

DEVELOPMENT PLAN APPLICATION SUMMARY



File Number Property Address

Parcel ID
Zoning District
Project/Business Name
Applicant

Description of the Request

DP-24-1

Morse Road- Betty Janes Best LLC Morse Road Columbus, OH 43230

025-011219

R-4 - Multi-Unit Residential

Elliott Parc Douglas Ervin

The project was approved by the Planning Commission in 2023. We have made modifications to the Community Building and introduced townhouse units as well as (4) carriage house units. The total number os units is the same (251 plus model) that was previously approved by the Planning Commission. We are requesting approval for this modification



DP-24-1

Development Plan

Status: Active

Submitted On: 5/2/2024

Primary Location

Morse Road- Betty Janes Best LLC Morse Road Columbus, OH 43230

Owner

Betty Janes Best LLC 147 N. High Street Gahanna, OH 43230

Applicant

- Doug Ervin
- 3 614-205-8069 ext. 10000 doug@stonehenge-
- company.com
- ♠ 147 N. High Street

 Gahanna, OH 43230

Property Information

Zoning* Acreage*

R-4 - Multi-Unit Residential 14

Project Information

Project Name/Business Name:*

Output

Description:

Elliott Parc

Proposed Use/Project Description*

The project was approved by the Planning Commission in 2023. We have made modifications to the Community Building and introduced townhouse units as well as (4) carriage house units. The total number os units is the same (251 plus model) that was previously approved by the Planning Commission. We are requesting approval for this modification

Additional Contacts

Primary Contact

Name* Email Address*

Douglas Ervin doug@stonehenge-company.com

Are you the property owner?*

Yes

Guest Users

You can invite **Guests** to your application! Guest users can receive application status notifications, pay fees, and message staff on your behalf. To invite guest users to your application, look for the "Guests" button after submitting your application.

Note: Listing a Primary Contact does not automatically make that contact a Guest. The Primary Contact must also be added as a Guest in order to receive status notifications, pay fees, or message staff.

Certification

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.*

Oouglas Ervin
May 2, 2024

Important Notes

- The public hearing will not occur until the City of Gahanna reviews the application for Code consistency. Applications that are not consistent with the Code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

Gahanna Care Group LLC	Joseph Robbins	Geraldine Frueh
5101 NE 82nd Ave Suite 200	1289 Windward Way	754 Windward Ln
Vancouver, WA 98662	Gahanna, OH 43230	Columbus, OH 43230
Benchmark Investments XII	Joseph Whitlatch	Pray Tamilarasan
LP 4500 Dorr St. Toledo, OH	1285 Windward Way	792 Windward Ln
43615	Gahanna, OH 43230	Columbus, OH 43230
Gary M Goldsmith	Charles Lewis	Jane Woodruff
4651 Johnstown Rd.	1283 Windward Way	750 Windward Ln
Columbus, OH 43230	Gahanna, OH 43230	Columbus, OH 43230
John Powell	Willard Workman	Artur Melikian
796 Windward Way	1275 Windward Way	766 Windward Ln Gahanna,
Columbus, OH 43230	Columbus, OH 43230	OH 43230
Bruce Trimbur	Michelle Vaia	Susan Gray
808 Windward Way	1277 Windward Way	1290 Windward Way
Gahanna, OH 43230	Columbus, OH 43230	Gahanna, OH 43230
Robert Moody	David Koehler	Patricia Kostovska
800 Windward Way	774 Windward Ln Gahanna,	742 Windward Ln
Columbus, OH 43230	OH 43230	Columbus, OH 43230
Lucille Spradlin	Donna Ruckel	Michael Schoonover
804 Windward Way	778 Windward Ln	1284 Windward Way
Columbus, OH 43230	Columbus, OH 43230	Columbus, Ohio 43230
Patricia Nelson	Gloria Gutter	John Malthaner
728 Windward Ln Gahanna,	770 Windward Ln	746 Windward Ln
OH 43230	Columbus, OH 43230	Columbus, OH 43230
Jerzy Falkowski	Edward Ulliman	Alison Meador-Obrien
734 Windward Way	786 Windward Ln	819 Windward Way
Columbus, OH 43230	Columbus, OH 43230	Columbus, OH 43230
Gregory Thompson	Lennah Thompson	Barbara Tolson
1287 Windward Way	815 Windward Way	823 Windward Way
Columbus, OH 43230	Columbus, OH 43230	Columbus, OH 43230

George Schiller	Kelly Stephens	Sharon Lane
827 Windward Way	1304 Windward Ln	830 Windward Way
Columbus, OH 43230	Columbus, OH 43230	Gahanna, OH 43230
Thomas Souder	Paula Hannahs	Tyler Johnson
803 Windward Way	801 Windward Ln	753 Windward Ln
Columbus, OH 43230	Columbus, OH 43230	Columbus, OH 43230
Rachel Watiker	Margaret Zerwick	Diane Sokolov
807 Windward Way	809 Windward Ln	765 Windward Ln
Columbus, OH 43230	Columbus, OH 43230	Columbus, OH 43230
Barbara Varley 799	Terry Johnson	Kimberly Moore
Windward Way Columbus,	805 Windward Ln Gahanna,	7755 Lantana Ave Blacklick,
OH 43230	OH 43230	OH 43004
Westinghouse Apartments LLC	Sharel Morrow	Barbara Davis
7599 Goodrich Sq New	813 Windward Ln	761 Windward Ln
Albany, OH 43054	Columbus, OH 43230	Columbus, OH 43230
Sandra Pelfrey	Michael Elliott	Joyce Reich
794 Windward Ln	817 Windward Ln	769 Windward Ln
Columbus, OH 43230	Columbus, OH 43230	Columbus, OH 43230
Thomas Dolder	David Whitacre	Bradley Kaplan
798 Windward Ln	825 Windward Ln	781 Windward Way
Columbus, OH 43230	Columbus, OH 43230	Columbus, OH 43230
Nancy Arnot	Dolores Sramcik	Richard Delano
790 Windward Ln	821 Windward Ln	773 Windward Ln
Columbus, OH 43230	Columbus, OH 43230	Columbus, OH 43230
Ula Napper	Cathy Gauthier	Rosemary Roshon
802 Windward Ln,	649 Salt Lick Ln Gahanna,	777 Windward Ln
Columbus, OH 43230	OH 43230	Columbus, OH 43230
Barbara lannone	Thomas Shockney	Douglas Knotts
71 Cascade Creek Ln Las	826 Windward Way	785 Windward Ln
Vegas, NV 89113	Gahanna, OH 43230	Columbus, OH 43230

Larry Blake 1308 Windward Ln Columbus, OH 43230 Erin Newman 731 Windward Ln Columbus, OH 43230 Marc Nawrocki 1292 Amberlea Dr Columbus, OH 43230

Shirley Piatek 789 Windward Ln Columbus, OH 43230 Dennis Huffman 737 Windward Ln Gahanna, OH 43230

Chester Street 1306 Windward Ln Columbus, OH 43230 Judith Klein 749 Windward Ln Columbus, OH 43230

Jean Burgoon 719 Windward Ln Columbus, OH 43230

Mary Weinland 741 Windward Ln Columbus, OH 43230

Edwin Douglass 725 Windward Ln Columbus, OH 43230 Herbert Harmon 745 Windward Ln Columbus, OH 43230

Joan McIntosh 723 Windward Ln Columbus, OH 43230

Karen Fetters 1320 Amberlea Dr Columbus, OH 43230

James McIntosh 721 Windward Ln Gahanna, OH 43230 Vicky Householder 1318 Amberlea Dr Columbus, OH 43230

Donna Smith-Souder 727 Windward Ln Gahanna, OH 43230 Douglas McCusker 1400 Redwood Dr Lancaster, OH 43130

Phyllis Bersebach 733 Windward Ln Gahanna, OH 43230 Amy Valley 1296 Amberlea Dr Columbus, OH 43230

Marianne Matthes 729 Windward Ln Columbus, OH 43230 Kenneth Kisner 1294 Amberlea Dr Columbus, OH 43230



