

### CONDITIONAL USE 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: 748 Taylor Rd. and 760 Taylor Rd., Gahanna, OH, 43230		Project Name/Business Name (if applicable): D2420010	
Parcel ID No.(s): 025-003911-00 and 025-003928-00	Current Zoning: SF-3, Single Family Residential	Total Acreage: 5.7316 Acres <del>2.864 Ac. + 2.864 Ac. = 5.728 Ac.</del>	
Proposed Use/Timeframe: Construction of a 115 bed continuum care facility, construction			
STAFF USE ONLY – Conditional Use: <i>8059 Personal care facility</i>			
APPLICANT Name (primary contact) -do not use a business name: Ross Oberhausen		Applicant Address: 9300 Shelbyville Rd., Suite 800, Louisville, KY, 40222	
Applicant E-mail: roberhausen@dmkdevelopment.com		Applicant Phone No.: (502) 423-0662	
BUSINESS Name (if applicable): DMK Development			
ATTORNEY/AGENT Name: Michael Brand, The Mannik & Smith Group, Inc.		Attorney/Agent Address: 23225 Mercantile Rd., Beachwood, OH, 44122	
Attorney/Agent E-Mail: MBrand@manniksmithgroup.com		Attorney/Agent Phone No.: (216) 378-1490	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) Joe Spanovich		Property Owner Contact Information (phone no./email): 614-554-8405	

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

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: *[Signature]* Date: 9/5/17  
THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)

INTERNAL USE

Zoning File No. 17090004  
PC Meeting Date: \_\_\_\_\_  
PC File No. \_\_\_\_\_

RECEIVED: KRW  
DATE: 9-6-17

PAID: \$100.00  
DATE: 9-6-17  
CHECK#: 1284

### CONDITIONAL USE 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. Have you gone through the Area Commission process? Area Commission Meeting date held: <u>August 17, 2017</u>	✓		✓	
	2. Review Gahanna Code <a href="#">Section 1169</a> (visit <a href="http://www.municode.com">www.municode.com</a> )	✓			
	3. Pre-application conference with staff	✓		✓	
	4. Legal description of property certified by registered surveyor (11"x17" copy)	✓		✓	
	5. Statement of the proposed use of the property	✓		✓	
	6. Statement of the necessity or desirability of the proposed use to the neighborhood or community	✓		✓	
	7. Statement of the relationship of the proposed use to adjacent property & land use	✓		✓	
	8. <b>PLOT PLAN</b> including the following: (24"X36" copy of plan folded to 8.5"x11" size)	✓		✓	
	- The boundaries and dimensions of the lot	✓		✓	
	- The size and location of existing and proposed buildings and/or structures	✓		✓	
	- The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping	✓		✓	
	- The relationship of the proposed development to the development standards	✓		✓	
	- The use of land and location of structures on adjacent property	✓		✓	
	9. List of contiguous property owners & their mailing address	✓		✓	
	10. Pre-printed mailing labels for all contiguous property owners	✓		✓	
	11. Application fee (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )	✓		✓	
	12. Application & all supporting documents submitted in digital format	✓		✓	
	13. Application & all supporting documents submitted in hardcopy format	✓		✓	
	14. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

### APPLICATION ACCEPTANCE

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.

Planning & Zoning Administrator Signature: Bonnie Gard

Date: 9/12/17

INTERNAL USE



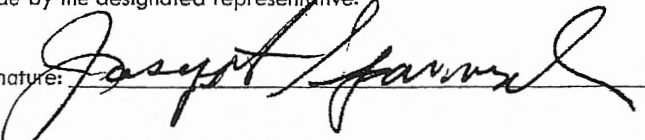
## AUTHORIZATION CONSENT FORM

*(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.

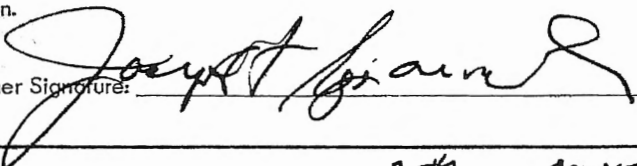
**AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)** *If the applicant is not the property owner, this section must be completed & notarized.*

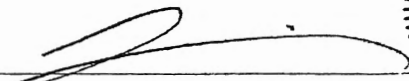
I, JOSEPH F. SPANOVICH, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Michael Brand to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

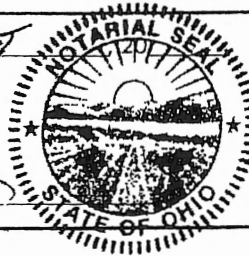
Property Owner Signature:  Date: 8/30/17

### AUTHORIZATION TO VISIT THE PROPERTY

I, JOSEPH F. SPANOVICH, 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:  Date: 8/30/17

NOTARY  
 Subscribed and sworn to before me on this 30<sup>th</sup> day of AUGUST  
 State of OHIO County of Franklin  
 Notary Public Signature: 

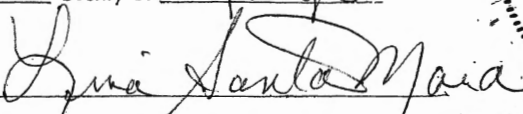


LORETO V. CANINI  
 NOTARY PUBLIC - OHIO  
 MY COMMISSION EXPIRES NOV. 18, 2017

### AGREEMENT TO COMPLY AS APPROVED

I, Michael Brand, 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:  Date: 9/5/17

NOTARY  
 Subscribed and sworn to before me on this 5<sup>th</sup> day of September  
 State of Ohio County of Cuyahoga  
 Notary Public Signature: 



LISA SANTA MARIA  
 NOTARY PUBLIC  
 STATE OF OHIO  
 Recorded in  
 Cuyahoga County  
 My Comm. Exp. 10/2/2020



## Description of 5.7316 Acre Combined parcel

Situated in the State of Ohio, County of Franklin, Township of Jefferson, City of Gahanna being in Lot 4 in Quarter Township 3, Township 1, Range 16 of the U.S. Military Lands and being parts of a a 3 acre tract conveyed by deed to Joseph & Katherine Spanovich by O.R. 2684 Page E15 and a 3 acre tract conveyed by deed to Lillian Tucker by D.B. 3612 Page 667 of the Franklin County records and being more particularly described as follows:

Commencing at a railroad spike at an angle point in the centerline of Taylor Road, said point being the Southeasterly corner of Rathburn Woods Section 4 as recorded in Plat Book 68, Page 15 of the Franklin County records;

Thence North  $85^{\circ}47'21''$  West with said centerline of Taylor Road a distance of 1710.69 feet to a Southwesterly corner of that 0.075 Acre parcel conveyed by deed to the city of Gahanna by Instrument Number 199905220124690 of the Franklin County records;

Thence North  $04^{\circ}12'39''$  East a distance of 29.83 feet to a capped iron pin found marked (C Turner, PS6701) on a Northerly Right of Way line of said Taylor Road and a Westerly line of that 3.563 acre parcel conveyed by deed to Lura Belle Murray by Instrument Number 197601230001124 of the Franklin County records, said iron pin being the Point of Beginning for the parcel to be described;

Course 1. Thence with said Northerly Right of Way line of Taylor Road North  $85^{\circ}47'21''$  West a distance of 395.19 feet to a 1" iron pipe found on an Easterly line of that 4.0080 acre tract conveyed by deed to Duff Warehouses by Instrument Number 200308250267610 of the Franklin County records;

Course 2. Thence with said Easterly line North  $04^{\circ}12'39''$  East a distance of 631.89 feet to an iron pin to be set on a Southerly line of the Hunters Ridge Section 9 subdivision as shown in Plat Book 65 Page 2 of the Franklin County records;

Course 3. Thence with said Southerly line South  $85^{\circ}45'10''$  East a distance of 395.19 feet to an iron pin to be set on said



Westerly line of the 3.563 acre Murray tract;

Course 4. Thence with said Westerly line South 04°12'39" West a distance of 631.64 feet to the Point of Beginning and containing 5.7316 acres be the same more or less but subject to all legal highways and easements of record.

Basis of Bearings is the Ohio State Plane (South) Coordinate System, NAD 83(2007).

Pins set will be 5/8" rebar with a plastic cap marked "Mannik & Smith Group Inc"



Greg Schunck,  
Professional Surveyor #8374



September 5, 2017

Bonnie Gard  
Zoning Division  
**City of Gahanna**  
200 South Hamilton Road  
Gahanna, OH 43230

Re: Conditional Use Application – Proposed Use Statement (Item 5)

Dear Bonnie:

DMK Development Group intends on constructing a continuum of care facility to be operated by Trilogy Health Services, in Gahanna, Ohio. This approximately 79,000 square foot, 115-bed facility would be constructed on 748 (Parcel #025-003911) and 760 (Parcel #052-003928) Taylor Road, pending lot combination and rezoning.

