



ZONING DIVISION
 200 S. Hamilton Road
 Gahanna, Ohio 43230
 614-342-4025
 zoning@gahanna.gov
 www.gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY INFORMATION			
Project/Property Address: 1333 Research Road		Project Name/Business Name: Stream's Edge Properties, LLC	
Parcel #: 025-011747 025-003960-00	Zoning: (see Map) OCT	Acreage: 10.47 21.67	

PLAN SPECIFICATIONS	
Application Type: (check all that apply)	<input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Landscaping <input type="checkbox"/> Building Design <input type="checkbox"/> Demolition <small>Olde Gahanna only</small> <input type="checkbox"/> Other
Project Description: Employee Parking Lot Expansion, Tractor and Trailer Lot Expansion, Stormwater Basin, Landscaping and Site Lighting	

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Anthony Rocco	Applicant Address: 6450 Poe Avenue, Suite 311, Dayton, OH 45414
Applicant E-mail: arocco@daytonfreight.com	Applicant Phone: 937-415-1748
Business Name (if applicable): Streams Edge Properties, LLC, c/o Dayton Freight Lines, Inc.	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Russell Henestofel (EMH&T)	614-775-4360/rhenestofel@emht.com
Property Owner Name: (if different from Applicant) Streams Edge Properties, LLC	Property Owner Contact Information (phone no./email): 937-415-1748, arocco@daytonfreight.com

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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.

Applicant Signature: Anthony Rocco Date: 02/19/2024

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. DR-0054-2024

RECEIVED: KAW
 DATE: 02-26-2024

PAID: \$200.00
 DATE: 02-26-2024

Updated Apr 2022

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:

1. Review Gahanna Code Section 1197 (visit www.municode.com)
2. Materials List (see page 3) – does not apply to demolition applicants
3. Authorization Consent Form Complete & Notarized (see page 4)
4. Application & all supporting documents submitted in digital format
5. Application & all supporting documents submitted in hardcopy format
6. Application fee paid (in accordance with the Building & Zoning Fee Schedule)
7. Color rendering(s) of the project in plan/perspective/or elevation
8. One (1) copy 24"x36" or 11"x17" prints of the plans
Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)
1. SITE PLAN that includes the following: (include: scale, north arrow, & address) if applicable
- All property & street pavement lines
- Property size
- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
- Location of all existing and proposed buildings on the site
- Location of all existing & proposed exterior lighting standards
- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)
- Provide lot coverage breakdown of building & paved surface areas
2. LANDSCAPE PLAN (including plant list)
- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated
- Designation of required buffer screens (if any)
- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)
3. ELEVATIONS from all sides
- Fenestration, doorways, & all other projecting & receding elements of the building exterior
4. LIGHTING STANDARD DRAWING that includes the following: (exterior only)
- All sizing specifications
- Information on lighting intensity (no. of watts, iso foot candle diagram)
- Materials, colors, & manufacturer's cut sheet
5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:
- Scale model
- Section profiles
- Perspective drawing
Demolition or Removal of Existing Structures Requirements
1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:
- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district
- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights
- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood

MATERIAL LIST <i>NOT REQUIRED FOR DEMOLITION</i>			
ITEM	MATERIAL TYPE	COLOR NAME	COLOR NUMBER
Facade			
Facade			
Facade			
Awnings			
Lighting	Reference the attached Plans	Reference the attached Plans	Reference the attached Plans
Roofing			
Trim			
Other (please specify)			
Other (please specify)			
Other (please specify)			

PLEASE NOTE:

- 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.

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

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

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

_____ (property owner name printed)

_____ (property owner signature) _____ (date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

_____ Anthony Rocco
(applicant/representative/property owner name printed)

_____ Anthony Rocco _____ 02/19/2024
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 19 day of February, 2024.

State of Ohio County of Montgomery

Notary Public Signature: Bridget R. Johnson



BRIDGET R. JOHNSON
NOTARY PUBLIC, STATE OF OHIO
Comm. No. 2015-RE-539113
My Commission Expires 8/31/2025



- ### Legend
- Ex. R/W Line
 - Ex. Property Line
 - Ex. Setback
 - Ex. Easement
 - Ex. Edge of Pavement
 - Ex. C/L Ditch
 - Ex. Fence
 - Ex. Underground Electric Line
 - Ex. Overhead Electric Line
 - Ex. Underground Comm. Line
 - Ex. Gas Main
 - Ex. Water Main
 - Ex. Sanitary Sewer
 - Ex. Storm Sewer
 - Ex. Major Contour
 - Ex. Minor Contour
 - Ex. Tree Line
 - Ex. Tree(s)
 - Ex. Utility Pole
 - Ex. Light Pole
 - Ex. Flood Light
 - Ex. Bollard
 - Ex. Block Heater Bollard
 - Ex. Flag Pole
 - Ex. Sign
 - Ex. Mailbox
 - Ex. Benchmark
 - Prop. Tree Protection Fence
 - Tree Preservation Area
 - Do Not Disturb