Development Plan – Submission Requirements

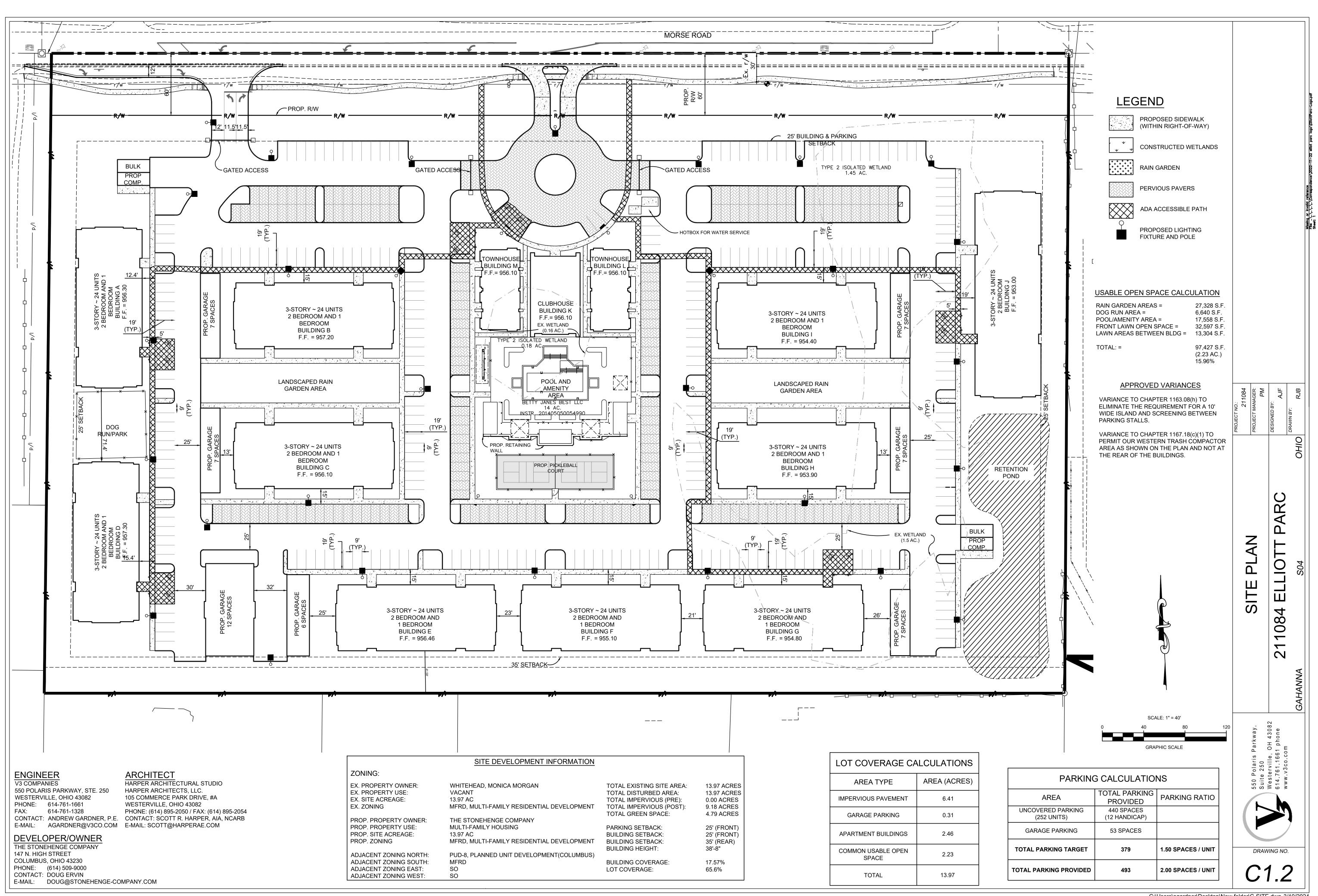
The following outlines the required information for plans that may be included in a Development Plan application. Some plans may not be applicable depending on the type and scope of work. Other materials or plans may be requested at the City's discretion.

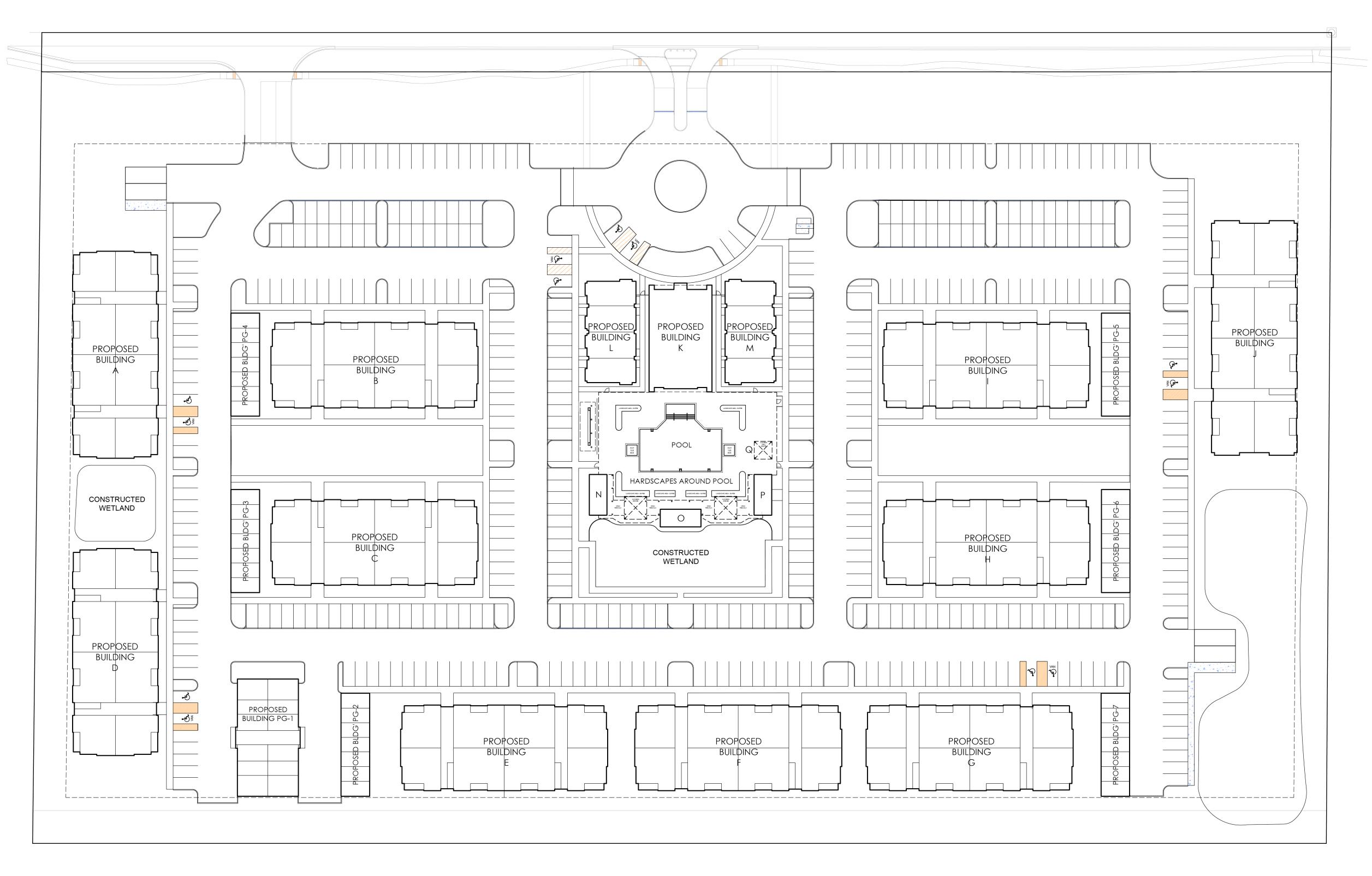
DEVELOPMENT PLAN (Required) -	- Gahanna Code Section 1117.07
Scale: Minimum of 1 in. = 100 ft.	
Development name, approximate to	otal acreage, north arrow, and date.
The names of any public and/or priv	vate streets adjacent to or within the development.
Names and addresses of owners, de	evelopers, and the surveyor who designed the plan.
Vicinity map showing the surroundi	ng development and its location within the City.
Natural features currently within th (Drainage channels, tree lines, bodies of	
Zoning district, building setbacks, ar	nd parking setbacks.
Distance between buildings.	
Proposed location, size, and height	of buildings and/or structures.
Location and dimensions of propose	ed driveways and access points.
Proposed parking location and calcu (Number of spaces per square foot, num dimensions)	ulations. nber of spaces required, number of spaces proposed, and parking space
	ently impervious surfaces broken down into buildings and/or structures and erage requirement, and proposed lot coverage)
MATERIALS LIST (As applicable) –	Gahanna Code Chapter 1107
Proposed building colors and mater	ials (see last page).
ELEVATIONS AND/OR RENDERING	GS (As applicable)
Color rendering(s) of the project in	plan/perspective/elevation.
Elevations of building(s)/structure(s (Fenestration, doorways, and all other p	from all sides. projecting and receding elements of exterior)
LANDSCAPING PLAN (As applicab	le) – Gahanna Code Sections 1109.03-1109.04
Scale: Minimum of 1 in. = 100 ft.	
Square footage of new impervious s (Including buildings, structures, sidewal	

	Existing and proposed area(s) of landscaping. (Square footage of existing landscaping, square footage of proposed landscaping, buffer and/or screening requirements, and proposed buffer and/or screening)
	Existing tree details. (Number of existing trees and species)
	Proposed tree details. (Number of trees required, number of trees proposed, and species of all proposed trees)
LIG	GHTING PLAN (As applicable) – Gahanna Code Section 1109.06
	Scale: Minimum of 1 in. = 100 ft.
	Proposed lighting intensity measured in footcandles.
	Average lighting intensity across the lot(s).
	Details of lighting fixtures. (Type of lighting, fixture height, and other similar information)

MATERIALS LIST (As applicable) – Gahanna Code Chapter 1107					
Item	Material Type	Color Name	Color Number		

Note: Item refers to building material, awning, lighting, roofing, trim, or other similar building item.





