from public hearing date to _____.

Planning & Zoning Administrator _____ Date _____

PC file No. CU-7-2016
Sungard file No. 16080019
Reverence fil No. FDP-12-2016
Hearing Date: _____
Revised: June 2016

RECEIVED
JUL 15 2016
(Received)
BY: [Signature]

ACCEPTED
AUG 23 2016
(Accepted)
By: [Signature]
Page 1 of 2

1169.03 WRITTEN APPLICATIONS

A provided application form shall be filed with the Planning & Zoning Administrator not less than twenty days prior to the date of the public hearing.

a) **Description of Property and Intended Use.** The application shall include the following statements:

1. A legal description of the property.
2. The proposed use of the property.
3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
4. A statement of the relationship of the proposed use to adjacent property and land use.
5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Commission.

b) **Plot Plan.** The application shall be accompanied by ten copies of a plot plan, drawn to an appropriate scale, clearly showing the following:

1. The boundaries and dimensions of the lot.
2. The size and location of existing and proposed buildings and/or structures.
3. 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.
4. The relationship of the proposed development to the development standards.
5. The use of land and location of structures on adjacent property.

MEMORANDUM

Date: **July 15, 2016**

To: **Planning Commission**
Company: **City of Gahanna**
Department of Planning and
Zoning

Cc: **file, Bell Equipment**

Project: **Bell Equipment**
Taylor Road

Re: **Application for Conditional Use**



The property located along Taylor Road on the south side of the street at the intersection of Taylor Road and Howland Drive:

Techcenter Drive Extension and Greenspace DED Plat Lot 4.

The proposed use of the property is a truck body repair facility and associated office & small retail space, which is permitted by the zoning code. The conditional use requested is a request to provide an exterior storage area for containers purchased from Bell Equipment.

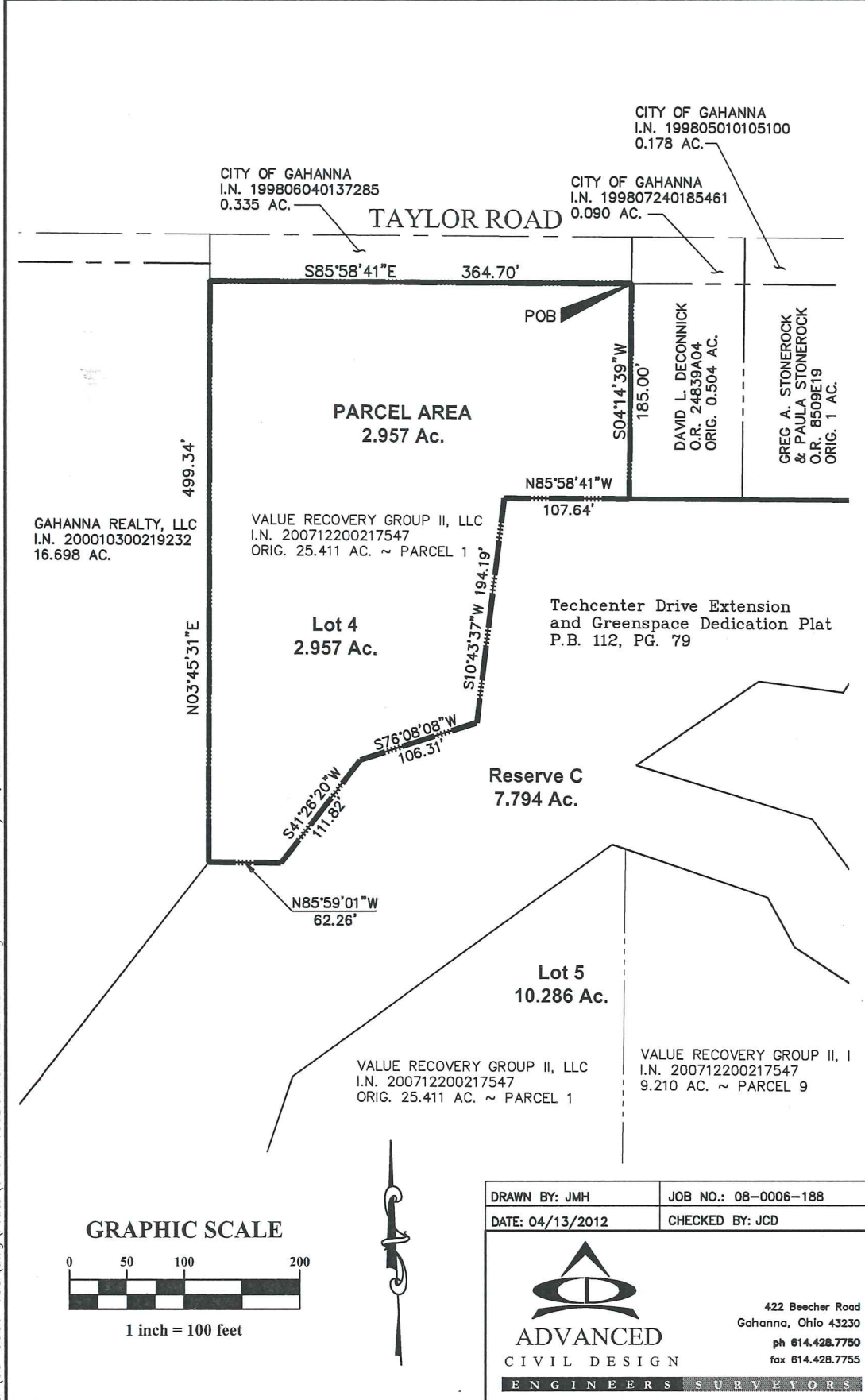
The adjacent property to the west is an industrial use with truck parking and trailer storage. The property to the east, separated by a tree lined, drainage ravine is single family residential. The property across Taylor Road is multi-family residential condominiums. The adjacent property to the south is separated by the tree lined, drainage ravine and is an undeveloped parcel also within the Techcenter Drive Extension and Greenspace development.

