

DR-19-2015

File No. 15090018

Fee: 50.00

Check or Receipt#: 4743

Supersedes File No.(s) _____ or none

Initials: JW

Scheduled Public Hearing Date: 10-14-2015

Date Received 9/23/15

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
DESIGN REVIEW
CITY OF GAHANNA PLANNING COMMISSION**

***Required Information**

*Site Address 1400 HOLYBRIER DRIVE, GAHANNA, OH 43230
*Parcel ID# 025-012729 *Zoning District MULTIPLE FAMILY RES.
*Business Name METRO DEVELOPMENT *Contact JOSEPH THOMAS, JR
*Business Owner Name JOSEPH THOMAS, JR *Phone# 614-540-2400
*Business Address 470 OLDE WORTHINGTON ROAD, WESTERVILLE, OH 43082
*Applicant Name JOSEPH THOMAS, JR *Applicant Email jthomasjr@villagecommunities.com
*Applicant Full Address 470 OLDE WORTHINGTON ROAD, WESTERVILLE, OH 43082
*Applicant Phone# 614-540-2400 Applicant Fax# 614-540-2458
*Designer/ Architect/ Engineer ADVANCED CIVIL DESIGN
*Address 422 BEECHER ROAD *Phone 614-428-7750
*City/ State/ Zip GAHANNA, OH 43230 Fax 614-428-7755
*D/A/E Representative THOMAS WARNER Title MANAGING PARTNER
*Design Review of: Site Plan Landscaping _____ Building Design _____ Signage _____ Other _____
*Special Information Regarding the Property and its Proposed Use: PARKING LOT EXPANSION FOR EXISTING RESIDENTIAL PROPERTY

Submission Requirements

PAID
SEP 29 2015

JW Check 4743

- (1) Applicant is required to complete the checklist on the following pages.
- (2) Fee: \$50.00 for review plus \$.01 per square foot.
- (3) Eleven copies of plans: Two (2) copies of 24x36 (folded, **not rolled**, to 8 1/2 x 11 inch size prior to submission) & nine (9) 11x17.
- (4) Submit one (1) reduced drawing suitable to an 8 1/2 x 11 inch size.
- (5) Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
- (6) Submit a detailed list of materials.

*Note: This application will not officially be accepted until **all** items listed above have been received.
**Note: Planning Commission members and/or City Staff may visit the property prior to the hearing to review the application.

*Applicant's Signature [Signature]

*Date 9/23/15

APPROVAL

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: _____

Planning & Zoning Administrator

Date

Note: All correspondence will be to applicant above unless otherwise stated.

Revised April 2012

SUBMITTAL REQUIREMENTS

Applicant
Or Agent

Planning &
Zoning
Administrator

I. GENERAL REQUIREMENTS

- | | | | |
|----|---|------------------|-------------------|
| A. | All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 1/2 x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation, the Commission does appreciate the use of the audio visual system whenever possible. | A. <u> X </u> | <u> ✓ </u> |
| B. | Eleven (two 24x 36, nine 11x 17) black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission. | B. <u> X </u> | <u> ✓ </u> |
| C. | An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal. | C. <u> X </u> | <u> / </u> |
| D. | Materials List | D. <u> NA </u> | <u> </u> |

II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)

- | | | | |
|----|--|------------------|--------------|
| A. | Site Plan. A site plan is required containing the following information: | | |
| | 1. Scale and north arrow, | 1. <u> X </u> | <u> / </u> |
| | 2. Project name and site address; | 2. <u> X </u> | <u> / </u> |
| | 3. All property and street pavement lines; | 3. <u> X </u> | <u> / </u> |
| | 4. Existing and proposed contours; | 4. <u> X </u> | <u> / </u> |
| | 5. Gross area of tract stated in square feet; | 5. <u> X </u> | <u> / </u> |
| | 6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any); | 6. <u> X </u> | <u> / </u> |
| | 7. The designation of required buffer screens (if any) between the parking area and adjacent property; | 7. <u> X </u> | <u> / </u> |
| | 8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber); | 8. <u> X </u> | <u> / </u> |
| | 9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated; | 9. <u> X </u> | <u> / </u> |
| | 10. Identify photograph location; | 10. <u> X </u> | <u> / </u> |
| | 11. Location of all existing and proposed building on the site | 11. <u> X </u> | <u> ✓ </u> |
| | 12. Location of all existing (to remain) and proposed lighting standards. | 12. <u> X </u> | <u> ✓ </u> |
| | 13. Provide breakdown of parking spaces required and spaces provided (see COG 1163); | 13. <u> X </u> | <u> / </u> |

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14. X

/

15. Provide lot coverage breakdown of building and paved surface areas.

15. X

/

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

1. Scale;
2. Changes in ground elevation;
3. All signs to be mounted on the elevations;
4. Designation of the kind, color, and texture of all primary materials to be used;
5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1. NA

2. NA

3. NA

4. NA

5. NA

|

C. Optional requirements at discretion of Planning Commission.

1. Scale model.
2. Section Profiles.
3. Perspective drawing.

1. NA

2. NA

3. NA

D. NA

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

1. All size specifications;
2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
3. Materials, colors, and manufacturer's cut sheet;
4. Ground or wall anchorage details.

