



DEVELOPMENT PLAN APPLICATION SUMMARY



File Number	DP-25-4
Property Address	0000 Tech Center/Hamilton Gahanna, ohio 43230
Parcel ID	025-014183-00
Zoning District	GC - General Commercial
Project/Business Name	The Crescent Retail
Applicant	Carter Bean carter@beanarchitects.com 614-595-2285
Description of the Request	Two mixed-use, one-story retail / restaurant buildings and associated site improvements.



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

A handwritten signature in blue ink, appearing to be "J. Carter Bean", written over a horizontal line.

(property owner/acting agent signature)

J. Carter Bean

(printed name)

March 13, 2025

(date)

A handwritten signature in blue ink, appearing to be "J. Carter Bean", written over a horizontal line.

(applicant signature)

J. Carter Bean

(printed name)

March 13, 2025

(date)

taxid	ownername1	owneraddress1	owneraddress2
025-014177-00	CP CRESCENT HOLDINGS LLC	250 CIVIC CENTER DRIVE SUITE# 500	COLUMBUS OH 43215
025-014183-00	CP CRESCENT LLC	250 CIVIC CENTER DRIVE SUITE# 500	COLUMBUS OH 43215
025-014176-00	CRESCENT WOODS LLC	250 CIVIC CENTER DRIVE SUITE# 500	COLUMBUS OH 43215
025-014182-00	CP CRESCENT LLC	250 CIVIC CENTER DRIVE SUITE# 500	COLUMBUS OH 43215

MATERIALS LIST (As applicable) – Gahanna Code Chapter 1107			
Item	Material Type	Color Name	Color Number
HM-1	Hollow metal doors & frames	PTD: PT-1	
FC-1	Fiber cement panel & trim	PTD: PT-1	
MA-1	Masonry - face brick	Bowerston Brick	Santa Fe - wire cut. Mortar - spec mix SM670 burgundy
MA-2	Masonry - face brick	Bowerston Brick	Charcoal gray mortar - Spec Mix SM800 black
M-1	Metal signage panel/coping scuppers & downspouts	DMI - prefinished color "slate grey"	
M-2	Metal Coping	DMI - prefinished color: "matte black"	
MC-1	Metal canopy	Columbus Awning 10" prefinished alum. w/ hanger rod supports	matte black
SF-1	Aluminum storefront glazing and frame	Kawneer Tri-Fab VG 451-T (or equal) 2" x 4 1/2" w/ 1" insulated glazing	Color slate grey/lintec LT604 70%
PT-1	Paint	Sherwin Williams	SW 7019 gauntlet gray
PT-2	Paint	Sherwin Williams	SW 2858 fairfax brown

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

UTILITY SERVICE STATEMENT:

SANITARY: THE SANITARY SEWER WILL BE A PROPOSED MAIN LINE THAT EXTENDS OFF THE EXISTING SANITARY SEWER (8" PER CC-20483 (SA-1113)) ALONG THE EAST SIDE OF THE SITE. THE EXTENSION OF THE SANITARY SEWER WILL PROVIDE SANITARY CONNECTION TO THE PROPOSED DEVELOPMENT.

STORM SEWERS: THE STORM SEWER WILL CONSIST OF A PRIVATE ON-SITE SYSTEM THAT WILL OUTLET TO A REGIONAL STORMWATER MANAGEMENT BASIN. THE REGIONAL STORMWATER MANAGEMENT BASIN WILL BE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TECH CENTER DRIVE WITH HAMILTON ROAD. THE STORMWATER MANAGEMENT SYSTEM WILL MEET OR EXCEED THE CITY OF GAHANNA AND OEPA STORMWATER QUALITY AND QUANTITY REQUIREMENTS.

STORMWATER MANAGEMENT BASIN: THE EXISTING PUBLIC BASINS DEPICTED ON THIS PLAN SHALL BE PRIVATELY OWNED AND MAINTAINED.

WATER SERVICE: WATER AND FIRE SERVICES WILL BE PROVIDED BY TAPPING THE EXISTING 12" WATER MAIN ALONG THE EAST SIDE OF HAMILTON ROAD.

CROSS ACCESS EASEMENT:

CROSS-ACCESS WILL BE GRANTED BY RETAIL PROPERTY OWNER IF FUTURE DEVELOPMENT ON ADJACENT PROPERTY NECESSITATES.

DEVELOPER INFORMATION

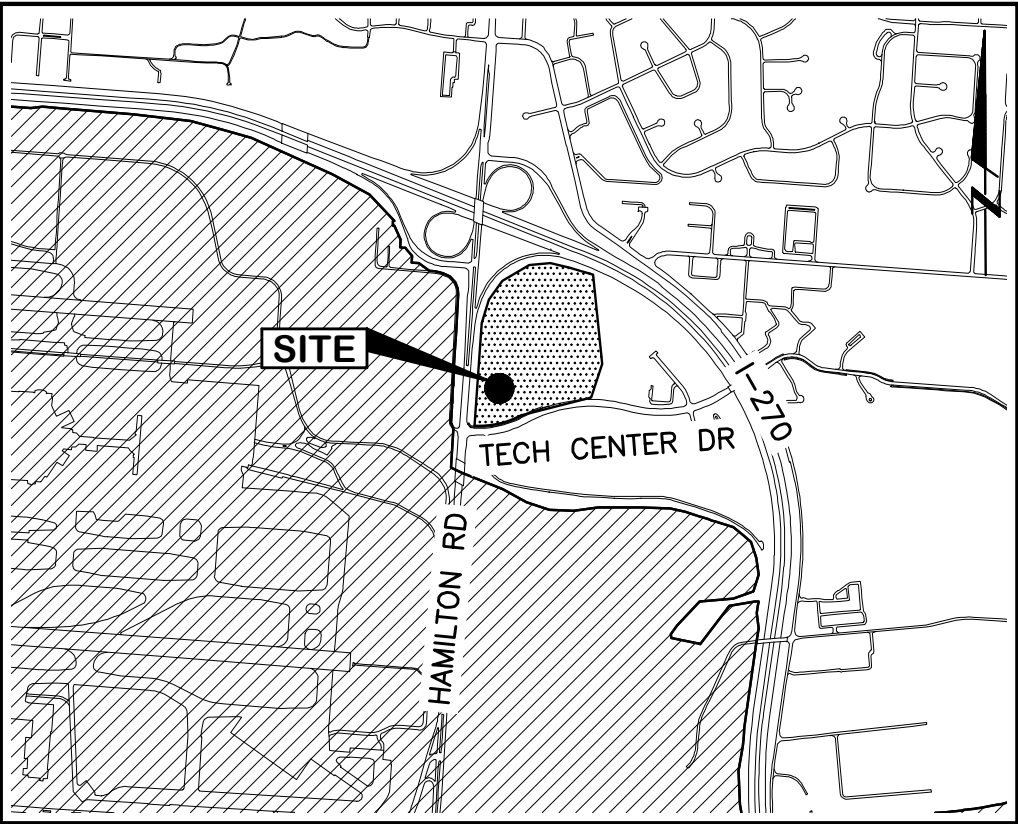
CANINI & ASSOCIATES LTD
P.O. BOX 887,
NEW ALBANY, OHIO, 43054
CONTACT: LARRY CANINI
EMAIL: larry@caniniassocltd.com

ARCHITECT INFORMATION

J. CARTER BEAN ARCHITECTS
4400 NORTH HIGH STREET, SUITE 401
COLUMBUS, OHIO 43214
CONTACT: CARTER BEAN
PHONE: (614) 595-2285
EMAIL: carter@beanarchitects.com

CIVIL ENGINEER INFORMATION

E.P. FERRIS & ASSOCIATES, INC.
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
CONTACT: CHRISTOPHER L. POST, PE
PHONE: (614) 299-2999
FAX: (614) 299-2992
EMAIL: cpost@epferris.com



LOCATION MAP
NOT TO SCALE

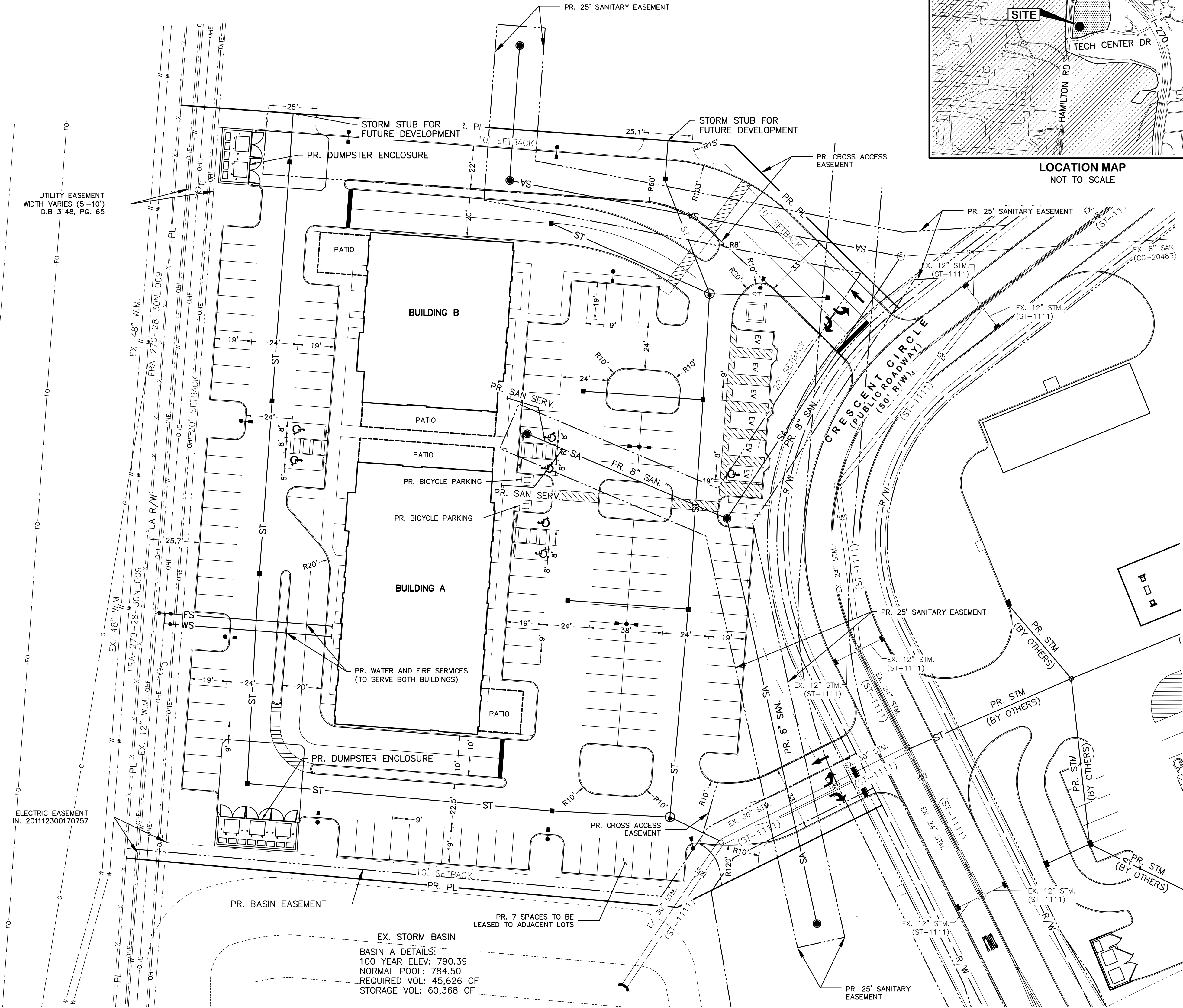
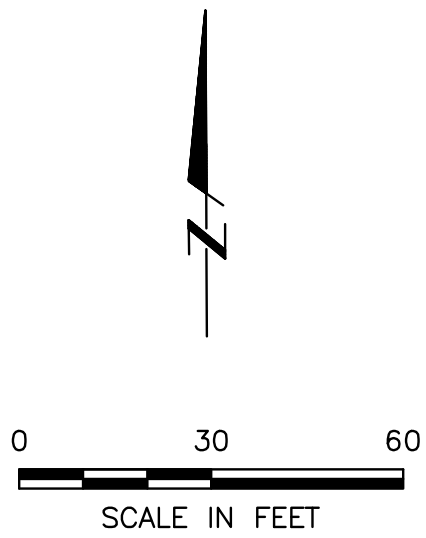
PARKING CALCULATION	
PARKING	NUMBER OF SPACES
TOTAL PARKING SPACES REQUIRED (RETAIL: 6080 S.F.) - 1 PARKING SPACE PER 300 S.F.	21
TOTAL PARKING SPACES REQUIRED (RESTAURANT: 10,500 S.F.) - 1 PARKING SPACE PER 100 S.F.	105
TOTAL REQUIRED PARKING (ROUNDED UP TO NEAREST INTEGER)	126
PROPOSED PARKING	127
REQUIRED ADA PARKING (VAN/TOTAL)	(1 / 5)
PROPOSED ADA PARKING (VAN/TOTAL)	(1 / 7)
REQUIRED BICYCLE PARKING	4 (2 BICYCLE RACKS)
EV SPACES REQUIRED	6 SPACES
EV SPACES PROVIDED	6 SPACES

SITE DATA TABLE		
DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA (PRIVATE)	3.09 (134,601 S.F.)	AC.
TOTAL DISTURBED AREA (ON-SITE)	3.09	AC.
PRE-DEVELOPED IMPERVIOUS AREA	0.00	AC.
POST-DEVELOPED IMPERVIOUS AREA	2.28	AC.
BUILDING COVERAGE	0.44	AC.
VEHICULAR AREAS	1.72	AC.
SIDEWALK & CONCRETE AREAS	0.13	AC.
OPEN SPACE	0.20	AC.
MAXIMUM LOT COVERAGE ALLOWED	75	%
MAXIMUM LOT COVERAGE PROVIDED	74.5	%

NOTE: A MINIMUM 15% OF THE DEVELOPABLE AREA SHALL BE OPEN SPACE.