- ### Coded Notes
- 1 Relocate Ex. Tree Due To Improper Placement
 - 2 Ex. Dead Tree (To Be Replaced)
 - 3 Ex. Tree, Under 6" Caliper (To Be Removed)
 - 4 Ex. Tree, Over 6" Caliper (To Be Replaced)
 - 5 Ex. C/L Ditch (To Be Removed)
 - 6 Ex. Fence (To Be Replaced)
 - 7 Ex. Gate (To Be Replaced)
 - 8 Ex. Block Heater Bollard (To Be Removed)
 - 9 Ex. Pavement Marking (To Be Removed)
 - 10 Ex. Parking Block (To Be Removed)

005 | CMH
DAYTON FREIGHT
 EXPANDED SITE IMPROVEMENTS
 DESIGN REVIEW PLAN
 1333 RESEARCH ROAD | GAHANNA | OH | 43230

REVISIONS	
MARK	DESCRIPTION

DRAWING SET

<input checked="" type="checkbox"/>	04 01 2024	PRELIMINARY
<input type="checkbox"/>		CHECK
<input type="checkbox"/>		BID
<input checked="" type="checkbox"/>	04 30 2024	PERMIT
<input type="checkbox"/>		CONSTRUCTION

SEAL

PERMIT SET
 NOT TO BE USED FOR
 CONSTRUCTION

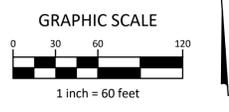
PLAN SET DATE
 APRIL 30, 2024

PROJECT NUMBER: **2021-0133**

SHEET TITLE: **OVERALL EX. CONDITIONS & DEMOLITION PLAN**

SCALE: **1" = 60'**

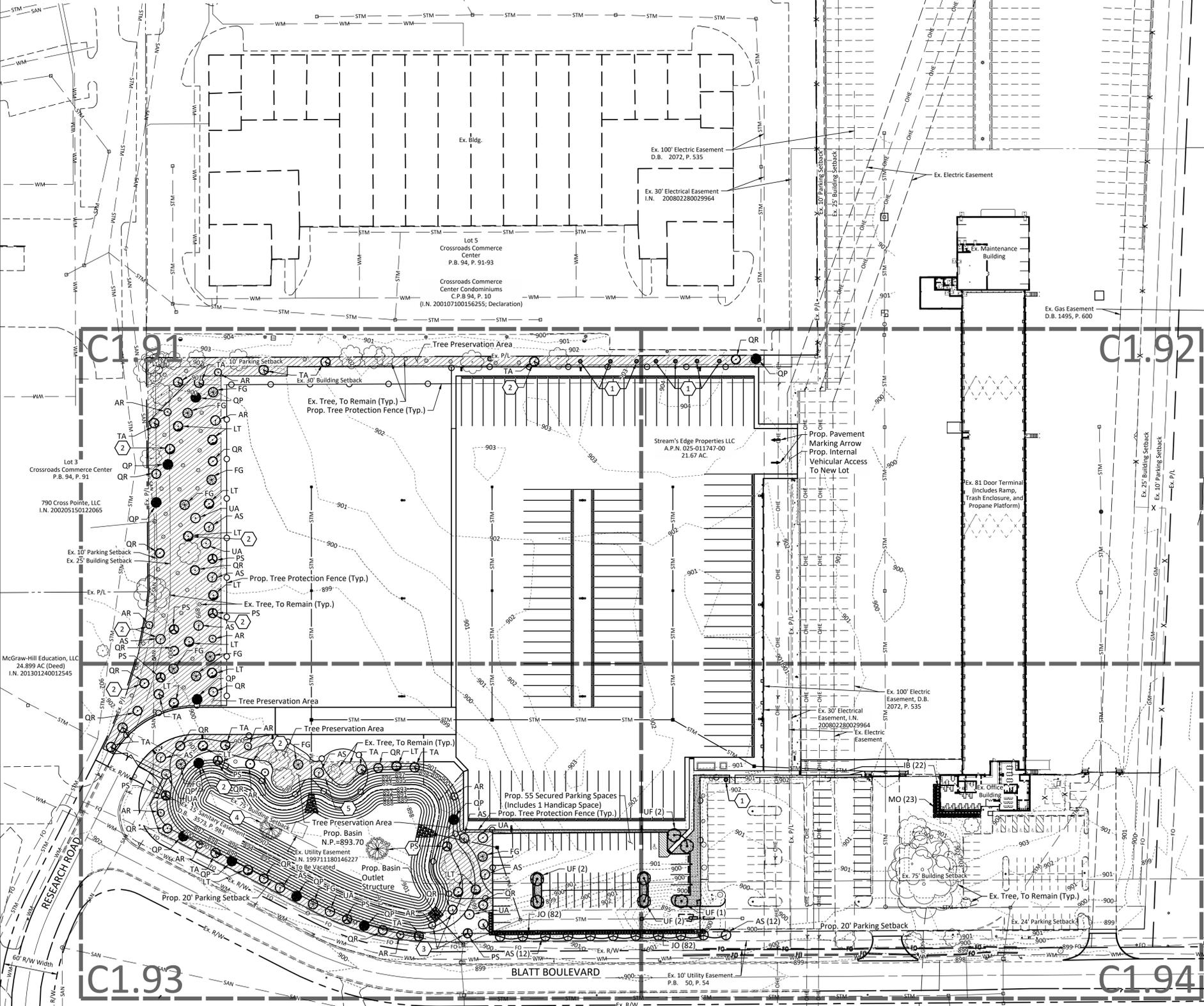
SHEET NUMBER: **C1.20**



I:\2023\06\20\DWG\04\SHEETS\SITE PLAN\C1.20 - C1.25 - EX COND AND DEMO PLAN - OPENING DAY.DWG

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
QP	11	Quercus Palustris	Pin Oak	2" Cal.	B&B
PS	9	Prunus Serotina	Black Chery	2" Cal.	B&B
UA	6	Ulmus Americana	American Elm	2" Cal.	B&B
FG	11	Fagus Grandifolia	American Beech	2" Cal.	B&B
AS	22	Acer Saccharum	Sugar Maple	2" Cal.	B&B
QR	17	Quercus Rubra	Northern Red Oak	2" Cal.	B&B
LT	14	Liriodendron Tulipifera	Tulip Tree	2" Cal.	B&B
TA	14	Tilia Americana	American Basswood	2" Cal.	B&B
AR	11	Acer Rubrum	Red Maple	2" Cal.	B&B
UF	7	Ulmus x 'Frontier'	Frontier Elm	2" Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
JO	82	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24" Ht.	Cont.
IB	22	Ilex x Meserveae 'Blue Boy'	Blue Boy Holly	24" Ht.	Cont.
MO	23	Philadelphus 'Avalanche'	Avalanche Mock Orange	24" Ht.	Cont.



Dayton Freight - Tree Chart	
New Employee Lot Trees Provided	
Acer Saccharum / Sugar Maple (AS), 3" Caliper	13 Trees
Fagus Grandifolia / American Beech (FG), 3" Caliper	1 Tree
Prunus Serotina / Black Cherry (PS), 3" Caliper	1 Tree
Quercus Rubra / Northern Red Oak (QR), 3" Caliper	1 Tree
Ulmus Americana / American Elm (UA), 3" Caliper	1 Tree
Ulmus x 'Frontier' / Frontier Elm (UF), 3" Caliper	7 Trees
New Employee Lot Trees Provided	24 Trees
New Employee Lot Screening [Per 1155.06(g)(1)]	
Areas Located Adjacent to Public Right-of-Way	3' High Screen Required
Areas Located Adjacent to Public Right-of-Way	3' High Evergreen Hedge Screen Provided
New Tractor/Trailer Lot Trees Provided	
Acer Rubrum / Red Maple (AR), 2" Caliper	10 Trees
Acer Saccharum / Sugar Maple (AS), 2" Caliper	8 Trees
Fagus Grandifolia / American Beech (FG), 2" Caliper	10 Trees
Liriodendron Tulipifera / Tulip Tree (LT), 2" Caliper	12 Trees
Prunus Serotina / Black Cherry (PS), 2" Caliper	6 Trees
Quercus Palustris / Pin Oak (QP), 2" Caliper	10 Trees
Quercus Rubra / Northern Red Oak (QR), 2" Caliper	14 Trees
Tilia Americana / American Basswood (TA), 2" Caliper	13 Trees
Ulmus Americana / American Elm (UA), 2" Caliper	5 Trees
New Tractor/Trailer Lot Trees Provided	88 Trees
Future Trailer Lot Trees Provided	
Trees Provided	0 Trees
On-Site Tree Maintenance	
Trees Planted in 2021 Damaged/Dead by Animals/Planting	10 Trees
Total Dead Trees To Be Replaced for Project	10 Trees
Total Replaced Trees To Be Replaced for Project	
Acer Rubrum / Red Maple (AR), 2" Caliper	1 Trees
Acer Saccharum / Sugar Maple (AS), 2" Caliper	1 Trees
Liriodendron Tulipifera / Tulip Tree (LT), 2" Caliper	2 Trees
Prunus Serotina / Black Cherry (PS), 2" Caliper	2 Trees
Quercus Palustris / Pin Oak (QP), 2" Caliper	1 Trees
Quercus Rubra / Northern Red Oak (QR), 2" Caliper	2 Trees
Tilia Americana / American Basswood (TA), 2" Caliper	1 Trees
Total Replaced Trees To Be Replaced for Project	10 Trees
Total Trees To Be Replanted Due To Improper Placement	
Existing Tree Under 6" Caliper To Be Removed	8 Trees
Total Trees To Be Replanted for Project	8 Trees
Existing Trees Impacted	
Existing Tree Under 6" Caliper To Be Removed	9 Trees
Existing 19" Caliper Red Oak To Be Removed	1 Tree
Existing 15" Caliper Eastern Cottonwood To Be Removed	1 Tree
Existing 10" Caliper Eastern Cottonwood To Be Removed	1 Tree
Total Trees Impacted for Project	12 Trees
Total New Trees Provided for Project	112 Trees
Notes:	
No Street Trees are required in OCT Zoning.	
No Trees required for access drive.	
No landscaping required for aggregate stone/trailer overhang area.	
Since a Final Development Plan (FDP) is not required, the landscape requirements of Chapter 914 do not apply.	
Chapter 1155.06(d)(1) allows for exemption of interior parking lot landscaping requirements.	

Legend	
--- R/W Line	Ex. R/W Line
--- Property Line	Ex. Property Line
--- Setback	Ex. Setback
--- Easement	Ex. Easement
--- Edge of Pavement	Ex. Edge of Pavement
--- C/L Ditch	Ex. C/L Ditch
--- Fence	Ex. Fence
--- Underground Electric Line	Ex. Underground Electric Line
--- Overhead Electric Line	Ex. Overhead Electric Line
--- Underground Comm. Line	Ex. Underground Comm. Line
--- Gas Main	Ex. Gas Main
--- Water Main	Ex. Water Main
--- Sanitary Sewer	Ex. Sanitary Sewer
--- Storm Sewer	Ex. Storm Sewer
--- Major Contour	Ex. Major Contour
--- Minor Contour	Ex. Minor Contour
--- Tree(s)	Ex. Tree(s)
--- Utility Pole	Ex. Utility Pole
--- Light Pole	Ex. Light Pole
--- Flood Light	Ex. Flood Light
--- Bollard	Ex. Bollard
--- Block Heater Bollard	Ex. Block Heater Bollard
--- Flag Pole	Ex. Flag Pole
--- Sign	Ex. Sign
--- Mailbox	Ex. Mailbox
--- Benchmark	Ex. Benchmark
--- Prop. Concrete Curb	Prop. Concrete Curb
--- Prop. C/L Ditch	Prop. C/L Ditch
--- Prop. Chain Link Fence	Prop. Chain Link Fence
--- Prop. Storm Sewer	Prop. Storm Sewer
--- Prop. 4" HDPE Finger Drain	Prop. 4" HDPE Finger Drain
--- Prop. Basin Outlet Structure With Rock Outlet Protection	Prop. Basin Outlet Structure With Rock Outlet Protection
--- Prop. Major Contour	Prop. Major Contour
--- Prop. Minor Contour	Prop. Minor Contour
--- Prop. Light Pole	Prop. Light Pole
--- Prop. Bollard	Prop. Bollard
--- Prop. Block Heater Bollard	Prop. Block Heater Bollard
--- Prop. Auto EV Charging Station	Prop. Auto EV Charging Station
--- Tree Preservation Area	Tree Preservation Area
--- (DND)	Do Not Disturb

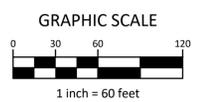
Coded Notes	
1	Relocate Ex. Tree Due To Improper Placement
2	Prop. Tree Replacing Removed Dead Tree
3	Prop. Tree Replacing Removed >6" Caliper Tree
4	Prop. Scott 1 1/2 HP Boilermaker Pond Aerator
5	Prop. Aerator Control Post, Ref. Elec. Plans for Details

REVISIONS	
MARK	DATE DESCRIPTION

DRAWING SET	
■	04 01 2024 PRELIMINARY
□	CHECK
□	BID
■	04 30 2024 PERMIT
□	CONSTRUCTION

PERMIT SET
 NOT TO BE USED FOR CONSTRUCTION
 PLAN SET DATE
 APRIL 30, 2024

PROJECT NUMBER	2021-0133
SHEET TITLE	OVERALL LANDSCAPE PLAN - OPENING DAY
SCALE	1" = 60'
SHEET NUMBER	

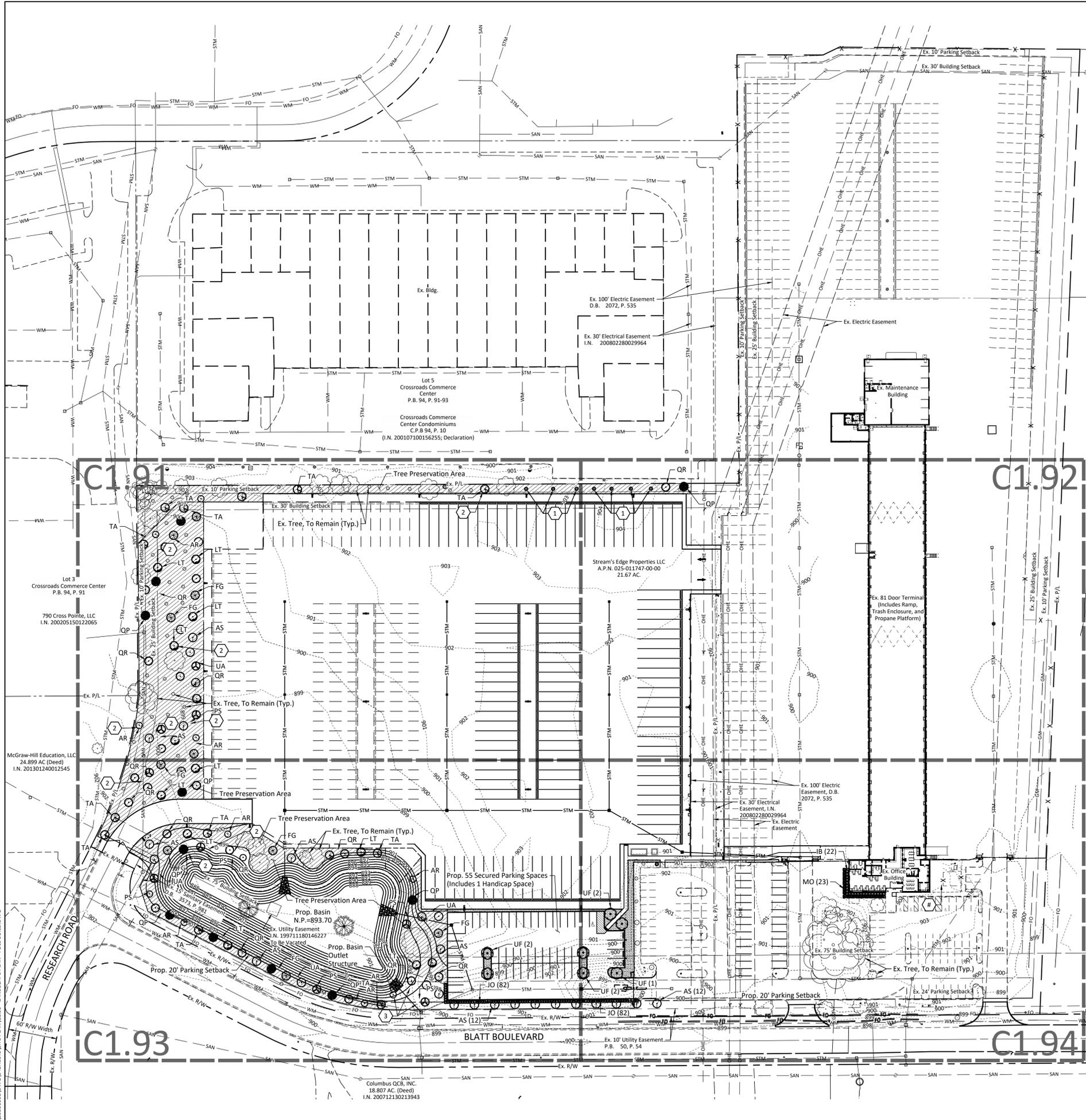


DAYTON FREIGHT
 DAYTON FREIGHT LINES, INC.
 6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

EMHT
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.3448
 emht.com

005 | CMH
DAYTON FREIGHT
 EXPANDED SITE IMPROVEMENTS
 DESIGN REVIEW PLAN
 1333 RESEARCH ROAD | GAHANNA | OH | 43230

C1.90



Dayton Freight - Tree Chart	
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---	Ex. Property Line
---	Ex. Setback
---	Ex. Easement
---	Ex. Edge of Pavement
---	Ex. C/L Ditch
---	Ex. Fence
---	Ex. Underground Electric Line
---	Ex. Overhead Electric Line
---	Ex. Underground Comm. Line
---	Ex. Gas Main
---	Ex. Water Main
---	Ex. Sanitary Sewer
---	Ex. Storm Sewer
---	Ex. Major Contour
---	Ex. Minor Contour
---	Ex. Tree Line
---	Ex. Tree(s)
---	Ex. Utility Pole
---	Ex. Light Pole
---	Ex. Flood Light
---	Ex. Bollard
---	Ex. Block Heater Bollard
---	Ex. Flag Pole
---	Ex. Sign
---	Ex. Mailbox
---	Ex. Benchmark
---	Prop. Concrete Curb
---	Prop. C/L Ditch
---	Prop. Chain Link Fence
---	Prop. Storm Sewer
---	Prop. 4" HDPE Finger Drain
---	Prop. Basin Outlet Structure With Rock Outlet Protection
---	Prop. Major Contour
---	Prop. Minor Contour
---	Prop. Light Pole
---	Prop. Bollard
---	Prop. Block Heater Bollard
---	Prop. Auto EV Charging Station
---	Fut. Truck EV Charging Station
---	Tree Preservation Area
(DND)	Do Not Disturb

