



# DEVELOPMENT PLAN APPLICATION SUMMARY



<b>File Number</b>	DP-24-16
<b>Property Address</b>	63 MILL GAHANNA, OH 43230
<b>Parcel ID</b>	025-000100
<b>Zoning District</b>	CMU - Creekside Mixed-Use
<b>Project/Business Name</b>	Skin and Sugar
<b>Applicant</b>	cassie tackett cassie@steller- construction.com
<b>Description of the Request</b>	Paint exterior of the building



## 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.

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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.

<u>Sarah Jacobson</u> (property owner/acting agent signature)	<u>Sarah Jacobson</u> (printed name)	<u>9-19-24</u> (date)
<u>Cassie Tuckett</u> (applicant signature)	<u>Cassie Tuckett</u> (printed name)	<u>9-19-24</u> (date)

Owner

[SKIN & SUGAR RE LLC](#)

Owner Mailing /  
Contact Address

1750 WEST LANE AVENUE SUITE 106  
COLUMBUS OH 43221



## 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.
<input type="checkbox"/>	Development name, approximate total acreage, north arrow, and date.
<input type="checkbox"/>	The names of any public and/or private streets adjacent to or within the development.
<input type="checkbox"/>	Names and addresses of owners, developers, and the surveyor who designed the plan.
<input type="checkbox"/>	Vicinity map showing the surrounding development and its location within the City.
<input type="checkbox"/>	Natural features currently within the development. (Drainage channels, tree lines, bodies of water, and other significant features)
<input type="checkbox"/>	Zoning district, building setbacks, and parking setbacks.
<input type="checkbox"/>	Distance between buildings.
<input type="checkbox"/>	Proposed location, size, and height of buildings and/or structures.
<input type="checkbox"/>	Location and dimensions of proposed driveways and access points.
<input type="checkbox"/>	Proposed parking location and calculations. (Number of spaces per square foot, number of spaces required, number of spaces proposed, and parking space dimensions)
<input type="checkbox"/>	Lot coverage calculations. (Square footage of site, area of permanently impervious surfaces broken down into buildings and/or structures and parking, area of uncovered land, lot coverage requirement, and proposed lot coverage)
MATERIALS LIST (As applicable) – Gahanna Code Chapter 1107	
<input type="checkbox"/>	Proposed building colors and materials (see last page).
ELEVATIONS AND/OR RENDERINGS (As applicable)	
<input checked="" type="checkbox"/>	Color rendering(s) of the project in plan/perspective/elevation.
<input type="checkbox"/>	Elevations of building(s)/structure(s) from all sides. (Fenestration, doorways, and all other projecting and receding elements of exterior)
LANDSCAPING PLAN (As applicable) – Gahanna Code Sections 1109.03-1109.04	
<input type="checkbox"/>	Scale: Minimum of 1 in. = 100 ft.
<input type="checkbox"/>	Square footage of new impervious surfaces. (Including buildings, structures, sidewalks, and parking areas as applicable)

<input type="checkbox"/>	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)
<input type="checkbox"/>	Existing tree details. (Number of existing trees and species)
<input type="checkbox"/>	Proposed tree details. (Number of trees required, number of trees proposed, and species of all proposed trees)
<b>LIGHTING PLAN (As applicable) – Gahanna Code Section 1109.06</b>	
<input type="checkbox"/>	Scale: Minimum of 1 in. = 100 ft.
<input type="checkbox"/>	Proposed lighting intensity measured in footcandles.
<input type="checkbox"/>	Average lighting intensity across the lot(s).
<input type="checkbox"/>	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
Paint	paint	alyssum	sw6589

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





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## PLANNING COMMISSION STAFF REPORT

### Project Summary – Skin and Sugar Paint Color

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**Meeting Date:** January 8, 2025

