

14070003

File No. FDP-8-2014

Supersedes or Amends \_\_\_\_\_

Phase# \_\_\_\_\_

Date Received: 6-24-14

Scheduled Public Hearing Date: 7-23-14

Fee: 250.00

Initials: CAS

Check/CC/Receipt# 004066

APPLICATION FOR FINAL DEVELOPMENT PLAN
CITY OF GAHANNA PLANNING COMMISSION

\*REQUIRED INFORMATION

\*Name of Final Development Plan: COMPUTER POINT

\*Property Location 971 CLAYGRAFT RD.

\*Parcel ID# 025-006154 \*Total Acreage 1.037 \*Current Zoning O.C.T

\*Applicant Name: STAN ROBINSON

\*Email \_\_\_\_\_

\*Status: [checked] Land Owner \_\_\_\_\_ Option Holder \_\_\_\_\_ Cont. Purchaser \_\_\_\_\_ Agent \_\_\_\_\_

\*Business Owner STAN ROBINSON

\*Phone 614-863-3350

\*Business Name COMPUTER POINT

\*Fax \_\_\_\_\_

\*Business Address SAME

\*Developer \_\_\_\_\_

\*Phone \_\_\_\_\_

\*Contact \_\_\_\_\_

Title \_\_\_\_\_

\*Address \_\_\_\_\_

\*Landowner \_\_\_\_\_

Phone \_\_\_\_\_

\*Address \_\_\_\_\_

Stan Robinson

6/24/14

\*Applicant Signature

\*Date

Submission Requirements

- 1. A plan that complies with the list of Final Development Plan requirements stated in Chapter 1108.
2. Eleven (11) copies of plans: Two (2) 24x36 size folded (not rolled) to 8 1/2 X 11 prior to submission, nine (9) 11x17 inch size.
3. A list of contiguous property owners and their mailing addresses.
4. Application Fee of \$500.
5. Reduced drawing to an 8 1/2 x 11 inch size.

In accordance with Chapter 1108 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been for approved by the City of Gahanna Planning Commission on \_\_\_\_\_. A copy of the minutes is hereby attached.

Planning & Zoning Administrator

Date

Note: All correspondence will be to applicant above unless otherwise stated.

Revised April 2012

PAID RECEIVED JUN 24 2014 BY: CAS CHK# 004066

# SUBMITTAL REQUIREMENTS

	Applicant Or Agent	Planning & Zoning Administrator
A. The Final Development Plan shall contain the following:		
1. Scale: Minimum – one inch equals 100 feet.	1. <u>✓</u>	1. _____
2. The proposed name of the development, approximate total acreage, north arrow, and date.	2. <u>✓</u>	2. _____
3. The names of any public and/or private streets adjacent to or within the development.	3. <u>✓</u>	3. _____
4. Names and addresses of owners, developers and the surveyor who designed the plan.	4. <u>N/A</u>	4. _____
5. Vicinity map showing relationship to surrounding development and its location within the community.	5. <u>✓</u>	5. _____
6. Natural features currently within proposed development, including drainage channels, tree lines bodies of water, and other significant features.	6. <u>N/A</u>	6. _____
7. Current zoning district, building and parking setbacks.	7. <u>✓</u>	7. _____
8. Proposed location, size and height of building and/or structures.	8. <u>✓</u>	8. _____
9. Proposed driveway dimensions and access points.	9. <u>✓</u>	9. _____
10. Proposed parking and number of parking spaces.	10. <u>✓</u>	10. _____
11. Distance between buildings.	11. <u>✓</u>	11. _____
12. List of adjacent property owners for notification.	12. <u>✓</u>	12. _____
13. Reduced site plan suitable for showing on an overhead projector.	13. <u>✓</u>	13. _____
14. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc.	14. <u>✓</u>	14. _____
B. In addition to the aforementioned requirements, the developer shall submit a table of development calculations. This table shall include:		
1. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, actual number of spaces proposed).	1. <u>✓</u>	1. _____
2. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage).	2. <u>✓</u>	2. _____
3. Setback calculations, (if needed).	3. <u>✓</u>	3. _____
4. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, number of trees proposed).	4. <u>✓</u>	4. _____
(Ord. 132-96. Passed 8-6-96.)		



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the applicant EARL S. ROBINSON  
(Please Print - Applicant Name)

for COMPUTER POINT  
(Business Name and/or Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You, as the applicant, also agree that any necessary change to the project must go back through Planning Commission process to amend the plans.

Applicant Signature Earl S. Robinson  
(Applicant Name/Applicant Representative )

Date 6/24/14

Mallori J. Berentz  
(Signature of Notary)

06/24/14  
(Date)



MALLORI J. BERENTZ  
Notary Public, State of Ohio  
My Comm. Expires Nov. 3, 2015

RECEIVED  
JUN 24 2014

BY: .....

June 27, 2011

### COA Application

Computer Point  
971 Claycraft Road  
Gahanna, OH 43230

### List of Contiguous Property Owners

Parcel Number	Owner	Address
025-006690	Value Recover Group II LLC	950 Claycraft Road Gahanna, OH 43230
025-013646	1024 Enterprise Drive LLC	1120 Middle River Road Baltimore, MD 21220
025-006153	1024 Enterprise Drive LLC	1120 Middle River Road Baltimore, MD 21220
025-006155	RSA Investments LLC	987 Claycraft Road Gahanna, OH 43230

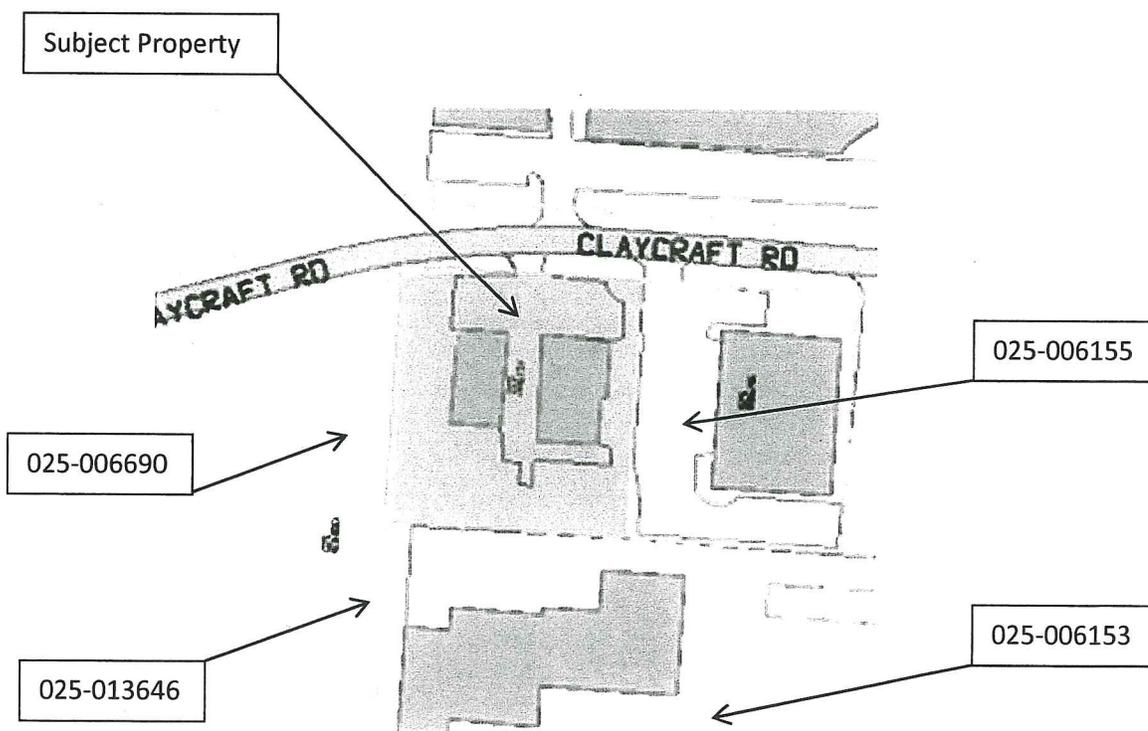


EXHIBIT A





CITY OF GAHANNA  
STAFF COMMENTS

Project Name: Computer Point  
Project Address: 971 Claycraft Road

Zoning:

The applicant seeks approval for a 1,920 sq ft addition to an existing building in the O.C. T. district. The addition was previously approved in 2011, but was never constructed. The proposed addition at the south side will provide additional workshop and storage for the business. The building setback requirements have been met, and the additional 6 parking spaces will bring the total to 13. With the additional pavement, the tree requirement was increased. A total of 38 new trees will be installed on the property to meet the requirement.

The exterior materials and finishes for the new addition will match those of the existing building, and one new flood light with sensor will be installed on the new addition. The only change from the original plans is the proposed installation of a garage door on the south elevation. The applicant should review the original staff comments from Chief Murphy regarding the installation of a camera system for added security at this facility.



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## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Computer Point  
Project Address: 971 Claycraft Road

#### **Planning and Development Department:**

The applicant is requesting Final Development Plan and Design Review approval of a 2000 square foot addition to the rear of the existing structure. The addition is proposed to be used for workshop and storage space. The height of the addition is just under 21'. The addition triggers additional parking spaces and plantings.

The request is located within the OCT (Office, Commerce, and Technology) zone district. OCT does not have a maximum building or impervious coverage.

While not located within an area plan, the project is located within the Industrial Future Land Use as indicated in the 2002 Land Use Plan Update. Industrial allows for manufacturing, wholesale uses, office and commercial uses.

A component of the Plan is to attract new development while maintaining the quality of existing development. Integrity of existing neighborhoods is an important factor when considering proposals for new or redevelopment. Factors for the Planning Commission to consider when evaluating a development proposal include but are not limited to the following:

1. Is the proposed development consistent with the City's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Will the proposed development increase the load on public facilities beyond reasonable limits (water, sewers, streets, schools, etc.)?
4. Will the change adversely influence living conditions in the surrounding area?
5. Will approval be a deterrent to the improvement or development of adjacent property?



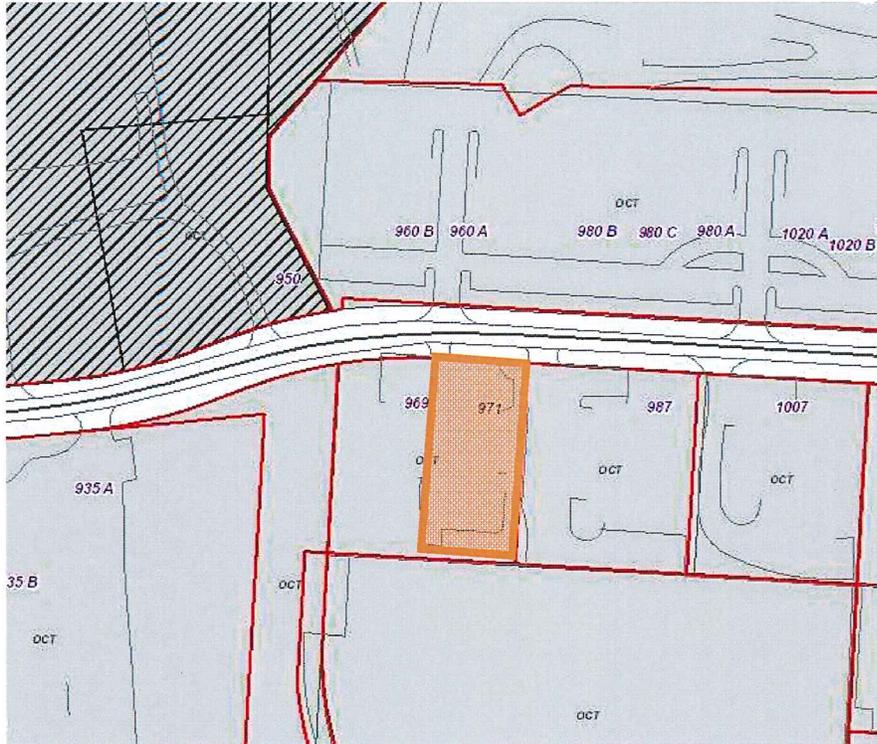
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# CITY OF GAHANNA

## Zoning Map



## Aerial Map



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## CITY OF GAHANNA

Final Development Plans are required for development within commercial zone districts. Final Development Plans are required to conform to all zoning requirements and conform to the goals and objectives established within the City's Land Use Plans. Additionally, Final Development Plans should, encourage orderly development keeping in character with the community, protect adjacent residential areas from potential nuisances created by commercial development, avoid environmentally sensitive areas, and mitigate adverse impacts associated with noise, odor, traffic, drainage, etc.

A Certificate of Appropriateness is required prior to new construction, remodeling or other building modification. This request falls within Design Review District 4 (DRD-4). Elements of consideration include but aren't limited to the following: building materials, landscaping, lighting, and access. These elements should enhance or protect land values of adjoining parcels. However, since the majority of development within this design review district is within the OCT zoning, the standards within this design review district should be applied more liberally than other districts.

In conclusion, staff finds the request for Final Development Plan and Certificate of Appropriateness consistent with the relevant provisions of the 2002 Land Use Plan Update, and the Planning and Zoning Code.

Michael Blackford  
Deputy Director of Planning and Development



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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Computer Point  
Project Address: 971 Claycraft Road

The proposed project has no negative impact on traffic or city infrastructure

Respectfully Submitted By:

Karl C. Wetherholt City Engineer



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