The requested conditional use to provide exterior storage would occur at the rear of the property screened by the building as well as a perimeter fence. The property also grades downward from the front to the rear and will help naturally screen the storage from the road and properties across Taylor Road. The tree lined ravine naturally screens the property from the east and south. There is also substantial tree growth along the west property line which is planned to remain to screen from the west.

Thank you for your consideration for approval of this conditional use.

PARCEL EXHIBIT

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



Z:\08-0006-188\dwg\Plots\0006-188BOUNDARY EXHIBIT5.dwg PARCEL2 May 04, 2012 - 10:01:13am dbickham

HINES, JOHN F TR
1061 CYPRESS LN
COLUMBUS, OH 43230

WILLIAM L JAMES
MICHELE B HOBBS
1065 CYPRESS LN
COLUMBUS, OH 43230

PAMELA NORRIS
MAXINE COMYAS
1067 CYPRESS LN
COLUMBUS, OH 43230

HUNTINGTON EASY EQUITY
7575 HUNTINGTON PARK DR
COLUMBUS, OH 43235-5618

DAVID W BARNITZ
1073 CYPRESS LN
COLUMBUS, OH 43230

FIFTH THIRD BANK
DFW4-2
1500 SOLONA BLVD BLDG 1
ROANOKE, TX 76262-1720

ARTHUR RESENDES
BLANCHE RESENDES
1045 PINEWOOD LN
COLUMBUS, OH 43230

THE STATE BANK AND TRUST
PO BOX 467
DEFIANCE, OH 43512-0467

LOANCARE SERVICING CENTER
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

WELLS FARGO REAL ESTATE
MAC X2302-04D
1 HOME CAMPUS
DES MOINES, IA 50328-0001

CHASE HOME FINANCE, LLC
1500 SOLONA BLVD BLDG 1
ROANOKE, TX 76262-1720

CCO MORTGAGE
6053 S FASHION SQUARE DR
SUITE 99
SALT LAKE CITY, UT 84107-5439

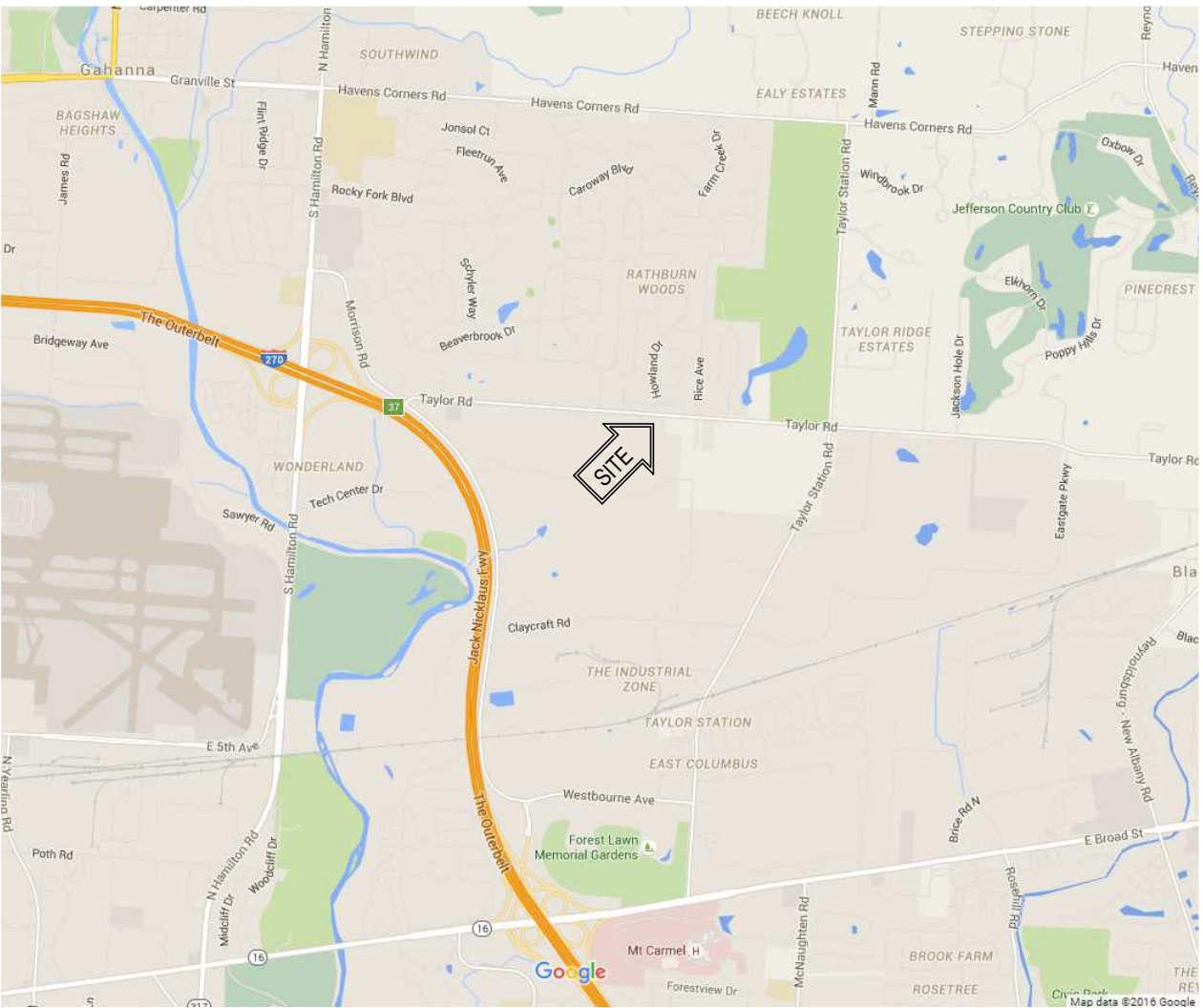
MICHELE BOCKWICH
3333 RICHMOND RD
SUITE 350
BEACHWOOD, OH 44122-4196

DAVID L DECONNICK
1061 TAYLOR RD
COLUMBUS, OH 43230



Bell Equipment

08/10/16



VICINITY MAP

- z-0 cover sheet
- z-1 preliminary site plan
- z-2 preliminary floor plan
- z-3 preliminary elevations
- z-4 preliminary elevations
- z-5 landscape plan