1. NA

2. NA

3. NA

4. NA

|



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the applicant JOSEPH THOMAS, JR
(Please Print - Applicant Name)

GENERAL MANAGER for METRO DEVELOPMENT
(Business Name and/or Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You, as the applicant, also agree that any necessary change to the project must go back through Planning Commission process to amend the plans.

Applicant Signature *Joseph Thomas, Jr*
(Applicant Name/ Applicant Representative)

Date 9/22/15

Kara L Perry
(Signature of Notary)

9/22/15
(Date)



Kara L Perry
Notary Public, State of Ohio
MY COMMISSION EXPIRES 8/9/20

Stamp/Seal

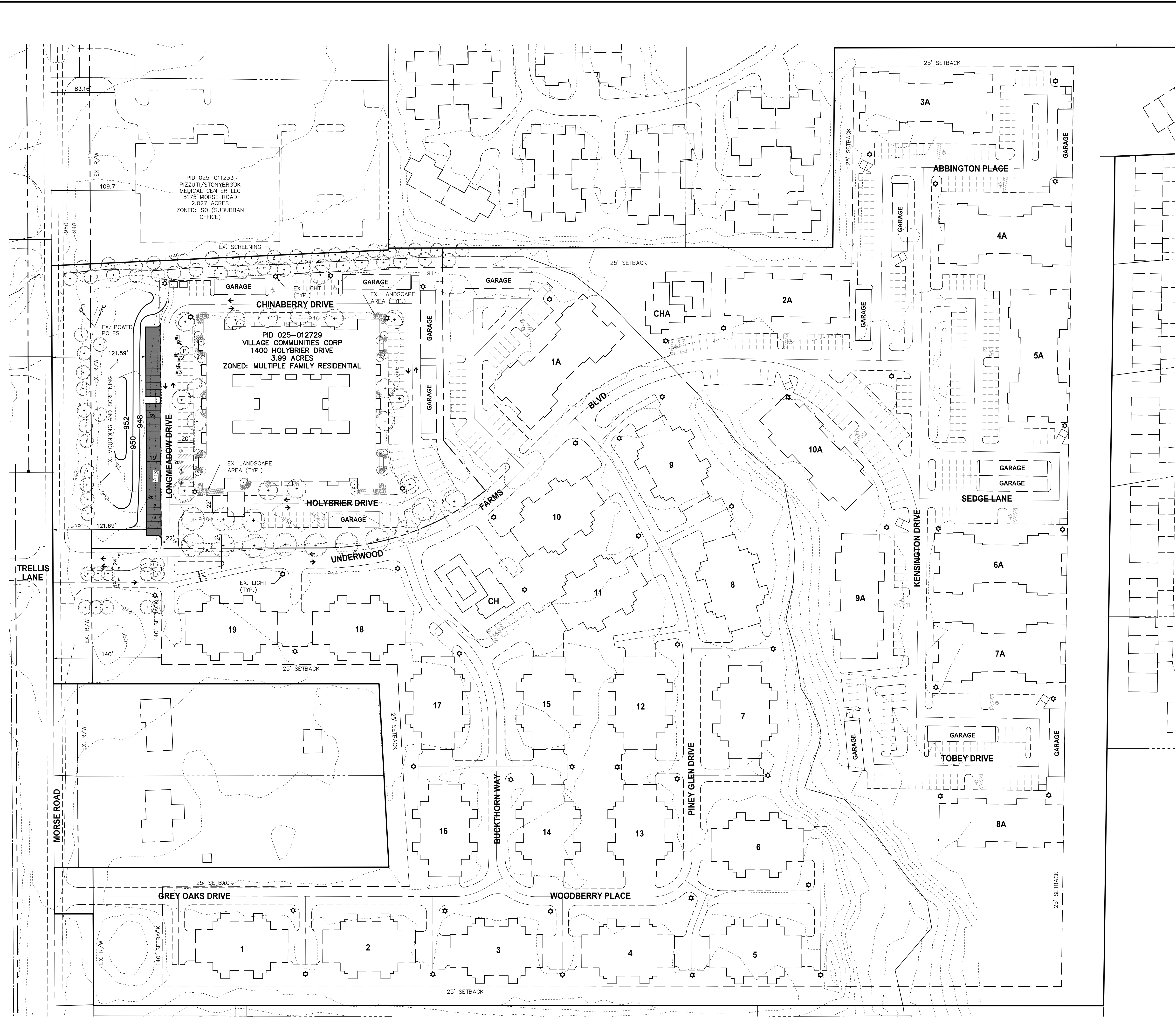
MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Signs			
Stucco			
Trim			
Windows			

Planning Commission Information for All Applicants

1. All required information must be submitted with the application. The Tuesday, four (4) weeks prior to the Public Hearing Date, by 5:00 p.m., is the deadline for acceptance of all applications. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present.
3. Reduced drawings suitable to an 11x17 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.
4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.
5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include mailing name and address of property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.
7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also notate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ www.gahanna.gov/departments/development/planning.asp under Code Ordinances.
10. Planning Commission members may visit the property prior to the hearing to review the application.

Z:\15-0108-128\DWG\PRODUCTION\DRAWINGS\EXHIBIT\COA_PLAN.dwg 2 SITE DIMENSION PLAN Oct 07, 2015 8:26:04am jgkchd



LEGEND

- [Symbol] PARKING ADDITION
- [Symbol] PHOTOGRAPH LOCATION

GRAPHIC SCALE

0 30 60 120
1 inch = 60 feet

SITE DATA TABLE:

SITE AREA:	3.99 ACRES
NO. BUILDINGS:	1
TOTAL UNITS:	71
PARKING SPACES:	20'X9' (TYP)

PARKING CALCULATIONS:

UNITS:	71
TOTAL SPACES REQUIRED:	1.5 SPACES/UNIT = 107
TOTAL SPACES PROVIDED:	109 (7 W/H.C. ACCESS)
	(73 SURFACE SPACES,
	36 GARAGE SPACES)
ADDITIONAL SPACES PROPOSED:	1.54 SPACES/UNIT
	29
	1.94 SPACES/UNIT

LOT COVERAGE:

EXISTING CONDITIONS	
BUILDING:	55,312 S.F.
PAVEMENT:	42,437 S.F.
TOTAL AREA:	173,804 S.F.
LOT COVERAGE:	56.2%
PROPOSED CONDITIONS	
BUILDING:	55,312 S.F.
PAVEMENT:	47,410 S.F.
TOTAL AREA:	173,804 S.F.
LOT COVERAGE:	59.1%

LANDSCAPE:

EXISTING CONDITIONS	
PAVEMENT AREA:	42,437 S.F.
REQUIRED LANDSCAPED AREA:	2122 S.F.
TREES REQUIRED:	22
TREES PROVIDED:	30
PROPOSED CONDITIONS	
PAVEMENT AREA:	47,410 S.F.
REQUIRED LANDSCAPED AREA:	2371 S.F.
TREES REQUIRED:	24
TREES PROVIDED:	30

PLAN PREPARED BY: **ADVANCED CIVIL DESIGN**

422 Beecher Road
Gahanna, Ohio 43230
614.428.7250
614.428.7251

PLAN PREPARED FOR: **METRO DEVELOPMENT, INC.**

CITY OF GAHANNA, OHIO

THE RESIDENCES OF GAHANNA
CERTIFICATE OF APPROPRIATENESS
FOR
METRO DEVELOPMENT
PARKING ADDITION

Issue Dates:

Date: 09-22-2015
Scale: 1" = 60'

Drawn By: JAP
Checked By: TMW

Project Number:
15-0108-128

Drawing Number:
1/1



NO
PARKING
FIRE
LANE
←→

SEE SIGN
FOR
PARKING
REGULATIONS

→
←

NO
PARKING







CITY OF GAHANNA

STAFF COMMENTS

Project Name: Residences of Gahanna Parking

Project Address: 1400 Hollybrier Dr.

Planning and Development

The site is located within the boundaries of the North Triangle concept plan. The Concept Plan provides that a 150' open space corridor shall be provided from the centerline of Morse Rd. The open space corridor shall be free of structures and other development with the exception of landscaping and signage. The existing parking area is 140' from the centerline of Morse Rd. The expanded parking area is proposed to be approximately 121' from the centerline of Morse Rd.

It is important to note that the North Triangle concept plan contains recommendations. Adherence to the development principles contained within the document is not a requirement. Recently approved developments along Morse Road were approved with a setback less than 150'. The Spectrum senior housing facility, which is located approximately ½ mile east of the subject property was approved with a setback of 130'. The office building immediately to the east of the subject property is built with a setback of 109'.

Location Map



Respectfully Submitted By:

Michael Blackford, AICP



"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

STAFF COMMENTS

Project Name: Residences of Gahanna Parking

Project Address: 1400 Holybrier Dr.

The applicant proposes to add pavement at the north side of the multi-family building to create 29 new parking spaces. The building houses 71 units, and the additional parking spaces will bring the ratio to 1.94 spaces per unit, which is just shy of the typical 2 units per acre required by code. Two additional trees will be planted as part of the 5% interior landscape requirement.

While this additional parking is not in conformance with the North Triangle Plan's Open Space Corridor of 150' from center line of Morse Road, the proposed additional parking is in a similar plane with the parking approved for the medical center to the east.

Respectfully Submitted By:

Bonnie Gard



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
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