On Parcel #025-003911 stands a 1,526 SF one-story single family residence and a 240 SF shed. On Parcel #052-003928 stands a 1,846 SF 1.5-story single family residence. The three structures would need to be razed to proceed with the proposed project. The property is bordered to the north by six single-family residences; to the east by a single-family residence; to the south by Taylor Road, which borders an industrial park; and to the west by an office space.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael T. Brand".

Michael T. Brand  
Civil Municipal Group Manager



**TECHNICAL SKILL.**  
**CREATIVE SPIRIT.**

Conditional Use Application – Item 5





September 5, 2017

Bonnie Gard  
Zoning Division  
**City of Gahanna**  
200 South Hamilton Road  
Gahanna, OH 43230

Re: Conditional Use Application – Statement of Necessity/Desirability (Item 6)

Dear Bonnie:

The Land Use Plan (2002 Update) for the City of Gahanna (City) contains a section for Redevelopment Principles. Within that section is a specific section for Taylor Road, where this project is being proposed. The City recognized in 2002 that residential lots in this area would eventually combine and transition into office or multi-family spaces. Per the Land Use Plan, an assisted living facility falls under the Multi-Family Residential classification. This project would provide a transitional area between the office and industrial space to the south and west and the single-family residential land to the north and east. It would also prevent a leapfrog development because it is adjacent to office space in regular use. MSG would include in the design an increased landscape buffer along the north edge of the property to protect the neighboring subdivision. It is Trilogy's goal to develop quality facilities that not only service the needs of its residents but are also visually pleasing; MSG believes the city would be satisfied with the level of quality these properties would be developed to.

There are currently only enough independent living units to support 0.7% of the local 65 and over population, assisted living units to support 2.2% of the 65 and over population, and skilled nursing units to support 3.3% of the 65 and over population within a five mile radius of the sited. This is less than one half of the state of Ohio average and demonstrates this area is severely underserved in senior housing options.

MSG has obtained utility will serve statements from Spectrum Enterprise for telecommunication services, the City of Gahanna for water and sewer services, American Electric Power for electrical service, and Columbus Gas for natural gas services. Additionally, The Mifflin Township Fire Department will receive our preliminary site plan drawings for their review and approval once those plans are ready. This project would have no impact on the local school district's current population.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael T. Brand".

Michael T. Brand  
Civil Municipal Group Manager



TECHNICAL SKILL.  
CREATIVE SPIRIT.

Conditional Use Application – Item 6



September 5, 2017

Bonnie Gard  
Zoning Division  
**City of Gahanna**  
200 South Hamilton Road  
Gahanna, OH 43230

Re: Conditional Use Application – Land Use / Relationship Statement (Item 7)

Dear Bonnie:

Per the Web Soil Survey (attached), the soil on the property consists of ~85% Bennington silt loam and ~15% Pewamo silty clay loam. Generally, the property slopes northeast to west-southwest and has a 12 ft. elevation change. The highest point of the property is along the northern border (near the northeast corner) at 838', while the lowest elevation is in the southwest corner at 826'. This property is located in Zone X, which is classified as an "Area of Minimal Flood Hazard".

On Parcel #025-003911 stands a 1,526 SF one-story single family residence and a 240 SF shed. On Parcel #052-003928 stands a 1,846 SF 1.5-story single family residence. The three structures would need to be razed to proceed with the proposed project. The property is bordered to the north by six single-family residences; to the east by a single-family residence; to the south by Taylor Road, which borders an industrial park; and to the west by an office space.

No sight distance limitations are believed to exist at the proposed right-of-way location. This stretch of Taylor Road runs east-west and is straight. The closest curve to the right-of-way is approximately 0.29 miles to the west. There are five (5) other rights-of-way within 500 ft. of the proposed right-of-way. Distances to proposed right-of-way from east to west:

- Residence, 780 Taylor Road: 272.73'
- Army National Guard / Columbus MEPS, 775 Taylor Road: 199.39'
- Residence, 774 Taylor Road: 102.27'
- America Homes 4 Rent, 735 Taylor Road: 249.86'
- Pearson Professional Center (East Drive), 700 Taylor Road: 418.66'

All distances are approximate.

Sincerely,

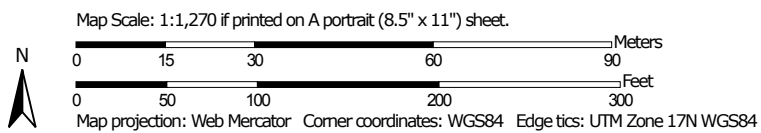
A handwritten signature in blue ink, appearing to read 'Michael T. Brand'.

Michael T. Brand  
Civil Municipal Group Manager





Soil Map—Franklin County, Ohio  
(D2420010)



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

8/30/2017  
Page 1 of 3


## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Ohio

Survey Area Data: Version 14, Sep 22, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Franklin County, Ohio (OH049)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeB	Bennington silt loam, 2 to 6 percent slopes	6.1	84.5%
Pm	Pewamo silty clay loam, low carbonate till, 0 to 2 percent slopes	1.1	15.5%
<b>Totals for Area of Interest</b>		<b>7.2</b>	<b>100.0%</b>



September 5, 2017

Bonnie Gard  
Zoning Division  
**City of Gahanna**  
200 South Hamilton Road  
Gahanna, OH 43230

Re: Conditional Use Application – Contiguous Property Owners & Addresses (Item 9)

Dear Bonnie:

Below is a list of the ten contiguous property owners and their respective mailing addresses:

1. Parcel #025-007334: Victor L. Morris, 715 Hunters Run, Columbus, OH 43230
2. Parcel #025-007333: Robert E. and Debbie L. Hicks, 717 Hunters Run, Columbus, OH 43230
3. Parcel #025-007332: Dusko Veljanovski, 719 Hunters Run, Columbus, OH 43230
4. Parcel #025-007331: Patricia M. Mintz, 721 Hunters Run, Columbus, OH 43230
5. Parcel #025-007330: Pamela J. Roberts, 723 Hunters Run, Columbus, OH 43230
6. Parcel #025-007329: Jeffrey P. Chrobak, 725 Hunters Run, Columbus, OH 43230
7. Parcel #025-003929: Lura Belle Murray, 774 Taylor Road, Columbus, OH 43230
8. Parcel #025-011535: Morrison Taylor II, LTD, 775 Taylor Road, Columbus, OH 43230
9. Parcel #025-011537: 735 Taylor Road, LLC, 735 Taylor Road, Columbus, OH 43230
10. Parcel #025-012105: Duff Warehouses, INC., 700 Taylor Road, Columbus, OH 43230

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael T. Brand".

Michael T. Brand  
Civil Municipal Group Manager



**TECHNICAL SKILL.**  
**CREATIVE SPIRIT.**

Conditional Use Application – Item 9



# BOUNDARY & TOPOGRAPHIC SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF GAHANNA AND BEING IN LOT 4, QUARTER  
TOWNSHIP 3, TOWNSHIP 1, RANGE 16 U.S. MILITARY LANDS

MURRAY, LURA BELLE  
PN: 025-003929-00  
3.563 ACRES  
IN: 19761230001124  
774 TAYLOR RD

SPANOVICH FAMILY, LLC  
PN: 025-003928-00  
IN: 20112220167539  
3 ACRES (DEED) WITH  
0.136 ACRE EXCEPTION

COMBINED ACREAGE (MEASURED)  
OF PN 025-003911-00 AND PN  
025-003928-00 IS 5.7316 ACRES

ALLEN, JULIA TRUSTEE  
PN: 025-003911-00  
IN: 201704190052668  
3 ACRES (DEED) WITH  
0.136 ACRE EXCEPTION

DUFF WAREHOUSES INC.  
PN: 025-012105-00  
IN: 200308250267610  
4.0080 ACRES

BASIS OF BEARINGS IS THE OHIO STATE PLANE (SOUTH)  
COORDINATE SYSTEM, NAD83 (2007).

VERTICAL DATUM IS NAVD83 AND TIED TO FRANKLIN  
COUNTY MONUMENT RE-29.