GENERAL ZONING INFORMATION

ZONING	GC
PARCEL NUMBER	025-014183
BUILDING HEIGHT FOR BUILDING A	26'
BUILDING HEIGHT FOR BUILDING B	26'
FRONT SETBACK	20'
SIDEYARD PARKING SETBACK	10'
VARIANCES	1109.01(1)
FRONTAGE LENGTH	287'



EX. STORM BASIN
BASIN A DETAILS:
100 YEAR ELEV: 790.39
NORMAL POOL: 784.50
REQUIRED VOL: 45,626 CF
STORAGE VOL: 60,368 CF

CITY OF GAHANNA, OHIO
THE CRESCENT RETAIL
CANINI & ASSOCIATES LTD

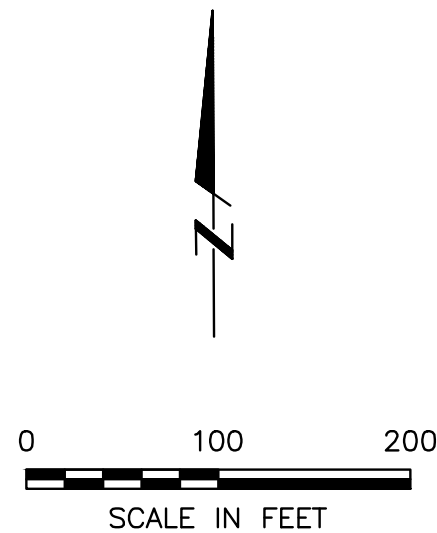
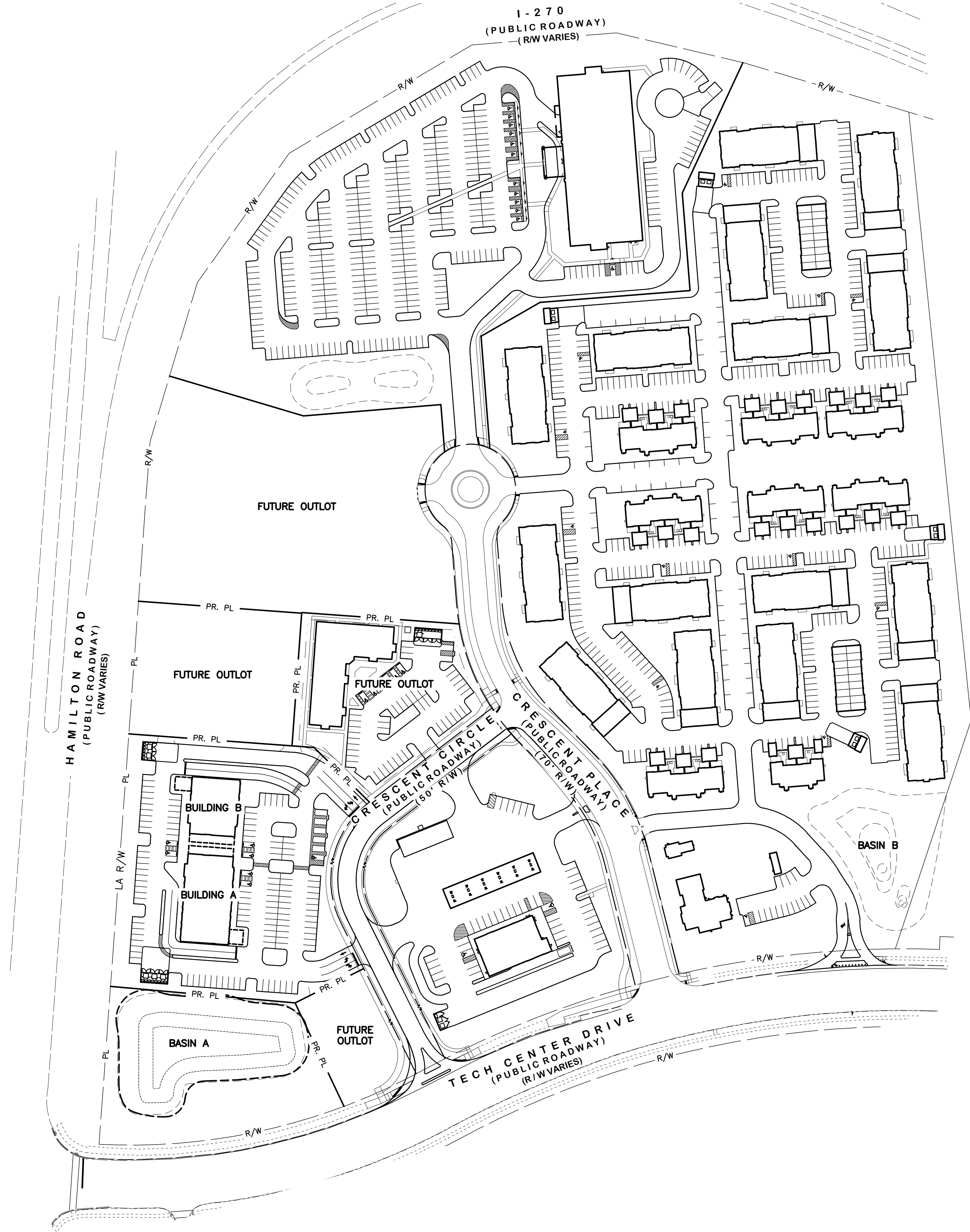
JOB NO.	1305.001
DESIGNED BY:	JAR
DRAWN BY:	SKD
CHECKED BY:	JAR
APPROVED BY:	CLP
DATE:	4/4/2025

SITE PLAN

SCALE: 1" = 30'	
SHEET NO.	OF
1	2

M:\1305001_TheCrescent\DWG\Production Drawings\Final Development Plan\1305001_FDP.dwg ~PRIV BORDER LAST EDITED BYSDAVIS ON 4/4/25

M:\1305001_TheCrescent\DWG\Production Drawings\Final Development Plan\1305001_FDP.dwg ~PRIV BORDER (2) LAST EDITED BYSDAVIS ON 4/4/25



REVISIONS	DATE	BY	CHK.

E. P. FERRIS
AND
ASSOCIATES
INC

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF GAHANNA, OHIO

THE CRESCENT RETAIL

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SITE PLAN

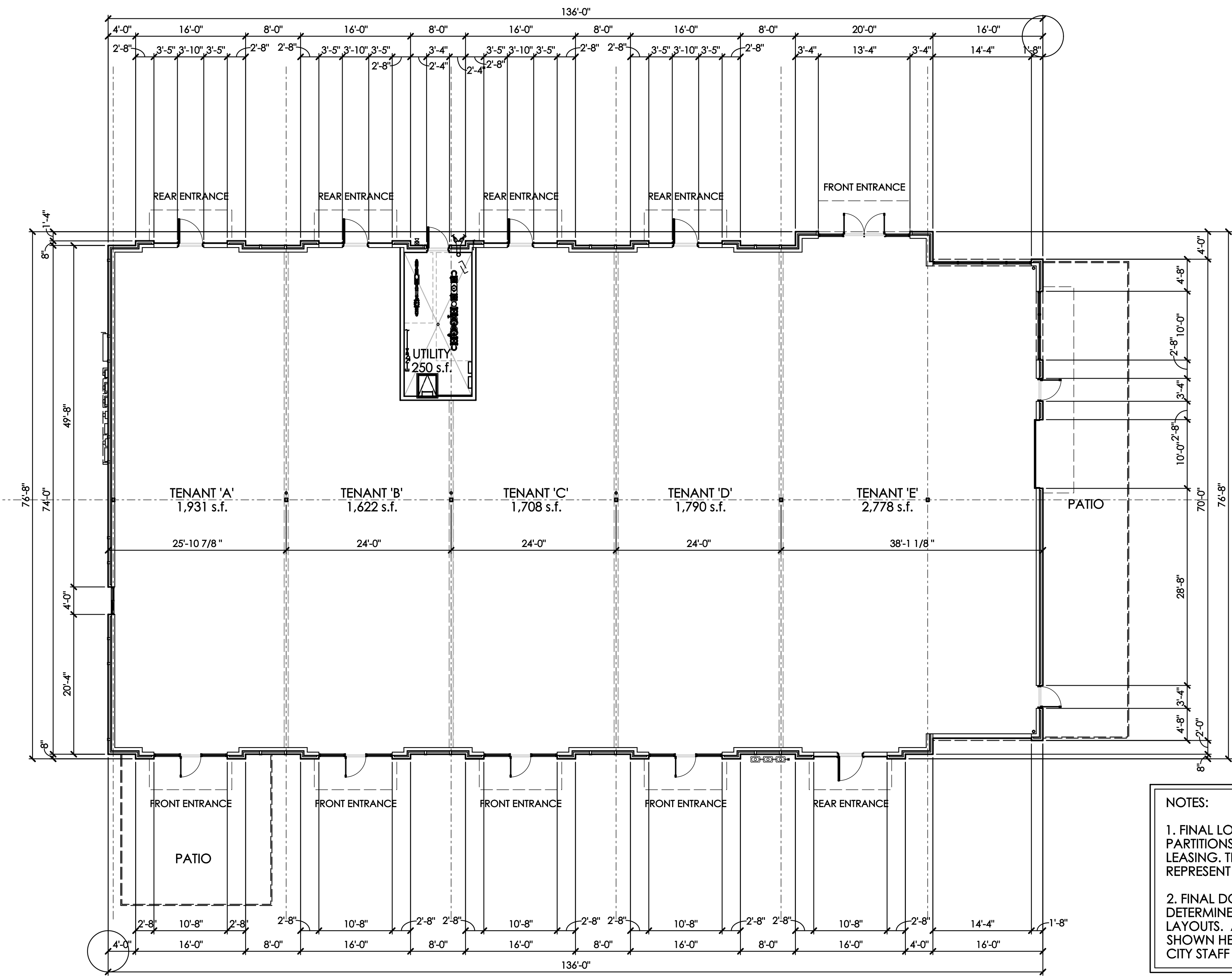
SHEET NO.	OF
2	2

SCALE: 1" = 100'	
SHEET NO.	OF
2	2

DRAWING STATUS		
STATUS		DATE
PRELIMINARY STAFF REV.		JAN. 8, 2025
FINAL DEVELOPMENT PLAN		MAR. 13, 2025

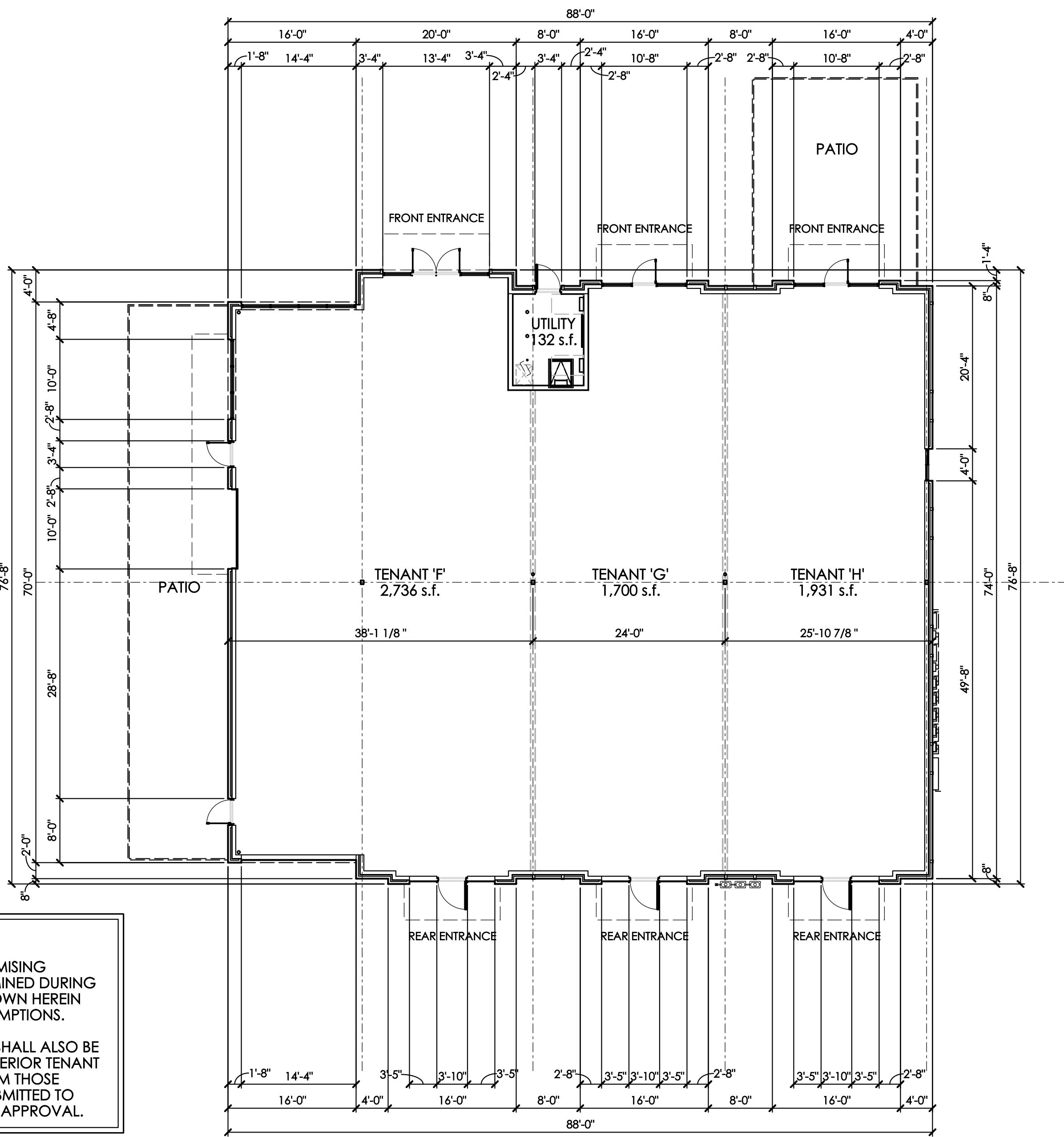
DRAWING TITLE	
FLOOR PLANS	
DRAWING NUMBER	
A-1.1	
BEAN #000000.00	

HAMILTON ROAD SIDE (WEST)



- NOTES:
1. FINAL LOCATIONS FOR DEMISING PARTITIONS SHALL BE DETERMINED DURING LEASING. TENANT AREAS SHOWN HEREIN REPRESENT PROJECTED ASSUMPTIONS.
 2. FINAL DOOR LOCATIONS SHALL ALSO BE DETERMINED RELATIVE TO INTERIOR TENANT LAYOUTS. ALTERATIONS FROM THOSE SHOWN HEREIN SHALL BE SUBMITTED TO CITY STAFF FOR REVIEW AND APPROVAL.

LOOP ROAD SIDE (EAST)



A BUILDING A - FLOOR PLAN

SCALE: 3/32" = 1'-0"

10,080 GROSS S.F.

0 5 10 20

N

B BUILDING B - FLOOR PLAN

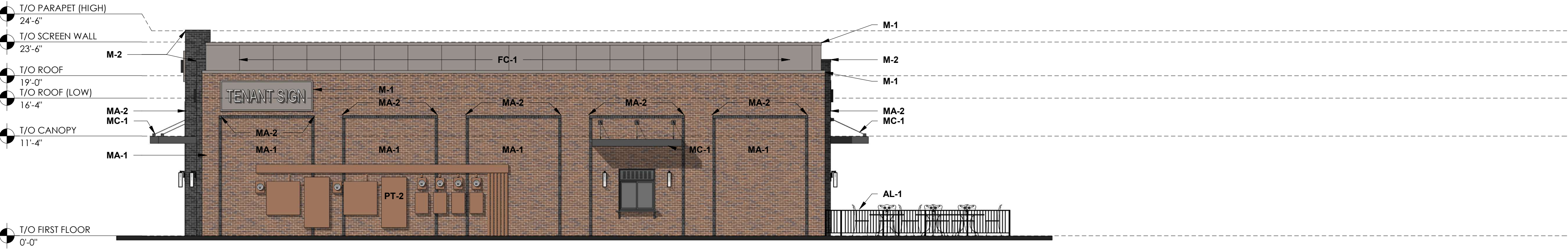
SCALE: 3/32" = 1'-0"

6,500 GROSS S.F.