- C-101 PRELIMINARY SITE LAYOUT PLAN
- C-102 PRELIMINARY SITE UTILITY PLAN
- C-103 PRELIMINARY SITE GRADING PLAN

OWNER:
VALUE RECOVERY GROUP
919 OLD HENDERSON RD
GAHANNA, OHIO 43230

USER:
BELL EQUIPMENT
850 SCIENCE BLVD
GAHANNA, OHIO 43230

ARCHITECT (AGENT):
M+A ARCHITECTS
775 YARD STREET, SUITE 325
COLUMBUS, OHIO 43212

PARKING REQUIREMENTS

OFFICE AREA (3,125SF) = 9 PARKING SPACES
REPAIR SHOP (9,520SF) = 15 PARKING SPACES
TOTAL PARKING SPACES REQD = 24 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 29 PARKING SPACES

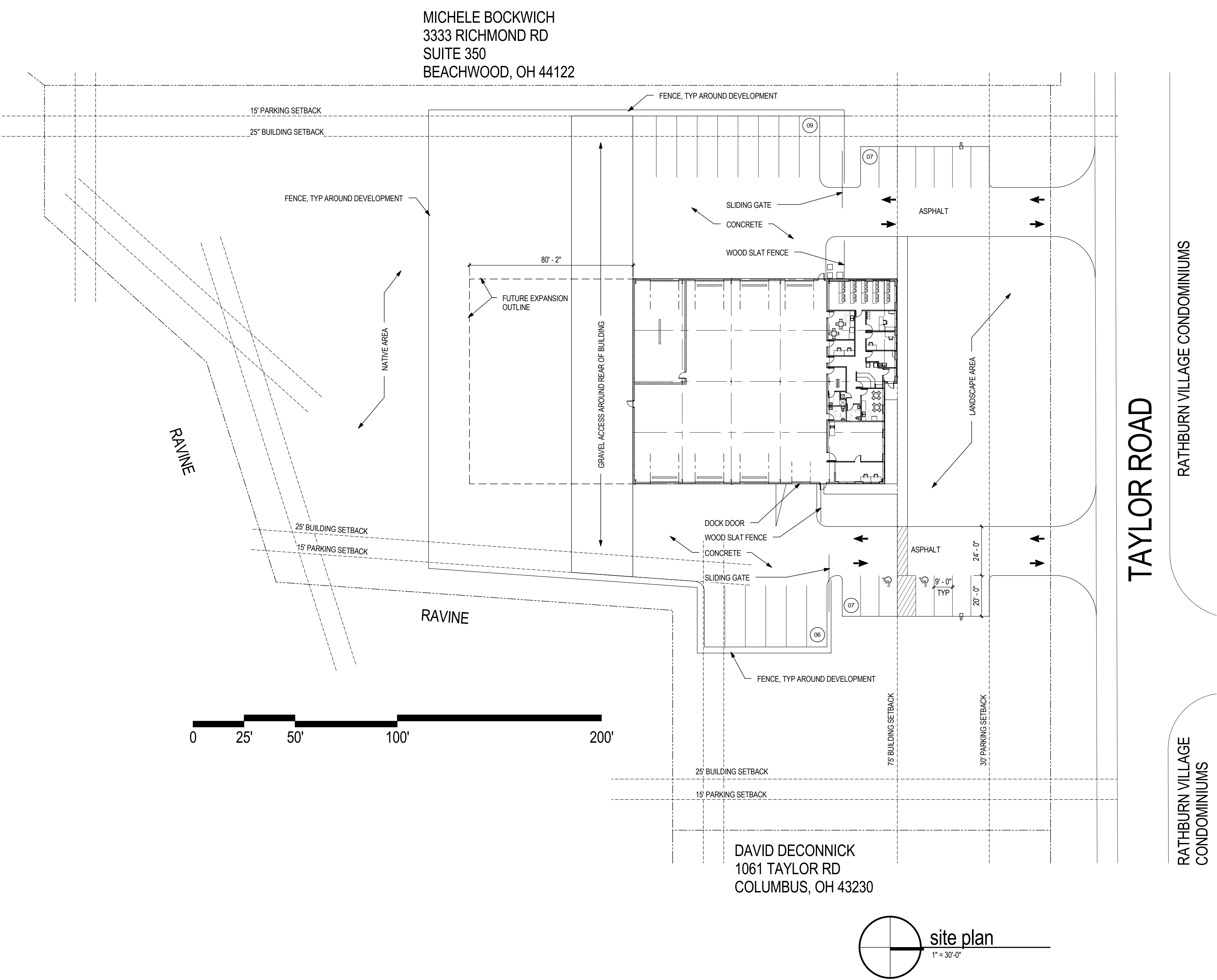
VALUE RECOVERY GROUP
919 OLD HENDERSON RD
GAHANNA, OHIO 43230

SITE SIZE: 128,810 SQUARE FEET
2.957 ACRES

ZONING: L-M1 (LIMITED OVERLAY, MANUFACURING)

BUILDING HEIGHT:
ADDITION: 23'-0"

LOT COVERAGE					
	BUILDING	IMPERVIOUS PAVEMENT	GRAVEL	PERVIOUS AREA	TOTAL
SQUARE FEET	12,690	21,920	6,740	89,040	130,390
PERCENTAGE	10%	17%	5%	68%	100%