PROPOSED BUILDINGS:

3- STORY 24-UNITS MIX OF 1 AND 2 BEDROOM UNITS

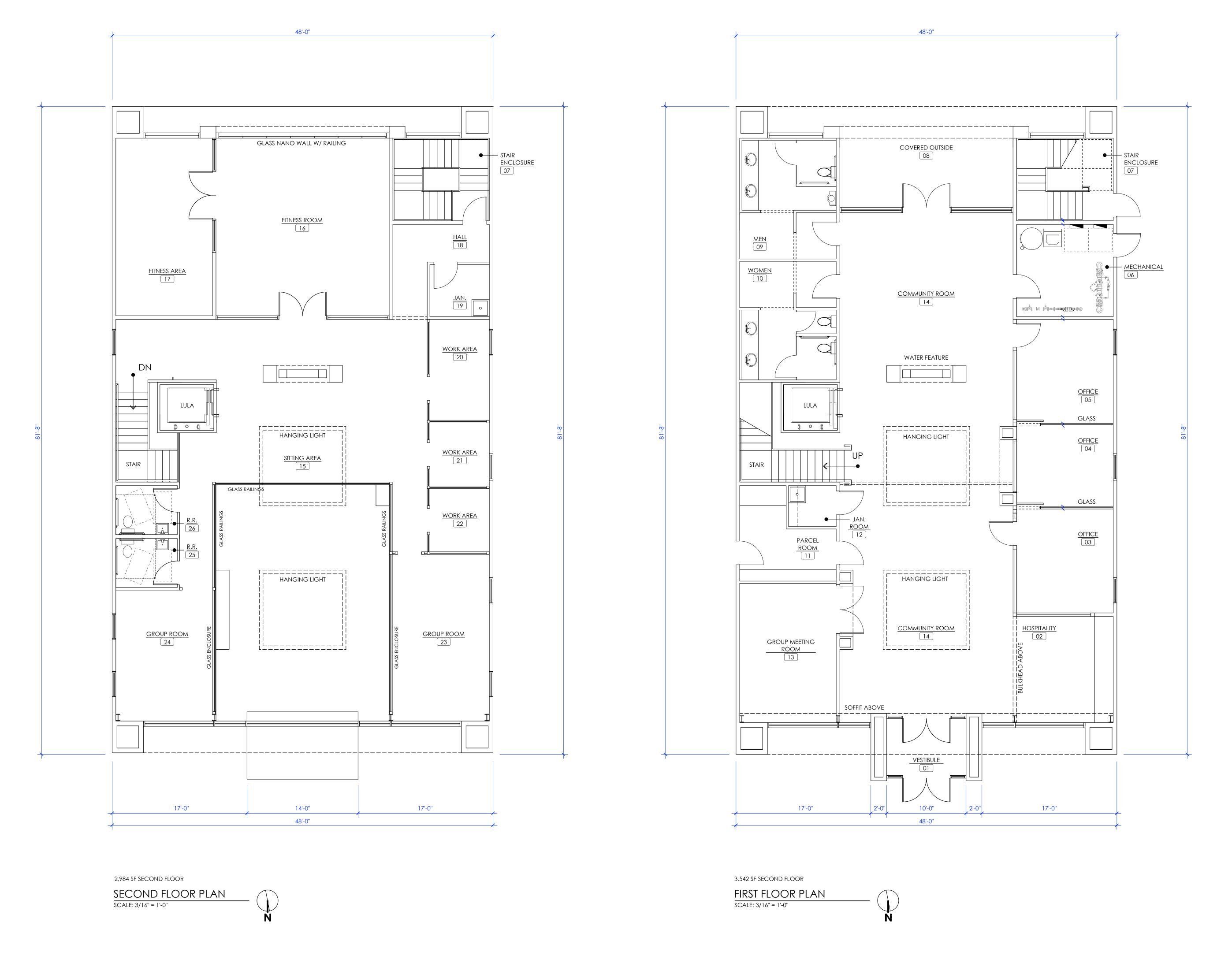
BUILDING J: 3- STORY 24-UNITS 2 BEDROOM UNITS

BUILDING A: 3- STORY 24-UNITS MIX OF 1 AND 2 BEDROOM UNITS BUILDING K: 2- STORY CLUBHOUSE GARAGE PG-1: 2- STORY 4 1 BEDROOM UNITS - 14 GARAGE UNITS 3- TOWNSHOUSES - 4 UNITS - 3 - BEDROOM GARAGE PG-2: 1- STORY 4 1 BEDROOM UNITS - 14 GARAGE UNITS BUILDING B: 3- STORY 24-UNITS MIX OF 1 AND 2 BEDROOM UNITS BUILDING L: BUILDING C: 3- STORY 24-UNITS MIX OF 1 AND 2 BEDROOM UNITS BUILDING M: 3- TOWNSHOUSES - 4 UNITS - 3 - BEDROOM GARAGE PG-3: 1- STORY - 7 GARAGE UNITS BUILDING D: 3- STORY 24-UNITS MIX OF 1 AND 2 BEDROOM UNITS BUILDING N: OPEN CABANA 3 BAYS GARAGE PG-4: 1- STORY - 7 GARAGE UNITS GARAGE PG-5: 1- STORY - 7 GARAGE UNITS 3- STORY 24-UNITS MIX OF 1 AND 2 BEDROOM UNITS BUILDING O: restroom building BUILDING E: 3- STORY 24-UNITS MIX OF 1 AND 2 BEDROOM UNITS BUILDING P: DOG WASH BUILDING GARAGE PG-6: 1- STORY - 7 GARAGE UNITS BUILDING F: BUILDING G: 3- STORY 24-UNITS MIX OF 1 AND 2 BEDROOM UNITS BUILDING Q: COVERED GRILLING SHELTER GARAGE PG-7: 1- STORY - 7 GARAGE UNITS BUILDING H: 3- STORY 24-UNITS MIX OF 1 AND 2 BEDROOM UNITS