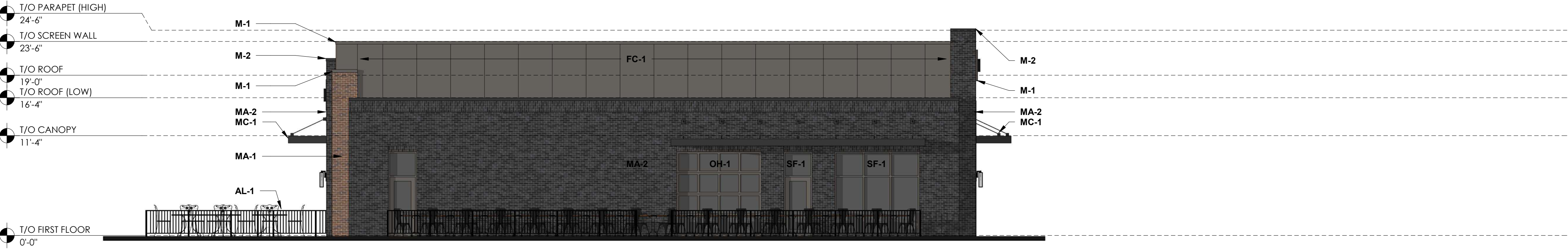
0 5 10 20

N

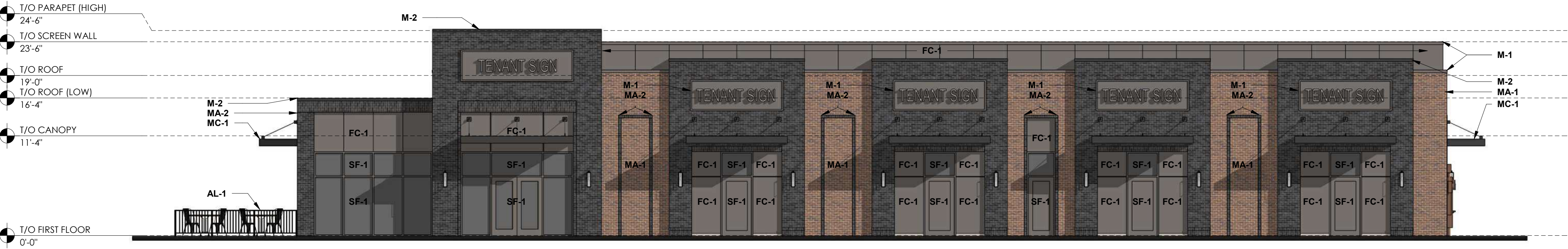
BUILDING 'A' ELEVATIONS



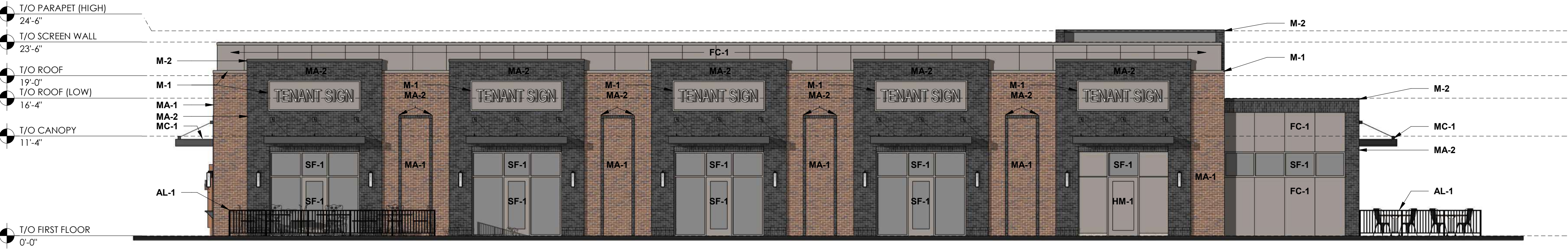
4 BUILDING 'A' SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 'A' NORTH ELEVATION
1/8" = 1'-0"



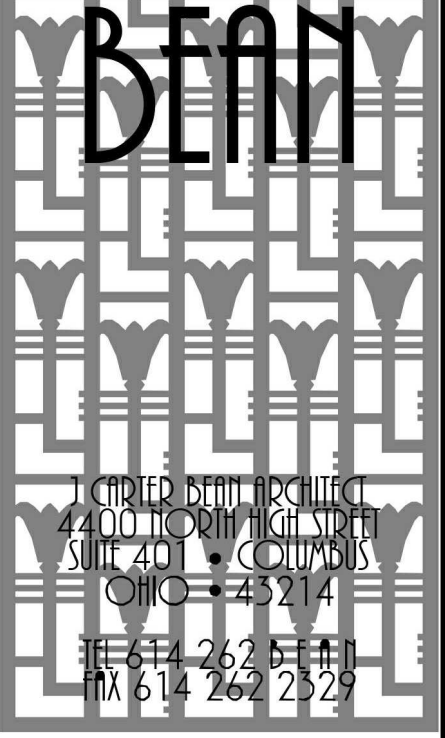
2 BUILDING 'A' WEST ELEVATION (AREA OF CLEAR GLAZING = 10.3% OF ELEVATION)
1/8" = 1'-0"



1 BUILDING 'A' EAST ELEVATION (AREA OF CLEAR GLAZING = 15.9% OF ELEVATION)
1/8" = 1'-0"

EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AL-1	ALUMINUM METAL PATIO RAILING	3'-0" TALL PREFINISHED ALUMINUM FENCING BY TENANT IF DESIRED (DEVELOPMENT STANDARD TO BE BLACK)
HM-1	HOLLOW METAL DOOR AND FRAME	PTD - PT-1
FC-1	FIBER CEMENT - PANEL AND TRIM	PTD - PT-1
MA-1	MASONRY	BOWERSTON BRICK COLOR: SANTA FE WIRE CUT MORTAR COLOR: SPEC MIX S4670 BURGUNDY
MA-2	MASONRY	BOWERSTON BRICK COLOR: CHARCOAL GRAY MORTAR COLOR: SPEC MIX S4800 BLACK
M-1	METAL SIGNAGE PANEL / COPING	DW4 - PREFINISHED - SLATE GREY
M-2	METAL COPING	DW4 - PREFINISHED - MATTE BLACK
MC-1	METAL CANOPY	COLUMBUS AWNING 10' TALL PREFINISHED ALUM. W/ HANGER ROD SUPPORTS COLOR: MATTE BLACK
SF-1	ALUMINUM STOREFRONT GLAZING AND FRAME	KAWNEER TRIFAB V6 451-1 SERIES (OR ACCEPTABLE ALTERNATE) 2" x 1/2" (OR 1" INSULATED GLAZING COLOR: SLATE GRAY / LINETEC LT604 70%
PT-1	PAINT	SHERWIN WILLIAMS SW 7019 GAUNTLET GRAY
PT-2	PAINT	SHERWIN WILLIAMS SW 6885 FAIRFAX BROWN

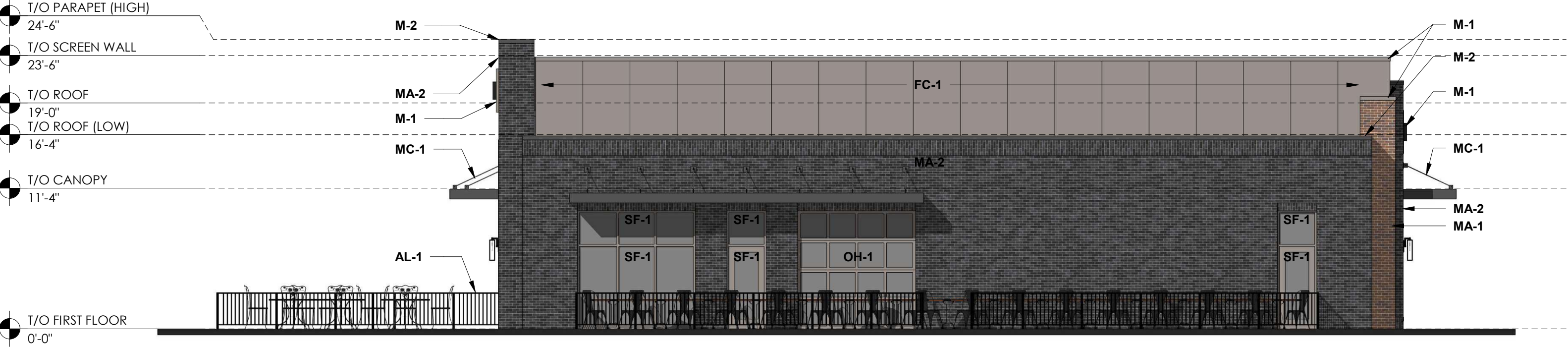
GENERAL NOTES	
1. THE COLORS AND MATERIALS, AS SHOWN IN THIS FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON SUPPLY SHORTAGES OR DELAYS. HOWEVER, FINAL SELECTIONS WILL BE SUBSTANTIALLY SIMILAR TO THE DESIGN INTENT SHOWN IN THIS FINAL DEVELOPMENT PLAN SUBMISSION. IF MODIFICATIONS ARE NECESSARY, DEVELOPMENT TEAM WILL WORK WITH DEVELOPMENT DEPARTMENT STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.	
2. EXTERIOR DOOR LOCATIONS ARE SUBJECT TO ADDITION, DELETION, OR RELOCATION BASED ON FINAL LAYOUT OF FUTURE, INTERIOR TENANT PLANS. ALL DOORS SHALL BE PLACED WITHIN CURRENTLY DEFINED STOREFRONT AREAS. DEVELOPMENT TEAM WILL WORK WITH CITY STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.	
3. TENANT SIGNAGE SHALL BE SUBMITTED FOR REVIEW, APPROVAL, AND PERMIT ON A TENANT-BY-TENANT BASIS. THE DESIGN OF ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE APPROVED MASTER SIGN PLAN AND CITY OF GAHANNA ZONING CODE. THESE ELEVATIONS SHOW THE GENERALLY INTENDED LOCATIONS FOR WALL-MOUNTED SIGNAGE TO COMPLIMENT BUILDING ARCHITECTURE. HOWEVER, THE LOCATIONS DEPICTED HEREIN SHALL NOT LIMIT THE ABILITY OF LANDLORD OR TENANTS TO INSTALL ADDITIONAL SIGNAGE, TO THE EXTENT ALLOWED BY CODE.	
4. MECHANICAL ROOF WELLS HAVE BEEN DESIGNED WITH SUFFICIENT DEPTH TO FULLY SCREEN VIEW OF EQUIPMENT, FROM GRADE, IN ALL DIRECTIONS.	
5. PATIO RAILING HAS BEEN CONCEPTUALLY SHOWN FOR POTENTIAL FUTURE INSTALLATION BY TENANT, IF DESIRED. DETAIL OF ACTUAL RAILING WILL BE DETERMINED BY TENANT, HOWEVER, COLOR MUST BE BLACK.	



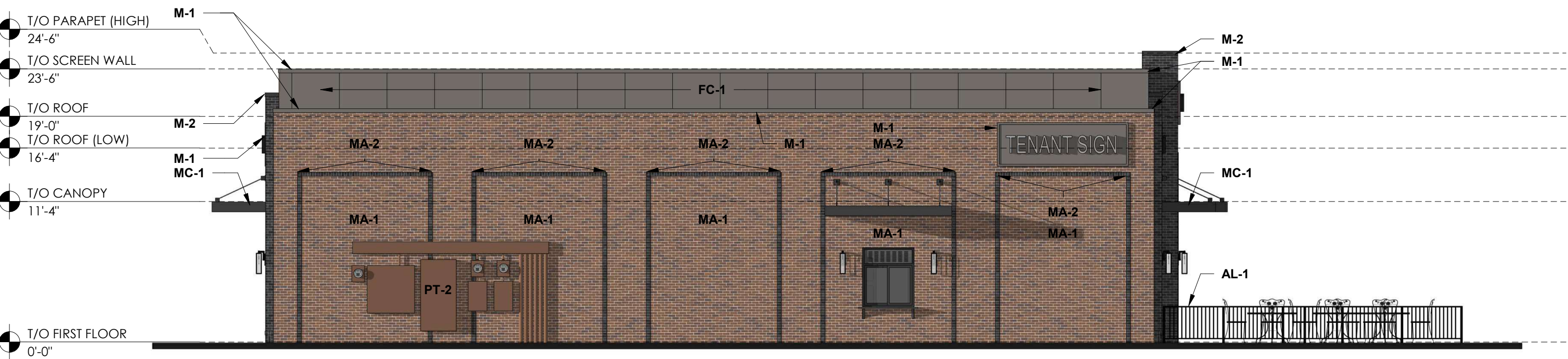
THE CRESCENT RETAIL
XXXX TECH CENTER DRIVE
GAHANNA, OHIO 43230
FOR
CANINI & ASSOCIATES LTD
P.O. Box 887, NEW ALBANY, OHIO 43054

No.	Date	Description
03.13.24	FINAL DEVELOPMENT	
DRAWING TITLE EXTERIOR ELEVATIONS		
DRAWING NUMBER A-1.3		
BEAN-Project Number		