IRON PINS TO BE SET WILL BE 1" REBAR WITH PLASTIC  
CAP READING "MANNIK SMITH GROUP"

## LEGEND OF EXISTING CONDITIONS & ABBREVIATIONS

SOME FEATURES SHOWN ON LEGEND  
MAY NOT APPEAR ON DRAWING.

○	IRON PIN FOUND	⊕	LIGHT POLE
●	I.P.S. IRON PIN SET	⊖	POWER POLE
⊕	BENCHMARK	⊖	DOWN GUY
⊕	MONUMENT BOX	⊕	GAS METER
⊕	RAILROAD SPIKE	⊕	GAS SERVICE VALVE
⊕	STUMP	⊕	ELECTRIC METER
⊕	EVERGREEN TREE	⊕	TRANSFORMER
⊕	SIGN PUBLIC	⊕	AIR CONDITIONING UNIT
⊕	STORM/SANITARY MANHOLE	⊕	PROPERTY LINE
⊕	CURB INLET	⊕	RIGHT-OF-WAY
⊕	FIRE HYDRANT	⊕	CENTER LINE
⊕	BUSH	⊕	PROPOSED PROPERTY LINE
⊕	WATER SERVICE VALVE	⊕	GAS LINE
⊕	MAILBOX	⊕	WATER LINE
⊕	TREE	⊕	STORM LINE
⊕	SATELLITE DISH	⊕	SANITARY LINE
⊕	CABLE TV BOX	⊕	OVERHEAD PHONE/ELECTRIC LINES
⊕	TELEPHONE BOX	⊕	CHAINLINK FENCE
		(C)	CALCULATED

## EXISTING STORM STRUCTURE TABLE

1. EX. STM MH #1235 RM 821.78 FL 12"RCP (W) = 817.36 FL 12"RCP (N) = 817.41 FL 18"RCP (E) = 817.38 FL 12"RCP (S) = 817.42	5. EX. CURB INLET #1212 RM 830.74 FL 12"RCP (N) = 826.64
2. EX. CURB INLET #1139 RM 826.00 FL 12"RCP (N) = 822.78	6. EX. CURB INLET #1081 RM 830.82 FL 12"RCP (N) = 826.06 FL 12"RCP (S) = 826.08
3. EX. CURB INLET #1015 RM 826.06 FL 12"RCP (N) = 822.49 FL 12"RCP (S) = 822.51	7. EX. STM MH #1080 RM 831.40 FL 15"RCP (W) = 825.65 FL 15"RCP (S) = 825.66
4. EX. STM MH #1014 RM 826.65 FL 18"RCP (E) 821.67 FL 15"RCP (W) 821.70 FL 12"RCP (S) 822.05	

## EXISTING SANITARY STRUCTURE TABLE

1. EX. SAN MH #1236 RM 823.95 FL 10"PVC (W) = 810.10 FL 10"PVC (E) = 810.15	2. EX. SAN MH #1206 RM 831.02 FL 10"PVC (W) = 817.18 FL 10"PVC (E) = 817.22 FL 10"PVC (S) = 817.32
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## BENCHMARKS

- BENCHMARK #1  
PUNCH SET ON A FIRE HYDRANT BOLT, APPROXIMATELY  
1350+/- FEET EAST OF INTERSECTION OF TAYLOR ROAD  
AND MORRISON ROAD, ON THE SOUTH RIGHT OF WAY OF  
TAYLOR ROAD  
ELEVATION: 827.12'
- BENCHMARK #2  
PUNCH SET ON A FIRE HYDRANT BOLT, APPROXIMATELY  
1750+/- FEET WEST OF INTERSECTION OF TAYLOR ROAD  
AND MORRISON ROAD, ON THE SOUTH RIGHT OF WAY OF  
TAYLOR ROAD  
ELEVATION: 834.37'

REFERENCE DOCUMENTS:  
IN201704190052638  
IN201503090028755  
IN199903050056004  
IN2002070500165371  
IN200308250267610  
IN200910280155477

PLATS:  
BOOK 87 P 58  
BOOK 65 P 02

DATE OF SURVEY: AUGUST 09, 2017

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND  
PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT,  
AND THAT THE MONUMENTS HAVE BEEN SET AS SHOWN.



GREG SCHUNCK  
PROFESSIONAL SURVEYOR #8374



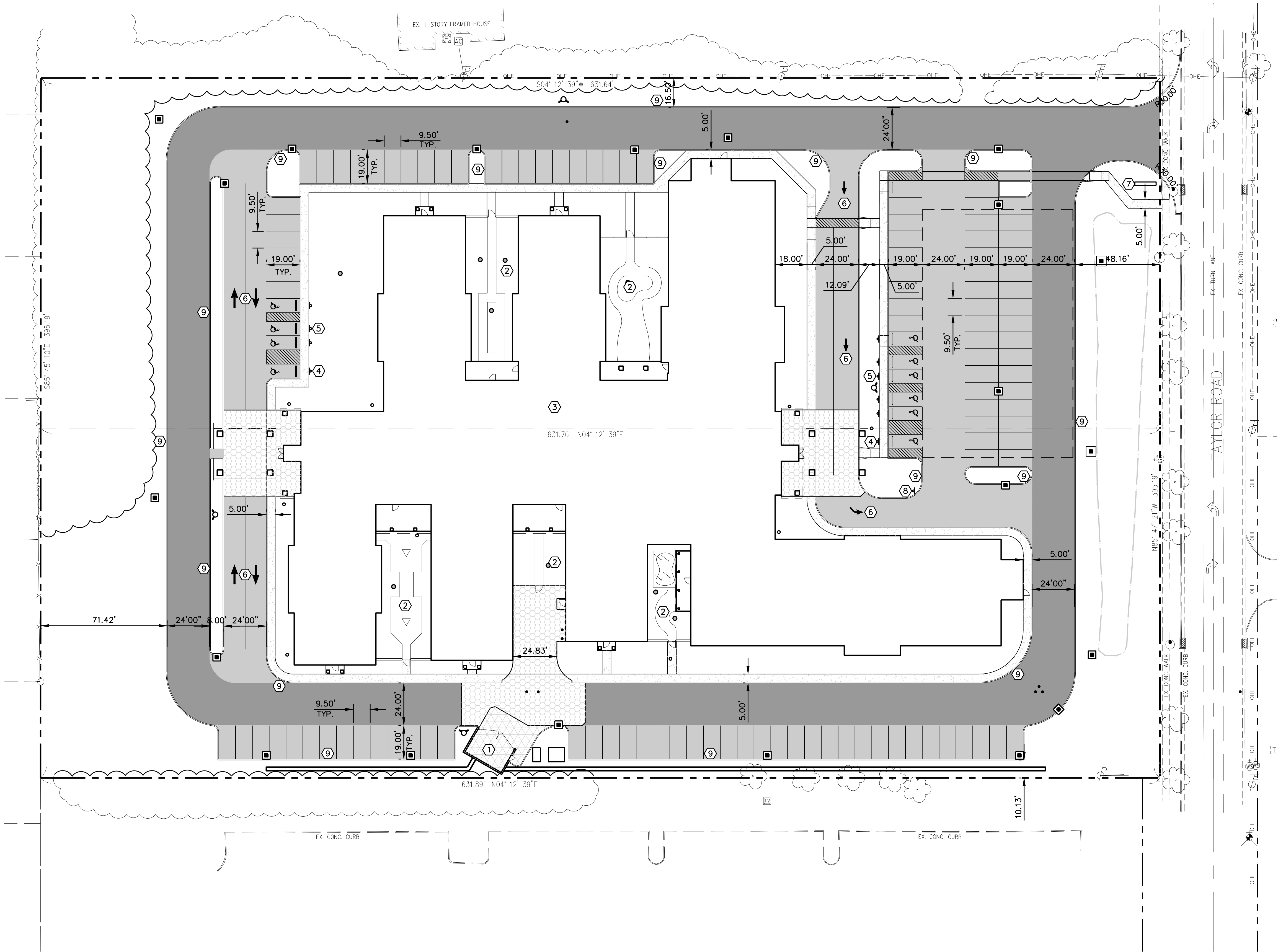
PREPARED FOR:  
DMK DEVELOPMENT  
GROUP  
9300 SHELBYVILLE ROAD, SUITE 800  
LOUISVILLE, KY 40222

PROPOSED SKILLED  
CARE FACILITY  
TAYLOR ROAD  
BLACKICK, OH 43004

BOUNDARY & TOPOGRAPHIC  
SURVEY



W:\Projects\Phase 4\4324230\02\DMK\4324230-02-SITE LAYOUT PLAN.dwg - Last printed: 02/07/18 10:31 PM



