

LIMITATION TEXT

ADDRESS: 4569 Morse Road
PARCELS: 025-004415, 025-004418, 025-004420
SIZE: +/- 2.707
CURRENT: RID
PROPOSED: L-CS with Conditional Use
APPLICANT: BSH Companies
ATTORNEY: David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
DATE: February 21, 2020

I. Background

The site is located on the south side of Morse Road, between Cherry Bottom Road and North Hamilton Road. The site is currently zoned RID. The site is bordered on the west by PUD (multi-family residential), on east by CC-2 (daycare), and on the south and south-east by SF-3 (single family residential).

The Applicant proposes rezoning the site from RID to L-CS to accommodate redevelopment of the site with a roughly 100,000 SF, multi-story, indoor conditioned, self-storage building. The remainder of the site may be developed with the uses described below. This limitation text is filed in companion with a conditional use application to permit: 4225 – warehousing, self-storage use in the L-CS district.

II. Use and Development Standards

This limitation text is intended to provide further restrictions and limitations with respect to uses and development standards that would otherwise apply to the site with a zoning designation of CS. To the extent that any provision of this limitation text conflicts with the underlying standards of the City's zoning code or should the City's zoning code not address a matter or standard that is addressed in a provision of this text, then the provision in this text shall govern. Where this text is silent on any standard set forth in the zoning code, the standard contained in the zoning code will continue to apply to the site.

III. Permitted and Conditional Uses

Unless expressly prohibited below, the site shall permit those uses permitted by Section 1153.05(a) of the City of Gahanna Zoning Code. Conditional uses contained in Section 1153.05(b)(4) of the City of Gahanna Zoning Code shall be permitted to this zoning district, provided, however, that conditional uses shall be reviewed and approved in accordance with the procedures set forth in the zoning code and shall be restricted to those uses permitted within the NAICS 4225 – warehousing, self-storage code and accessory/complementary uses. The following uses are expressly prohibited: eating and drinking places; veterinary services for animal

specialties; funeral service and crematories; motion pictures; hospitals; dance studios, schools, and halls; physical fitness facilities; membership sports and recreation clubs; amusement and recreations services, not elsewhere classified.

IV. Additional Development Restrictions

Primary exterior building façade materials shall be any of the following: masonry, cementitious materials, or metal panels. The exterior building façade shall appear substantially similar to the rendering attached hereto.

The building shall not exceed 50 feet in height.

The building shall not have more than seven public access points, not counting any egress points required by building code or fire and emergency services.

The Applicant submits with this Limitation Text a Redevelopment Plan. The structures shall be developed with an architectural design which is substantially similar to those represented in the Redevelopment Plan.

The Applicant submits with this Limitation Text and Conceptual Site Plan. The site shall be developed substantially similar to that represented on the Site Plan.

Respectfully submitted,



David Hodge