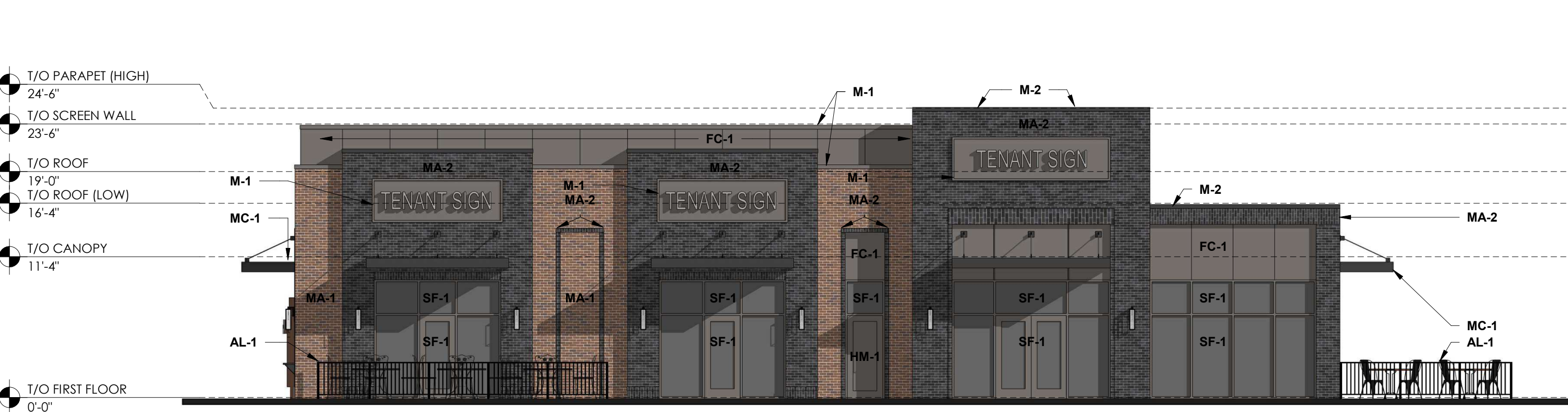
BUILDING 'B' ELEVATIONS



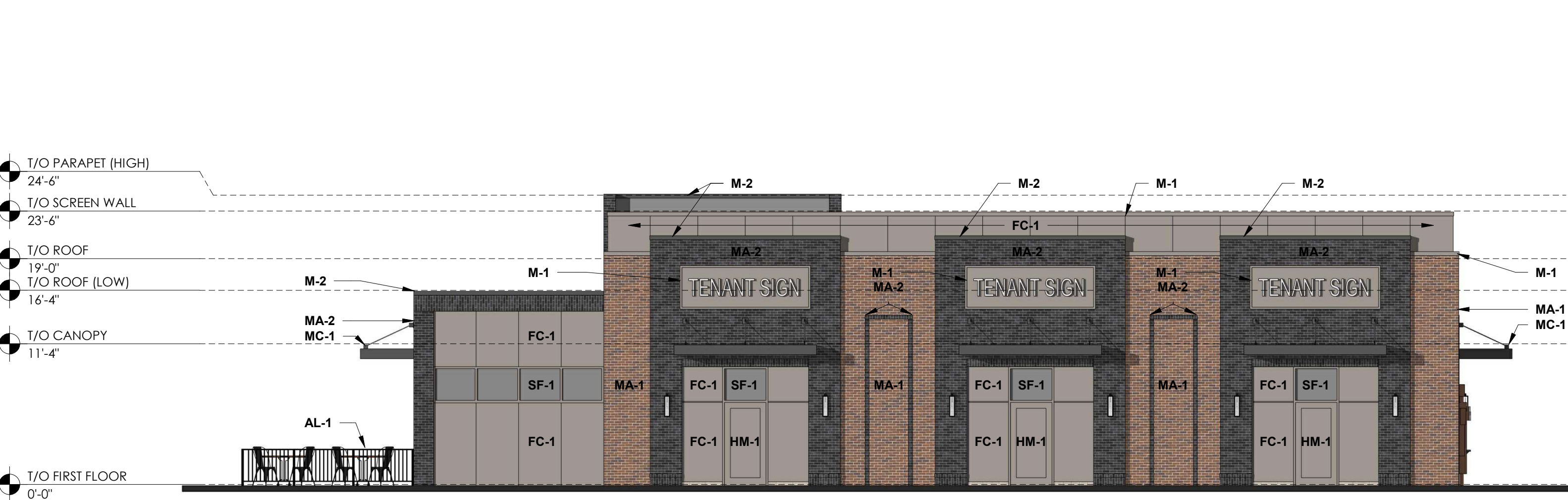
4 BUILDING 'B' SOUTH ELEVATION
1/8" = 1'-0"



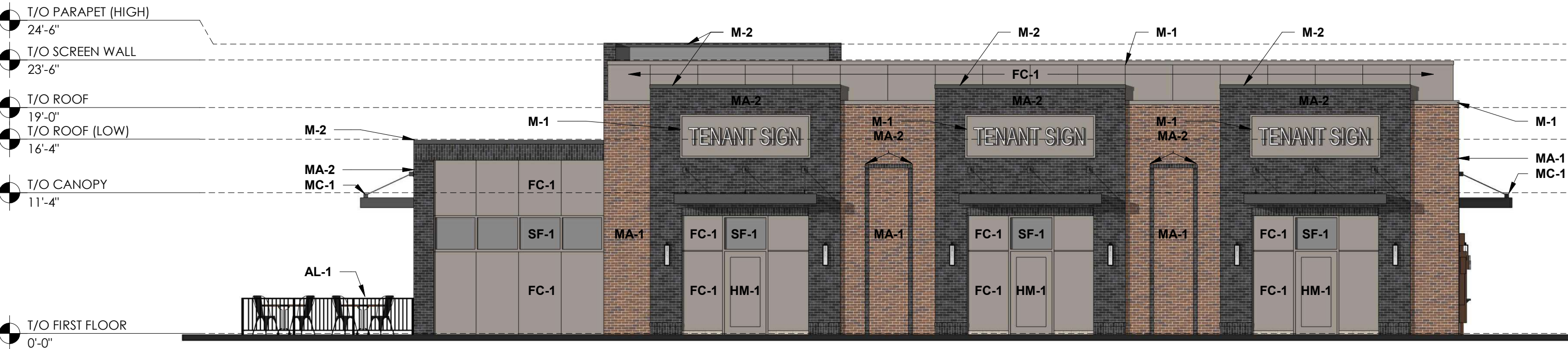
3 BUILDING 'B' NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 'B' WEST ELEVATION (AREA OF CLEAR GLAZING = 25.4% OF ELEVATION)
1/8" = 1'-0"

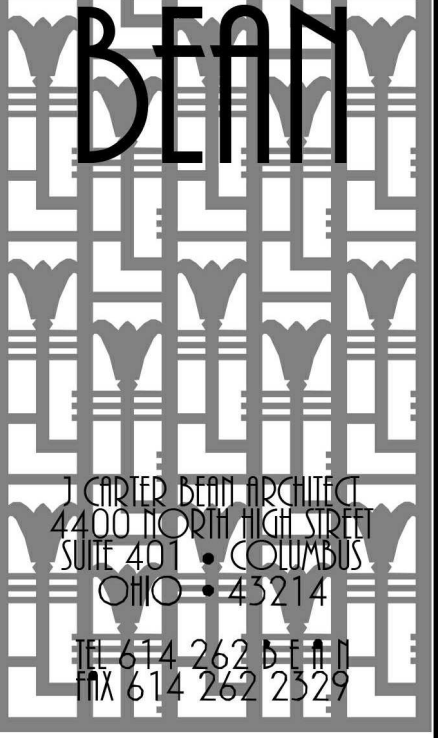


1 BUILDING 'B' EAST ELEVATION (AREA OF CLEAR GLAZING = 3.4% OF ELEVATION)
1/8" = 1'-0"



EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AL-1	ALUMINUM METAL PATIO RAILING	3'-0" TALL PREFINISHED ALUMINUM FENCING BY TENANT IF DESIRED (DEVELOPMENT STANDARD TO BE BLACK)
HM-1	HOLLOW METAL DOOR AND FRAME	PTD - PT-1
FC-1	FIBER CEMENT - PANEL AND TRIM	PTD - PT-1
MA-1	MASONRY	BOWERSTON BRICK COLOR: SANTA FE WIRE CUT MORTAR COLOR: SPEC MIX SM670 BURGUNDY
MA-2	MASONRY	BOWERSTON BRICK COLOR: CHARCOAL GRAY MORTAR COLOR: SPEC MIX SM800 BLACK
M-1	METAL SIGNAGE PANEL / COPING	DWI - PREFINISHED - 'SLATE GREY'
M-2	METAL COPING	DWI - PREFINISHED - 'MATTE BLACK'
MC-1	METAL CANOPY	COLUMBUS AWNING 10" TALL PREFINISHED ALUM. W/ HANGER ROD SUPPORTS COLOR: 'MATTE BLACK'
SF-1	ALUMINUM STOREFRONT GLAZING AND FRAME	KAWNEER TRIFAB VG 451-T SERIES (OR ACCEPTABLE ALTERNATE) 2" x 1/2" FGR 1" INSULATED GLAZING COLOR: 'SLATE GRAY' / UNITEC L1604.70%
PT-1	PAINT	SHERWIN WILLIAMS SW 7019 'GAUNTLET GRAY'
PT-2	PAINT	SHERWIN WILLIAMS SW 6889 'FAIRFAX BROWN'

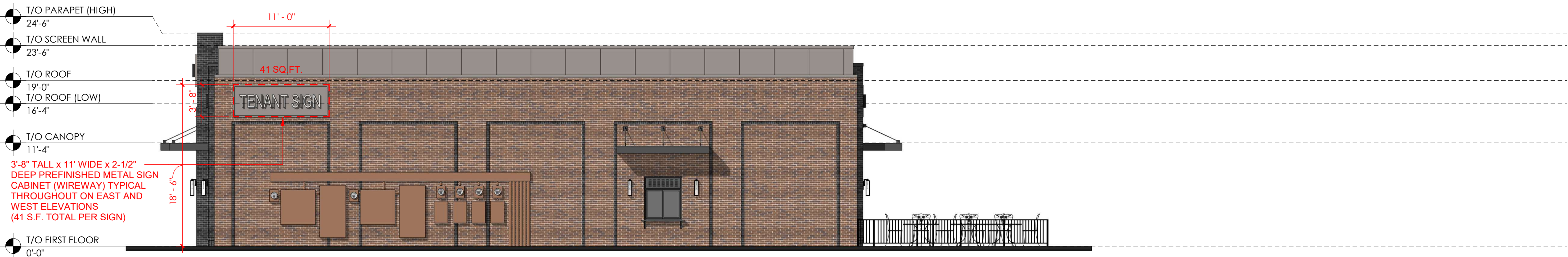
GENERAL NOTES	
1. THE COLORS AND MATERIALS, AS SHOWN IN THIS FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON SUPPLY SHORTAGES OR DELAYS. HOWEVER, FINAL SELECTIONS WILL BE SUBSTANTIALLY SIMILAR TO THE DESIGN INTENT SHOWN IN THIS FINAL DEVELOPMENT PLAN SUBMISSION. IF MODIFICATIONS ARE NECESSARY, DEVELOPMENT TEAM WILL WORK WITH DEVELOPMENT DEPARTMENT STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.	
2. EXTERIOR DOOR LOCATIONS ARE SUBJECT TO ADDITION, DELETION, OR RELOCATION BASED ON FINAL LAYOUT OF FUTURE, INTERIOR TENANT PLANS. ALL DOORS SHALL BE PLACED WITHIN CURRENTLY DEFINED STOREFRONT AREAS. DEVELOPMENT TEAM WILL WORK WITH CITY STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.	
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P.O. Box 887, NEW ALBANY, OHIO 43054

No.	Date	Description
03.13.24	FINAL DEVELOPMENT	
DRAWING TITLE EXTERIOR ELEVATIONS		
DRAWING NUMBER A-1.4		
BEAN-Project Number		

BUILDING 'A' ELEVATIONS - SIGNAGE



BUILDING 'A' SOUTH ELEVATION -
SIGNAGE
③ 1/8" = 1'-0"



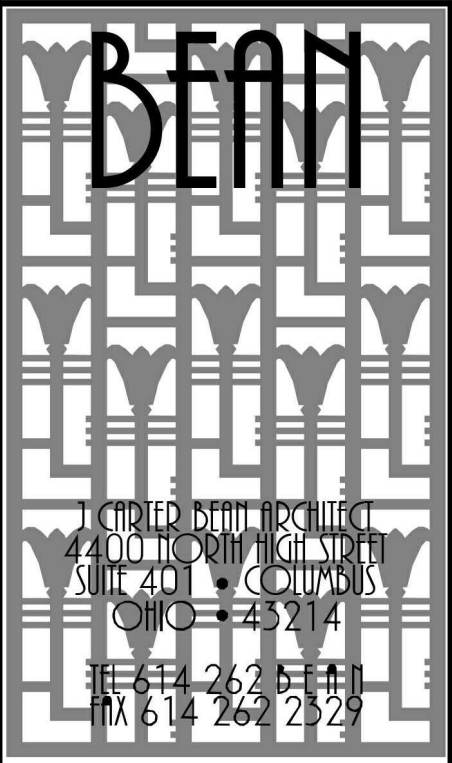
BUILDING 'A' WEST ELEVATION -
SIGNAGE
② 1/8" = 1'-0"



BUILDING 'A' EAST ELEVATION -
SIGNAGE
① 1/8" = 1'-0"

SIGNAGE NOTES

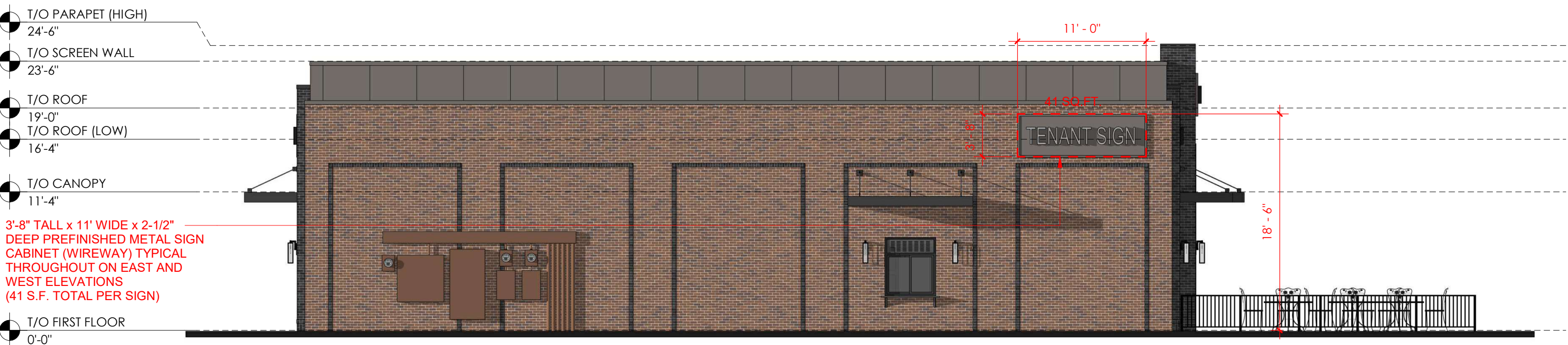
1. EACH TENANT, REGARDLESS OF DIMENSIONAL FRONTAGE, SHALL BE ALLOWED TWO (2) WALL-MOUNTED SIGNS AT FRONT AND REAR OF PREMISES (WAST AND WEST). THE TOTAL NUMBER OF SIGNS WILL, THEREFORE, BE DEPENDENT UPON THE TOTAL NUMBER OF TENANTS.
2. ALL SIGNS SHALL UTILIZE A 'DEVELOPMENT STANDARD' CABINET TO SERVE AS A WIREWAY. ALL CABINETS ON THE EAST AND WEST ELEVATIONS SHALL BE 3'-8" TALL X 13'-4" WIDE X 2-1/2" DEEP (49 S.F. EACH). CABINET SHALL BE PREFINISHED METAL TO MATCH BUILDIGN STOREFRONTS (LINETEC LT604 70%).
3. THE SOUTH ENDCAP TENANT IN BUILDING A AND NORTH ENDCAP TENANT IN BUILDING B SHALL BE ALLOWED A THIRD WALL SIGN FACING SOUTH AND NORTH, RESPECTIVELY. THESE WALL SIGNS SHALL ALSO UTILIZE A 'DEVELOPMENT STANDARD' CABINET TO SERVE AS A WIREWAY. SAID CABINETS ON THE NORTH AND SOUTH ELEVATIONS SHALL BE 3'-8" TALL X 11'-0" WIDE X 2-1/2" DEEP (41 S.F. EACH). CABINET SHALL BE PREFINISHED METAL TO MATCH BUILDIGN STOREFRONTS (LINETEC LT604 70%).
4. MESSAGING, IN THE FORM OF LETTERS AND LOGOS, SHALL BE INDIVIDUALLY-CUT, CHANNELS WITH 1" STANDOFFS, APPLIED TO THE DEVELOPMENT STANDARD CABINET. LETTERS AND LOGOS SHALL BE HELD AWAY FROM EDGES OF DEVELOPMENT STANDARD CABINET BY 4" MINIMUM.
5. THERE SHALL BE NO LIMITATION TO THE COLORS ALLOWED FOR LETTERS AND LOGOS APPLIED TO THE SIGN CABINETS.
6. ALL LETTERING AND LOGOS SHALL BE INTERNALLY AND/OR HALO ILLUMINATED.
7. IN ADDITION TO THE AFOREMENTIONED WALL SIGNS, EACH TENANT SHALL BE ALLOWED DIRECTIONAL SIGNS AND WINDOW SIGNS IN ACCORDANCE WITH CITY OF GAHANNA ZONING CODE SECTION 1111.03 TABLE 19.
8. AS DESCRIBED HEREIN, THE AGGREGATE AREA FOR SIGNAGE WILL EXCEED THE CODE LIMITATION OF 400 S.F. THE FINAL AGGREGATE SIGN AREA IS UNKNOWN UNTIL THE TOTAL NUMBER OF TENANTS HAS BEEN DETERMINED.
9. AWNING, CANOPY, FREESTANDING AND PROJECTING SIGNS SHALL NOT BE UTILIZED.
10. IF AN INDIVIDUAL TENANT CHOOSES TO DEVIATE FROM THESE STANDARDS, THEY SHALL OBTAIN ADDITIONAL APPROVAL FROM THE CITY OF GAHANNA PLANNING COMMISSION.
11. ONCE REVIEWED BY THE DEVELOPER, ALL SIGNAGE SHALL BE SUBMITTED TO THE CITY OF GAHANNA ON A TENANT-BY-TENANT BASIS FOR SIGN PERMIT, AS MEASURED AGAINST THESE STANDARDS.



