

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 690-700 Taylor Road		Project Name/Business Name (if applicable):	
Parcel ID No.(s): 025-003923 and 025-012105	Current Zoning: SO	Total Acreage: 8.4	
Please check all that apply:			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Olde Gahanna</small>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable):			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Mark Bildsten		Applicant Address: 1080 Camden Ave., Columbus, OH 43201	
Applicant E-mail: mark@bildstenlandscape.com		Applicant Phone No.: 614-298-3832 x10	
BUSINESS Name (if applicable): Bildsten Landscape Service Inc.			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) Duff Warehouses, Inc		Property Owner Contact Information (phone no./email): NancyWinslow 5673644050nwinslow@midohio.twcbc.com	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

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: 4/11/18

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. DR-85-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 4-23-18

PAID: 50.00
DATE: 4-23-18
CHECK#: 15637

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1197 (visit www.municode.com)				
	2. Pre-application conference with staff				
	3. Materials List (see page 3) – does not apply to demolition applicants				
	4. Authorization Consent Form Complete & Notarized (see page 4)				
	5. Application & all supporting documents submitted in digital format				
	6. Application & all supporting documents submitted in hardcopy format				
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)				
PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT					
NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")					
SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS					
GENERAL REQUIREMENTS					
	1. One 24"x36" & One 11"x17" prints of the plans				
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)				
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)				
	4. Color rendering(s) of the project in plan/perspective/or elevation				
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
	1. SITE PLAN that includes the following: (include: scale, north arrow, & address)				
	- All property & street pavement lines				
	- Gross area of tract stated in square feet				
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)				
	- Location of all existing and proposed buildings on the site				
	- Location of all existing (to remain) & proposed 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				
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)				
	- Designation of required buffer screens (if any) between parking area & adjacent property				
	- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)				
	3. ELEVATIONS from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)				
	- Exterior materials identified				
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior				
	4. LIGHTING STANDARD DRAWING that includes the following: (scaled drawing)				
	- All sizing specifications				
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least ½ ft. candles req.)				
	- Materials, colors, & manufacturer's cut sheet				
	- Ground or wall anchorage details				
CONTINUE TO PAGE 3					



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

	5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION: <ul style="list-style-type: none"> - 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

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Signs			
Stucco			
Trim			
Windows			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, Nancy Winslow, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Mark Bildsten to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: Nancy Winslow Date: 4-19-2018

AUTHORIZATION TO VISIT THE PROPERTY

I, Nancy Winslow, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: Nancy Winslow Date: 4-19-2018

Subscribed and sworn to before me on this 19 day of April, 20 18.

State of Ohio County of Allen

Notary Public Signature: Marlene R. Liles



AGREEMENT TO COMPLY AS APPROVED

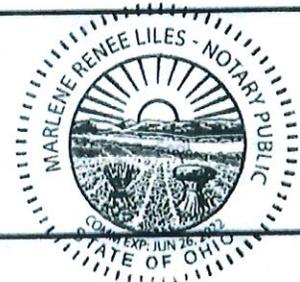
I, Nancy Winslow, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: Nancy Winslow Date: 4-19-2018

Subscribed and sworn to before me on this 19 day of April, 20 18.

State of Ohio County of Allen

Notary Public Signature: Marlene R. Liles



APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration.
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature:  Date: 5/2/18