OCCUPANCY:	B1, S2		
USE GROUP:	OFFICE, MOTOR VEHICLE REPAIR GARAGE		
MIXED USE: (Y)	SEPARATED: (N)	NON-SEPARATED: (Y)	
SEPARATED OCCUPANCIES: N/A			
CONSTRUCTION TYPE:	2-B		
AREA:	OFFICE:	3,125 SF	
	WAREHOUSE:	9,120 SF	
	TOTAL:	12,645 SF	

ALLOWABLE AREA (PER FLOOR):

$$A_a = A_t \cdot [(A_t \times F)/100] + [(A_t \times I_s)/100] =$$

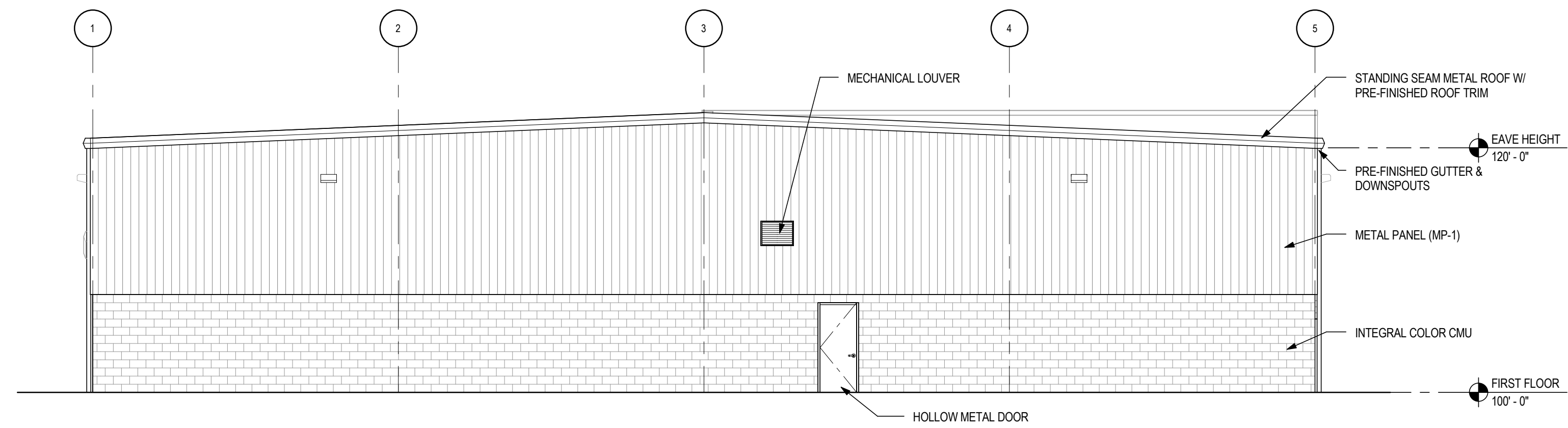
WHERE:
 A_a = ALLOWABLE AREA PER FLOOR
 A_t = TABULAR AREA PER FLOOR PER TABLE 503 = 17,500 SF
 F = AREA INCREASE DUE TO FRONTAGE PER SECT 506.2 = 70
 I_s = AREA INCREASE DUE TO SPRINKLER PER SECT 506.3 = N/A

$$I_f = 100[(F/P) \cdot 0.25](W/30) =$$

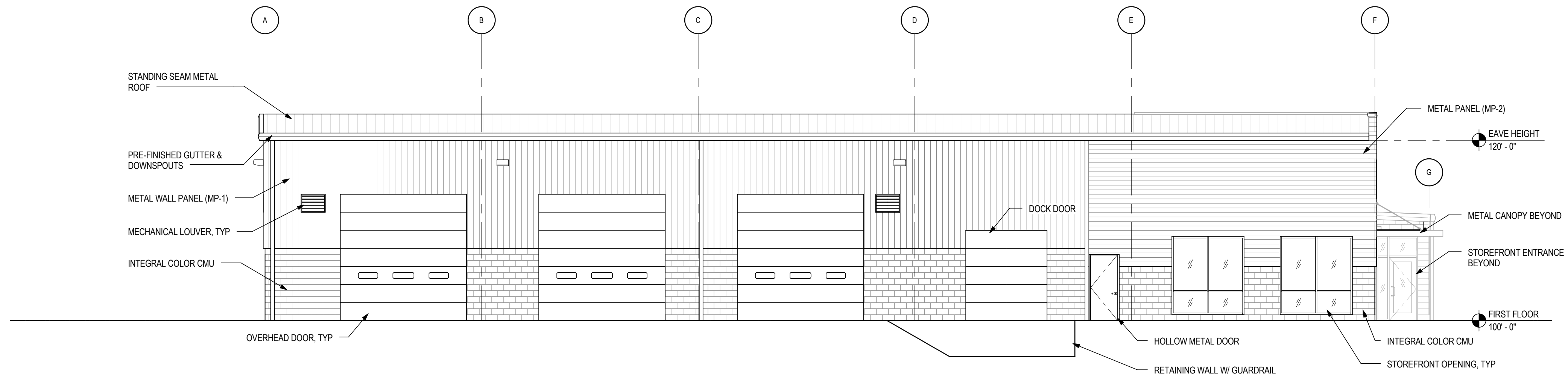
F = OPEN PERIMETER = 458'
 P = PERIMETER OF ENTIRE BUILDING = 458'
 W = MINIMUM WIDTH OF PUBLIC WAY OR OPEN SPACE = 30'
(MAX $W/30 = 1$)(MIN=20)

ACTUAL MAX AREA PER FLOOR ALLOWED = 30,625 SF

BUILDING HEIGHT: 23'-0"