SITE LAYOUT LEGEND

- STANDARD DUTY ASPHALT PAVEMENT PER DETAIL
- HEAVY DUTY ASPHALT PAVEMENT PER DETAIL
- STANDARD DUTY CONCRETE PAVEMENT PER DETAIL
- HEAVY DUTY CONCRETE PAVEMENT PER DETAIL
- CONCRETE SIDEWALK PER DETAIL

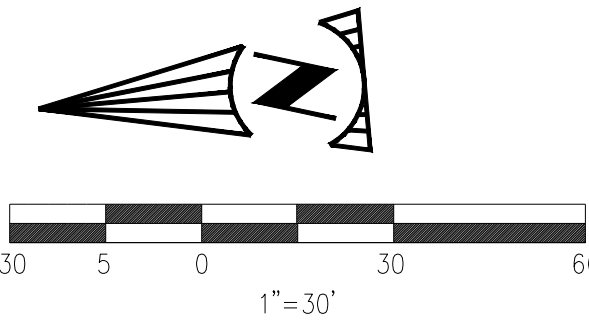
- SIGN
- BOLLARD
- POLE MOUNTED SITE LIGHT
- HANDI-CAP PARKING SYMBOL
- DIRECTIONAL ARROW P.V.M.T. MARKING
- PROPOSED PARKING SPACES
- SITE LAYOUT CODED NOTE



SITE LAYOUT NOTES

- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT/FACE OF CURB, UNLESS OTHERWISE NOTED.

CODED NOTES:

- DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- SEE ARCHITECTURAL PLANS FOR COURTYARD DETAILS.
- BUILDINGS SHOWN FOR INTENT ONLY. SEE ARCHITECTURAL PLANS FOR DETAILS.
- VAN ACCESSIBLE PARKING SIGN.
- ACCESSIBLE PARKING SIGNS.
- PAVEMENT MARKINGS PER DETAIL.
- PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
- "DO NOT ENTER" SIGN.
- TYPE 6 CURB PER DETAIL



5	SITE LAYOUT	PROPOSED CONTINUUM OF CARE FACILITY	DMK DEVELOPMENT GROUP	<div><b>TECHNICAL SKILL. CREATIVE SPIRIT.</b></div> <div><a href="http://www.MannikSmithGroup.com">www.MannikSmithGroup.com</a></div>	23228 MERCANTILE ROAD BEACHWOOD, OH 44122 TEL: 216.378.1497 FAX: 216.378.1497	NO.	DATE	BY	DESCRIPTION
							09-06-2017	MTB	PLANNING AND ZONING COMMISSION APPLICATION
10		748 AND 760 TAYLOR ROAD GAHANNA, OH 43230	9300 SHELBYVILLE RD. SUITE 800 LOUISVILLE, KY 40222	<div><b>TECHNICAL SKILL. CREATIVE SPIRIT.</b></div> <div><a href="http://www.MannikSmithGroup.com">www.MannikSmithGroup.com</a></div>	PROJECT DATE: SEPT 2017 PROJECT NO.: D2420010 DRAWN BY: JAZ CHECKED BY: MTB				



# LETTER OF TRANSMITTAL

To: Bonnie Gard  
City of Gahanna – Zoning Division  
200 South Hamilton Road  
Gahanna, Ohio 43230

Project #: D2420010  
Date: September 5, 2017

Re: Trilogy Health Services Zone Change and  
Conditional Use Application

Enclosed are the following:

No. of Copies	Description
1	Conditional Use Application and Submission Documents
1	Re-Zoning Application and Submission Documents
1	CD – with pdf copies of Conditional use and re-zoning documents
4	Pre-printed mailing labels
1	\$100 Conditional Use Application Fee , \$636.50 Re-Zone Application Fee


The above items are transmitted as checked below:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> For review and approval | <input type="checkbox"/> For review and comment | <input type="checkbox"/> Returned for corrections |
| <input type="checkbox"/> For your use                       | <input type="checkbox"/> Approved as submitted  | <input type="checkbox"/> Approved as noted        |
| <input type="checkbox"/> As requested                       | <input type="checkbox"/> Other: _____           |   |

Remarks:

Click here to enter text.

Copies To: File  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed:   
Printed: Michael Brand  
Civil Municipal Group Manager

This transmittal is subject to the following conditions to which you agree by accepting these terms on a reply to this message or using the information in any manner, including but not limited to, copying or using the information for reference.

1. Any work product of The Mannik & Smith Group, Inc. may not be altered in manner, form or content without our prior express written consent.
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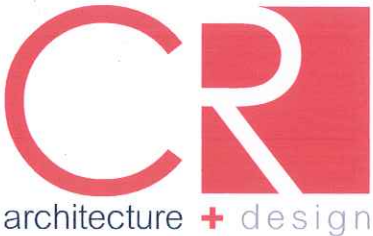


# Materials Legend

MATERIAL	MANUFACTURER	COLOR
Manufactured Stone Masonry	Heritage Stone by Provia	Buff Limestone
Mortar	Cemex USA	59-J Pueblo
Cast Stone Masonry	Rockcast by Reading Rock	Starbuck
Fiber Cement Siding	James Hardie Industries	Autumn Tan
Trim Paint	Sherwin Williams	Khaki Brown
Trim Paint	Sherwin Williams	SW 6122 Camelback (at Autumn Tan)
Fiber Cement Trim	James Hardie Industries	SW 6102 Portobella (at Khaki Brown)
Trim Paint	Sherwin Williams	Arctic White
Fiber Cement Trim	Sherwin Williams	SW Pure White 7005
Fiber Cement Soffit Panels	James Hardie Industries	Arctic White
HVAC Grilles	Goodman Amana Standard Colors	3009 White Stone
		2781 Driftwood
		3007 Light Bronze
Metal Roof	Wilco Supply	Royal Brown
Roofing Shingles	Owens-Corning Oakridge Shingle	Teak
Aluminum Eave Cladding	Variform	Aspen White
Aluminum Soffit Panels	Variform	Aspen White
Metal Gutters	Variform	Aspen White
Metal Downspouts	Variform	Aspen White
Decorative Eave Bracket	Sherwin Williams paint	SW 6122 Camelback
Painted Columns & Trim	Sherwin Williams paint	SW 7005 Pure White
Exterior Drywall Ceilings	Sherwin Williams paint	SW 7005 Pure White

TRILOGY VILLAGE CENTER

COLOR SCHEME 2  
DECEMBER 2, 2016





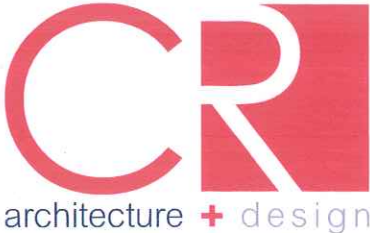


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Manufactured Stone Masonry	Heritage Stone by Provia	Buff Limestone
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Fiber Cement Trim	James Hardie Industries	Arctic White
Trim Paint	Sherwin Williams	SW Pure White 7005
Fiber Cement Soffit Panels	James Hardie Industries	Arctic White
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Exterior Drywall Ceilings	Sherwin Williams paint	SW 7005 Pure White

TRILOGY VILLAGE CENTER

COLOR SCHEME 2  
DECEMBER 2, 2016





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## APPLICATION STAFF COMMENTS

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:  
T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 748-760 Taylor Road

**Project Name/Business Name:** Trilogy

SUBMITTED BY:

**Name:** Michael Blackford

**Title:** Deputy Director

**Department:** Planning and Development

### **REZONING**

The request is to rezone approximately 5.7 acres from SF-3 (Single Family Residential) to SO (Suburban Office and Institutional) for the intended use of a 115 unit continuum of care facility. The applicant has indicated that the number of units will be a mixture of nursing, assisted living, and independent living.

Senior living facilities are a conditional use of SO. The City has initiated a zoning code update to reclassify senior living facilities as a conditional use in MFRD (Multifamily Residential District). The City Attorney has determined that the proper course of action is to file the rezoning as the Code currently reads, therefore the applicant has requested the rezoning to SO rather than MFRD.

SO allows for a variety of uses in addition to senior living facilities. Allowed uses include but aren't limited to the following: administrative and business offices; professional offices; libraries; museums; civic, social and fraternal associations. Conditional uses include but aren't limited to the following: drive-in facilities, hospitals, senior living facilities, and day cares. All of the uses listed would be permissible by right or conditional use if the rezoning is successful, not just the proposed use of a senior living facility.