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

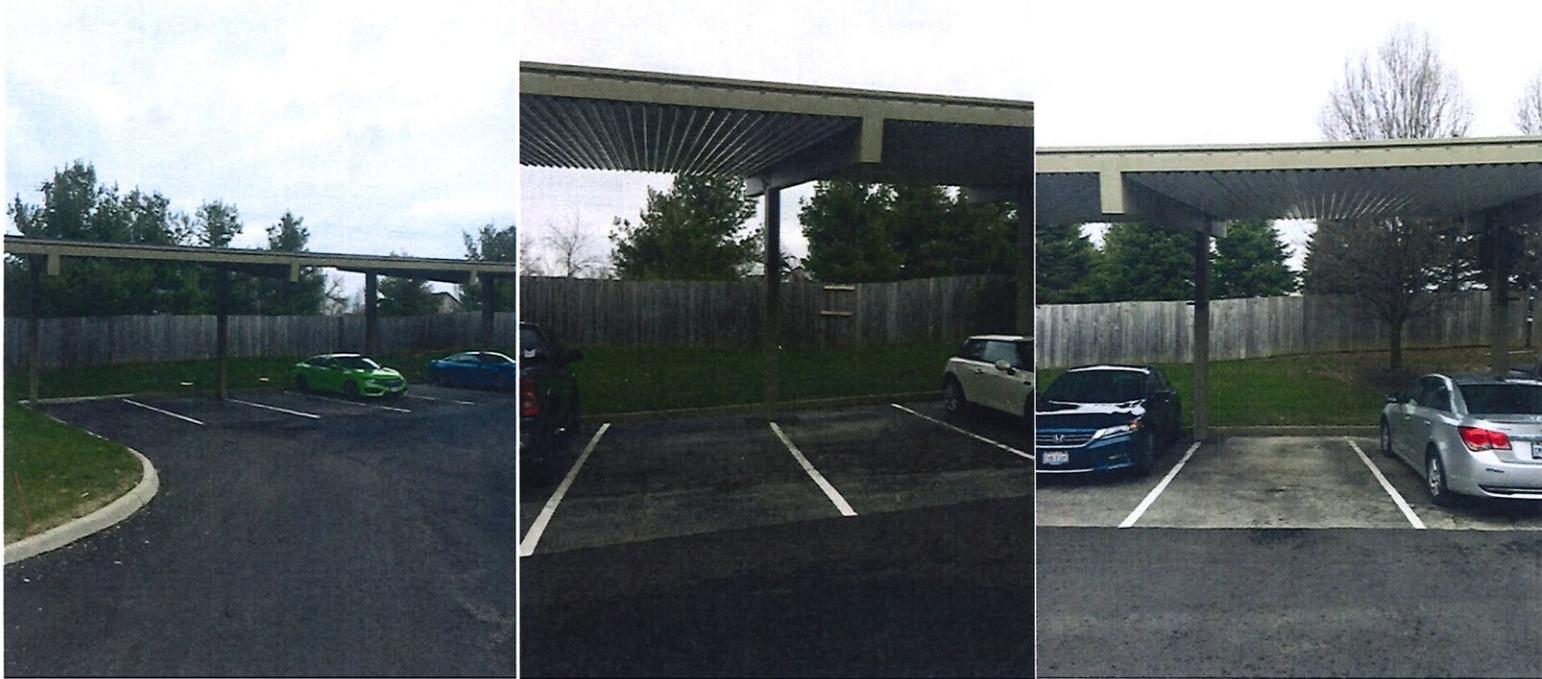
In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE

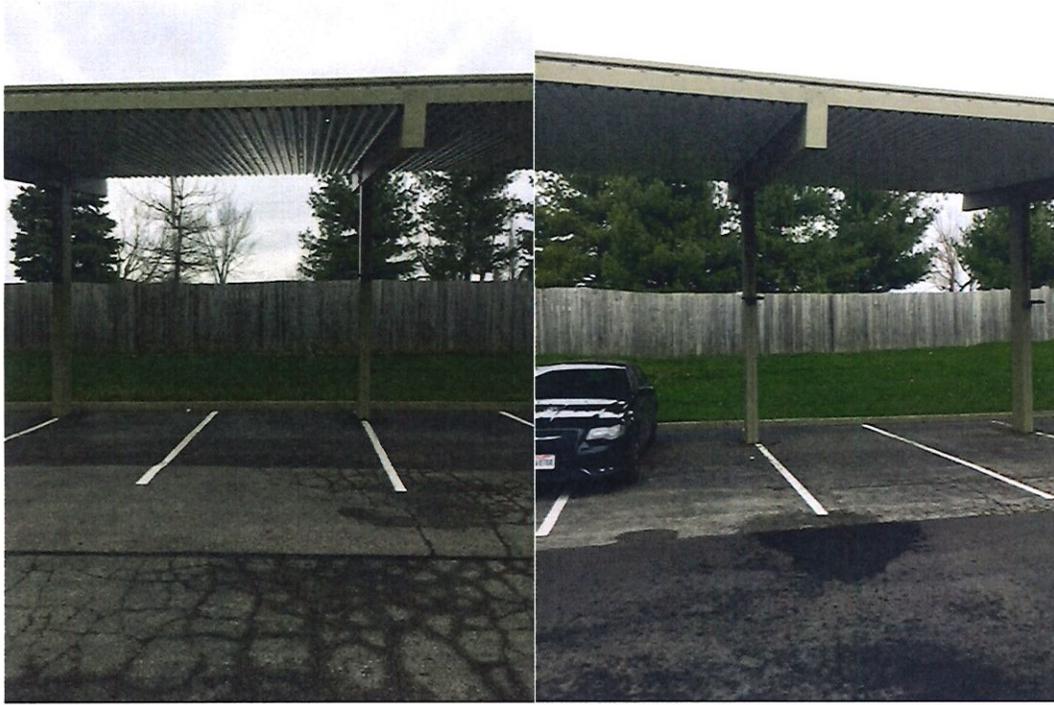
Planning & Zoning Administrator Signature: _____ Date: _____
 Chief Building Official Signature: _____ Date: _____
 Director of Public Service Signature: _____ Date: _____
 City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