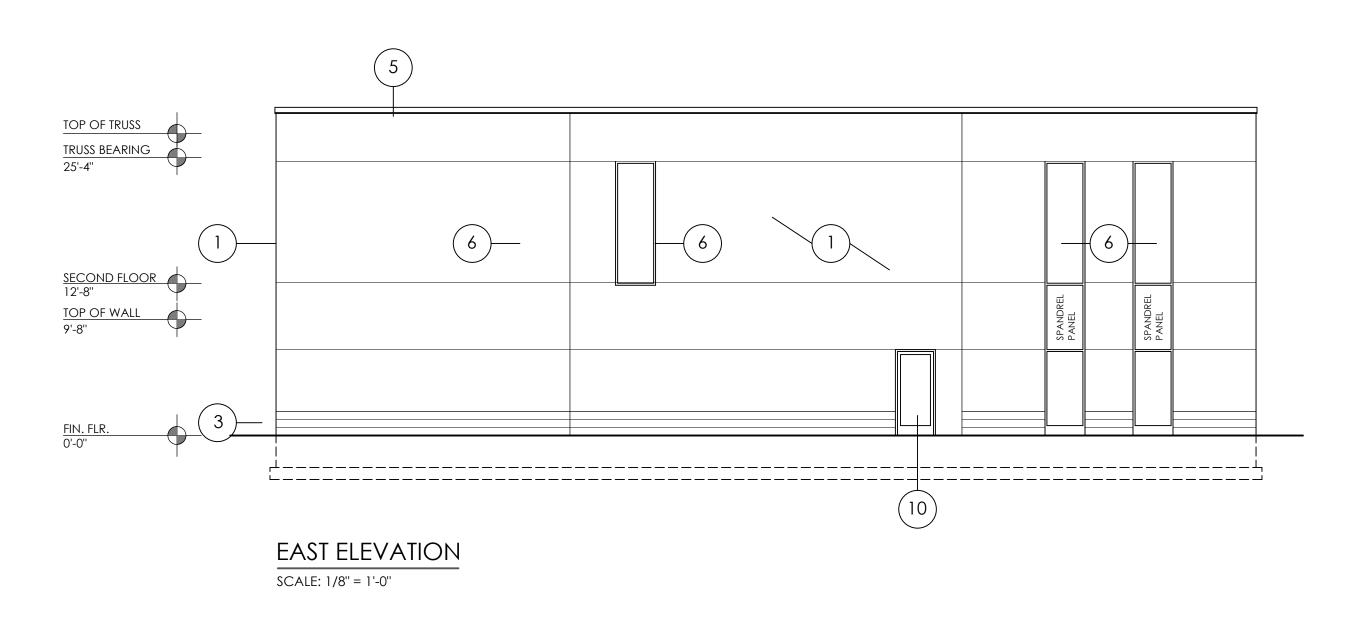
SITE PLAN

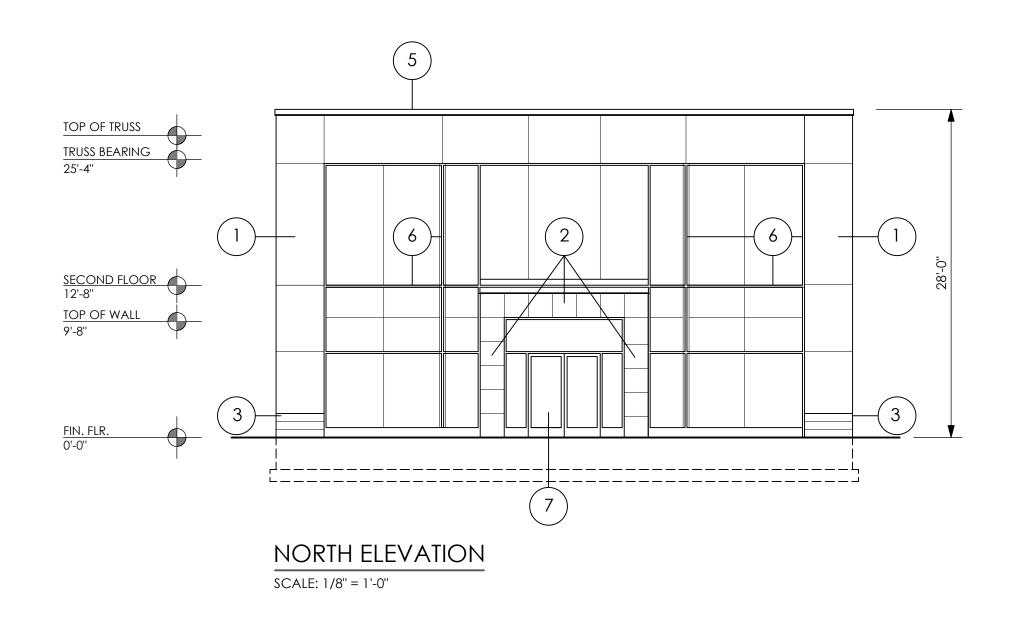
SCALE: 1" = 40.00'

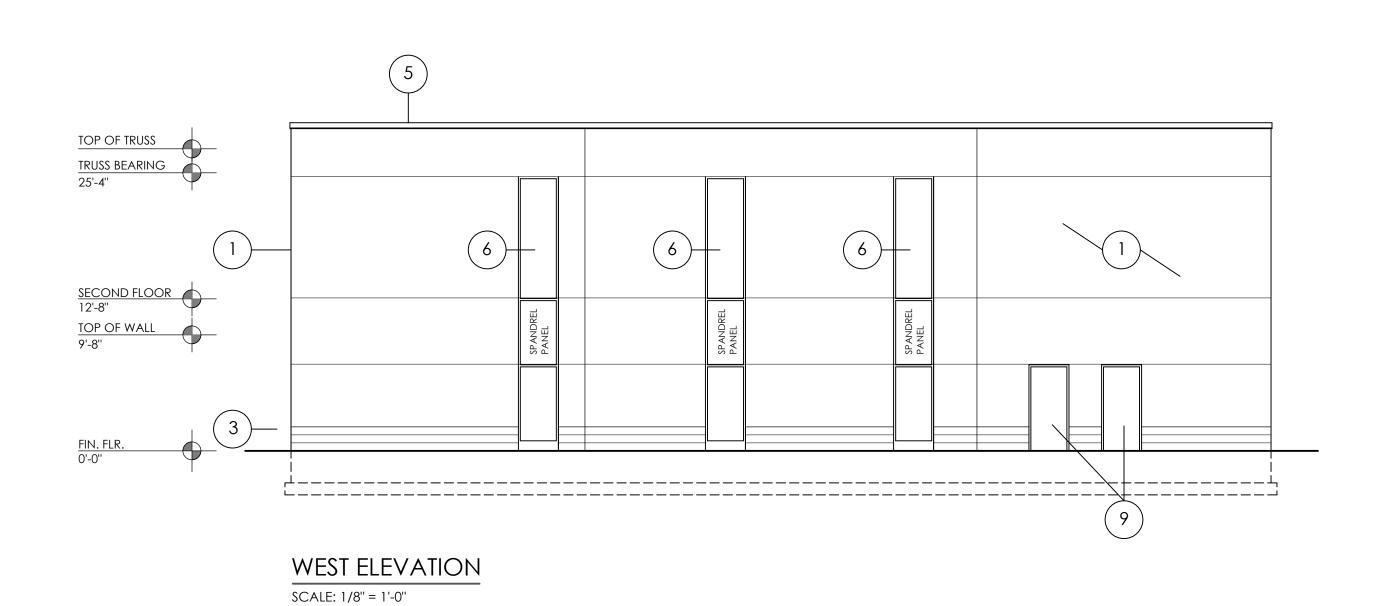
SITE ARCHITECTURAL S Elliot Parc SHEET DESIGNATION:

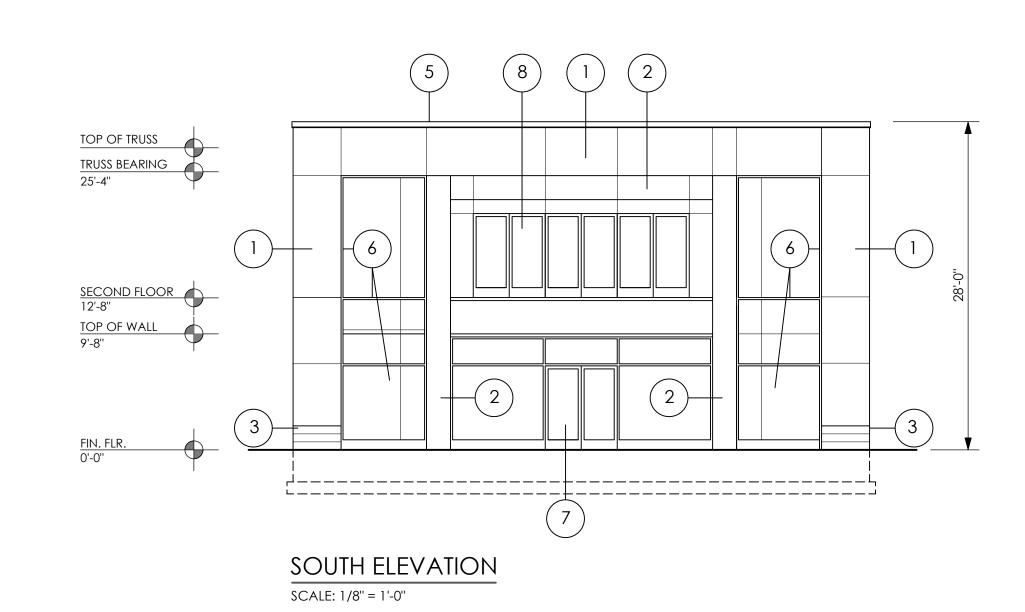


CLUBHOUSE FLOOR PLANS
Elliot Parc SHEET DESIGNATION:







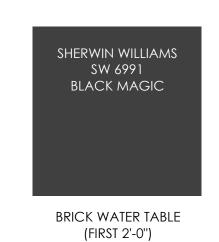




- CLAD PANELS WHERE SHOWN COLOR #1
- CLAD PANELS WHERE SHOWN COLOR #2
- BRICK WATER TABLE (FIRST 2'-0") AND COURSING WHERE SHOWN PAINTED BLACK
- 4. WINDOWS WHERE SHOWN
- PRE FINISHED WHITE ALUMINUM COPING
- CURTAIN WALL FRAMING AND GLAZING SYSTEM WHERE SHOWN
- 7. FULL GLASS DOORS WITH SIDLITES AND A TRANSOM
- NANO WALL DOOR SYSTEM WHERE SHOWN
- 9. 3' X 7' DOORS WHERE SHOWN
- 10. FULL GLASS DOOR WHERE SHOWN

MATERIAL SPECIFICATIONS

BRICK WATER TABLE (FIRST 2'-0")- PAINTED BLACK CLAD PANELS - EQUITONE TECTIVA SERIES OR EQUAL PRODUCT CURTAIN WALL SYSTEMS - TUBELITE - 400 CASSETTE - CLEAR FRAMES GLAZING TO BE GUARDIAN 1" LOW E CLEAR GLAZING.



PAINTED BLACK



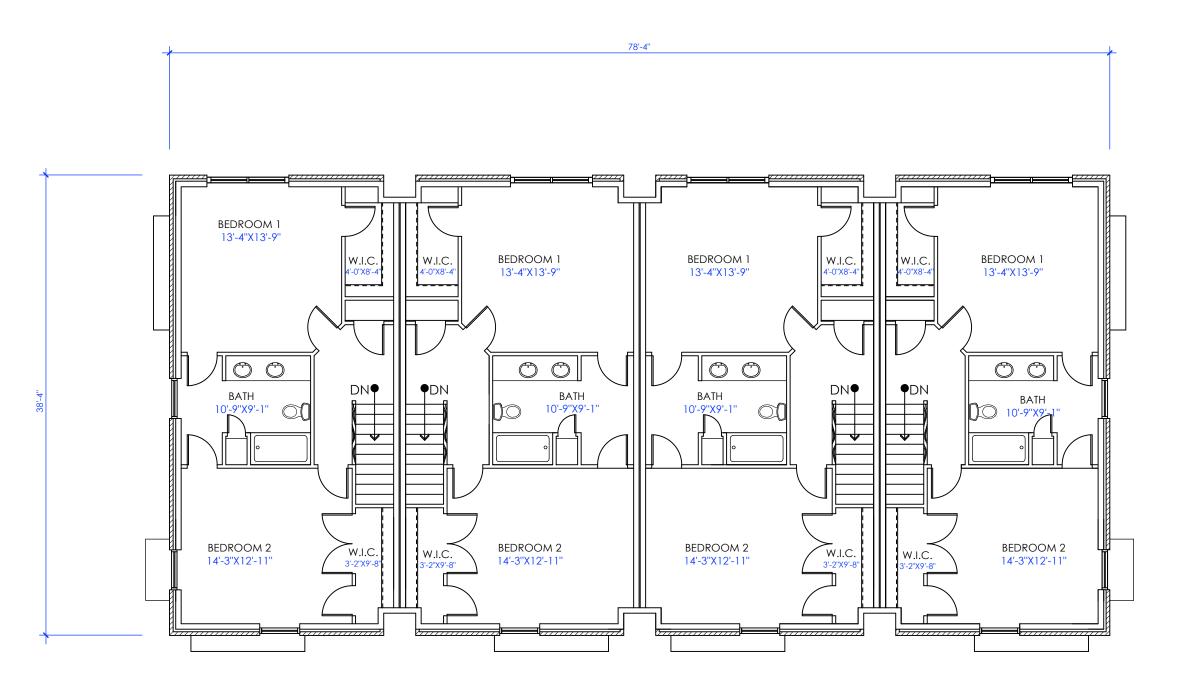
CLAD PANEL

COLOR #1

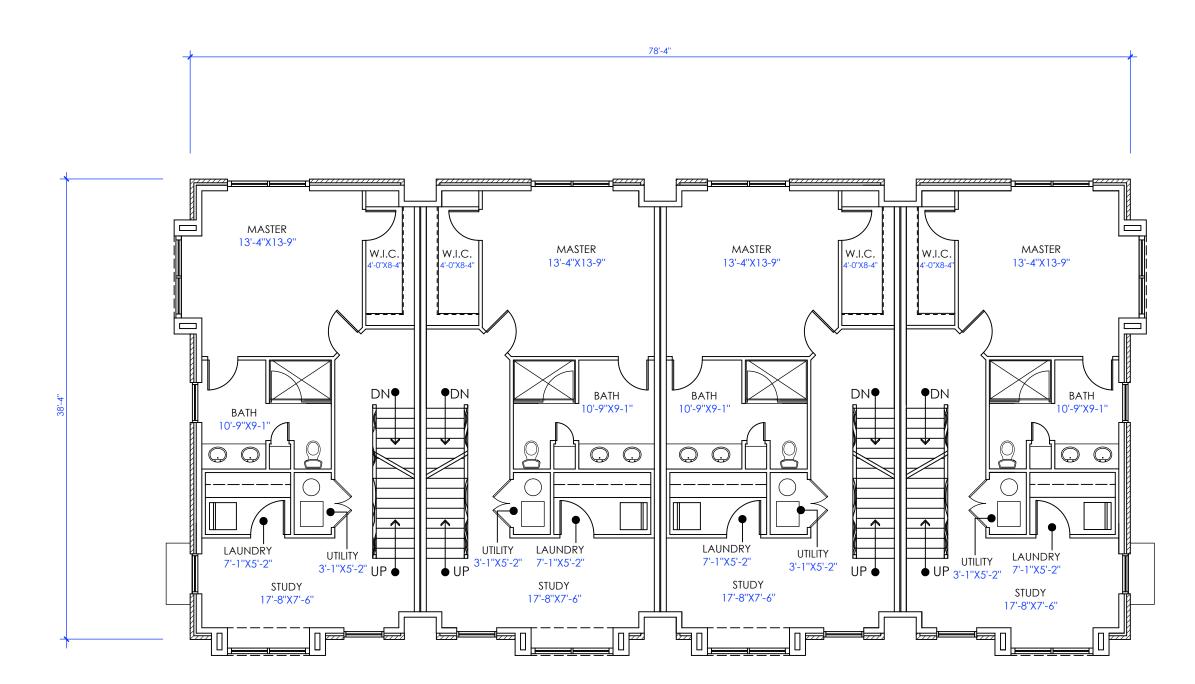


TECTIVA TE40 CLAD PANLE COLOR #2 SHEET DESIGNATION:

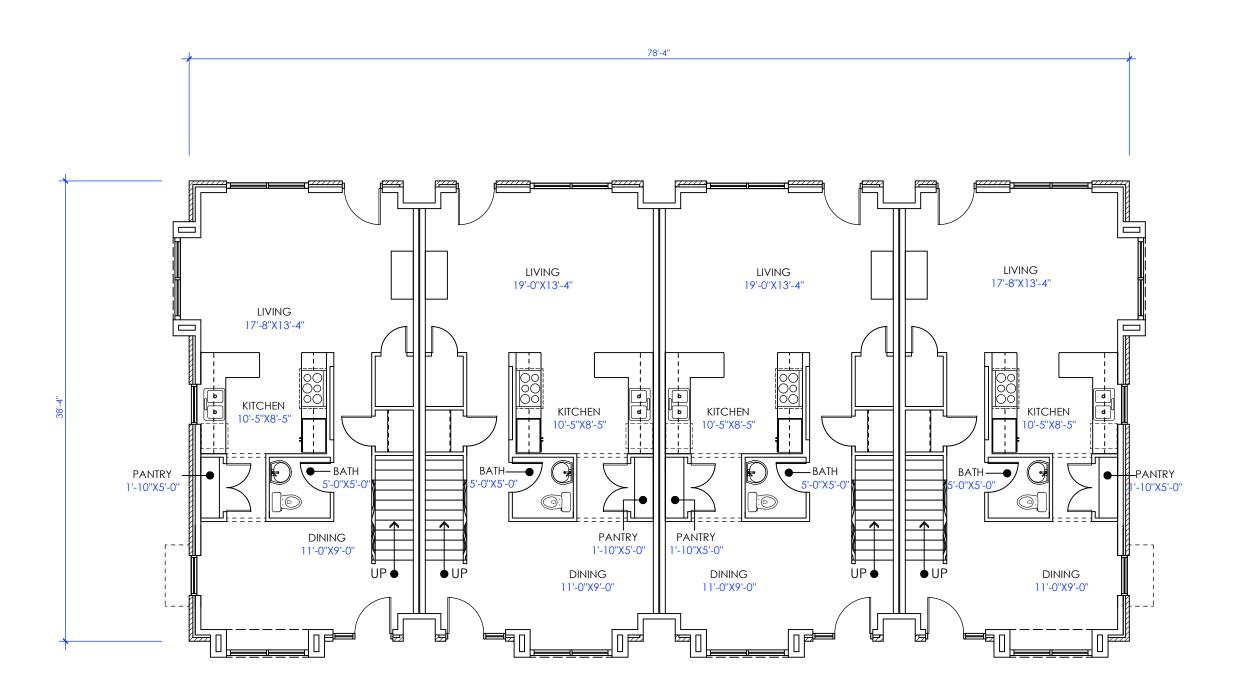
CLUBHOUSE EXTERIOR ELEVATICE EMIOT Parc



2,976 SF THIRD FLOOR AREA THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"



3,052 SF SECOND FLOOR AREA SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"



2,270 SF PER TOWNHOUSE UNIT - ALL LEVELS 3,052 SF FIRST FLOOR AREA FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

SHEET DESIGNATION:

TOWNHOUSE FLOOR PLAN(S)

Elliot Parc





- BRICK STACKED VENEER WHERE SHOWN
- CLAD PANELS WHERE SHOWN
- FIBER BOARD SIDING
- WINDOWS WHERE SHOWN
- ASPHALT SHINGLE ROOFING WHERE SHOWN
- FIBER BOARD FASCIA'S WHERE SHOWN
- 7. STEEL CANOPY WITH DECORATIVE TURNBUCKLES WHERE SHOWN
- STONE WATER TABLE AND COURSING WHERE SHOWN
- 9. FULL GLASS METAL DOORS WHERE SHOWN
- 10. FULL GLASS METAL DOORS WITH SIDELITE WHERE SHOWN

MATERIAL SPECIFICATIONS

11. GUTTERS AND DOWNSPOUTS WHERE SHOWN BRICK - MERIDIAN BRICK BLOOMFIELD MODULAR - WHITE TONES 12. FIBER BOARD RAKES WHERE SHOWN

SIDING - FIBER BOARD SIDING BY JAMES HARDIE OR EQUAL PAINTED SW6991 BLACK MAGIC

CLADDING - EQUITONE OR EQUAL TECTIVA - TE-40 OR EQUAL PRODUCT BRICK WATER TABLE (FIRST 2'-0")- PAINTED BLACK

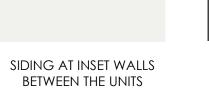
ROOF SHINGLES - GAF - CAMELOT II - CHARCOAL STEEL CANOPIES - PAINTED MARINE GRADE PAINT SHERWIN WILLIAMS SW 6991 BLACK MAGIC



CHARCOAL

SW 7006 EXTRA WHITE

SHERWIN WILLIAMS





BRICK WATER TABLE

(FIRST 2'-0")
PAINTED BLACK

SIDING AT WINDOWS





BLOOMFIELD

MODULAR



EQUITONE TECTIVA



SHEET DESIGNATION:

TOWNHOUSE Elliot Parc





- 1. BRICK STACKED VENEER WHERE SHOWN
- BRICK SOLDIER COURSES AT PARAPET WHERE SHOWN
- ALUMINUM RAILINGS AT FRENCH DOORS
- WINDOWS WHERE SHOWN
- PRE FINISHED WHITE ALUMINUM COPING
- STEEL CANOPY WITH DECORATIVE TURNBUCKLES WHERE SHOWN
- BRICK WATER TABLE AND COURSING WHERE SHOWN PAINTED BLACK
- 8. FULL GLASS METAL DOORS WITH SIDELITE WHERE SHOWN
- 9. GARAGE DOORS WHERE SHOWN PAINTED WHITE

MATERIAL SPECIFICATIONS

BRICK - MERIDIAN BRICK BLOOMFIELD MODULAR - WHITE TONES BRICK WATER TABLE (FIRST 2'-0")- PAINTED BLACK GARAGE DOORS - PAINTED WHITE SW 7006 STEEL CANOPIES - PAINTED MARINE GRADE PAINT SHERWIN WILLIAMS SW 6991 BLACK MAGIC







MERIDIAN BRICK BLOOMFIELD MODULAR

SHEET DESIGNATION:

BRICK WATER TABLE (FIRST 2'-0'') PAINTED BLACK

GARAGE DOORS

PLANS AND ELEVATIONS

GARAGE AND 2ND FLOOR UNITELLIOT Parc

ELLIOTT PARC - GARAGE + 2ND FLOOR UNIT ELEVATIONS



SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



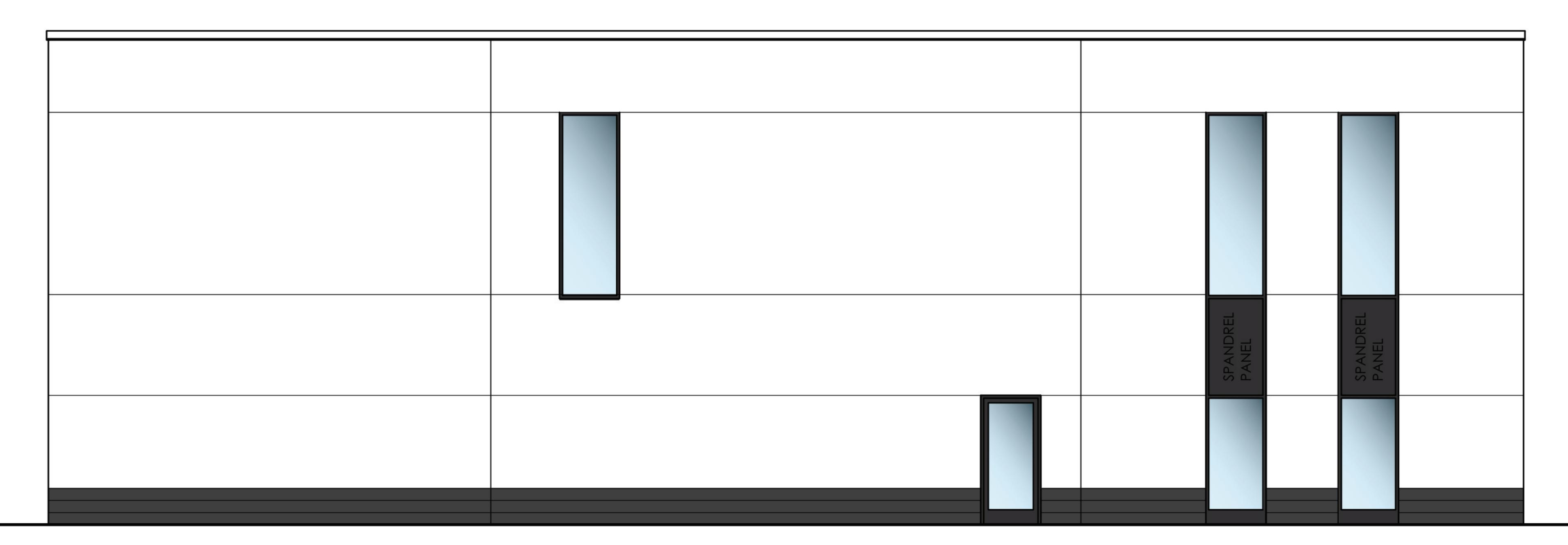


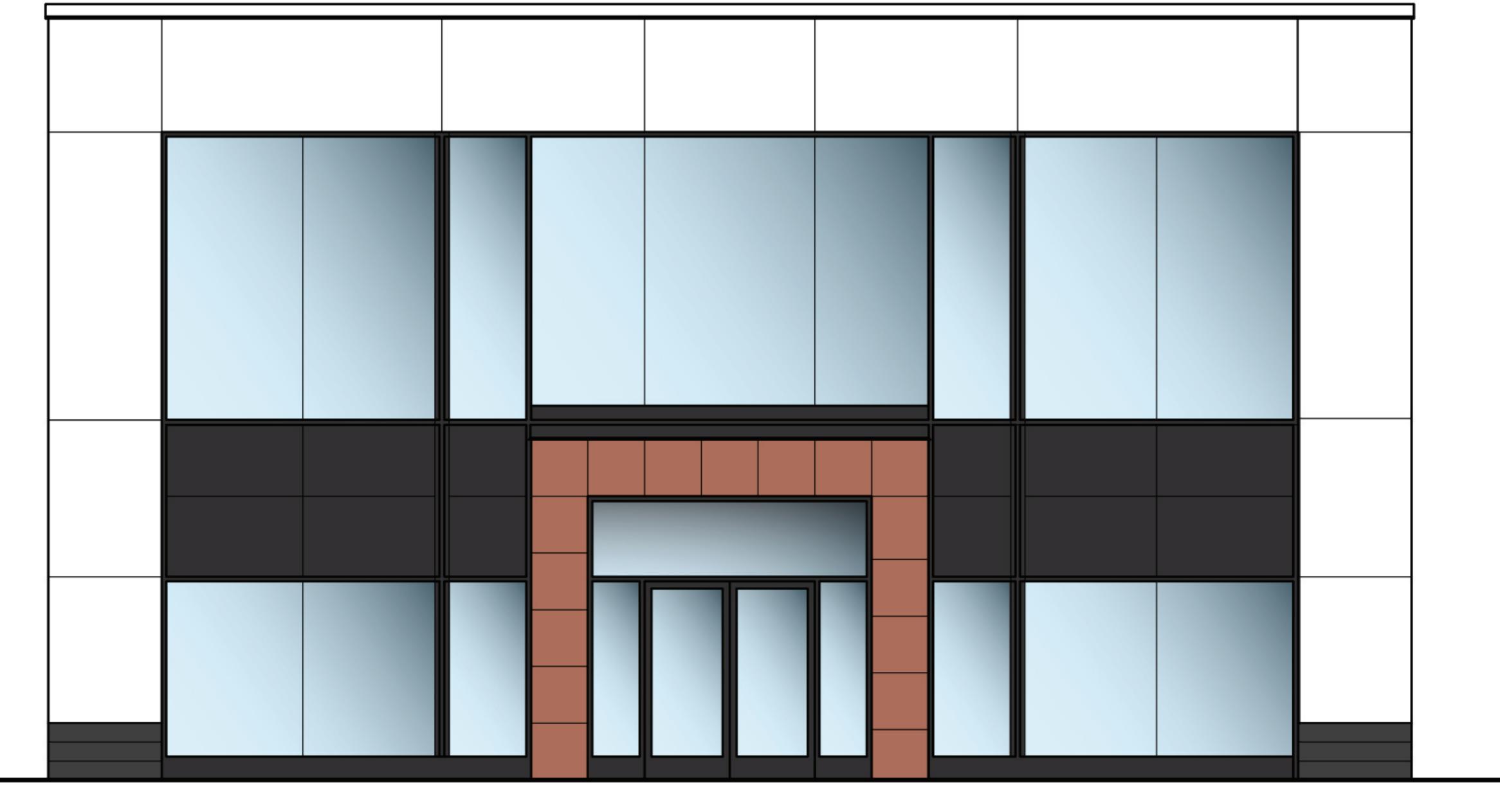


BACK ELEVATION

SCALE: 1/8'' = 1'-0''

ELLIOTT PARC - CLUB HOUSE & LEASING OFFICE ELEVATIONS



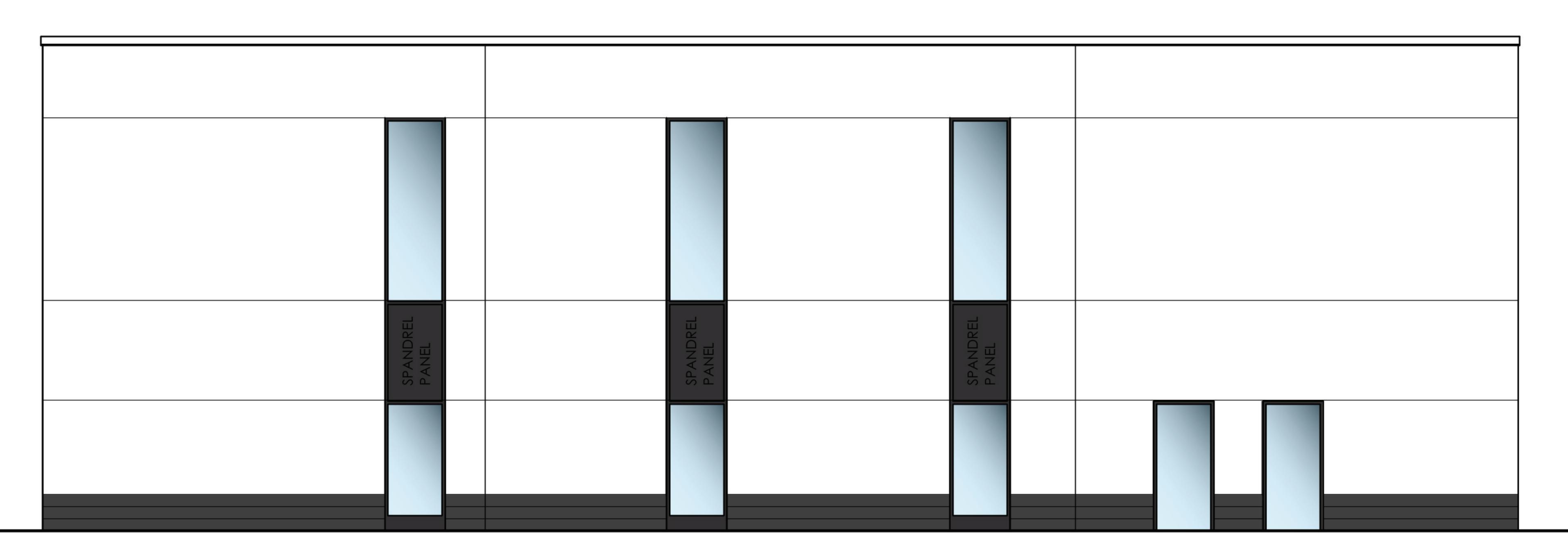


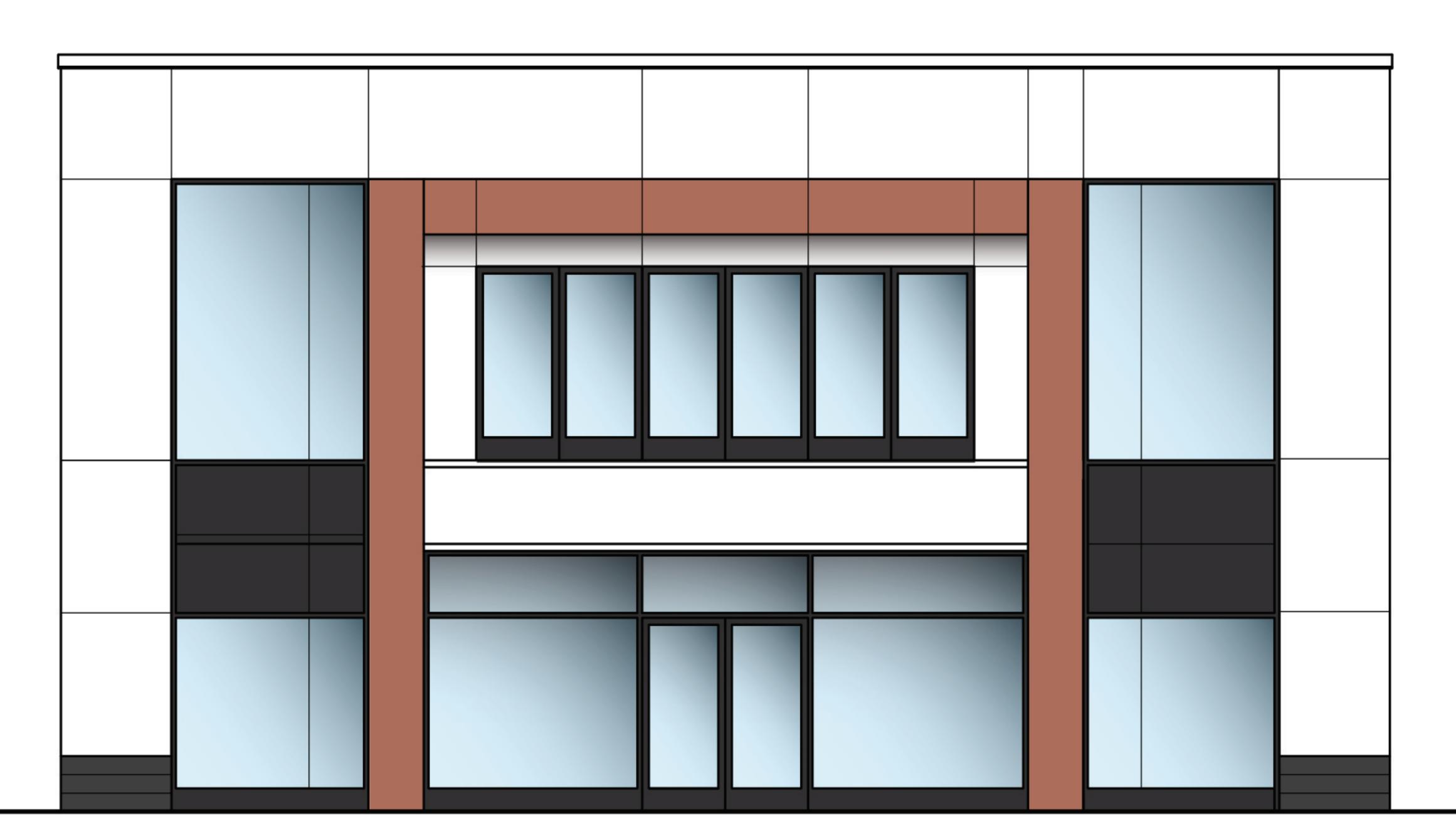
EAST ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/8'' = 1'-0''





WEST ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

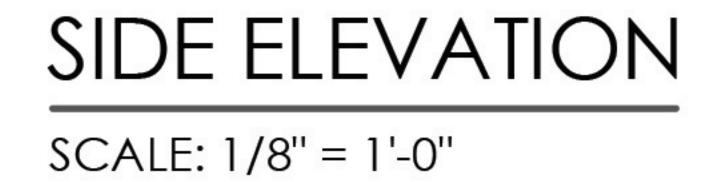
ELLIOTT PARC - TOWNHOME ELEVATIONS



SIDE ELEVATION

SCALE: 1/8'' = 1'-0''