THE CRESCENT RETAIL
XXXX TECH CENTER DRIVE
GAHANNA, OHIO 43230
FOR
CANINI & ASSOCIATES LTD
P.O. Box 887, New Albany, Ohio 43054

No.	Date	Description
03.13.24		FINAL DEVELOPMENT
DRAWING TITLE EXTERIOR ELEVATIONS - SIGNAGE		
DRAWING NUMBER A-1.5		

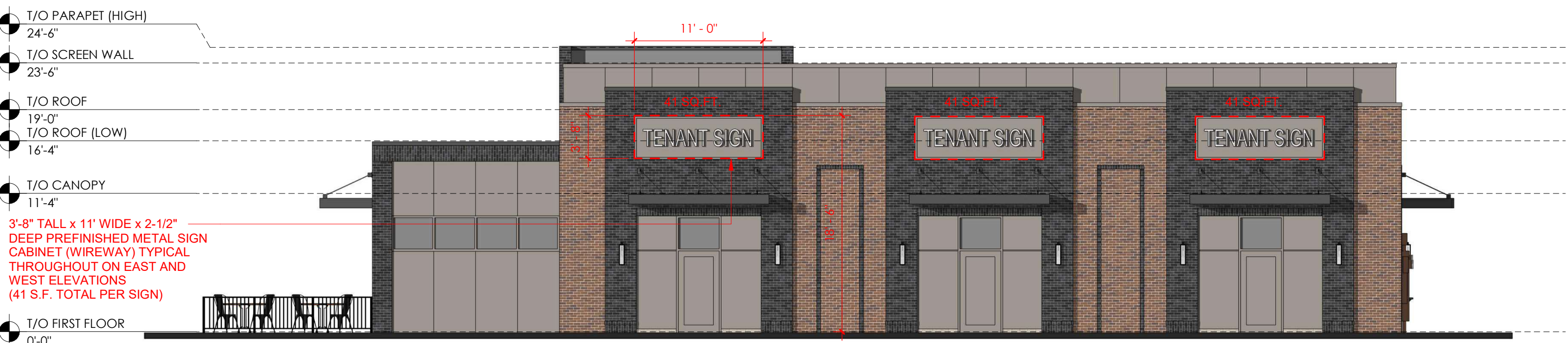
BUILDING 'B' ELEVATIONS - SIGNAGE



BUILDING 'B' NORTH ELEVATION - SIGNAGE
③ 1/8" = 1'-0"



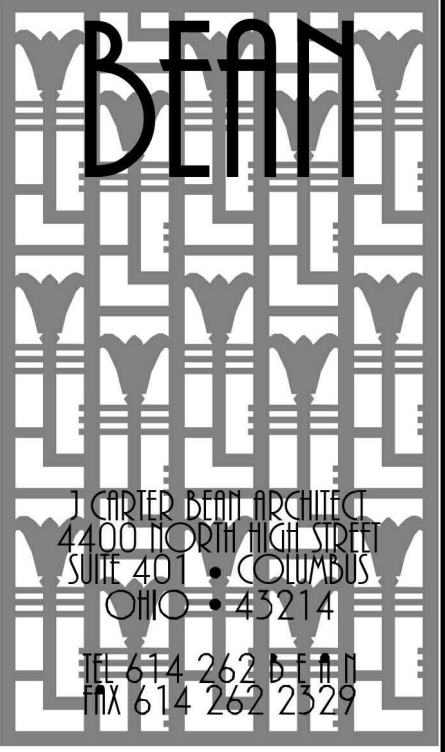
BUILDING 'B' WEST ELEVATION - SIGNAGE
② 1/8" = 1'-0"



BUILDING 'B' EAST ELEVATION - SIGNAGE
① 1/8" = 1'-0"

SIGNAGE NOTES

1. EACH TENANT, REGARDLESS OF DIMENSIONAL FRONTAGE, SHALL BE ALLOWED TWO (2) WALL-MOUNTED SIGNS AT FRONT AND REAR OF PREMISES (WAST AND WEST). THE TOTAL NUMBER OF SIGNS WILL, THEREFORE, BE DEPENDENT UPON THE TOTAL NUMBER OF TENANTS.
2. ALL SIGNS SHALL UTILIZE A 'DEVELOPMENT STANDARD' CABINET TO SERVE AS A WIREWAY. ALL CABINETS ON THE EAST AND WEST ELEVATIONS SHALL BE 3'-8" TALL X 13'-4" WIDE X 2-1/2" DEEP (49 S.F. EACH). CABINET SHALL BE PREFINISHED METAL TO MATCH BUILDIGN STOREFRONTS (LINETEC LT604 70%).
3. THE SOUTH ENDCAP TENANT IN BUILDING A AND NORTH ENDCAP TENANT IN BUILDING B SHALL BE ALLOWED A THIRD WALL SIGN FACING SOUTH AND NORTH, RESPECTIVELY. THESE WALL SIGNS SHALL ALSO UTILIZE A 'DEVELOPMENT STANDARD' CABINET TO SERVE AS A WIREWAY. SAID CABINETS ON THE NORTH AND SOUTH ELEVATIONS SHALL BE 3'-8" TALL X 11'-0" WIDE X 2-1/2" DEEP (41 S.F. EACH). CABINET SHALL BE PREFINISHED METAL TO MATCH BUILDIGN STOREFRONTS (LINETEC LT604 70%).
4. MESSAGING, IN THE FORM OF LETTERS AND LOGOS, SHALL BE INDIVIDUALLY-CUT, CHANNELS WITH 1" STANDOFFS, APPLIED TO THE DEVELOPMENT STANDARD CABINET. LETTERS AND LOGOS SHALL BE HELD AWAY FROM EDGES OF DEVELOPMENT STANDARD CABINET BY 4" MINIMUM.
5. THERE SHALL BE NO LIMITATION TO THE COLORS ALLOWED FOR LETTERS AND LOGOS APPLIED TO THE SIGN CABINETS.
6. ALL LETTERING AND LOGOS SHALL BE INTERNALLY AND/OR HALO ILLUMINATED.
7. IN ADDITION TO THE AFOREMENTIONED WALL SIGNS, EACH TENANT SHALL BE ALLOWED DIRECTIONAL SIGNS AND WINDOW SIGNS IN ACCORDANCE WITH CITY OF GAHANNA ZONING CODE SECTION 1111.03 TABLE 19.
8. AS DESCRIBED HEREIN, THE AGGREGATE AREA FOR SIGNAGE WILL EXCEED THE CODE LIMITATION OF 400 S.F. THE FINAL AGGREGATE SIGN AREA IS UNKNOWN UNTIL THE TOTAL NUMBER OF TENANTS HAS BEEN DETERMINED.
9. AWNING, CANOPY, FREESTANDING AND PROJECTING SIGNS SHALL NOT BE UTILIZED.
10. IF AN INDIVIDUAL TENANT CHOOSES TO DEVIATE FROM THESE STANDARDS, THEY SHALL OBTAIN ADDITIONAL APPROVAL FROM THE CITY OF GAHANNA PLANNING COMMISSION.
11. ONCE REVIEWED BY THE DEVELOPER, ALL SIGNAGE SHALL BE SUBMITTED TO THE CITY OF GAHANNA ON A TENANT-BY-TENANT BASIS FOR SIGN PERMIT, AS MEASURED AGAINST THESE STANDARDS.



CITY OF GAHANNA
4200 JOURNAL CENTER
SUITE 400
GAHANNA, OHIO 43230
PHONE: 614.262.5511
FAX: 614.262.2529

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XXXX TECH CENTER DRIVE
GAHANNA, OHIO 43230
FOR
CANINI & ASSOCIATES LTD
P.O. Box 887, NEW ALBANY, OHIO 43054

No.	Date	Description
03.13.24	03.13.24	FINAL DEVELOPMENT

DRAWING TITLE
EXTERIOR ELEVATIONS - SIGNAGE

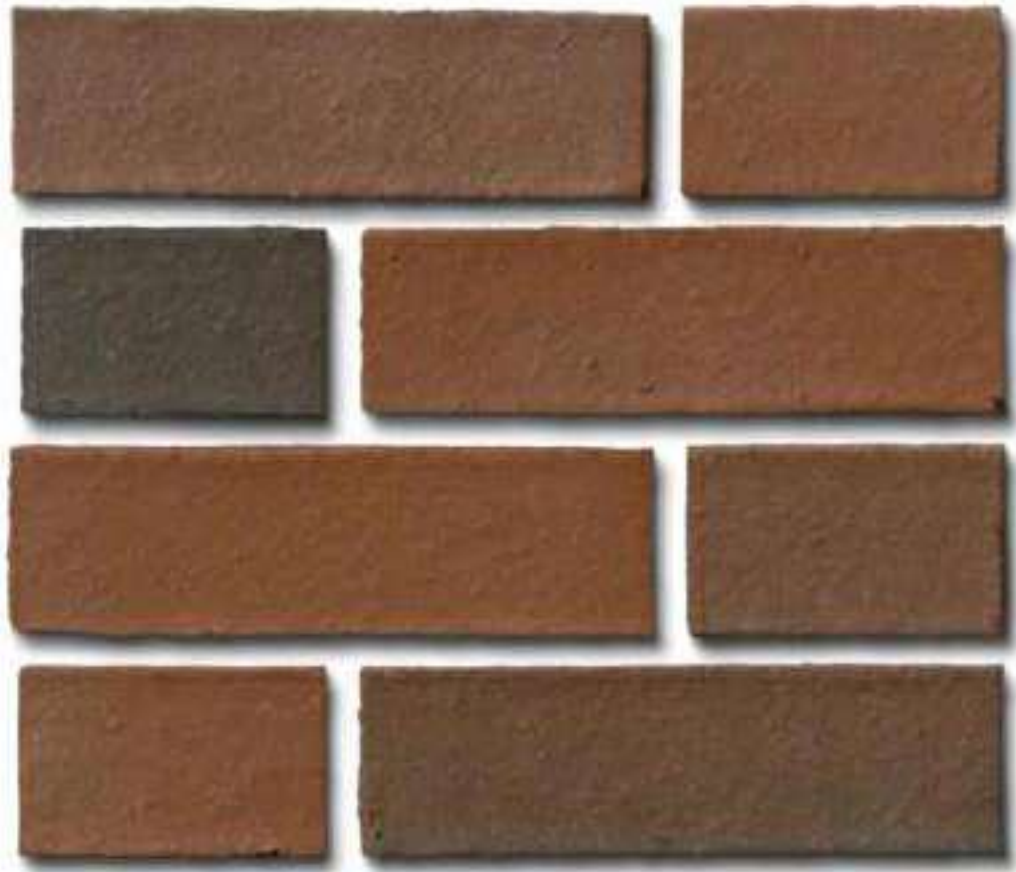
DRAWING NUMBER

A-1.6

BEAN-Project Number

EXTERIOR MATERIALS

MASONRY: MA-1



BOWERSTON BRICK
COLOR: 'SANTA FE' WIRE CUT
TEXTURE: SMOOTH
MORTAR COLOR: SPEC MIX SM670 BURGUNDY

MASONRY: MA-2



BOWERSTON BRICK
COLOR: 'CHARCOAL GRAY'
TEXTURE: SMOOTH
MORTAR COLOR: SPEC MIX SM800 BLACK

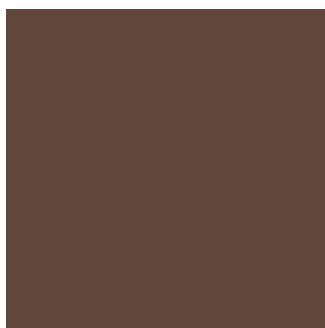
FC-1



MANUFACTURER: JAMES HARDIE
PANEL AND TRIM (SMOOTH)



PT-1
SHERWIN WILLIAMS
SW 7019
'GAUNTLET GRAY'



PT-2
SHERWIN WILLIAMS
SW 2858
'FAIRFAX BROWN'

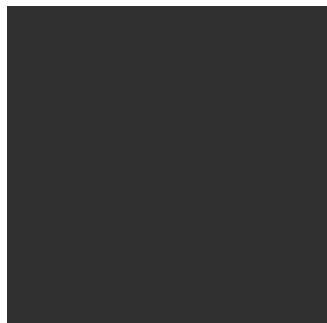
ALUMINUM STOREFRONT ENTRY: SF-1



COLOR:
'SLATE GRAY'
LINETEC LT604 70%

MANUFACTURER: KAWNEER TRIFAB VG 451-T SERIES
(OR ACCEPTABLE ALTERNATE)
2" x 4 1/2" FOR 1" INSULATED GLAZING

METAL CANOPY: MC-1



COLOR:
MATTE BLACK

MANUFACTURER: COLUMBUS AWNING
10" TALL PREFINISHED ALUM. W/ HANGER ROD SUPPORTS
COLOR: 'CHARCOAL GRAY'

M-1
COPING /
PANEL



DMI
DYNACLAD
'SLATE GREY'

M-2
COPING



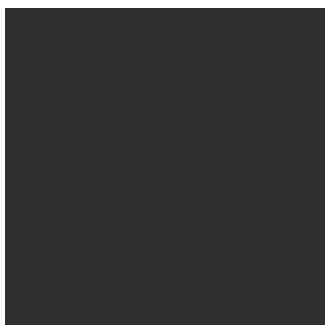
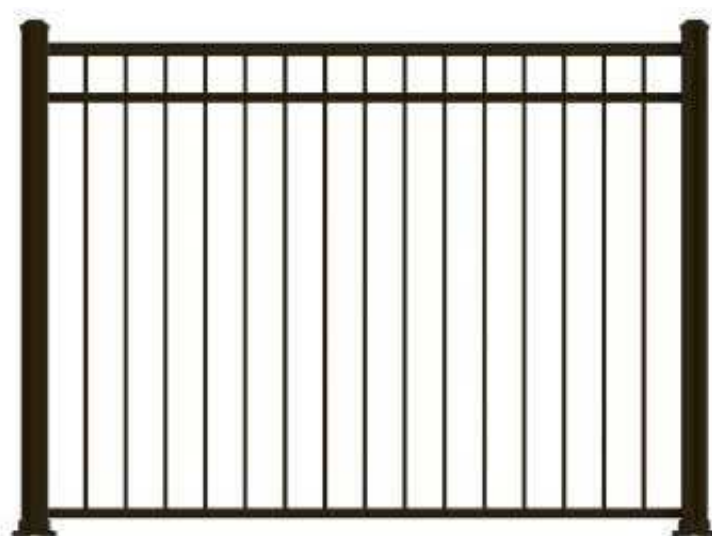
DMI
DYNACLAD
'MATTE BLACK'

LIGHTING: L1



MANUFACTURER: NORWELL LIGHTING (OR APPROVED ALTERNATE)
CAPTURE 1 LIGHT 21" MATTE BLACK OUTDOOR WALL LIGHT

ALUMINUM RAILING - PATIO : AL-1



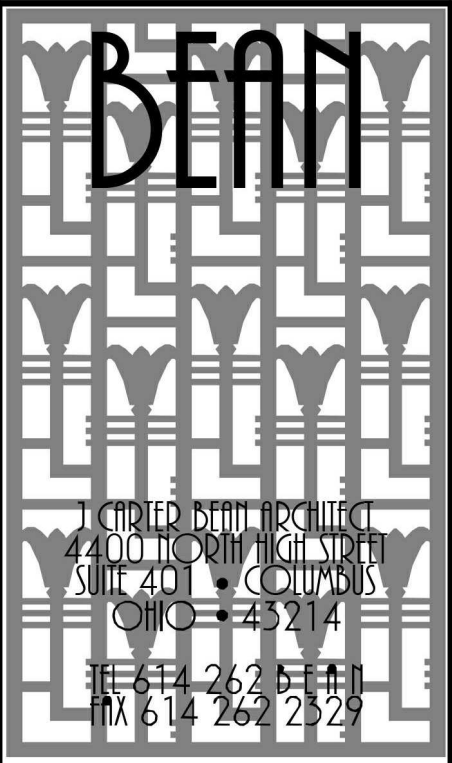
COLOR:
MATTE BLACK

NOTE:
ALL PATIO RAILINGS SHALL BE FUTURE 'BY TENANT'.
STYLE MAY VARY BASED ON TENANT DESIGN /
NEEDS, HOWEVER, COLOR MUST BE BLACK

MANUFACTURER: TBD
3'-0" TALL PREFINISHED ALUMINUM FENCING

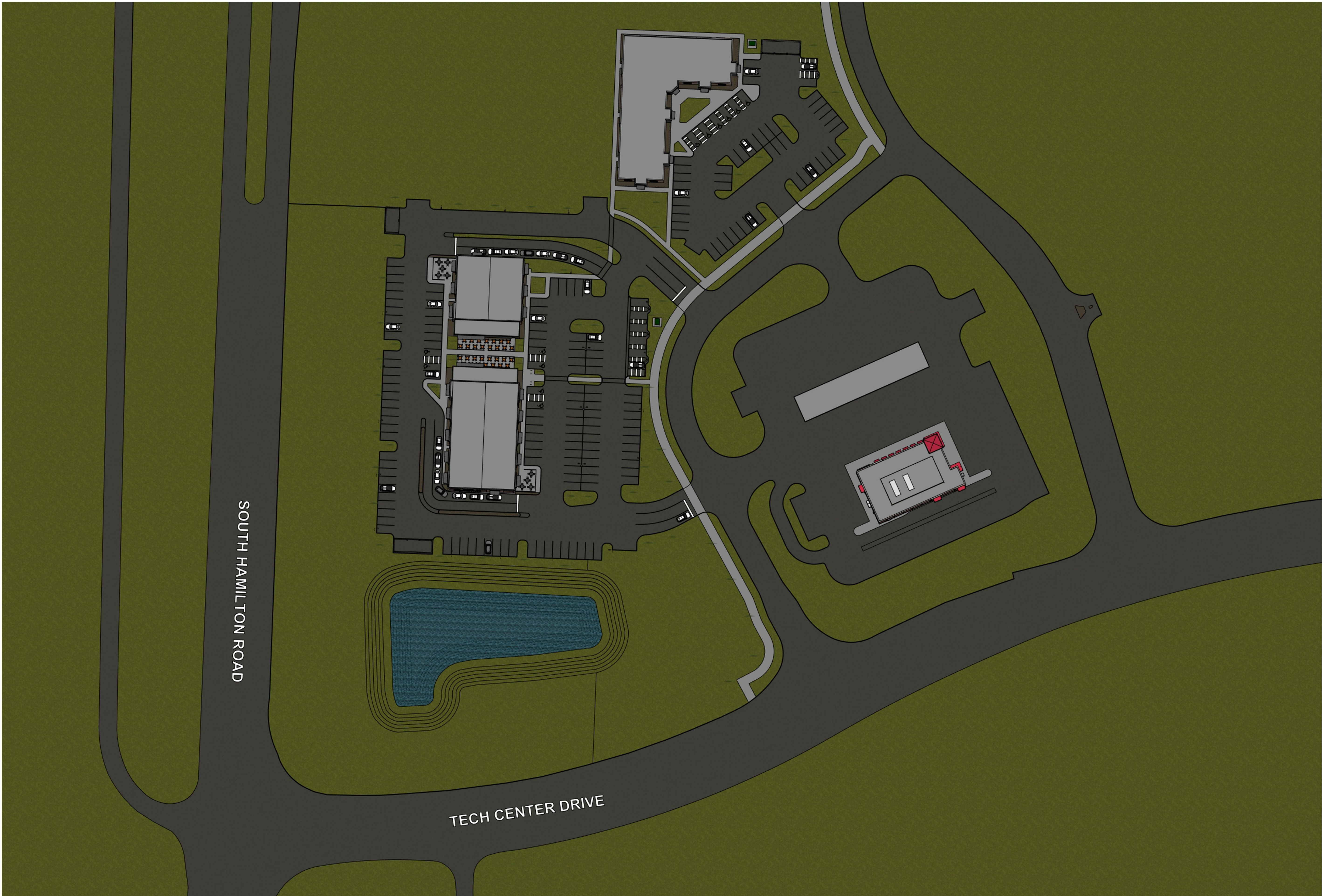
GENERAL NOTES

1. THE COLORS AND MATERIALS, AS SHOWN IN THIS FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON SUPPLY SHORTAGES OR DELAYS. HOWEVER, FINAL SELECTIONS WILL BE SUBSTANTIALLY SIMILAR TO THE DESIGN. INTENT SHOWN IN THIS FINAL DEVELOPMENT PLAN SUBMISSION. IF MODIFICATIONS ARE NECESSARY, DEVELOPMENT TEAM WILL WORK WITH DEVELOPMENT DEPARTMENT STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.
2. EXTERIOR DOOR LOCATIONS ARE SUBJECT TO ADDITION, DELETION, OR RELOCATION BASED ON FINAL LAYOUT OF FUTURE, INTERIOR TENANT PLANS. ALL DOORS SHALL BE PLACED WITHIN CURRENTLY DEFINED STOREFRONT AREAS. DEVELOPMENT TEAM WILL WORK WITH CITY STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.
3. TENANT SIGNAGE SHALL BE SUBMITTED FOR REVIEW, APPROVAL, AND PERMIT ON A TENANT-BY-TENANT BASIS. THE DESIGN OF ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE APPROVED MASTER SIGN PLAN AND CITY OF GAHANNA ZONING CODE. THESE ELEVATIONS SHOW THE GENERALLY INTENDED LOCATIONS FOR WALL-MOUNTED SIGNAGE TO COMPLEMENT BUILDINGS ARCHITECTURE. HOWEVER, THE LOCATIONS DEPICTED HEREIN SHALL NOT LIMIT THE ABILITY OF LANDLORD OR TENANTS TO INSTALL ADDITIONAL SIGNAGE, TO THE EXTENT ALLOWED BY CODE.
4. MECHANICAL ROOF WELLS HAVE BEEN DESIGNED WITH SUFFICIENT DEPTH TO FULLY SCREEN VIEW OF EQUIPMENT, FROM GRADE, IN ALL DIRECTIONS.
5. PATIO RAILING HAS BEEN CONCEPTUALLY SHOWN FOR POTENTIAL, FUTURE INSTALLATION BY TENANT, IF DESIRED. DETAIL OF ACTUAL RAILING WILL BE DETERMINED BY TENANT, HOWEVER, COLOR MUST BE BLACK.



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No.	Date	Description
03.13.24	FINAL DEVELOPMENT	
DRAWING TITLE MATERIAL INDEX		
DRAWING NUMBER A-1.7		
BEAN-Project Number		



SITE PLAN

BEAN

J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
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FAX 614 262 2329

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FOR
CANINI & ASSOCIATES LTD
P.O. BOX 887, NEW ALBANY, OHIO 43054

DRAWING STATUS	
STATUS	DATE
FINAL DEVELOP. PLAN	MAR. 13, 2025

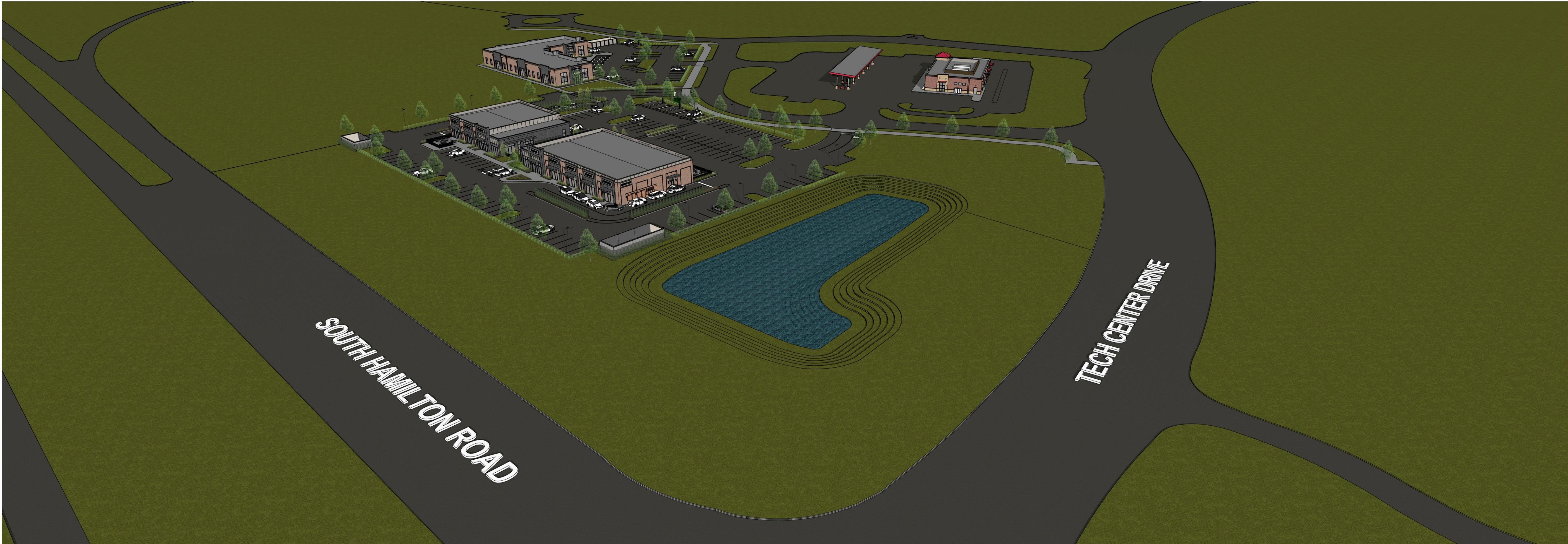
DRAWING TITLE

RENDERINGS

DRAWING NUMBER

R-1

BEAN #00000.00



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING NORTHEAST

BEAN

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THE CRESCENT RETAIL

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GAHANNA, OHIO 43230
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CANINI & ASSOCIATES LTD
P.O. BOX 887, NEW ALBANY, OHIO 43054