690-700 Taylor Road fence removal and addition of Norway spruce.



View from property east end of parking lot progressing to the west looking to the rear of the property.



View from the middle of the property working to the west side looking to the rear property line.



Views looking east to west along the parking lot curb showing hillside elevations. The owner wishes to remove the fence that has deteriorated over the years.



View from the rear property line looking to the south into the property. The photos are progressing from the west to the east.

We are proposing to install additional Norway spruce in the open area in the center photograph to fill in screening.



View from the rear property line looking to the south into the property. The photos are progressing from the west to the east.



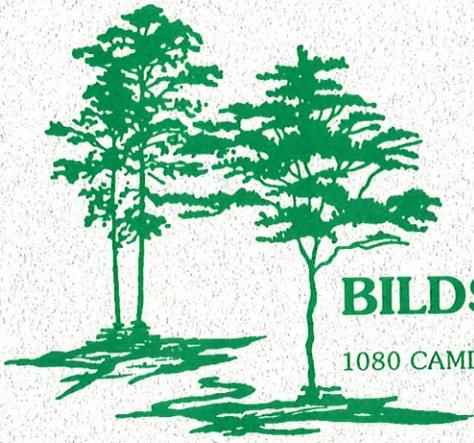
View from the rear property line looking to the south into the property. The photos are progressing from the west to the east.

We are proposing to add additional Norway spruce in these areas shown in the photos to add to the screening.



View from the rear property line looking to the south into the property. The photos are progressing from the west to the east.

We are proposing to add additional Norway spruce in these areas shown in the photos to add to the screening.



BILDSTEN LANDSCAPE SERVICES, INC.

1080 CAMDEN AVENUE • COLUMBUS, OHIO 43201 • (614) 298-3832

Duff Properties is proposing to remove 555' of wood fence that has deteriorated due to old age and disposing of it off site. All the post holes will be filled with soil and the site restored to turf grass once the work is completed.

Once the fence is removed it is proposed to install 20 Norway spruce 6-7' to add to the existing evergreen plantings on the hillside.

We have included a copy of the landscape plan for the property with the location of the new trees. Also included are photographs of the area from both the interior of the parking lot looking to the north and from the adjacent properties looking south into the property.

Respectfully submitted.

Mark Bildsten
Bildsten Landscape Service



200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

May 2, 2018

Bildsten Landscape Services
1080 Camden Ave
Columbus, OH 43201

RE: Project 690-700 Taylor Rd Design Review

Dear Bildsten Landscape Services:

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

Building - Approval

1. No comments since no building plan review or permits required.

Fire District - Complete

2. The fire division does not object to the Design Review application as the fence removal is not part of the means of egress for the buildings

Public Service & Engineering - Complete

3. No Comment

Community Development - Complete

4. No issues with the request. Please see forthcoming staff report for staff comments.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

The property at 690 and 700 Taylor Road is requesting Design Review approval to remove the existing fence along the north side of the property. In lieu of the fence, they propose to plant 20 additional trees. Norway spruce trees ranging from 6'-7' in height will be planted. These trees are in addition to the existing trees. Additionally, the north side of the property has a continuous mound/berm that ranges in height from 4' to 10'.

A fence, landscaping, and a berm were installed as part of the project's original approval in 2000. The fence is in poor condition and needs to be either replaced or removed. The proposed trees are above and beyond code requirements. The code requires office and residential development to be buffered from each other. This can be accomplished many ways. Fences, plantings, and berms all meet the buffer requirement. The berm alone meets this requirement. The addition of 20 pine trees exceeds the minimum requirements of the code.

The request is located within Design Review District 3 (DRD-3). Relevant code sections include the following:

- Screening – Focusing on conflicting land uses and the externalities that are created should be minimized with screening efforts by the developer of the commercial development.
 - Natural Elements. Earth mounding and trees should be considered to reduce neighborhood noise that is created by the commercial developments.
 - Vegetation. Generous use of vegetation should be encouraged to produce a natural atmosphere and create a subtle transition of land uses of varying intensities.