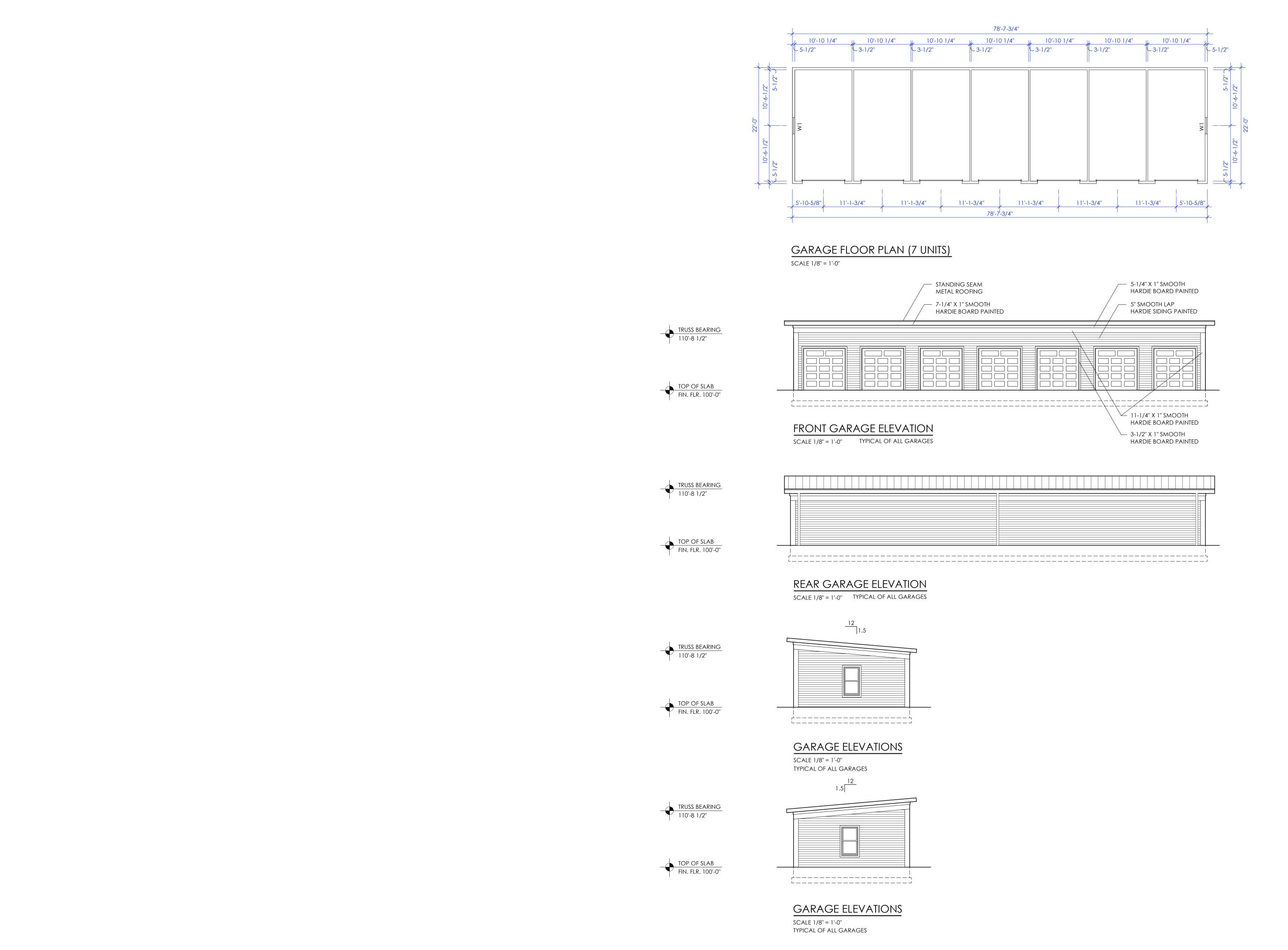
FRONT ELEVATION

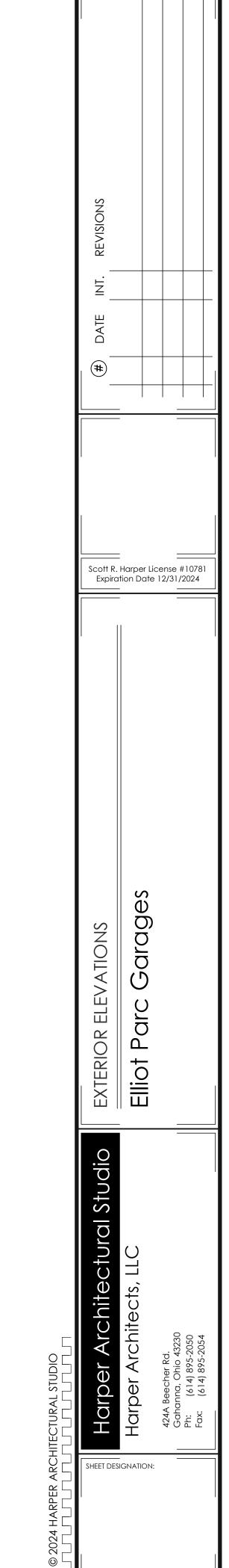
SCALE: 1/8'' = 1'-0''



REAR ELEVATION

SCALE: 1/8" = 1'-0"







PLANNING COMMISSION STAFF REPORT

Project Summary – Elliott Parc

Meeting Date: June 12, 2024

Zoning: Multi-Unit Residential (R-4)

Application Type(s): Development Plan (Major)

Staff Representative: Michael Blackford, AICP

Director of Planning

Recommendation: Staff recommends approval as submitted

Location Map:

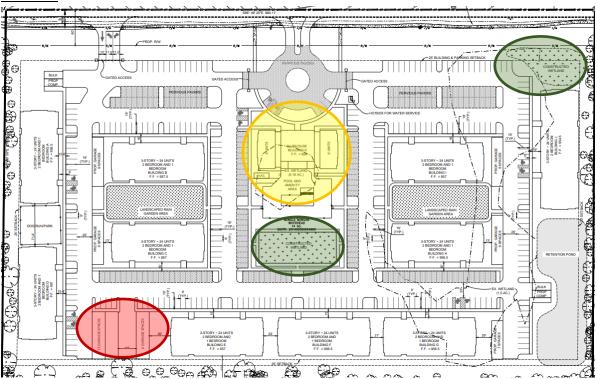


Staff Review

Overview

The subject property was rezoned in October 2022 to permit multi-unit development. Subsequent applications were approved in 2023 to permit the development of 251 apartment units and for tree clearing. Below is an image of the site plan approved by the 2023 Final Development Plan (FDP).

2023 FDP



The footprint shown in the 2023 plan is essentially the same as the proposed plan. Some of the more prominent areas of change are highlighted above.

- Green Two areas that were previously designated as "constructed wetlands" have been removed or replaced. The wetland by the pool/amenity area has been replaced by pickleball courts. The wetland by Morse Rd has been removed but hasn't been replaced by any specific development.
- Yellow The layout and look of the amenities has changed. A new design concept for the
 amenities building has been proposed. Adjacent to the amenities building are two buildings that
 are proposed to be townhomes. Each building would have four units. These two buildings were
 previously approved for six apartment units a piece.
- Red Units have been added to the garage buildings. Overall unit count is remaining at 251.

Landscaping, lighting, building design and other elements not affected by the proposed application are subject to the previous approvals. The 2023 Design Review application, which contains the plans for each of the mentioned areas, may be found at the following link: <u>DR-0007-2023 Elliot Parc</u> or by searching for the file in Legistar.

Review Criteria

Development Plan (Major)

Approval:

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

Approval with modification:

- To be in accord with appropriate plans for the area; and
- To prevent undesirable effects on adjacent properties and surrounding area.

Disapproval:

- The proposed development does not meet the applicable development standards of the Zoning Ordinance.
- The proposed development is not in accord with the appropriate plans of the area.
- The proposed development will have undesirable effects on the surrounding area.
- The proposed development is not in keeping with the existing land use character and physical development potential of the area.

Recommendation

Staff recommends approval of the application as submitted. No variances or deviations from the code are necessary to support the proposed plan. The number of units, setbacks, building location, building heights, etc are all the same in the 2024 request as they were in the 2023 approval. There should be little to no impact to neighboring properties as a result of the requested changes.

The City's Comprehensive Land Use Plan (LUP) designates the property as Mixed Use recommends residential uses up to 30 units an acre. The LUP recognized the need for additional housing opportunities, specifically apartments with modern amenities. The LUP makes recommendations. Consistency, or lack thereof, with LUP does not mandate a specific vote.

It should be noted that the zoning code does not differentiate between townhomes, condos, apartments or other types of multi-unit development. Meaning, by zoning code, these are all considered multi-unit development and any type/style of multi-unit development is permissible by code unless other approvals limited unit type.