



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: <b>Buckles Court North</b>		Project Name/Business Name: <b>Crescent at Central Park- Lot 2</b>
Parcel #: <b>025-013811-00</b>	Zoning: <i>(see Map)</i> <b>SCPD</b>	Acreage: <b>3.84 AC</b>

PLAN SPECIFICATIONS	
Application Type: <i>(check all that apply)</i>	<input type="checkbox"/> Site Plan <input type="checkbox"/> Landscaping <input type="checkbox"/> Building Design <input type="checkbox"/> Demolition <i>Olde Gahanna only</i> <input checked="" type="checkbox"/> Other
Project Description: <b>New construction of a 20'x60' +/- carport over six parking spaces</b>	

APPLICANT INFORMATION	
Applicant Name <i>(Primary Contact)</i> <b>Bob Elliott</b>	Applicant Address: <b>832 Georgia Ave., Suite 300; Chattanooga, TN 37402</b>
Applicant E-mail: <b>bob.elliott@noondevelopment.com</b>	Applicant Phone: <b>(386) 481-4962</b>
Business Name <i>(if applicable)</i> : <b>Noon Development, LLC</b>	

ADDITIONAL CONTACTS	
*Please list all applicable contacts for correspondence*	
Name(s)	Contact Information (phone/email)
<b>Artech Design Group, Inc. Terry Skwierc</b>	<b>(423)265-4312 terrys@artechdgn.com</b>
Property Owner Name: <i>(if different from Applicant)</i> <b>Gahanna MOB LLC</b>	Property Owner Contact Information (phone no./email):

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: 

Date: 7/27/23

**ADDITIONAL INFORMATION ON NEXT PAGE....**

INTERNAL  
USE

Zoning File No. **DR-0352-2023**

RECEIVED: **KAW**

DATE: **08-10-2023**

PAID: **200.00**

DATE: **08-10-2023**

Updated  
Apr 2022

## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:	
1.	Review Gahanna Code <a href="#">Section 1197</a> (visit <a href="http://www.municode.com">www.municode.com</a> )
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 <a href="#">Building &amp; Zoning Fee Schedule</a> )
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
<b>Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)</b>	
1.	<b>SITE PLAN</b> 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 <a href="#">Section 1163</a> )
-	Provide lot coverage breakdown of building & paved surface areas
2.	<b>LANDSCAPE PLAN</b> (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 <a href="#">Section 1163</a> )
3.	<b>ELEVATIONS</b> from all sides
-	Fenestration, doorways, & all other projecting & receding elements of the building exterior
4.	<b>LIGHTING STANDARD DRAWING</b> 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.	<b>OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:</b>
-	Scale model
-	Section profiles
-	Perspective drawing
<b>Demolition or Removal of Existing Structures Requirements</b>	
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

<b>MATERIAL LIST</b> <i>NOT REQUIRED FOR DEMOLITION</i>			
ITEM	MATERIAL TYPE	COLOR NAME	COLOR NUMBER
Facade	Brick: Glen-Gery Brick	Rustic Burgundy	
Facade	gutters and downspouts: pre finished aluminum	Matte Black	
Facade	Stucco: EIFS	Stucco: color to match brick	
Awnings			
Lighting	See electrical site plan		
Roofing	pre finished metal screen	Matte Black	
Trim	Pre finished metal	Matte Black	
Other (please specify)	Windows: aluminum storefront	Windows: matte black	
Other (please specify)	Stone: Dutch quality stone	Fallbrook Stack Ledge	
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.

Gahanna Mob, LLC - Todd Kimling  
(property owner name printed)

  
(property owner signature)

7/27/23  
(date)

Subscribed and sworn to before me on this 27 day of July, 2023.

State of Tennessee County of Hamilton

Notary Public Signature: Lynn E. Seeger



My Commission Expires March 22, 2027

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.

