

## **Central Irrigation Supply, Inc. Narrative**

**Address: 6091 Enterprise Court, Dublin, Ohio 43016**

1. A legal description of the property – Attached, page 3.

**Code Section 153.236 (c) 1.** The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.

Central Irrigation Supply, Inc. is currently located at 6254 Corporate Center Dr, Dublin, OH 43016. Central is looking to remain in Dublin, and relocate/ expand at 6091 Enterprise Court, Dublin, Ohio 43016 in Lot Number 4B of the Dublin Commerce Park Re-subdivision, PPN # 273-012244-00.

By expanding/ relocating into the existing 6,960 square foot stand-alone warehouse building, Central Irrigation will be able to continue to better serve their loyal customers. As part of this relocation, Central is proposing to occupy the property as it currently exists with no modifications to the existing structure. Therefore, we believe the use will be harmonious with and in accordance with the general objectives and/or the community plan.

**Code Section 153.236 (c) 2.** The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.

Central Irrigation will not be changing any physical features of the property. Central will be occupying an existing structure for wholesale/ distribution of lawn irrigation/ maintenance materials. Central currently occupies a building within the city of Dublin that is zoned “Tech/Flex”.

**Code Section 153.236 (c) 3.** The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

No physical modifications are being made to the existing structure. The use shall not impact the neighboring and change the character.

**Code Section 153.236 (c) 4.** The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

The use should not be hazardous or have a negative impact to the surrounding areas. Hours of Operation: Mon - Fri: 7:00 a.m. – 5:00 p.m. Sat: 7:00 a.m. - 12:00 p.m. 3 total employees. One company pick-up truck and maybe one future flatbed truck may be parked near the existing building.

**Code Section 153.236 (c) 5.** The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

By expanding/ relocating into the existing 6,960 square foot stand-alone warehouse building within the same zoned district (Tech/ Flex) as our current location within Dublin, Central Irrigation will be

able to continue to better serve their loyal customers. Since Central's existing building is 1.6 miles away from the new subject address, we believe there will be no additional impact on essential public facilities and services.

**Code Section 153.236 (c) 6.** The proposed use will not be detrimental to the economic welfare of the community.

There will be no changes affecting the adjacent properties, existing land uses, the Dublin Community Plan or the economic welfare of the community.

**Code Section 153.236 (c) 7.** The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.

The use should not be hazardous or have a negative impact to the surrounding areas. Hours of Operation: Mon - Fri: 7:00 a.m. – 5:00 p.m. Sat: 7:00 a.m. - 12:00 p.m. 3 total employees. One company pick-up truck and maybe one future flatbed truck may be parked near the existing building.

**Code Section 153.236 (c) 8.** Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.

The subject property is located at the end of the cul-de-sac on Enterprise Court. Therefore, we feel there will be no additional traffic impact/ interference with neighboring properties. The parking area is ample in size so no bottlenecks shall occur in the street.

**Code Section 153.236 (c) 9.** The proposed use will not be detrimental to property values in the immediate vicinity.

Central's operation is already being conducted in the city of Dublin. Therefore, we feel the use will not be detrimental to property values in the immediate vicinity.

**Code Section 153.236 (c) 10.** The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The subject property is located at the end of the cul-de-sac on Enterprise Court which is already fully improved and developed. Therefore, we feel there will be no additional impact/ interference with surrounding properties.