Coded Notes	
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REVISIONS	
MARK	DATE DESCRIPTION

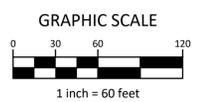
DRAWING SET	
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SEAL

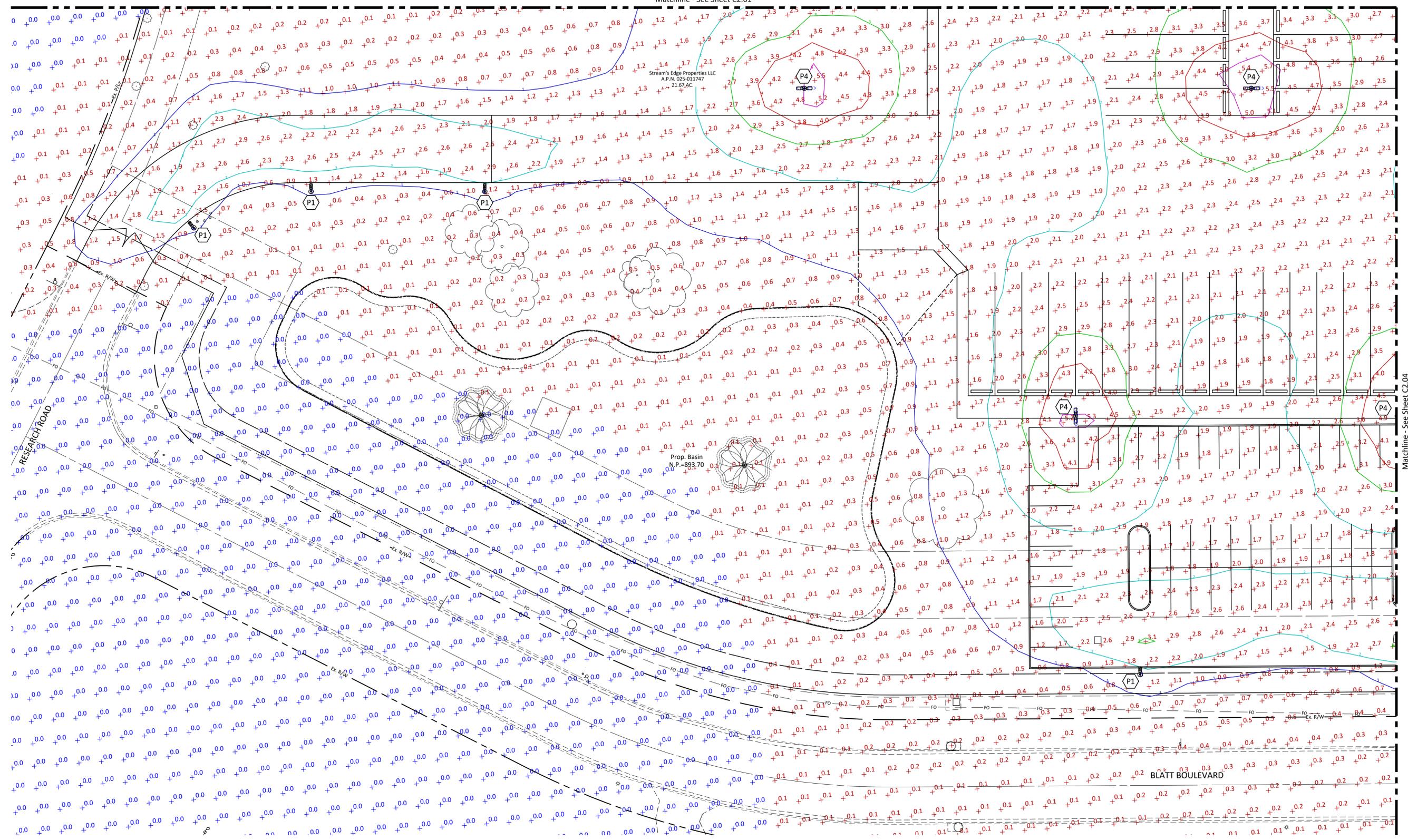
PERMIT SET
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PLAN SET DATE
APRIL 30, 2024