\_\_\_\_\_  
(applicant/representative/property owner name printed)

\_\_\_\_\_  
(applicant/representative/property owner signature)

\_\_\_\_\_  
(date)

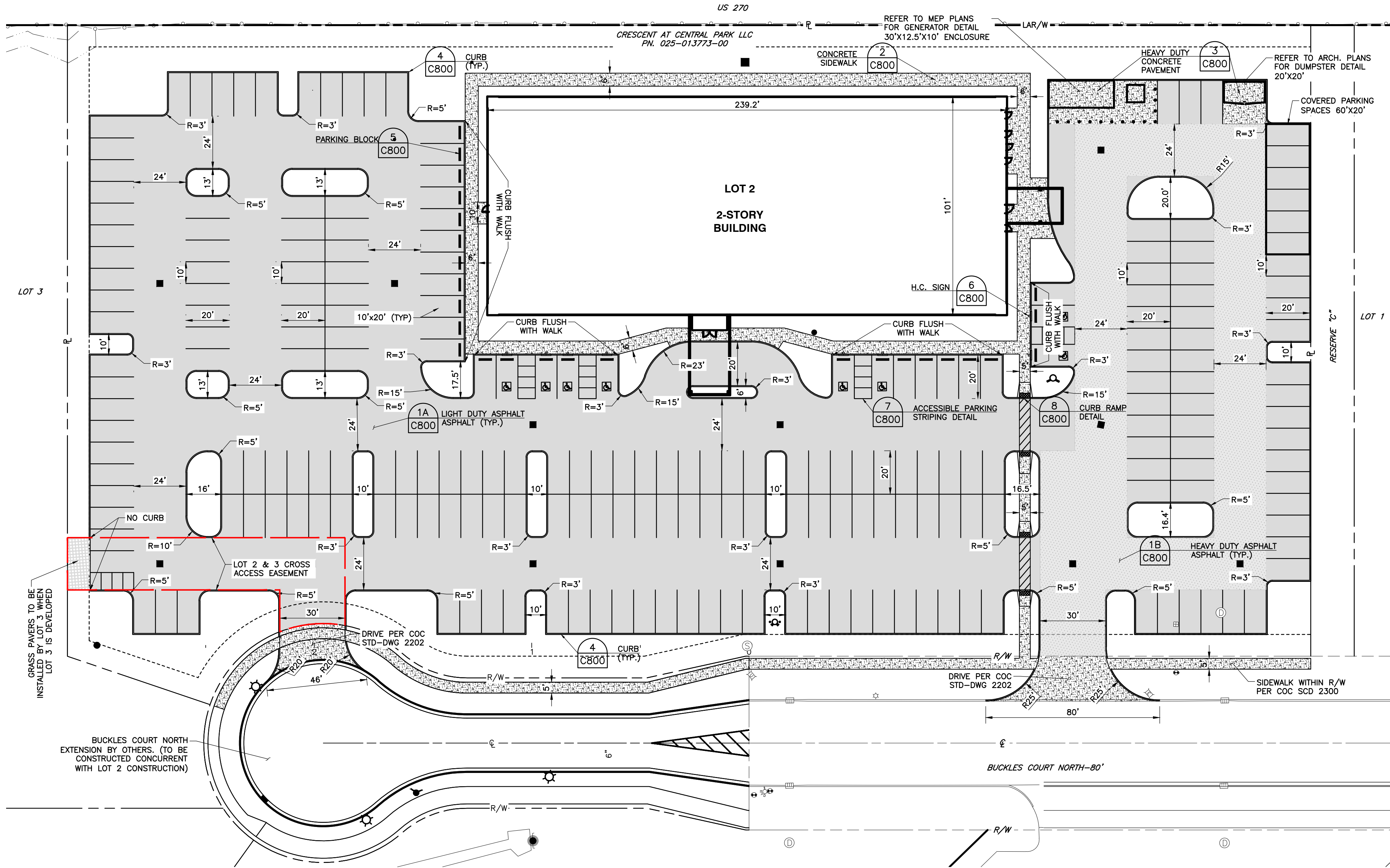
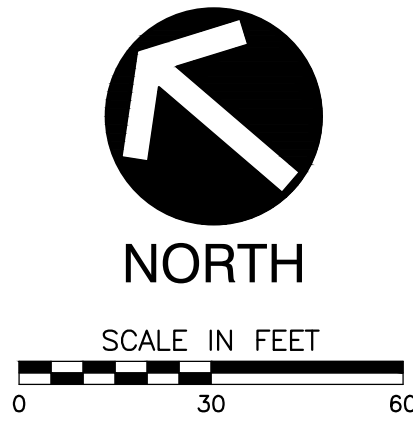
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