The rezoning application contains site plans and additional information that isn't required to be submitted with the application. It is important to note that if the rezoning is approved, a Final Development Plan (FDP) and Design Review (DR) application will be required. At that time, additional comments from staff will be forthcoming.

### **Area Commission**

The requested rezoning and conditional use was heard by Area Commission #3 on August 17<sup>th</sup>. Feedback from Commissioners and the public are attached. Please remember that the comments from this meeting are non-binding. They are meant to provide insight into the thoughts and concerns of the community. Comments are not necessarily based on consistency with Code or land use plans.

### **Land Use Plan**

The site is not located within a subarea plan but is subject to objectives of the 2002 Land Use Plan. Taylor Road was identified as an area of transition. Office Center<sup>2</sup>, which is adjacent to the subject parcel, is identified as an example of successful redevelopment in this area due to its careful attention to buffering to adjacent residential.

The land use plan recognizes that the property surrounding Office Center<sup>2</sup> may develop with office or multifamily. If redevelopment occurs, increased landscaping and buffering should occur to protect residential. Non-residential should not occur east of Helmbright Drive.

The property is located within the Mixed Use future land use designation. Mixed use areas should contain a blend of multifamily, office, commercial, and neighborhood retail.

The land use plan states that the Planning Commission should use a check list to evaluate rezoning proposals. The check list is meant to assist Planning Commission in the decision making process. Certain answers to the check list questions does not mandate a particular decision.

Relevant check list questions include the following:

- Is the proposed development consistent with the City's vision?
- Would the proposed development be contrary to the future land use plan?
- Is the development contrary to the established land use pattern?
- Will the development increase the load on public facilities beyond a reasonable limit?
- Will approval be a deterrent to the improvement or development of adjacent property in accordance with existing plans or regulations?
- Is the change out of scale with the neighborhood's needs?
- Are there alternative undeveloped sites for the proposed use?

#### Economic Development

The property is not located within a Priority Development Area as identified in the Economic Development Strategy. A specific development plan, uses, architectural style was not identified for this property.

The property is located within the Central Park TIF district. The applicants have estimated that the total project cost would be approximately \$18,000,000. The annual benefit to the TIF would be approximately \$170,000. Possible TIF improvements include but aren't limited to the following: roadway improvements, public utility improvements, streetscape/landscape improvements, and real estate acquisition.

The applicant has indicated that the development would generate approximately 130 jobs (full and part time) with an average annual salary of \$32,500. This equals an overall annual payroll of \$4,225,000. Gahanna has an income tax rate of 1.5%. Based on this data, Gahanna would annually receive \$63,375 in income tax.

#### Code

The Zoning Code provides the following elements shall be considered by Planning Commission in consideration of a zoning change:

- Consistency with the goals, policies and comprehensive land use plan, including any corridor plans or subarea plans.
  - *It is staff's opinion that the requested rezoning is consistent with the Mixed Use land use and objectives for redevelopment of Taylor Road.*
- Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
- Availability of sites elsewhere in the City that are already zoned for the proposed use.



- *Currently, the Code only permits senior living facilities in SO with conditional use approval. The City consistently receives requests for similar facilities. It has been staff's experience that very few properties in the City are zoned to allow the use and almost always a rezoning is necessary.*
- Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence (a five percent or more material reduction) in the value of existing abutting lands or approved developments.
  - *It is nearly impossible to identify all potential impacts of all uses allowed in a zone district. However, it appears that the uses allowed by SO are compatible with surrounding uses. The main area of concern would be the area to the north of the property. Adjacent residential development should have buffering and screening that minimizes impacts. This component of site development will occur during review of future applications (if the rezoning and conditional use are successful). Staff would anticipate that natural or opaque screening will be required to reduce visibility, light, noise, etc of the proposed facility.*
- The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of its citizens.
- The apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.
  - *It is staff's experience that senior living facilities are in high demand for Central Ohio and Gahanna. Staff has received numerous preliminary requests for similar development. Additionally, regional study's such as MORPC's Insight 2050 has highlighted the need for housing that meets the needs of the aging population.*

#### Staff Recommendation

It is Planning and Development staff's opinion that the request to rezone from SF-3 to SO is consistent with applicable land use objectives and Code.

The land use plan identifies Taylor Road as an area in transition and appropriate for redevelopment to multifamily or office. The proposed rezoning allows for a variety of office uses by right and senior living by conditional use approval. The land use plan identifies the need for additional buffering on the north side of the property. Buffering and screening requirements will be refined during review of future applications (FDP and DR). The proposed development of the site is consistent with the goals of the land use plan.

The requested use is allowable in the SO zone district. It is important to note that the Code is proposed to be modified to reclassify this use as a conditional use of MFRD. The request appears to be consistent with the criteria of approval as identified in the Code.

#### CONDITIONAL USE

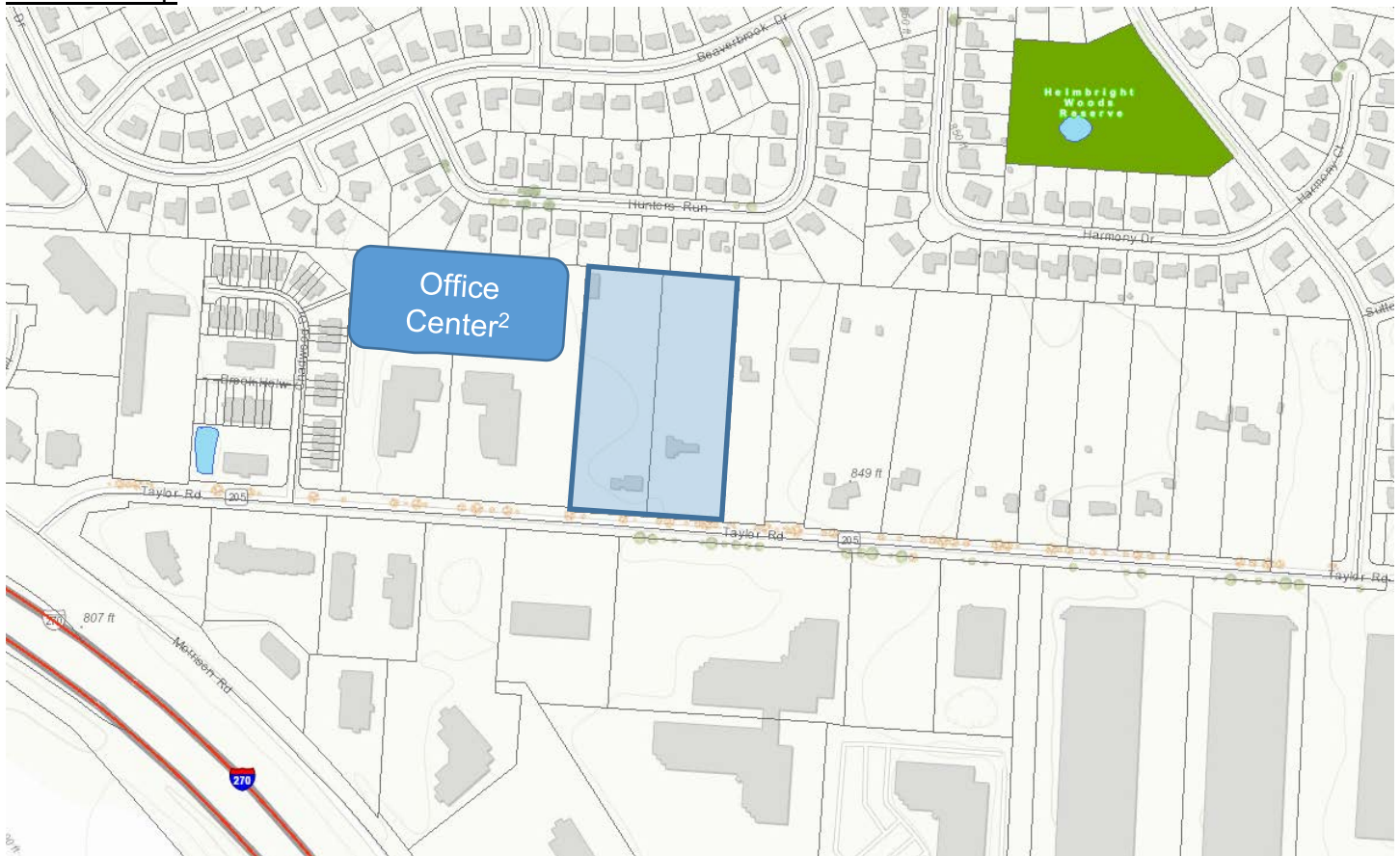
A companion request has been filed with the rezoning application. A conditional use to allow a senior living facility has also been requested. The conditional use may be approved by Planning Commission while the rezoning is a recommendation to Council. It is Planning and Development staff's opinion that the conditional use may be approved with a condition that it is contingent upon the adoption of the rezoning to SO.