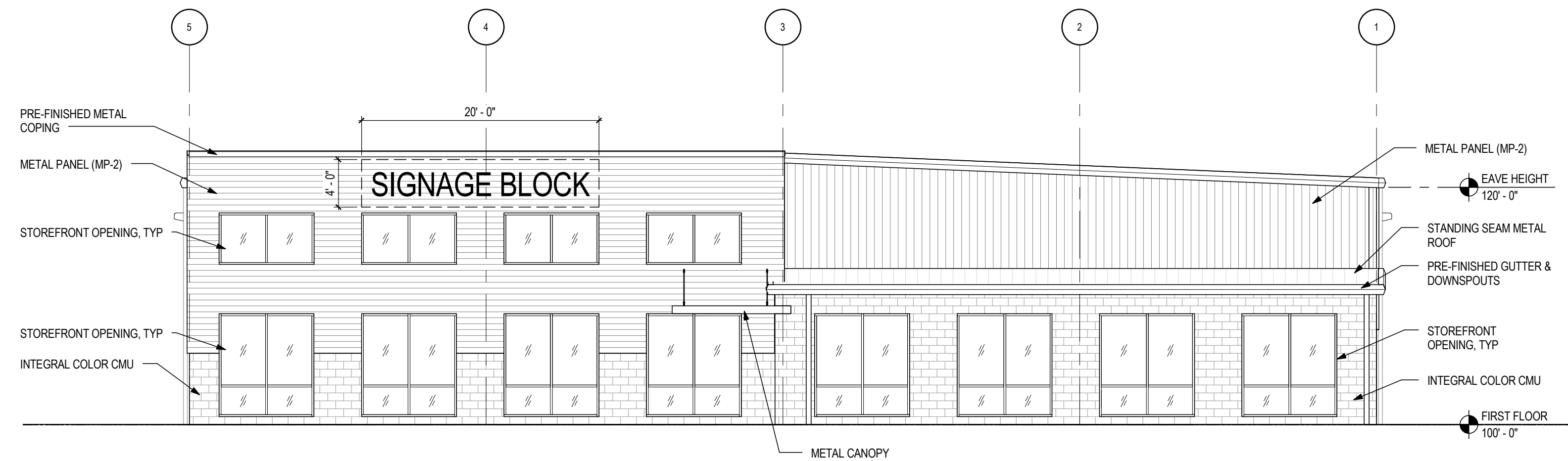


B
z-3
1/8" = 1'-0"
south elevation

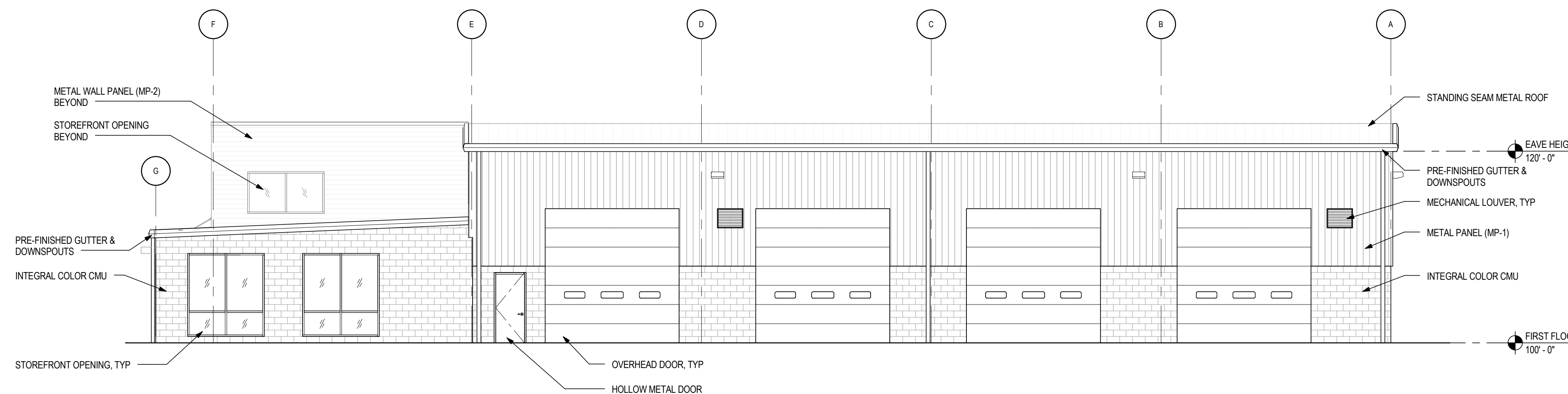


A
z-3
1/8" = 1'-0"
east elevation

EXTERIOR FINISH LEGEND	
MP-1	AVP METAL PANEL - BONE WHITE
MP-2	7.2 METAL PANEL - CHARCOAL GRAY
CMU	SMOOTH FACE CMU - CHARCOAL