It is staff's opinion that the request meets the applicable requirements of the code. Staff recommends approval of the request as the proposed landscaping exceeds the minimum requirements of the code. The proposal is for 20 trees in addition to the approximately 40 that exist on the north side of the property. Additionally, staff has participated in public meetings involving other developments in this area and some residents have voiced their dislike of the fence on the subject property and expressed a desire to see more trees.



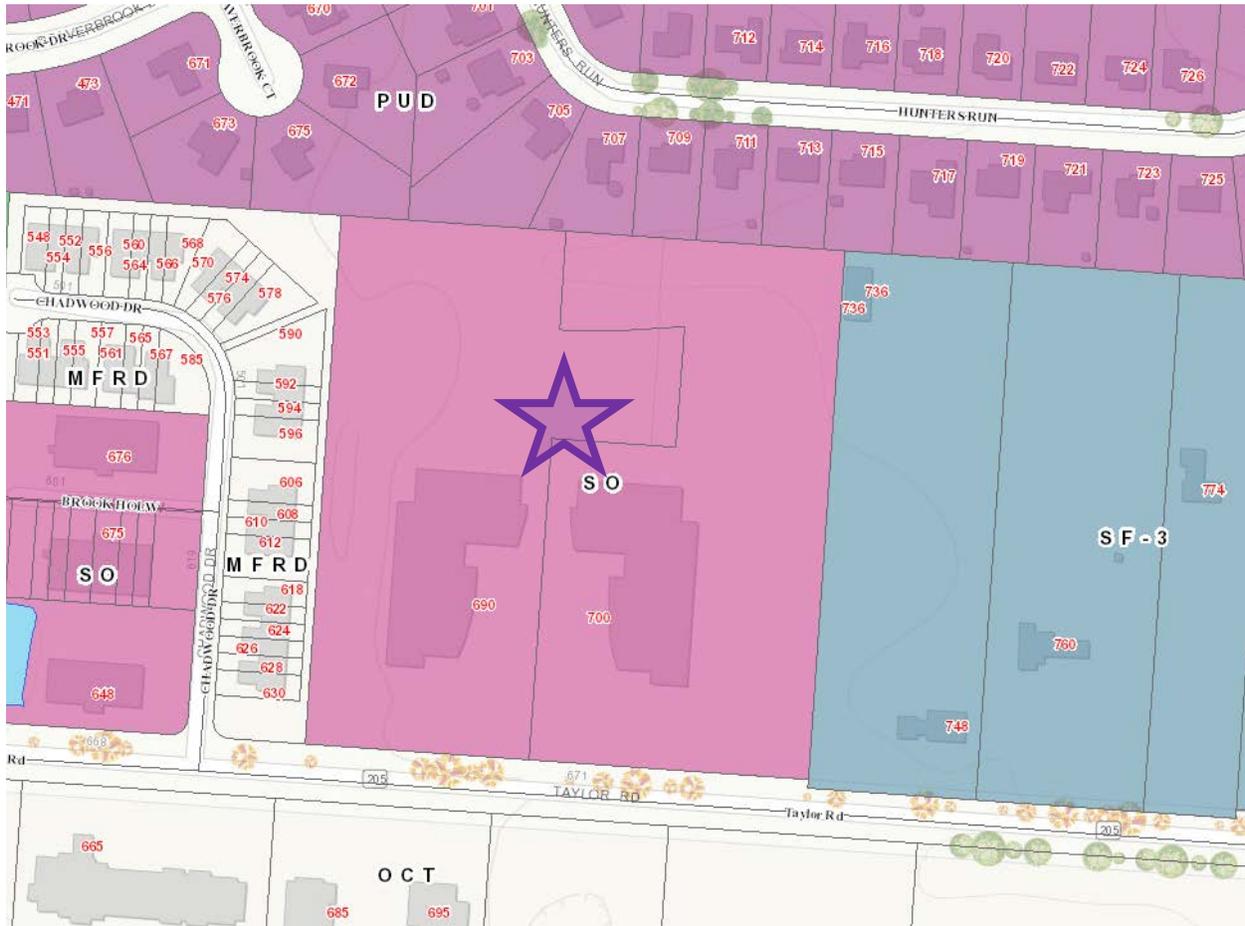
"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV