

File No. FDP-7-2014
Supersedes or Amends _____ Phase# _____
Date Received: 6-9-14
Scheduled Public Hearing Date: 7-9-14

Fee: N/C
Initials: CAS
Check/CC/Receipt# _____

**APPLICATION FOR FINAL DEVELOPMENT PLAN
CITY OF GAHANNA PLANNING COMMISSION**

***REQUIRED INFORMATION**

*Name of Final Development Plan: Taylor Road Booster Station
*Property Location 926 Taylor Road
*Parcel ID# 025-003926 *Total Acreage 2.852 *Current Zoning SF 3

*Applicant Name: Karl C Wetherholt *Email Karl.Wetherholt@gahanna.gov
*Status: _____ Land Owner _____ Option Holder _____ Cont. Purchaser Agent

*Business Owner City of Gahanna *Phone 342 4005
*Business Name City of Gahanna *Fax 342 4100
*Business Address 200 S Hamilton Road Gahanna OH 43230

*Developer City of Gahanna *Phone 342-4005
*Contact Jeff Feltz Title Water Resource Engineer

*Address 200 S Hamilton Road
*Landowner City of Gahanna Phone _____
*Address 200 S Hamilton Road

Karl C Wetherholt *Date 05/22/2014
*Applicant Signature _____

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

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.
2. The proposed name of the development, approximate total acreage, north arrow, and date.
3. The names of any public and/or private streets adjacent to or within the development.
4. Names and addresses of owners, developers and the surveyor who designed the plan.
5. Vicinity map showing relationship to surrounding development and its location within the community.
6. Natural features currently within proposed development, including drainage channels, tree lines bodies of water, and other significant features.
7. Current zoning district, building and parking setbacks.
8. Proposed location, size and height of building and/or structures.
9. Proposed driveway dimensions and access points.
10. Proposed parking and number of parking spaces.
11. Distance between buildings.
12. List of adjacent property owners for notification.
13. Reduced site plan suitable for showing on an overhead projector.
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.

1. ✓
2. ✓
3. ✓
4. ✓
5.
6. ✓
7. ✓
8. ✓
9.
10. NA
11. NA
12. ✓
13. ✓
14.

1. ✓
2. ✓
3. ✓
4. ✓
5. ✓
6. ✓
7. ✓
8. ✓
9. ✓
10. N/A
11. N/A
12. ✓
13. ✓
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).
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).
3. Setback calculations, (if needed).
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).

1.
2.
3.
4.

1.
2.
3.
4.

(Ord. 132-96. Passed 8-6-96.)

14060014

File No. DR-15-2014 Fee: N/C
Supersedes File No.(s) _____ or none
Scheduled Public Hearing Date: 7-9-14

Check or Receipt#: N/C
Initials: CS
Date Received 6-9-14

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
DESIGN REVIEW
CITY OF GAHANNA PLANNING COMMISSION**

***Required Information**

*Site Address 926 Taylor Road
*Parcel ID# 025-003926 *Zoning District SF-3
*Business Name City of Gahanna *Contact Karl Wetherholt
*Business Owner Name City of Gahanna *Phone# 342 4050
*Business Address 200 S Hamilton Road Gahanna, OH 43230
*Applicant Name Karl Wetherholt *Applicant Email Karl.Wetherholt@gahanna.gov
*Applicant Full Address 200 S Hamilton Road Gahanna OH 43214
*Applicant Phone# 342 4050 Applicant Fax# _____
*Designer/ Architect/ Engineer MS Consultants
*Address 2221 Schrock Rd Columbus OH *Phone 898-7100
*City/ State/ Zip Columbus OH 43229 Fax _____
*D/A/E Representative Karl Wetherholt Title City Engineer
*Design Review of: Site Plan Landscaping _____ Building Design Signage _____ Other _____
*Special Information Regarding the Property and its Proposed Use: Water Booster Station

Submission Requirements

- (1) Applicant is required to complete the checklist on the following pages.
- (2) Fee: \$50.00 for review plus \$.01 per square foot.
- (3) Eleven copies of plans: Two (2) copies of 24x36 (folded, **not rolled**, to 8 1/2 x 11 inch size prior to submission) & nine (9) 11x17.
- (4) Submit one (1) reduced drawing suitable to an 8 1/2 x 11 inch size.
- (5) Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
- (6) Submit a detailed list of materials.