DRAWING STATUS		
STATUS		DATE
FINAL DEVELOP. PLAN		MAR. 13, 2025

DRAWING TITLE

RENDERINGS

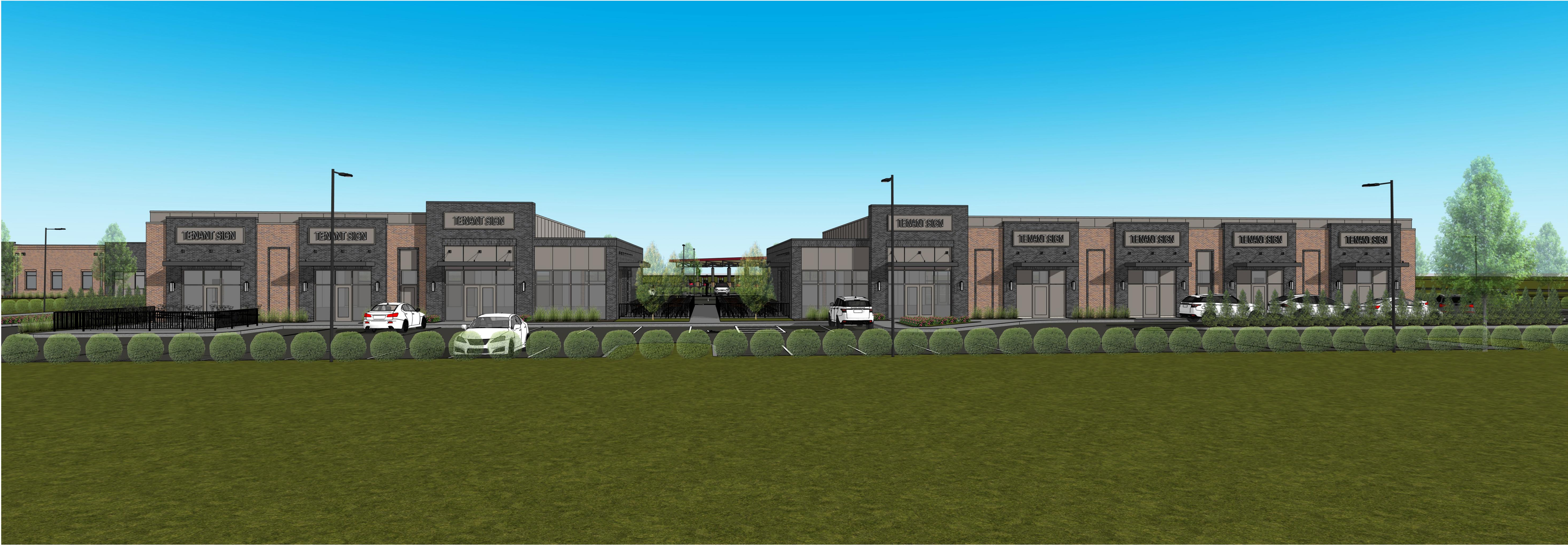
DRAWING NUMBER

R-2

BEAN #00000.00



VIEW LOOKING NORTHEAST



VIEW LOOKING EAST

BEAN

1. CHRIS BEAN ARCHITECT
4400 NORTH HIGH STREET
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P.O. BOX 887, NEW ALBANY, OHIO 43054

DRAWING STATUS		
STATUS		DATE
FINAL DEVELOP. PLAN		MAR. 13, 2025

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

R-3

BEAN #000000.00



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST

BEAN

1 CHARLIE BEAN ARCHITECT
4400 NORTH HIGH STREET
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XXXX TECH CENTER DRIVE
GAHANNA, OHIO 43230

FOR
CANINI & ASSOCIATES LTD
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DRAWING STATUS		
STATUS		DATE
FINAL DEVELOP. PLAN		MAR. 13, 2025

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

R-4

BEAN #000000.00



AERIAL VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHWEST

BEAN

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FAX 614 262 2329

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GAHANNA, OHIO 43230
FOR
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P.O. BOX 887, NEW ALBANY, OHIO 43054

DRAWING STATUS		
STATUS		DATE
FINAL DEVELOP. PLAN		MAR. 13, 2025

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

R-5

BEAN #000000.00



VIEW LOOKING WEST



VIEW LOOKING SOUTHWEST

BEAN

CHARLES BEAN ARCHITECT
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DRAWING STATUS		
STATUS		DATE
FINAL DEVELOP. PLAN		MAR. 13, 2025

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

R-6

BEAN #000000.00

UTILITY SERVICE STATEMENT:

SANITARY: THE SANITARY SEWER WILL BE A PROPOSED MAIN LINE THAT EXTENDS OFF THE EXISTING SANITARY SEWER (8" PER CC-20483 (SA-1113)) ALONG THE EAST SIDE OF THE SITE. THE EXTENSION OF THE SANITARY SEWER WILL PROVIDE SANITARY CONNECTION TO THE PROPOSED DEVELOPMENT.

STORM SEWERS: THE STORM SEWER WILL CONSIST OF A PRIVATE ON-SITE SYSTEM THAT WILL OUTLET TO A REGIONAL STORMWATER MANAGEMENT BASIN. THE REGIONAL STORMWATER MANAGEMENT BASIN WILL BE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TECH CENTER DRIVE WITH HAMILTON ROAD. THE STORMWATER MANAGEMENT SYSTEM WILL MEET OR EXCEED THE CITY OF GAHANNA AND OEPA STORMWATER QUALITY AND QUANTITY REQUIREMENTS.

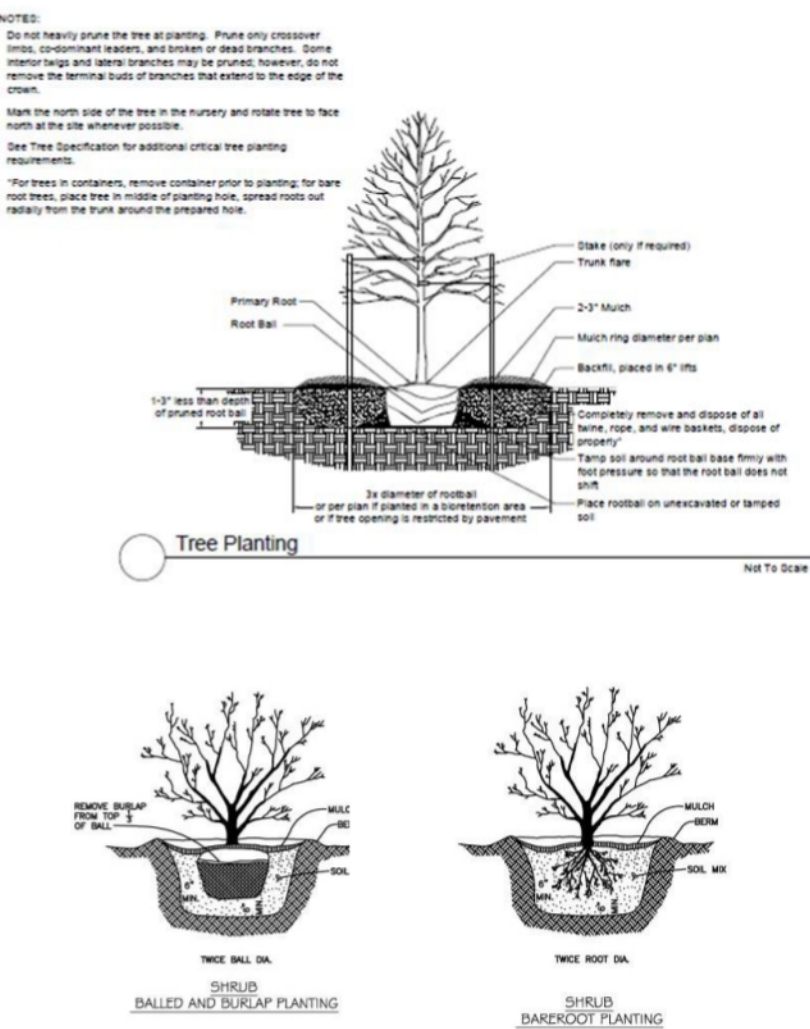
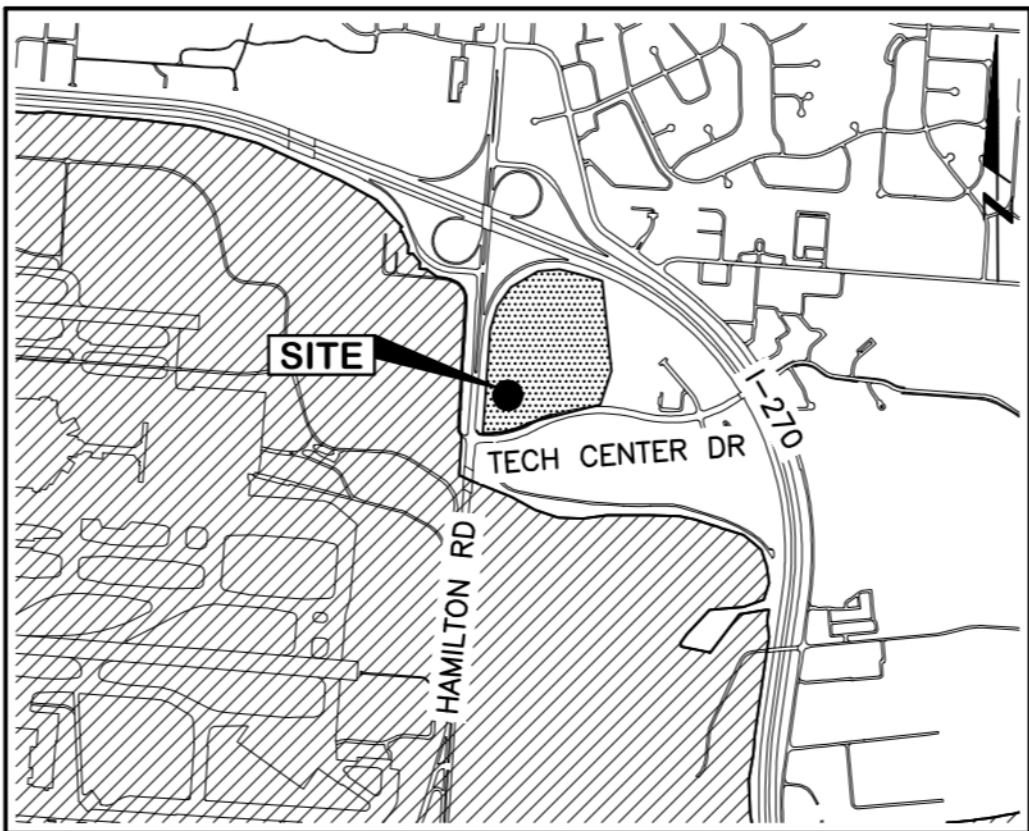
STORMWATER MANAGEMENT BASIN: THE EXISTING PUBLIC BASINS DEPICTED ON THIS PLAN SHALL BE PRIVATELY OWNED AND MAINTAINED.

WATER SERVICE: WATER AND FIRE SERVICES WILL BE PROVIDED BY TAPPING THE EXISTING 12" WATER MAIN ALONG THE EAST SIDE OF HAMILTON ROAD.

DEVELOPER INFORMATION
CANINI & ASSOCIATES LTD
P.O. BOX 887,
NEW ALBANY, OHIO, 43054
CONTACT: LARRY CANINI
EMAIL: larry@caniniassociatesd.com

ARCHITECT INFORMATION
J. CARTER BEAN ARCHITECTS
4400 NORTH HIGH STREET, SUITE 401
COLUMBUS, OHIO 43214
CONTACT: CARTER BEAN
PHONE: (614) 595-2285
EMAIL: cbean@beanarchitects.com

CIVIL ENGINEER INFORMATION
E.P. FERRIS & ASSOCIATES, INC.
2130 QUARRY TRAILS DR., 2ND FLOOR
COLUMBUS, OHIO 43228
CONTACT: CHRISTOPHER L. POST, PE
PHONE: (614) 299-2999
FAX: (614) 299-2992
EMAIL: cpost@epferris.com



LANDSCAPE REQUIREMENTS

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- TREES AND SHRUBS SHALL BE NURSERY GROWN AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT "AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS" AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANT INSTALLATION SEQUENCE WITH IRRIGATION CONTRACTOR.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR PERENNIAL LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 6" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH ONE PART TOPSOIL TO ONE PART COMPOST. MULCH TREES AND SHRUBS WITH MIN. 2-3" DEPTH OF SHREDDED HARDWOOD MULCH. 2-4" RIVER ROCK MULCH AT LOCATIONS AS NOTED ON THE DRAWINGS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, CURBS, OR OTHER PLANT BED LIMITS.
- SOD OR SEED ALL LAWN DISTURBED AREAS WITHIN PROJECT LIMITS AS NOTED ON CIVIL DRAWINGS, INCLUDING OUT TO PAVEMENT EDGES.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. ALL DEAD PLANT MATERIALS SHALL BE PROMPTLY REMOVED AND REPLACED WITH NEW MATERIAL.

Plant Legend					
Symbol	Qty	Common	Botanical	Location	Size
	11	Snow Goose Cherry	Prunus serrulata 'Snow Goose'	Parking Lot Tree	3" cal
	12	Japanese Tree Lilac	Syringa reticulata	Parking Lot Tree	3" cal
	12	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	Parking Lot Tree	3" cal
	3	Sweetbay Magnolia	Magnolia virginiana	Parking Lot Tree	3" cal
	11	Armstrong Red Maple	Acer rubrum 'Armstrong'	Site Tree	3" cal
	11	Japanese Zelkova	Zelkova serrata	Site Tree	3" cal
	9	Trident Maple	Acer buergerianum	Site Tree	3" cal
	3	Honey Locust	Gleditsia triacanthos f. inermis	Site Tree	3" cal
	154	Sea Green Juniper	Juniperus chin. 'Sea Green'	Parking Lot Screen	36"
	8	Blue Star Juniper	Juniperus squamata 'Blue Star'	Landscape	3 gal.
	46	Low Scape Chokeberry	Aronia arbutifolia 'Low Scape Mound'	Landscape	3 gal.
	33	Strongbox Inkberry	Ilex glabra 'Strongbox'	Landscape	3 gal.
	28	Hicks Yew	Taxus x media 'Hicksii'	Landscape	18-24"
	3	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	Landscape	5 gal.
	37	Daylily	Hemerocallis sp.	Landscape	1 gal.
	13	Feather Reed Grass	Calamagrostis acutiflora	Landscape	2 gal.
	13	Blue Oat Grass	Helictotrichon sempervirens	Landscape	1 gal.
	33	Techny Arborvitae	Thuja occ. 'Techny'	Dumpster Screen	5'

LANDSCAPE REQUIREMENTS
1109.01 (f) - Parking Landscaping
5% of parking area (74,923 sq ft) is required to be landscaped
3746 sq ft required, 3807 provided
One tree per 100 feet of required landscape is required
3746/100 = 38 required, 38 provided @ 3" cal
914.05 (a)(1) - Site Tree Requirement
One tree caliper inch per 1000 sq ft impervious surface (99,317 sq ft)
99,317/1000 = 100 caliper inches required, 34 trees at 3" cal provided (102")

SCALE IN FEET



REVISIONS		DATE	BY	CHK.
Landscape		4-2-25	RJW	

E. P. FERRIS
AND
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
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COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF GAHANNA, OHIO
THE CRESCENT RETAIL
CANINI & ASSOCIATES LTD

JOB NO.	1305.001
DESIGNED BY:	JAR
DRAWN BY:	ZH
CHECKED BY:	JAR
APPROVED BY:	CLP
DATE:	3/5/2025



KLAMFOTH & ASSOCIATES
Landscape Management
6630 Hill Road NW • Canal Winchester, Ohio 43110
Phone: 614-833-1953 Fax: 614-833-9860

LANDSCAPE PLAN

SCALE: 1" = 30'	
SHEET NO.	OF
1	1

\\w19-fp-ferris.local\Projects\1305001_TheCrescentRetail\Production Drawings\Final Development Plan\1305001_FDP.dwg --PRV BORDER LAST EDITED BY:DAVIS ON 3/5/25

For landscape planning only, any architectural or engineered elements are for rendering purposes only and specific drawings should be referred to for those details.