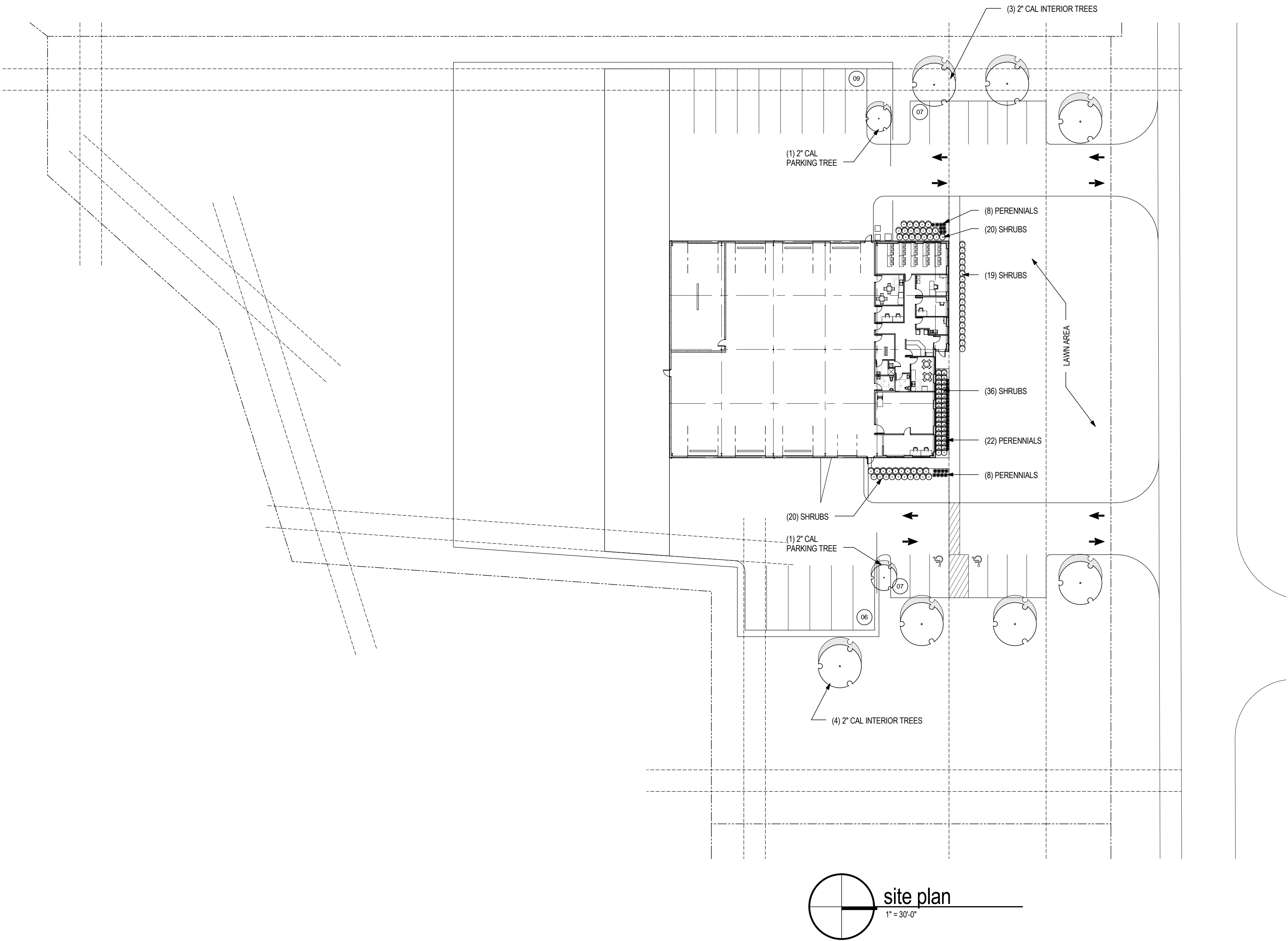


B
Z-4
north elevation
1/8" = 1'-0"



A
Z-4
west elevation
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
MP-1	AVP METAL PANEL - BONE WHITE
MP-2	7.2 METAL PANEL - CHARCOAL GRAY
CMU	SMOOTH FACE CMU - CHARCOAL