*Note: This application will not officially be accepted until all items listed above have been received.

**Note: Planning Commission members and/or City Staff may visit the property prior to the hearing to review the application.

Karl Wetherholt May 22 2014
*Applicant's Signature *Date

APPROVAL

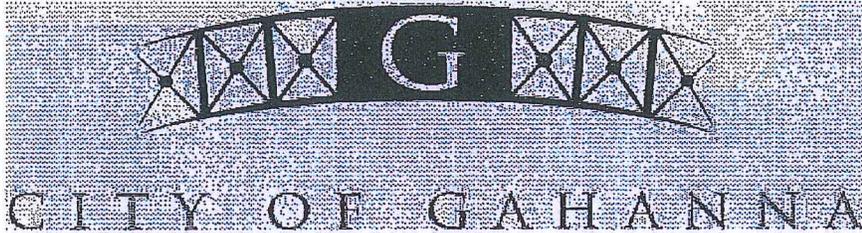
In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: _____

Planning & Zoning Administrator Date

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

Revised April 2012



Agreement to Build as Specified

Your signature below affirms that, as the applicant Karl Wetherholt
(Please Print - Applicant Name)

for City of Gahanna
(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 Karl Wetherholt
(Applicant Name/Applicant Representative)

Date 05/22/2014

(Signature of Notary)

(Date)