**Location:** 63 Mill Street

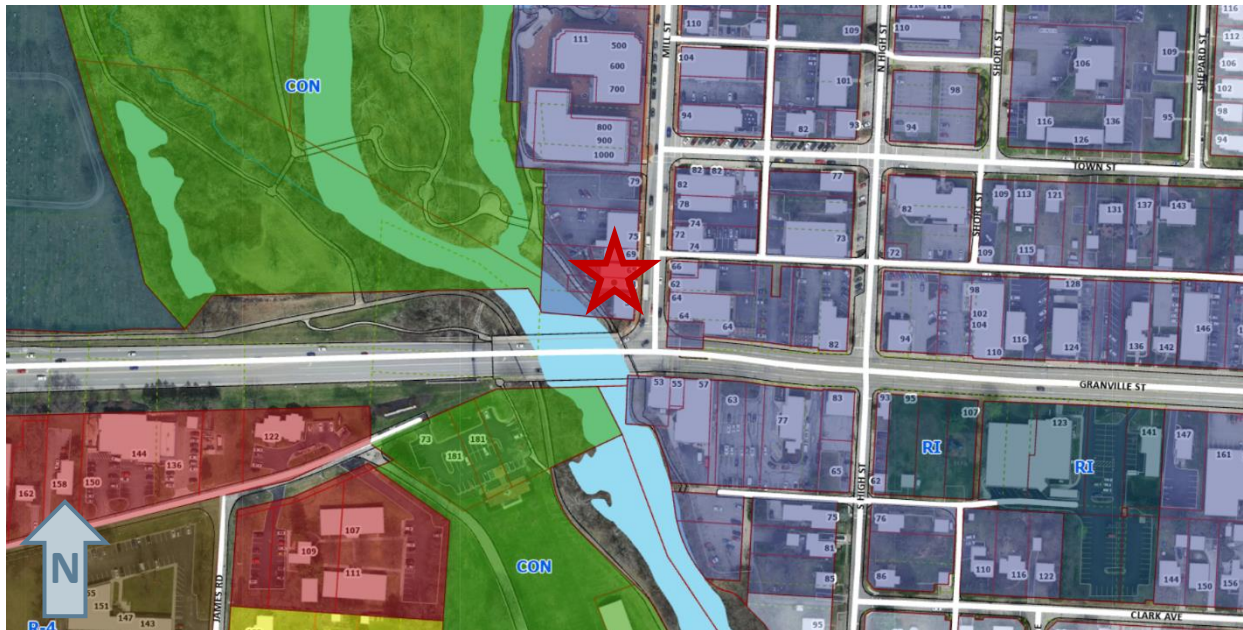
**Zoning:** Creekside Mixed-Use (CMU)

**Application Type(s):** Major Development Plan (DP)

**Staff Representative:** Maddie Capka, Planner II

**Recommendation:** Staff recommends disapproval of the application.

**Location Map:**





## Staff Review

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### Overview

The applicant is requesting approval of a Development Plan to keep the pink paint color on their building. This application is the result of Code Enforcement action. A portion of the building greater than 25% was painted pink in September, prior to receiving approval of the color. The Zoning Code states that any color outside of neutrals (white, grey, tans) requires approval of a Major Development Plan prior to painting.

The building was painted the Sherwin Williams color, “alyssum”, which is a light pink color. This color was painted on most of the south side of the building, portions of the west, and all gutters, soffits, columns, stairs, and doors. Prior to the pink color, portions of the building were painted a medium green color. However, this did not include the gutters and soffits.

The applicant states that if the pink color is not approved by Planning Commission, they intend to paint the pink portions of the building Sherwin Williams “softer tan”. This color would meet Code requirements. Staff has no objection to the tan color.

## Review Criteria

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### 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.

## Recommendation

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Staff recommends disapproval of the Development Plan as submitted as the Development Plan criteria has not been met. All other buildings along Mill Street in Creekside have exterior materials/colors that meet Code requirements. The updated design guidelines adopted in May are stricter in Creekside than other areas of the city. Staff has no objection to the “softer tan” color as it meets Code requirements.