Planning Commission shall approve a conditional use if the following four conditions are met:

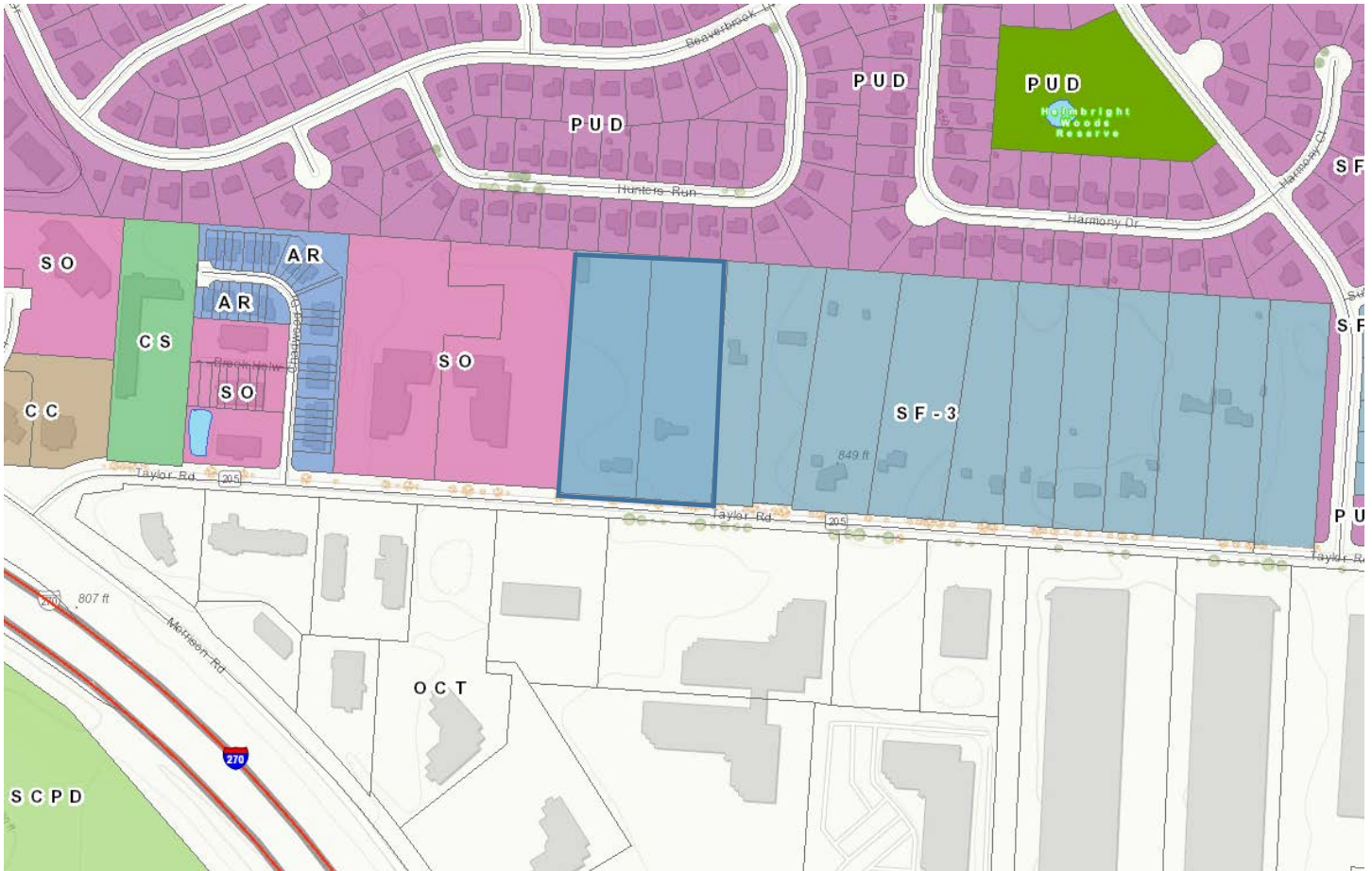
- The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
- The proposed development is in accord with appropriate plans for the area.
- The proposed development will not have undesirable effects on the surrounding area.
- The proposed development will be in keeping with the existing land use character and physical development potential of the area.

It is Planning and Development staff's opinion that the request is consistent with the four conditions of approval. Please refer to comments under the rezoning for additional details.

#### Location Map



Zoning Map



# **Area Commission Feedback**



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name: Trilogy Health Care.  
Taylor Rd - Retirement center.

Meeting date:

Project type:

- ☐ Annexation  
☐ Conditional Use  
☒ Zoning Change (rezoning)  
☐ Other

Reviewer name:

Maureen Anderson

Reviewer status:

- ☐ Commission Member  
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

No

How would you improve the proposal as submitted?

extend the depth of the tree line

What do you see as some of the outcomes of the proposal?

Loss in property value, noise pollution, light pollution, increased traffic, Loss of neighborhood security.

What are your overall comments or suggestions?

This property would be better served as a park. To erect any commercial enterprise will devalue the property values on Hunters Run. Gahanna does not need additional retirement/ret. care facilities.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

←

→

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

Zero

There are vacant centers already.

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Trilogy Health Care

Meeting date:

Aug 17, 2017

Project type:

☐ Annexation

☐ Conditional Use

☒ Zoning Change (rezoning)

☐ Other

Reviewer name:

Pamela Roberts

Reviewer status:

☐ Commission Member

☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

No. It greatly exceeds it. The project would be backed up to and visible and heard by adjacent homes.

Too big; too close.

How would you improve the proposal as submitted?

I would rather not have it at all. It is directly behind my house, and I've enjoyed the privacy and quietness of that woods for 30 years. If anything, decrease the size and make it two-story located right next to Taylor Road to ensure us a dense tree buffer.

What do you see as some of the outcomes of the proposal? This project would be the first domino to fall. With most of the trees gone, we will have noise from emergency and trash vehicles, employees and visitors, and constant light from Taylor, Trilogy and projects across the road. I forecast increased traffic, crime, and noise and reduced property values.

What are your overall comments or suggestions? This project would destroy the integrity of our neighborhood which most of us have enjoyed for 20-30 years. I've walked down the street, and the yards of the homes behind the office bldg and hotel have a definite diminished look and feel. We bought here in 87 for the trees, seclusion, quiet and safety. This project would destroy all of that. I greatly worry about people and patients walking into my yard, or watching my deck from the facility windows. In addition, I'm not so sure of the permanence of the facility, as nursing homes do not always succeed and then the bldg will be up for grabs. Too close; too much light; too much noise; lack of privacy and safety.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable		Very appropriate and desirable			N/A
1	2	3	4	5	

Pedestrian friendliness

X

Scale

X

Compatibility with surrounding uses

X

Vehicular circulation 24/7 employees and emergency veh

X

Traffic impact on neighboring streets

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Taylor Rd. Development

Meeting date:

Project type:

- ☐ Annexation  
☐ Conditional Use  
☒ Zoning Change (rezoning)  
☐ Other

Reviewer name:

DUSHKO VeljANOVSKI  
719 Hunters Run  
43230

Reviewer status:

- ☐ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

This development change my house value on my property.

How would you improve the proposal as submitted?

NO

What do you see as some of the outcomes of the proposal?

NO

What are your overall comments or suggestions?

Will change are crality Life.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

← 1 2 3 4 5 →

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

-5



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Taylor Rd. Development

Meeting date:

Project type:

- ☐ Annexation  
☐ Conditional Use  
☒ Zoning Change (rezoning)  
☐ Other

Reviewer name:

Veles Veljanovski  
719 Hunters Run  
43230

Reviewer status:

- ☐ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

This development will change forever our environment  
around are home were we live for 25 years

How would you improve the proposal as submitted?

NO

What do you see as some of the outcomes of the proposal?

NO

What are your overall comments or suggestions?

List can pay are value dropping price.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

← 1 2 3 4 5 →

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

-5



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Taylor Rd. Development

Meeting date:

Project type:

- ☐ Annexation  
☐ Conditional Use  
☒ Zoning Change (rezoning)  
☐ Other

Reviewer name:

JAY VELJANOVSKI 719 Hunters Run 43230

Reviewer status:

- ☐ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

This development will change my value on the property were I live for 25 years.