For landscape planning only, any architectural or engineered elements are for rendering purposes only and specific drawings should be referred to for those details.

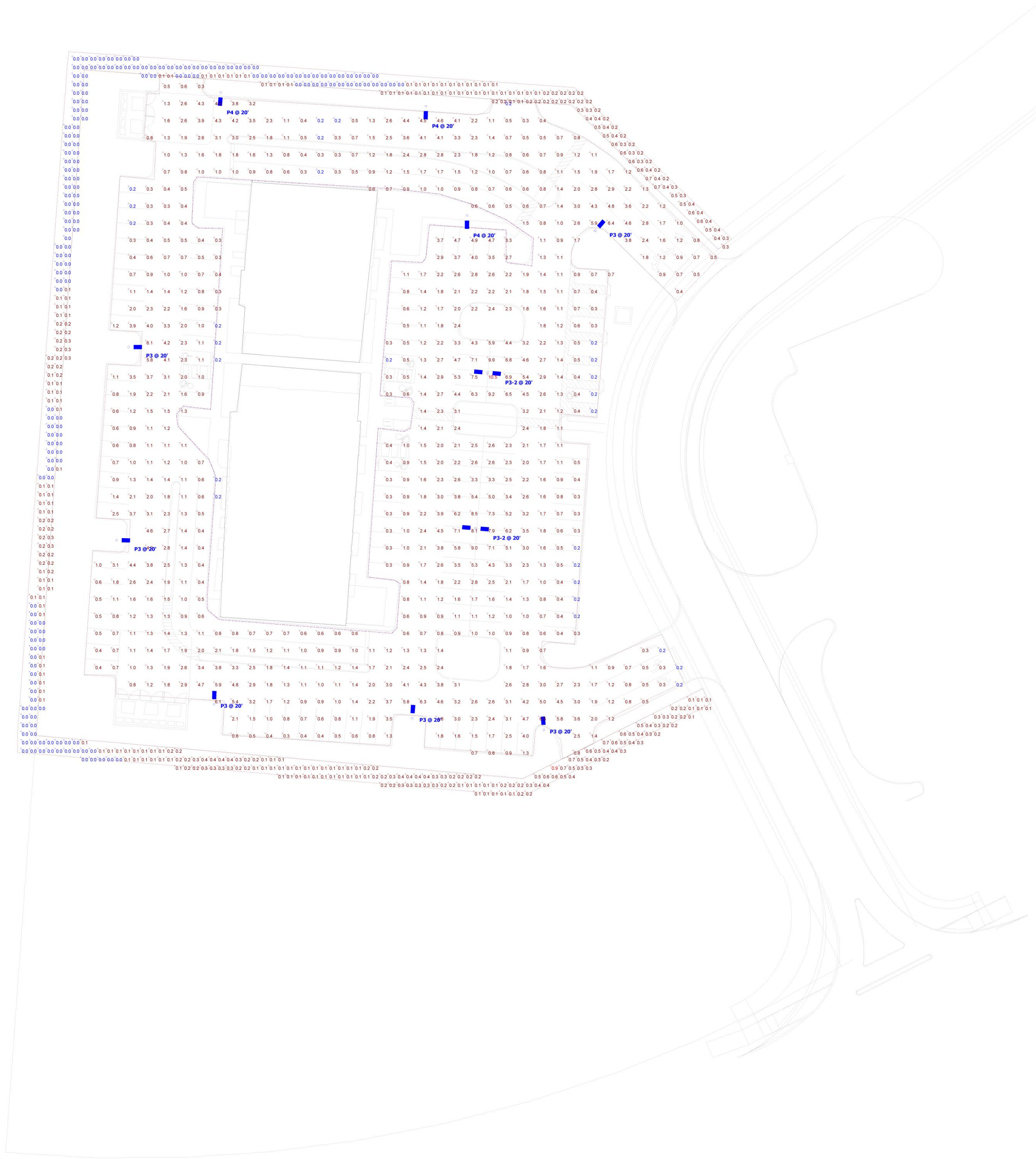


For landscape planning only, any architectural or engineered elements are for rendering purposes only and specific drawings should be referred to for those details.



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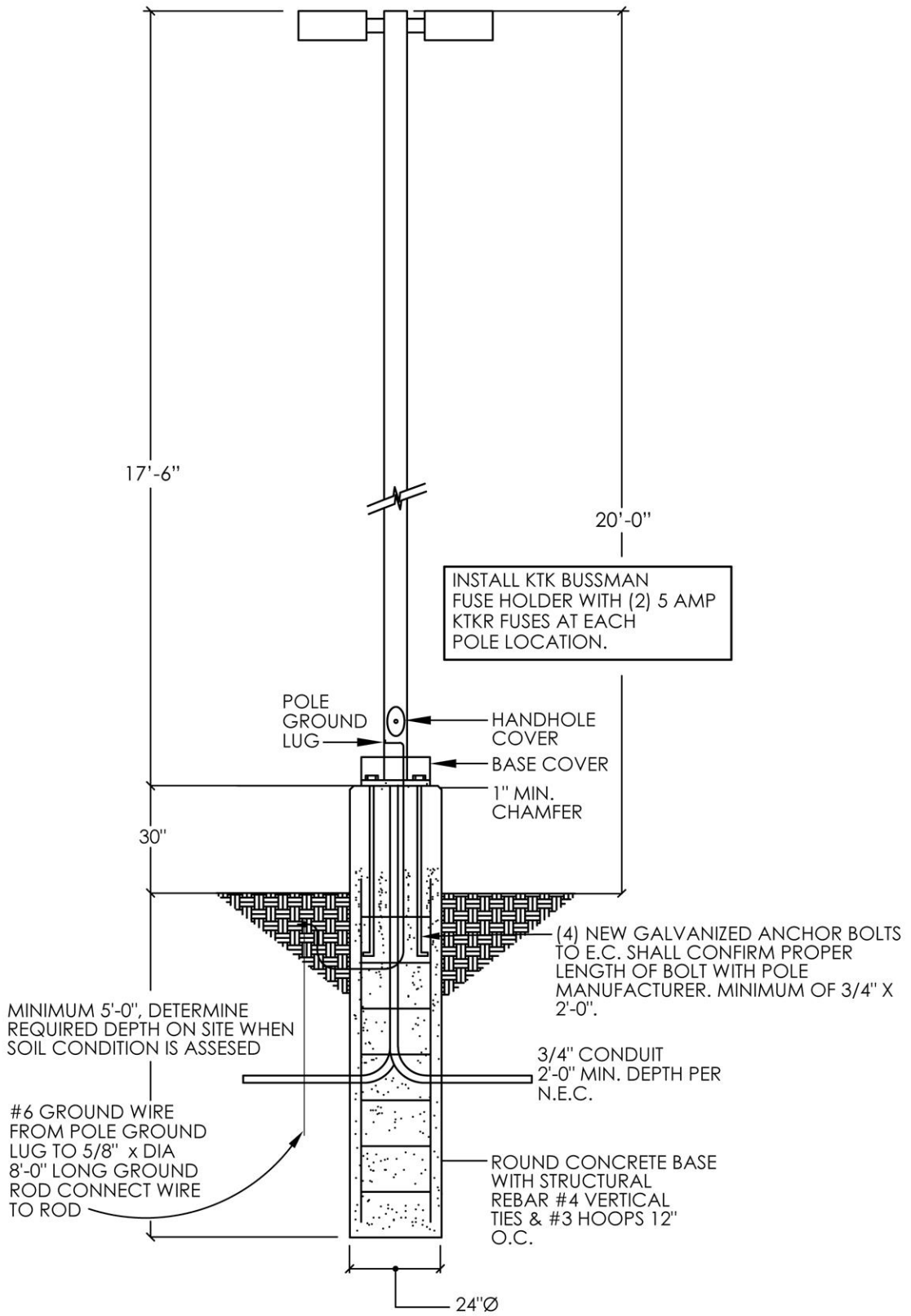




Plan View
Scale - 1" = 30ft

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	P3		6	SIGNIFY CANADA LTD	OPF-S-A04-740-T3M	OptiForm - Small, 40 LED's, 4000K CCT, TYPE T3M OPTIC, 70CRI	1	15171	0.95	90.68
	P3-2		2	SIGNIFY CANADA LTD	OPF-S-A04-740-T3M	OptiForm - Small, 40 LED's, 4000K CCT, TYPE T3M OPTIC, 70CRI	1	15171	0.95	181.36
	P4		3	SIGNIFY CANADA LTD	OPF-S-A04-740-BLC	OptiForm - Small, 40 LED's, 4000K CCT, TYPE BLC OPTIC, 70CRI	1	10663	0.95	90.68

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Parking/Drive Areas	+	1.8 fc	10.5 fc	0.2 fc	52.5:1	9.0:1



A TYPICAL LIGHT BASE AND POLE DETAIL
SCALE: N.T.S.

PLANNING COMMISSION STAFF REPORT

Project Summary – The Crescent Retail

Meeting Date: June 11, 2025

Location: Just north of Tech Center Dr and east of Hamilton Rd

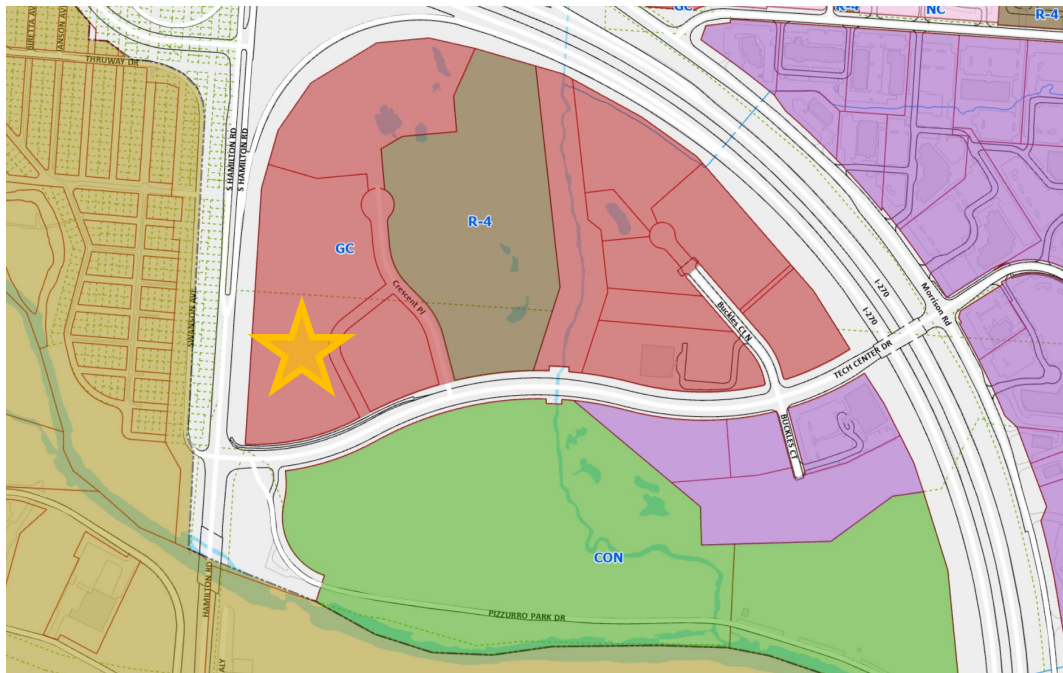
Zoning: General Commercial (GC)

Application Type(s): Development Plan (DP), Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of both applications.

Location Map:



Staff Review

Project Summary

The applicant proposes to develop 3 acres with two, one story buildings. Building A is 10,500 square feet of restaurant space. Building B is 6,080 square feet of retail space. The property is zoned General Commercial (GC). GC permits retail and restaurant by right. Other typical uses within the GC zone district includes office and medical. Existing uses in the immediate vicinity includes medical office (Otho One), multi-unit residential, and gas station (Sheetz). A companion request has been filed for 12,000 square feet of medical on an adjacent parcel.

Based on the size of the two proposed uses, 126 spaces are required with 127 spaces having been provided. A variance is necessary to permit in the requested locations as the zoning code does not permit parking in front of the main building(s). Parking is required to be to the rear or side of the main building(s).

38 trees are being planted in the parking areas to meet code for parking lot landscaping. An additional 34 trees are being planted throughout the site to meet code requirements for beautification and screening. Additional plantings are proposed to screen parking from right-of-way and to beautify the site. Proposed landscaping meets or exceeds minimum code requirements.

Land Use Plan

The Land Use Plan (LUP) designates the property as Mixed Use (MU). Adjacent properties are also MU with Professional Office (PO) to the east and Parkland (PL) to the south. MU promotes commercial, office and residential uses. MU also promotes well landscaped buildings and parking areas.

The property is also located within the South Gateway Focus Area. One unique aspect of this focus area is that residential is only permitted on a limited basis. Other uses, such as medical office and retail, were deemed more desirable, hence the limitation on residential.

Unlike zoning code, the LUP makes recommendations. Strict adherence is not required but is meant as a guide.

Review Criteria

Major Development Plan (MDP)

Planning Commission shall approve an application for a Major 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.

Variance (V)

The following variances have been requested:

1. 1107.01(g) – City Wide Design Standards
 - a. The ground floor of a commercial building shall be no less than 25% transparent glass.
 - b. The applicant requests a variance as they have two frontages (west and east facades).
 - c. Renderings have been provided that shows the proposed buildings with the recently approved Sheetz gas station and the proposed medical building. It is staff's opinion that the buildings are of a similar design and appearance that granting this variance would not adversely impact the built environment.
2. 1109.01(a)(1) – Parking, Access and Circulation
 - a. Parking areas are required to be located to the side or rear of the principal building.
 - b. The applicant requests relief from this requirement as they state it is difficult to meet since the property has two frontages (Hamilton Rd and Crescent Circle).
 - c. Renderings have been provided to depict the proposed buildings with the recently approved Sheetz gas station and the proposed medical building. It is staff's opinion that the buildings are of a similar design and appearance that granting this variance would not adversely impact the built environment.
3. 1109.02(e) – Setbacks and Structure Placement
 - a. Dumpsters shall be set back the minimum distance as parking areas
 - b. The applicant requests relief from this requirement due to having two frontages. They have placed the dumpster in an area where they believe it will function well with minimal visibility from surrounding properties.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,
- f) The variance is not likely to undermine the objectives of the land use plan.
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures.
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of the Major Development Plan application as submitted. The criterion for this application is met, the uses are consistent with code and uses found within the Tech Center

Dr/Crescent of Central Park area. Building design closely matches that of the proposed medical site and the recently approved Sheetz gas station. Please see below for renderings depicting the three projects.

Staff recommends approval of the variance requests. Same or similar variances have been granted for developments in the area. Staff is of the opinion that the variances are not substantial and do not negatively impact the built environment.

Rendering



1 = Crescent MOB

2 = The Crescent Retail

3 = Sheetz gas station