PROJECT NUMBER	2021-0133
SHEET TITLE	OVERALL LANDSCAPE PLAN - FULL BUILD
SCALE	1" = 60'
SHEET NUMBER	



Matchline - See Sheet C2.01



Matchline - See Sheet C2.04

Prop. Basin
N.P. = 893.70

BLATT BOULEVARD

Label	Description	File	Lamp Lumens	LLF	Watts
P1	RSX1 LED P3 50K R3 W/ HS SHIELD	RSX1_LED_P3_50K_R3_HS.ies	9843	0.86	110
P2	DSX2 LED P4 50K 70CRI TFTM	DSX2_LED_P4_50K_70CRI_TFTM.ies	36508	0.86	273
P3	DSX2 LED P4 50K 70CRI TFTM W/ EXTERNAL GLARE SHIELD	DSX2_LED_P4_50K_70CRI_TFTM_EGS.ies	32204	0.86	273
P4					
P4 - Head 1	DSX2 LED P4 50K 70CRI TFTM	DSX2_LED_P4_50K_70CRI_TFTM.ies	36508	0.86	273
P4 - Head 2	DSX2 LED P4 50K 70CRI TFTM	DSX2_LED_P4_50K_70CRI_TFTM.ies	36508	0.86	273
P5					
P5 - Head 1	DSX2 LED P4 50K 70CRI TFTM	DSX2_LED_P4_50K_70CRI_TFTM.ies	36508	0.86	273
P5 - Head 2	RSXF3 LED P4 50K SP W/ FULL VISOR	RSXF3_LED_P4_50K_SP_FV.ies	34559	0.86	312
P5 - Head 3	RSXF3 LED P4 50K SP W/ FULL VISOR	RSXF3_LED_P4_50K_SP_FV.ies	34559	0.86	312

- P1** 1 Fixture Mounted at 26' With House Side Shield, Dark Bronze Pole (RSX1 LED P3 50K R3 HS)
- P2** 1 Fixture Mounted at 36' - Mounting Option 2 @ 180° (Plate Future Handhole Opening), Dark Bronze Pole (DSX2 LED P4 50K 70CRI TFTM) (Future Fixture Mounted @ 0°)
- P3** 1 Fixture Mounted at 36' With External Glare Shield, Dark Bronze Pole (DSX2 LED P4 50K 70CRI TFTM W/ EGS)
- P4** 2 Fixtures Mounted at 36' - Mounting Option 2 @ 180°, Dark Bronze Pole (DSX2 LED P4 50K 70CRI TFTM)
- P5** 3 Fixtures Mounted at 36'; Dark Bronze Pole
1 (DSX2 LED P4 50K 70CRI TFTM) - Single Mounting
2 (RSXF3 LED P4 50K SP W/ FV) - Mounted on Bull Horn - Rotated out 15°, Tilted 10° down from Vertical

MARK	DATE	DESCRIPTION

DRAWING SET

<input checked="" type="checkbox"/>	04 01 2024	PRELIMINARY
<input type="checkbox"/>		CHECK
<input type="checkbox"/>		BID
<input checked="" type="checkbox"/>	04 30 2024	PERMIT
<input type="checkbox"/>		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