How would you improve the proposal as submitted?

NO

What do you see as some of the outcomes of the proposal?

NO will change are quality life.

What are your overall comments or suggestions?

They can pay me value dropping price to have my promission.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

- 5

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Taylor Road Development

Meeting date:

Project type:

- ☐ Annexation  
☐ Conditional Use  
☒ Zoning Change (rezoning)  
☐ Other

Reviewer name:

Reviewer status:

- ☐ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

No - The area is residential. This proposed development would forever change the environment around our homes in a negative way - as noted below.

How would you improve the proposal as submitted?

By not allowing it

What do you see as some of the outcomes of the proposal?

Noted below

What are your overall comments or suggestions?

Noted below

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

← 1 2 3 4 5 →

Pedestrian friendliness (-5)

Scale (-5)

Compatibility with surrounding uses (-5)

Vehicular circulation (-5)

Traffic impact on neighboring streets (-5)

Negative impact factors to our current neighborhood:

1. ↑ light pollution at night
2. ↑ noise pollution - at almost all hours.
3. ↑ smell pollution from dumpsters, cigarette smoking, buildings.
4. Loss of habitat for the animals - deer, squirrels, raccoons, birds, foxes, etc.
5. Loss of the woods behind my home - a major reason I bought this home!!
6. The city will lose control of the property once it is developed.

\*\*  
more factors  
listed on back

7. Potential for ↑ crime, as provides easy access to our homes
8. ↓ property values for our homes, through no fault of our own.
9. Enormous destruction of the integrity of the Hunters Run neighborhood.
10. The ownership of the facility can then Δ hands, & downgrade or closure as a result.
11. One landowner is dictating Δ for many residents, some of whom have lived here for 30 years (I have lived here for 6+ years and love this neighborhood as it is).

Thank you,  
Patricia M. Mintz  
721 Hunters Run  
614-584-8322



To: Michael Blackford

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name: Trinity  
Taylor Road

Meeting date: 8/17/17

Project type:

Reviewer name: Susan M. Lutz

- ☐ Annexation  
☐ Conditional Use  
☒ Zoning Change (rezoning)  
☐ Other

Reviewer status:

- ☐ Commission Member  
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

No. The surrounding neighborhood on same side of Taylor Rd. are single family homes. The scale of the proposed project is too large of a footprint and will have a negative effect on other property owners on Taylor Rd and on properties on Huber Run that back up to this parcel.

How would you improve the proposal as submitted?

I would reject the proposal. If property is rezoned to some type of multi-family land use, and this company does not proceed, it would allow apartment buildings, condos or hotels.

What do you see as some of the outcomes of the proposal?

Increased traffic on Taylor Rd and surrounding streets. Negative impact on property values in neighborhood. Increased noise from I 290 as neighbors will lose buffer of the woods. There may be an issue regarding underground spring or stream in this neighborhood. Some people already experience basement or back yard flooding over

What are your overall comments or suggestions?

Property should remain zoned single family.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

←

→

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets



# Outcomes of proposal

Loss of woods and wildlife.

Environmental concerns - overload on sewer system; pollution from increase of vehicles  
Safety concerns - influx of facility residents, employees and visitors.  
Could increase crime in neighborhood.

Loss of sense of community: Have many long term property owners in neighborhood. If many of them decide to move, ~~neighbor~~ we would be looking at a period of unstableness in area

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Trilogy Senior Living Rezoning

Meeting date:

August 17, 2017

Project type:

Reviewer name:

Kate Mooring

☐ Annexation

☐ Conditional Use

☒ Zoning Change (rezoning)

☐ Other

Reviewer status:

☒ Commission Member

☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Somewhat: I believe the use is more appropriate than straight office, commercial or industrial. Do have concerns on traffic on Taylor more about how rest of corridor is developed.

How would you improve the proposal as submitted?

Much more buffering (trees) screening landscaping to assist homeowners on the north of property.

What do you see as some of the outcomes of the proposal?

I feel the residential-like use is appropriate; moves so than straight commercial or office use, or hotels.

What are your overall comments or suggestions?

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable

Very appropriate and desirable

N/A

← 1 2 3 4 5 →

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X  
X  
X  
X  
X

X

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

*Trilogy Rezoning*

Meeting date:

*August 17, 2017*

Project type:

- ☐ Annexation  
☐ Conditional Use  
☒ Zoning Change (rezoning)  
☐ Other

Reviewer name:

*Diana Redman*

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

*Concerns: Back parking lot too close to Hartman Run's properties*

How would you improve the proposal as submitted?

*① Green space discussion ② Buffering plans ③ screening*

What do you see as some of the outcomes of the proposal?

*Revised plans with changes based on discussions this evening*

What are your overall comments or suggestions?

*① Existing codes need to be applied to existing poorly maintained residences on Harrison Taylor  
② Concerned with stability (longterm)*

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

← 1 2 3 4 5 →

Pedestrian friendliness						✓
Scale			✓			
Compatibility with surrounding uses				✓		
Vehicular circulation			✓			
Traffic impact on neighboring streets			✓			



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Trilogy Senior Living Rezoning

Meeting date:

8/17/17

Project type:

- ☐ Annexation  
☐ Conditional Use  
☒ Zoning Change (rezoning)  
☐ Other

Reviewer name:

Ron Smith

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

How would you improve the proposal as submitted?

Reduce the footprint to have a smaller facility to not impact residential property on north side.

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

Concerned about back perimeter bordering residential on back.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A



1

2

3

4

5

Pedestrian friendliness

X

Scale

X

Compatibility with surrounding uses

X

Vehicular circulation

X

Traffic impact on neighboring streets

X

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

TRINITY ASSISSED

Meeting date:

8/17

Project type:

- ☐ Annexation  
☐ Conditional Use  
☒ Zoning Change (rezoning)  
☐ Other

Reviewer name:

JORDAN FROMM

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

yes

How would you improve the proposal as submitted?

Keep IN SO or change OCT + Apply  
NORTH of Taylor. ~~NOT~~ Multifamily, NO Spot zoning

What do you see as some of the outcomes of the proposal?

Perhaps purchase residential lot to east to open up  
some density, expand size, ~~reduce~~ near setback  
increase

What are your overall comments or suggestions?

Reduce front setback. Increase rear setback. SO  
or OCT.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X

X

X

X

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Trilogy Senior Living

Meeting date:

2/17/2017

Project type:

- ☐ Annexation  
☐ Conditional Use  
☒ Zoning Change (rezoning)  
☐ Other

Reviewer name:

Mark Seidelmann

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Seems good. I like the use and the limited impact to traffic. The conditional use to Senior living is key

How would you improve the proposal as submitted?

Consideration to the edges of the property is key

What do you see as some of the outcomes of the proposal?

I think that it brings in jobs and a good use of the space.

What are your overall comments or suggestions?

Allowing border residents to provide input on the edge treatment may help buy-in. Make sure signage and aesthetic requirements are met. I like the idea of a front yard Variance to get it close to Taylor is good.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

←

→

1

2

3

4

5

Pedestrian friendliness

X

Scale

X

Compatibility with surrounding uses

X

Vehicular circulation

X

Traffic impact on neighboring streets

X



---

## APPLICATION STAFF COMMENTS

**DUE: Wednesdays - 10 AM**

**To SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:  
T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 748 Taylor Road

**Project Name/Business Name:** DMK Development

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

### Zoning/Rezoning Application

1. The proposed development is not expected to generate 100 trips in the peak hour, therefore a traffic impact study is not expected to be required. The developer has provided a written statement certifying the number of morning and evening peak hour trips for the development which does not warrant a traffic impact study for the development.
2. All proposed access points will be further analyzed during the final development plan process. They must comply with the City of Gahanna Access Management Guidelines.
3. Sanitary Sewer Service for the development will need to be coordinated with the Engineer's Office as part of the Final Engineering Plan review process.
4. Water service for the development will need to be coordinated with the Engineer's Office as part of the Final Engineering Plan review process.
5. Stormwater Management for the site will be required in accordance to City Codes 1193 and 1195. The details of those measures will be reviewed as part of the Final Engineering Plan review process.

### Conditional Use Application

1. No Comment.

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## APPLICATION STAFF COMMENTS

**To SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:  
T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 748, 760 Taylor Road

**Project Name/Business Name:** Trilogy Continuum of Care Facility

SUBMITTED BY:

**Name:** Bonnie Gard **Title:** Planning & Zoning Administrator

**Department:** Service

Zoning Change

This application has been through the Area Commission process.