State of \_\_\_\_\_ County of \_\_\_\_\_

Notary Public Signature: \_\_\_\_\_



Z:\310-000\314-272-C200\DWG\1003 - PSEP\314272-0101-C200 Site Plan.dwg(2209) LS(7/25/2023 - 10:46 AM) - LP 7/25/2023 10:46 AM



SITE PLAN  
SCALE: 1"=30'

LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CURB INLET
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM CATCH BASIN
	PROPOSED STORM YARD DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT

SITE STATISTICS

TOTAL ACREAGE	±3.85 AC
DISTURBED ACREAGE	±3.85 AC
ZONING	SELECT COMMERCIAL PLANNED DISTRICT (SCPD)
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	150 FT
BUILDING SETBACKS	
ADJACENT TO NON-RESIDENTIAL	10 FT
ADJACENT TO RESIDENTIAL	50 FT
PARKING SETBACKS*	
ADJACENT TO NON-RESIDENTIAL	10 FT (VARIANCE REQUIRED)
ADJACENT TO RESIDENTIAL	25 FT
IMPERVIOUS AREA	±2.95 ACRES (77%)
PERVIOUS AREA	±0.90 ACRES (23%)

PARKING DATA

GROSS BUILDING SQUARE FOOTAGE	47,734 FT² (2 - STORIES)
NUMBER OF SPACES REQUIRED	220 SPACES (2 SPACES PER EXAM ROOM X 60 EXAM ROOMS + 1 SPACE PER STAFF ON LARGEST SHIFT X 100 STAFF)
NUMBER OF SPACES PROVIDED	229 (8 HANDICAP) 10'X20' TYPICAL STALL SIZE

SITE PLAN

DATE:	JAN 2023	DRAWN BY:	DJH
DWG SCALE:	1"=30'	CHECKED BY:	HKS
PROJECT NO.:	314-272	APPROVED BY:	BAB

DRAWING NO.:  
**C200**  
SHEET 7 OF 17

NOON DEVELOPMENT, LLC  
CRESCENT AT CENTRAL  
PARK - LOT 2  
CITY OF GAHANNA  
FRANKLIN COUNTY, OHIO

**CEL**  
Civil & Environmental Consultants, Inc.  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.celinc.com

REVISION RECORD

NO	DATE	DESCRIPTION
1	06-27-2022	ADDED YARD HYDRANT PER FIRE DEPT COMMENT
2	05-26-2023	UPDATED FIRE LINE DETAILS
3	05-30-2023	REMOVED 2 PARKING SPACES FOR TRANSFORMER
4	04-05-2023	ADDED FLUSH CURB AT ENTRANCES
5	05-31-2023	SIDEWALK CONNECTION BASED ON N/A SIZE OF BUILDING



©Premier Carports



September 6, 2023

Noon Development  
832 Georgia Ave Suite 300  
Chattanooga, TN 37402

RE: Project 680 Buckles Ct N Design Review/C of A

Dear Noon Development:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

**Planning (614) 342-4025**

1. Informational Comment: The Variance granted for Ch 1151.04(b)(14) reduced the parking setback along the southernmost property line from 10 ft to 0 ft. That Variance also applies to this application.
2. Informational Comment: All materials have been submitted and the proposed carport meets all applicable Code requirements. No objections.

**Engineering Project Administrator (614) 342-4056**

3. No comments.

**Transportation & Mobility Engineer (614) 342-4050**

4. No comments.

**Building (614) 342-4010**

5. The structure shall be designed for compliance with the Ohio Building Code, submitted for plan review, separate permits issued for this structure, and all fees paid and permits issued prior to the start of construction.

**Parks (614) 342-4261**

6. No Comment Received.

**Fire District (welshp@mifflin-oh.gov)**

7. No Comment Received.

If you have general comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker  
Planning and Zoning Coordinator



## **STAFF REPORT**

### **Request Summary**

Lot 2 of the Crescent at Central Park is requesting Design Review approval for a carport. The carport measures 20' x 60' and covers a modest amount of parking, six spaces. The carport is situated on the south side of the property, adjacent to "reserve C". Reserve C is an undeveloped easement between lots 1 and 2. A variance was previously granted (V-0019-22) to permit a 0' setback along the southern property line. Setbacks in Select Commercial Planned District (SCPD) are the same for buildings and parking, and therefore, an additional variance is not required.