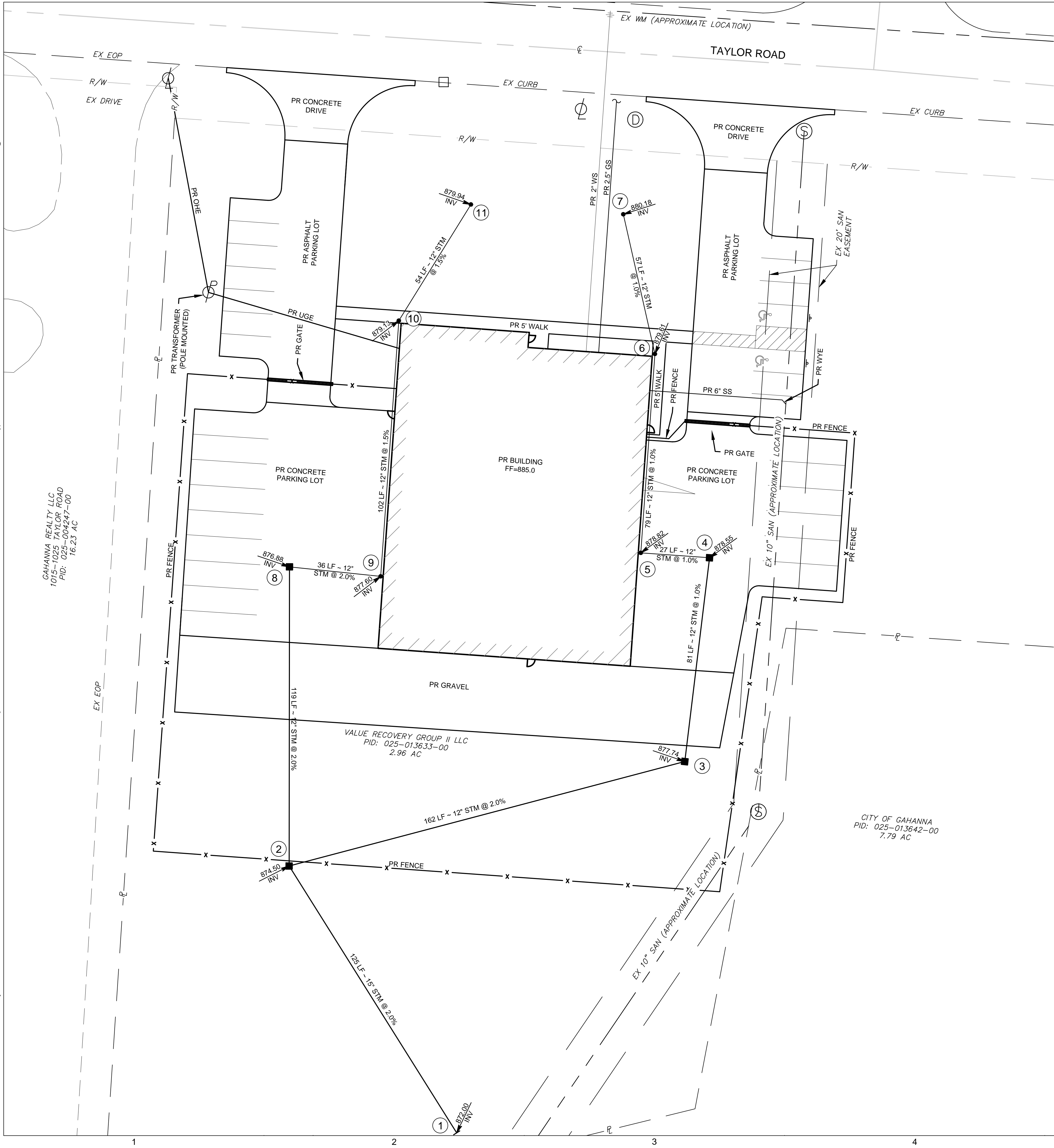


LANDSCAPE CALCULATIONS					
	LINEAR FEET	SHRUBS REQ	SHRUBS PROVIDED	PERENNIALS REQ	PERENNIALS PROVIDED
NORTH	106'	55	55	22	22
EAST	37'	20	20	8	8
WEST	39'	20	20	8	8
PARKING AREA 8,555 SF	LANDSCAPING REQUIRED 428 SF	LANDSCAPING PROVIDED 515 SF	TREES REQ 2	TREES PROVIDED 2	
BUILDING AREA 12,960 SF	INTERIOR TREES REQUIRED 13 CALIPER INCHES	INTERIOR TREES PROVIDED 14 ((7) 2" CALIPER)			

LOT COVERAGE					
	BUILDING	IMPERVIOUS PAVEMENT	GRAVEL	PERVIOUS AREA	TOTAL
SQUARE FEET	12,690	21,920	6,740	89,040	130,390
PERCENTAGE	10%	17%	5%	68%	100%



Bell Equipment
landscape plan



- SITE UTILITY NOTES:**
- BOUNDARY SURVEY INFORMATION FROM FRANKLIN COUNTY GIS.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING WATER MAIN, GAS MAIN, AND SANITARY.

ABBREVIATION LEGEND

EX	EXISTING
PR	PROPOSED
R/W	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
AC	ACRE
LF	LINEAR FEET
FF	FINISH FLOOR
INV	INVERT
STM	STORM
SAN	SANITARY
WS	WATER SERVICE
GS	GAS SERVICE
SS	SANITARY SERVICE
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
(TYP)	TYPICAL



**OSBORN
ENGINEERING**
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441 West End Street, Suite 300 | Akron, OH 44311
880 West 3rd Street, Suite 200 | Columbus, OH 43212
(614) 556-4272 | www.osborn-eng.com

**BELL
EQUIPMENT
COMPANY**

TAYLOR ROAD
GAHANNA
FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE
A	SD	7.13.16

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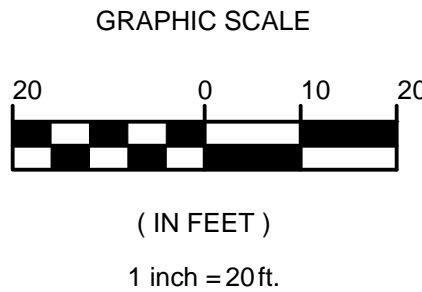
DRAWN BY _____ SF
CHECKED BY _____
CLIENT PROJ. NO. _____

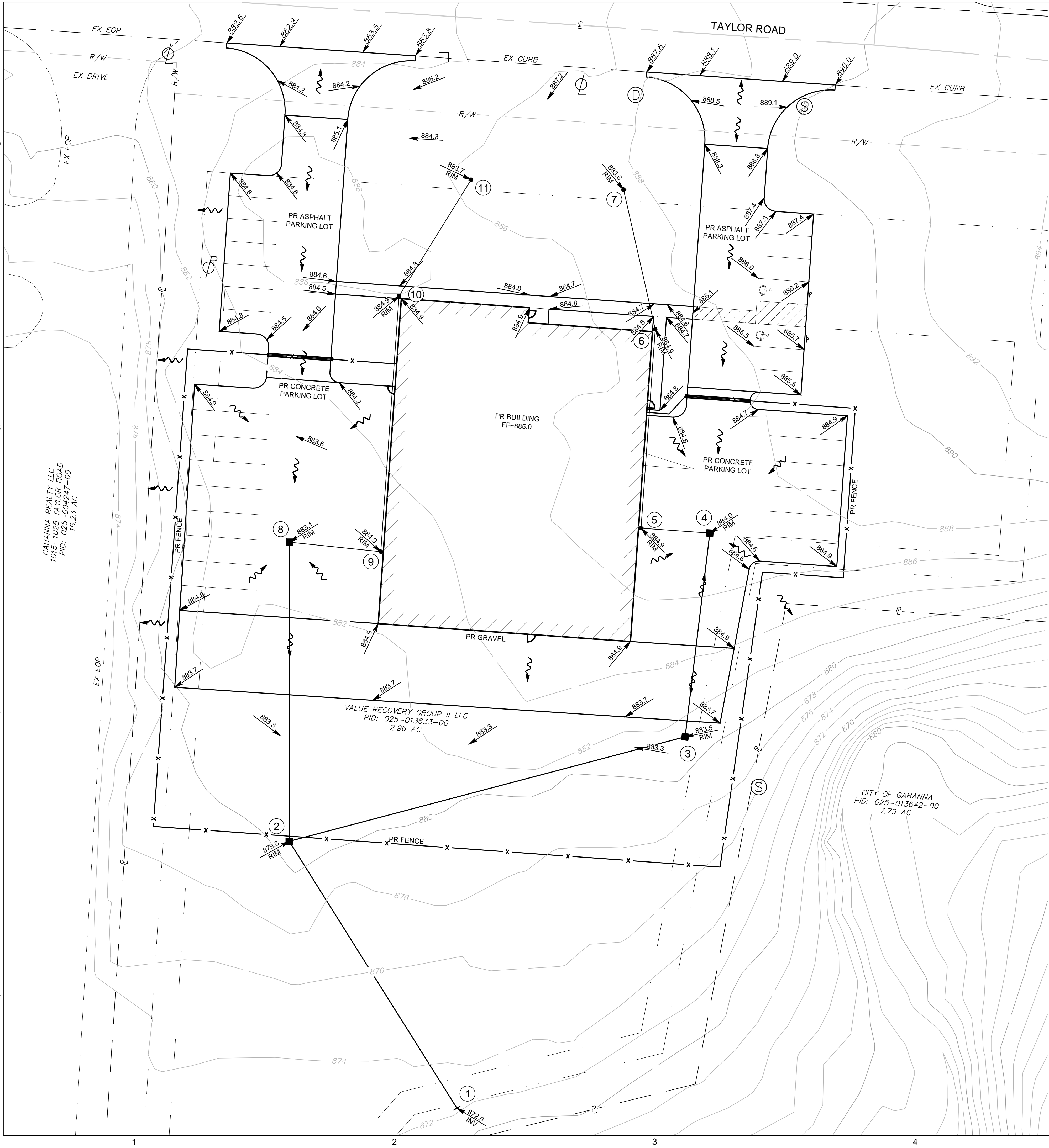
OSBORN PROJ. NO. J20160337.000

**PRELIMINARY
SITE UTILITY
PLAN**

DRAWING NO.

C-102





SITE GRADING NOTES:

1. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION FROM FRANKLIN COUNTY GIS.

ABBREVIATION LEGEND

EX	EXISTING
PR	PROPOSED
R/W	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
AC	ACRE
FF	FINISH FLOOR
INV	INVERT
(TYP)	TYPICAL



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**BELL
EQUIPMENT
COMPANY**

TAYLOR ROAD
GAHANNA
FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE
A	SD	7.13.16

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DRAWN BY: SF
CHECKED BY:
CLIENT PROJ. NO.:

OSBORN PROJ. NO. J20160337.000

**PRELIMINARY
SITE GRADING
PLAN**

DRAWING NO.

C-103



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Bell Equipment

Project Address: Taylor Rd

Planning and Development

The Mayor and Planning and Development staff met with Bell Equipment in February. One of the items identified as a result of this meeting was Bell's need for additional space as they are outgrowing their current facility on Science Blvd. A new building allows for the retention of 8 jobs and provides the necessary space needed to accommodate future growth. This project represents a significant investment in our jobs corridor that will have a substantial financial impact to the City.

The project site is located within the Central Park TIF and within Community Reinvestment Area (CRA) #3. A tax abatement is proposed to assist in offsetting project costs. However, annual revenue anticipated to be collected from the TIF exceeds \$6,000. This figure will double once the abatement expires.

The site is not located within a subarea plan or within a target site within a priority development area (PDA). It is located within the Industrial land use as identified on the future land use map. The industrial land use permits offices as well as more traditional industrial uses such as manufacturing. One of the objectives of the industrial land use is to permit and encourage industries that stabilize, enhance and diversify the economic base. The proposed development accomplishes this objective.

Planning and Development staff emphatically support the requested use and recommend approval of the FDP, DR, and CU.

FDP/DR Criteria

Planning Commission shall approve an application for Final Development Plan if the following four conditions are met:

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



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:

1. 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.
2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

Conditional Use Criteria

Planning Commission shall approve an application for Conditional Use if the following conditions are met:

1. The proposed use is a conditional use of the zone district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with appropriate plans for the area.

The site is not located within any subarea plans, however, it is designated Industrial on the 2002 Future Land Use map. An objective of the Industrial land use is to ensure development is appropriate in character and designed to be architecturally compatible with surrounding development. It is staff's opinion that the proposed building is an improvement to the existing architecture of the Taylor Rd corridor.

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.

Outside storage is common throughout the OCT district. It appears that the outside storage areas are well screened from adjacent properties.

It is Planning and Development staff's opinion that the request meets the four conditions for approval.



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CITY OF GAHANNA

Aerial



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Bell Equipment
Project Address: Taylor Rd

The applicant seeks approval for three applications: Conditional Use, Final Development Plan, and Certificate of Appropriateness.

CU – to allow outdoor storage of containers to be purchased from Bell Equipment. This storage area will be located at the rear of the building, be graveled, and will be screened by a perimeter fence as well as natural landscaping along the east, west, and south property line. No container storage shall occur outside of the fenced area.

FDP – The 2.957 acre parcel is on Taylor Road and is part of the Central Park Project Overlay. A 12,645 sq ft building is proposed with 3,125 sq ft for office and 9,120 sq ft for warehouse. Building height is 23'. All building and parking setbacks have been met, with 29 parking spaces provided. There are two ingress/egress points for the project.

DR – The exterior finishes consist of vertical metal panels (Bone White) and horizontal metal panels (Charcoal Gray), along with Charcoal Gray awnings, gutters and downspouts, and Charcoal brick. The roof is to be Charcoal Gray metal standing seam. Dock doors are on the east and west elevations. Foundation plantings are provided on the north, east and west facades. An appropriate lighting plan and fixture cut sheets have been submitted.

Respectfully Submitted By:

BONNIE GARD

Planning & Zoning Administrator
Department of Public Service & Engineering
Division of Building & Zoning



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