- 5.728 acres currently zoned SF-3, proposed SO (Suburban Office and Institutional)
- Building to house 115 bed continuing care facility
- Applicant has submitted and adequately addressed the six application criteria required in Section 1133.03(b)
- Applicant has submitted and adequately addressed the requirements of a Traffic Impact Study; Conceptual Plan; Site Analysis Plan; and an Environmental Assessment as listed in the application
- A Conditional Use application has been submitted to accompany the Zoning Change application, requesting that the property be allowed to support a personal care facility per Section 1133.03(b) of the COG. All submission requirements of the application have been met

The Zoning Change is recommended to be recommended to Council

The Conditional Use is recommended to be approved with the condition that the Zoning Change is approved by Council

## Kelly Wicker

---

**From:** Ken Fultz  
**Sent:** Thursday, September 07, 2017 3:18 PM  
**To:** Kelly Wicker  
**Subject:** Staff Review Rezoning and Conditional Use 748-760 Taylor Rd

The Building Division has no comments on the project at this time, since there are no building plans submitted yet.

Ken

## KENNETH W. FULTZ, P.E.

Chief Building Official  
Department of Public Service and Engineering



CITY OF GAHANNA  
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614.342.4113(fax)  
[ken.fultz@gahanna.gov](mailto:ken.fultz@gahanna.gov)  
[www.gahanna.gov](http://www.gahanna.gov)



---

**From:** Kelly Wicker  
**Sent:** Thursday, September 07, 2017 12:58 PM  
**To:** Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>  
**Subject:** Staff Review Rezoning and Conditional Use 748-760 Taylor Rd

Staff,  
Please review the following Applications. Staff comments are due by Thursday September 14th by 12:00pm.

[T:\Zoning\Applications IN PROGRESS\748-760 Taylor Rd Trilogy CU17\748-760 Taylor Rd Trilogy CU17.pdf](#)  
[T:\Zoning\Applications IN PROGRESS\748-760 Taylor Rd Trilogy Z17\748-760 Taylor Rd Trilogy Z17.pdf](#)

Thank you,

## KELLY WICKER

Zoning Clerk  
Department of Public Service  
Division of Building and Zoning



200 S. Hamilton Rd.  
Gahanna, Ohio 43230





# Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230  
Phone: (614) 471-0542

## Development Plan Review Response 2017090801

**Applicant**    **Proposed Continuum of Care Facility**  
**748/760 Taylor Road**  
**Gahanna, OH 43230**

1. The building is wood framed and approximately 79,000 square feet. Fire flow for a VB building is 7500 GPM based on Table B105.1 of the Ohio Fire Code. With a fire sprinkler system, the fire flow can be reduced to 1875 GPM in accordance with B105.2 of the Ohio Fire Code.

### B105.2 Buildings other than one- and two-family dwellings

The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

**Exception:** A reduction in required fire-flow of up to 75 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

TABLE B105.1  
MINIMUM REQUIRED FIRE FLOW AND FLOW DURATION FOR BUILDINGS<sup>a</sup>

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute) <sup>c</sup>	FLOW DURATION (hours)
Type IA and IB b	Type IIA and IIIA b	Type IV and V-A b	Type IIB and IIIB b	Type V-B b		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4

145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750
295,901 -Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750
—	—	191,401 -Greater	138,301-Greater	85,101 -Greater	8,000

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. The minimum required fire flow shall be permitted to be reduced by 25 percent for Use Group R.

b. Types of construction are based on the *International Building Code*.

c. Measured at 20 psi.

**5. 1875 GPM shall required a minimum of two fire hydrants on the property to achieve the required flow, based on Table C105.1 of the Ohio Fire Code.**

TABLE C 105.1

NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS <sup>a,b,c</sup> (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT <sup>d</sup>
1,750 or less	1	500	250
2,000 - 2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500 - 4,000	4	350	210
4,500 - 5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500 - 7,000	7	250	150
7,500 or more	8 or more <sup>e</sup>	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m

- a. Reduce by 100 feet for dead-end streets or roads
- b. Where streets are provided with median dividers which can be crossed by firefighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet- on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.

**2. The building has a height of 38 feet. This shall required an aerial access roadway in accordance with Section D105 of the Ohio Fire Code. This required a 26 foot wide roadway in the immediate vicinity of the building.**

## **Section D105 Aerial Fire Apparatus Access Roads**

### **D105.1 Where required**

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

### **D105.2 Width**

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

### **D105.3 Proximity to building**

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Additional requirements and comments could follow after plans are submitted and the review process starts

September 8, 2017

Date



Steve Welsh, Captain, Fire Marshal



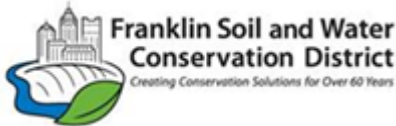
## Kelly Wicker

---

**From:** David Reutter <DReutter@franklinswcd.org>  
**Sent:** Thursday, September 07, 2017 2:19 PM  
**To:** Kelly Wicker  
**Subject:** RE: Staff Review Rezoning and Conditional Use 748-760 Taylor Rd

The existing tree resources on site will be subject to the Gahanna Tree code. A survey is needed and preserved resources protected from damage during construction.

**David S. Reutter, CESSWI #o419**  
**Urban Conservationist**  
**(614) 486-9613 x 127**



1404 Goodale Blvd., Suite 100  
Columbus, Ohio 43212  
Connect with us:



---

**From:** Kelly Wicker [mailto:Kelly.Wicker@gahanna.gov]  
**Sent:** Thursday, September 07, 2017 12:58 PM  
**To:** Staff Review Team - Mifflin  
**Subject:** Staff Review Rezoning and Conditional Use 748-760 Taylor Rd

Staff,  
Please review the following Applications. Staff comments are due by Thursday September 14th by 12:00pm.

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Thank you,

**KELLY WICKER**  
Zoning Clerk  
Department of Public Service  
Division of Building and Zoning



200 S. Hamilton Rd.  
Gahanna, Ohio 43230  
614.342.4025  
614.342.4111(fax)

## Kelly Wicker

---

**From:** Rob Wendling  
**Sent:** Thursday, September 14, 2017 10:42 AM  
**To:** Kelly Wicker  
**Subject:** RE: Reminder Trilogy

My only comment is that there is no mention of City Code 914. There is a large amount of trees that will be removed and a high percentage of impervious surface afterward. Could be added maybe under #2 to be completed / submitted by applicant.

---

**From:** Kelly Wicker  
**Sent:** Wednesday, September 13, 2017 1:01 PM  
**To:** Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>  
**Subject:** Reminder Trilogy

Staff,  
This is reminder that comments are due tomorrow by 12:00pm for the following projects.

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<T:\Zoning\Applications IN PROGRESS\748-760 Taylor Rd Trilogy Z17\748-760 Taylor Rd Trilogy Z17.pdf>

Thank you to those who have already finished their comments.

### **KELLY WICKER**

Zoning Clerk  
Department of Public Service  
Division of Building and Zoning



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[kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov)  
[www.Gahanna.gov](http://www.Gahanna.gov)  
Twitter @CityOfGahanna

## Kelly Wicker

---

**From:** Sheila Murphy  
**Sent:** Thursday, September 07, 2017 2:19 PM  
**To:** Kelly Wicker  
**Subject:** RE: Staff Review Rezoning and Conditional Use 748-760 Taylor Rd

K

I am sure GPD comments will fall in line with FD comments. One question I have is will the facility be a lock-down type or are residents able to come and go as they please? If they have free access will there be some sort of security person staffed at the door? Senior living facilities are often targeted for unauthorized persons/strangers, and thieves. Our first priority is preventing crime for a protected class of citizens. Will this facility also house Alzheimers/dementia patients?

Thanks

S

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**Sent:** Thursday, September 07, 2017 12:58 PM  
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Thank you,

**KELLY WICKER**

Zoning Clerk

Department of Public Service

Division of Building and Zoning



CITY OF GAHANNA

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[www.Gahanna.gov](http://www.Gahanna.gov)  
Twitter @CityOfGahanna



## Kelly Wicker

---

**From:** Sheila Murphy  
**Sent:** Thursday, September 14, 2017 1:23 PM  
**To:** Kelly Wicker  
**Subject:** RE: Reminder Trilogy

I am sure our comments will align with the FD. No concerns from the PD after having follow up information.

---

**From:** Kelly Wicker  
**Sent:** Wednesday, September 13, 2017 1:01 PM  
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Thank you to those who have already finished their comments.

### KELLY WICKER

Zoning Clerk  
Department of Public Service  
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