The design and materials of the carport are limited since there aren't any walls, windows, doors, etc. The primary color is matte black. Black is also the primary color of the medical building onsite.

### **Design Review**

Developments within SCPD are subject to the standards of Design Review District 5 (DRD-5) and Design Review District 3 (DRD-3). DRD-3 doesn't specify certain colors or color schemes, it does state that "...colors and color schemes should be designed to ensure universal harmony on all commercial developments."

General review criteria for Design Review applications include the following:

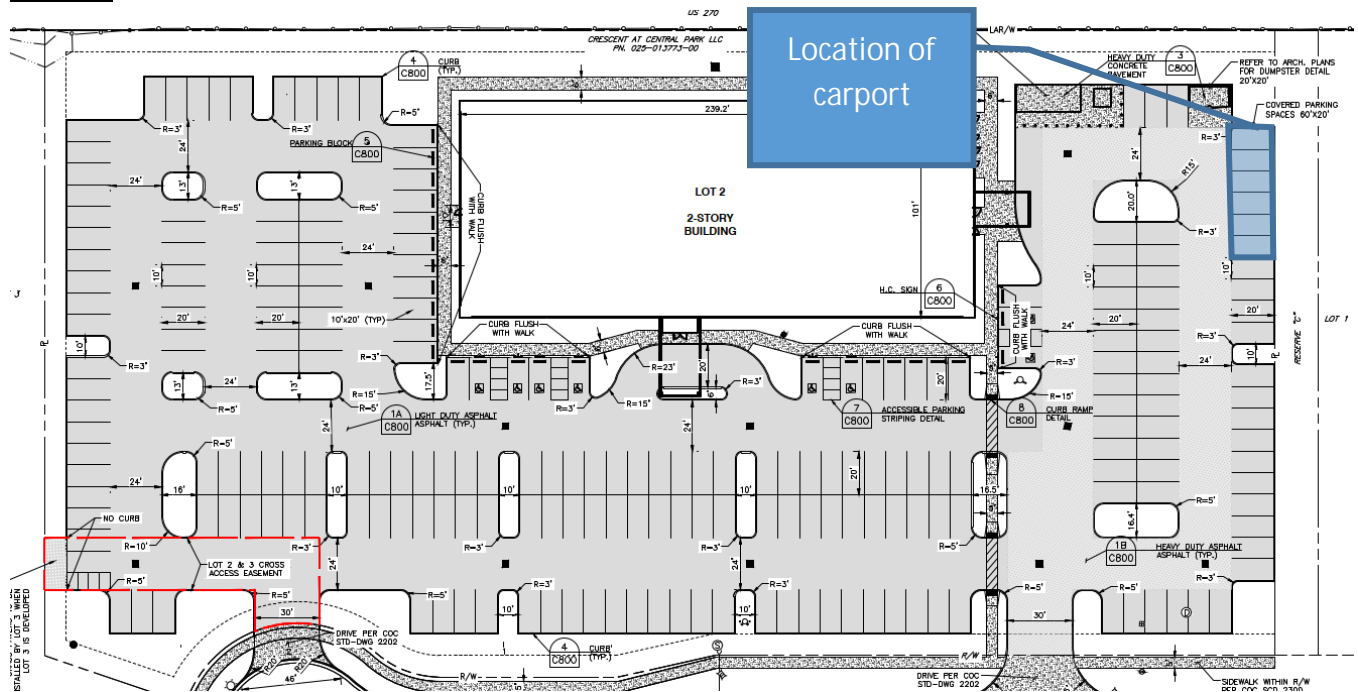
- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character 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.

### **Staff Comments**

Staff recommends approval of the request as submitted. The colors of the carport are consistent with the main building. Additionally, the carport is approximately 180 feet from the right-of-way of Buckles Court N. Any visual impact of the structure is minimal due to this setback. The request appears to meet the evaluation criteria of Chapter 1197 and there are no unresolved staff comments.



## Site Plan



Carport Image (background image is *not* of the medical office building)



Approved Rendering of Medical Building



**SOUTH WEST VIEW - BUCKLES COURT**



Respectfully Submitted By:  
Maddie Capka  
Planner