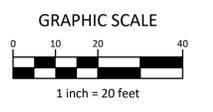
PLAN SET DATE
APRIL 30, 2024

PROJECT NUMBER: **2021-0133**

SHEET TITLE: **SITE PHOTOMETRICS PLAN - OPENING DAY**

SCALE: **1" = 20'**

SHEET NUMBER

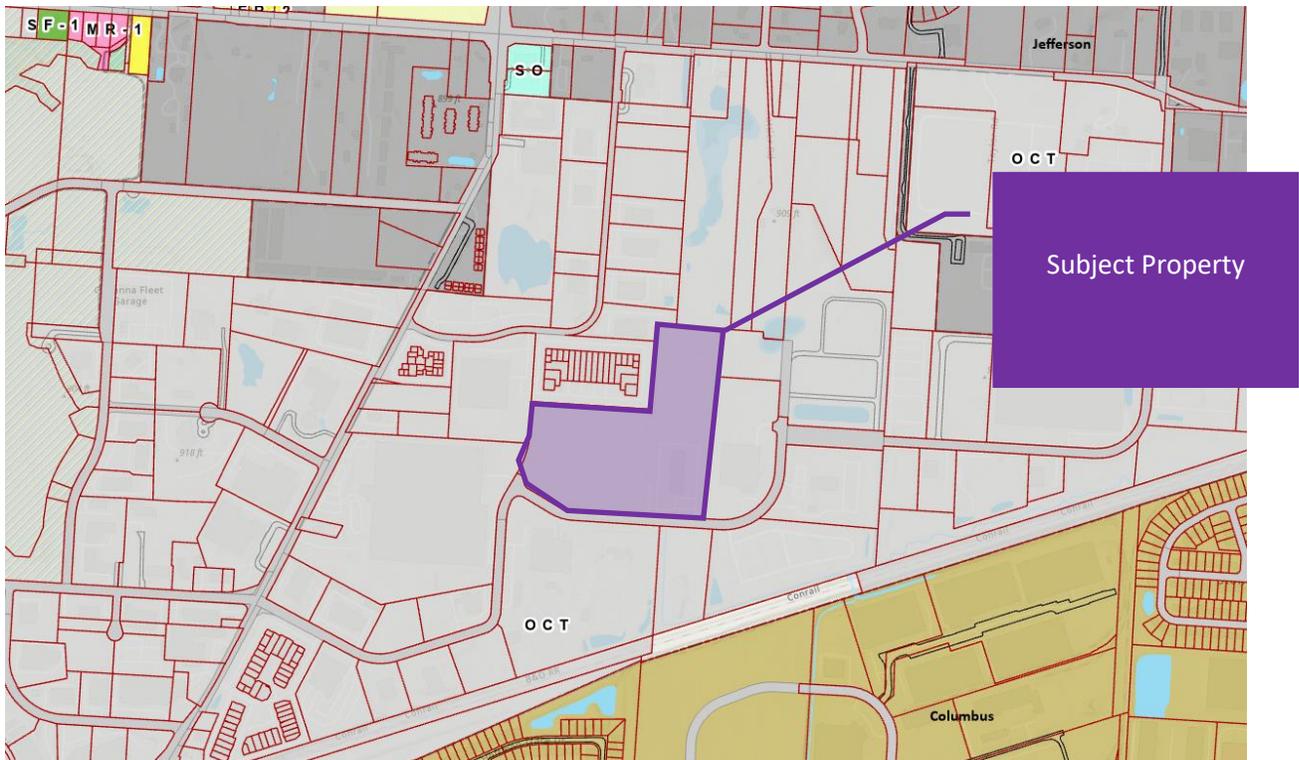


PLANNING COMMISSION STAFF REPORT

Project Summary – Stream’s Edge Properties (Dayton Freight)

- Meeting Date:** May 22, 2024
- Zoning:** Office, Commerce, and Technology (OCT)
- Application Type(s):** Design Review (DR) and Variance
- Staff Representative:** Michael Blackford, AICP
Director of Planning
- Recommendation:** Staff recommends approval as submitted

Location Map:



Staff Review

Overview

Request to expand parking areas for employees, tractors, and trailers. Additional improvements include stormwater basin, landscaping, and site lighting. No changes are proposed to any building or structure. Improvements will be in two phases. The first phase consists of 55 secured employee parking spaces, 42 tractor spaces, and 87 trailer spaces. A future phase proposes to add an additional 81 trailer spaces.

Landscaping and fencing are being provided around the perimeter of the site to screen parking areas. The employee parking lot will also provide a 3' high evergreen hedge along the right-of-way. A 6' tall chain link fence with barbed wire is proposed around the perimeter of the site. A variance has been requested to permit the fence in the front yard. It should be noted that barbed wire fences are permitted by right within OCT. The variance is only to location. 112 trees will be planted as part of the project.

The property is home to the Dayton Freight trucking company. The use is permitted by right within the OCT zone district. The expansion is occurring on approximately 10 acres of undeveloped property at the intersection of Research Rd and Blatt Blvd.

Portions of the property have received development approvals. Planning Commission approved expansion requests in 2016 and in 2021. The main purpose of these requests was to expand parking for employees and trailers. Administrative approval was given in 2020 for the removal of trees on the portion of the property subject to this request. The tree removal permit was submitted in anticipation of the requested parking expansion.

Review Criteria

Design Review (DR)

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect, and enhance the physical surroundings of the Design Review District.

The site is subject to the standards of Design Review District 4 (DRD-4). The following design standards apply:

- Parking shall accommodate employees and not degrade the appearance of the development and general area.
- Planning Commission should be concerned with the location of the proposed parking area and the screening design that will minimize visual contact with the general public.
- The number of access points shall be limited in number.
- A more liberal standard may be used to control development in OCT than in other design districts.

Variance (V)

The following variances have been requested:

1. Chapter 1155.04(c)(1)(A)
 - a. Minimum front yard parking setback is 45’.
 - b. A 20’ setback along Blatt Blvd has been requested. The variance would apply to the employee parking lot where three spaces are within the setback.
 - c. Staff does not object to this variance request. The requested setback, 20’, is the same setback as the recently adopted zoning code. Meaning, if this request were to be subject to new code, a variance would not be necessary.
2. Chapter 1171.03(g)
 - a. Privacy and/or chain link fencing shall be prohibited in the front yard.
 - b. A 6’ tall chain link fence has been requested to provide security.
 - c. Staff does not object to this variance request. While not commonplace, the OCT zoned part of the City does contain several properties with fencing in the front yard.

Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Recommendation

Staff recommends approval of the applications as submitted. The variance requests appear to be minor in nature and consistent with other properties in the area. The use is consistent with the Land Use Plan and zoning code.