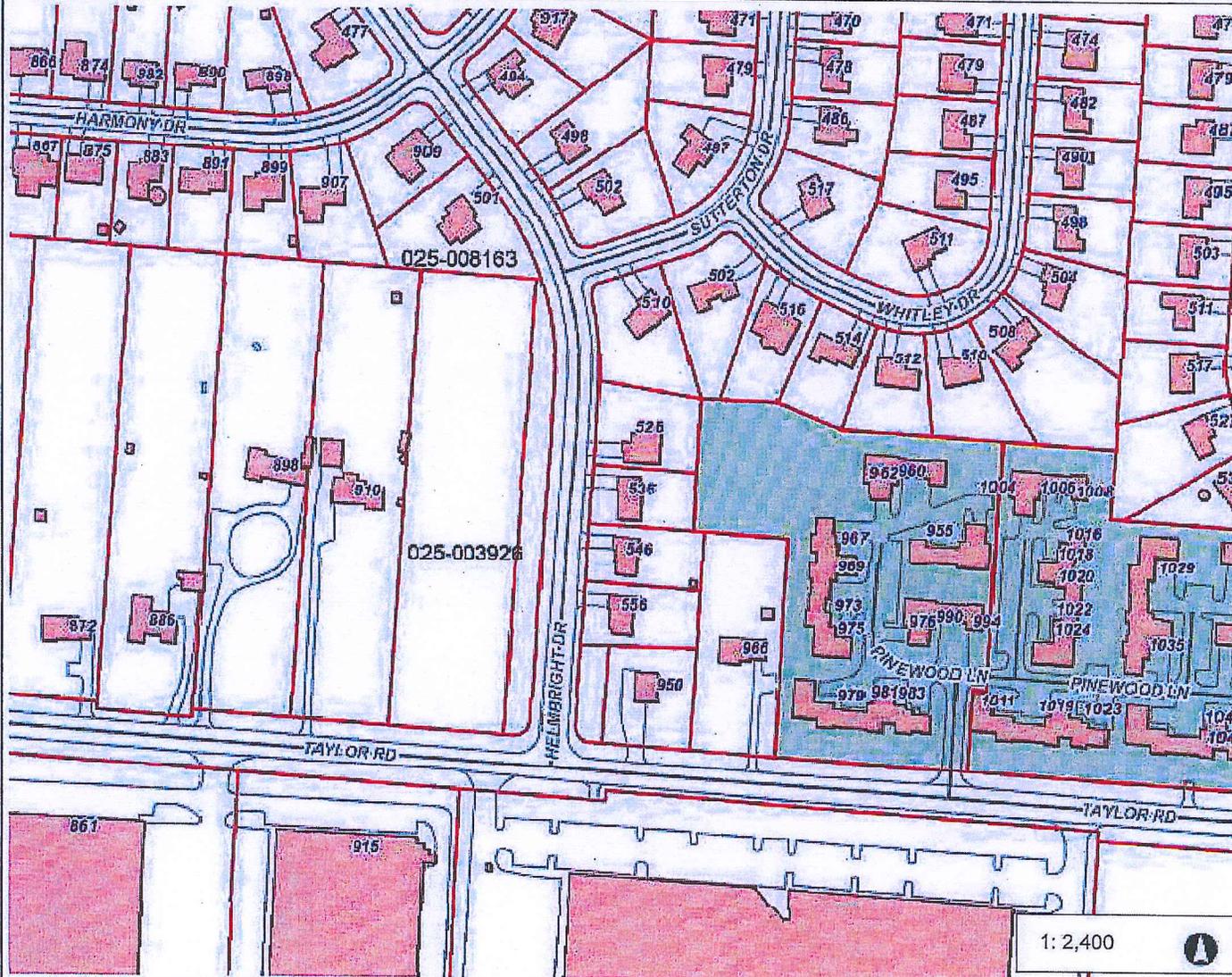
Stamp/Seal

MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick	Exterior Building Products	Red Bleed	
Gutters and Downspouts			
Lighting			
Roofing	McElroy Metal	Evergreen	
Siding			
Signs			
Stucco			
Trim			
Windows			



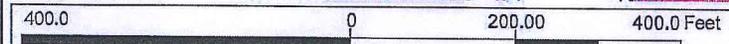
The City of Gahanna GIS Viewer



- ### Legend
- Emergency Sirens
 - Schools
 - Police and Fire Stations
 - Fire Station
 - Police Station
 - Swimming Pools
 - Addresses
 - Park Trails
 - Buildings
 - Building Footprints
 - Surrounding Buildings
 - Surrounding Buildings Footprint
 - Roadways
 - Parcels
 - Parks
 - Post Office
 - Cemeteries
 - Apartments / Condominiums
 - Gahanna Boundary Zoomed
 - Franklin County Cities**
 - CITY OF BEXLEY
 - CITY OF DUBLIN
 - CITY OF GRANDVIEW HEIGHTS
 - CITY OF GROVE CITY
 - CITY OF HILLIARD
 - CITY OF NEW ALBANY
 - CITY OF PICKERINGTON
 - CITY OF REYNOLDSBURG

Notes

Place Notes Here



1: 2,400

NAD_1983_StatePlane_Ohio_South_FIPS_3402_Feet
© City of Gahanna

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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CITY OF GAHANNA
STAFF COMMENTS

FILE: FDP-7-2014 , DR-15-2014
SUNGARD: 14060013, 14060014
PROJECT: Taylor Road Booster Station
ADDRESS: 926 Taylor Road
APPLICANT: Karl Wetherholt, City Engineer, City of Gahanna

ZONING COMMENTS

The City of Gahanna seeks approval to construct a booster station on Taylor Road to improve water pressure in the adjoining neighborhoods. The building is 40'x13' = 526 sq ft. and will meet the setbacks for SF-3 zoning. The exterior will be Red Blend brick, and the roof will be standing seam metal in Evergreen. Access will be from Helmbright Drive. There is much natural vegetation surrounding the building area, which will serve to screen the building from the roadways.





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We have no comments as related to stormwater management, water distribution,
or sanitary sewer collection.

Respectfully Submitted By: Jeff Feltz





CITY OF GAHANNA
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No. Comments

Respectfully Submitted By:

*Kenneth W. Falts, P.E.
Chief Building Official.*





CITY OF GAHANNA

STAFF COMMENTS

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Planning and Development:

The Department of Planning and Development have no objections to the request.

Michael Blackford
Deputy Director of Planning and Development

