



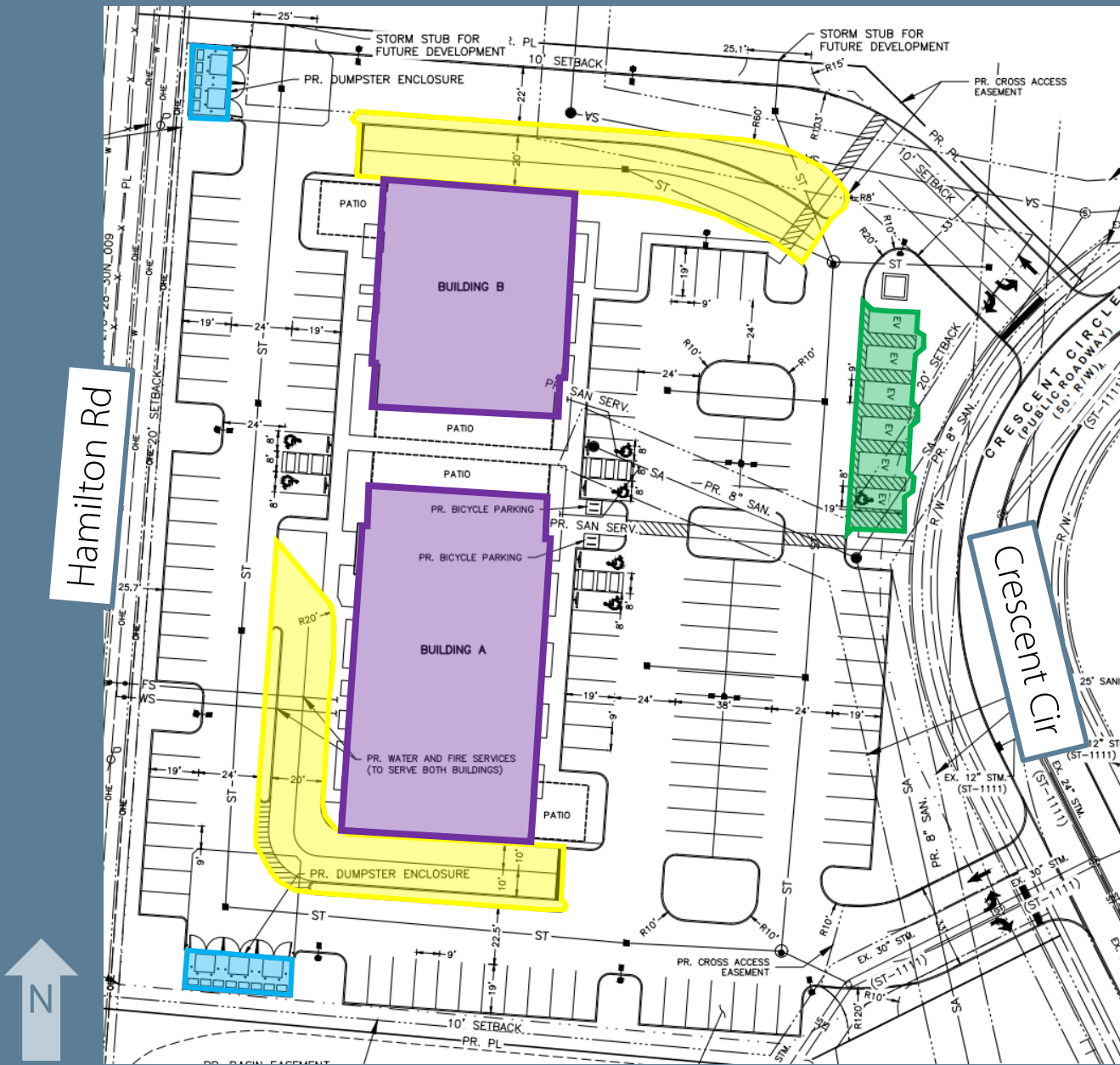
Request Summary

- Major Development Plan and Variance for two new multi-tenant retail/restaurant buildings near Tech Center Dr and Hamilton Rd
 - Building A is ~10,000 SF; Building B is 6,500 SF
 - 8 total tenant spaces, 2 drive thrus, and 2 patio areas
 - Primary materials are burgundy and grey brick with metal accents
 - Materials consistent with MOB development and nearby Sheetz
 - 127 total parking spaces
 - Code requires 126 spaces
 - Includes 6 EV charging spaces as required

Request Summary



- ~3,800 SF of parking lot landscaping required and provided
- All tree planting requirements met
 - 38 parking lot trees
 - Additional 102 cal in per Ch 914
- Parking area screened by hedges along Crescent Cir and Hamilton Rd
- Sidewalk connecting to Crescent Cir frontage



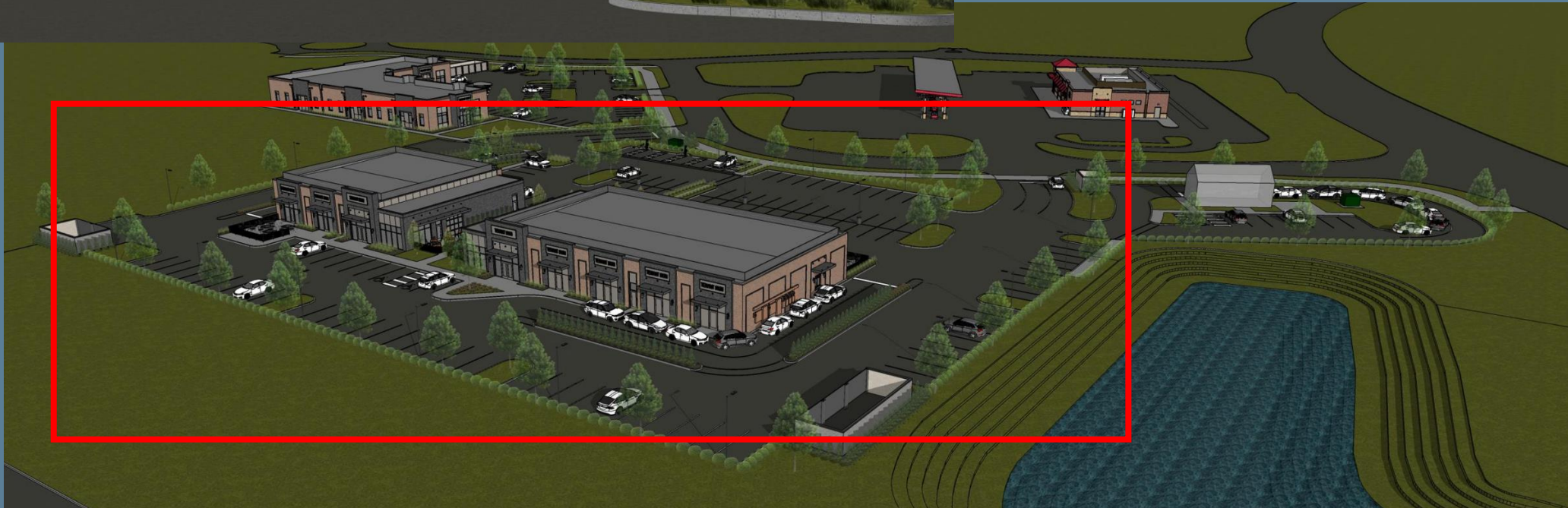
Legend

- Retail buildings
- Dumpster areas
- Drive thru areas
- EV charging

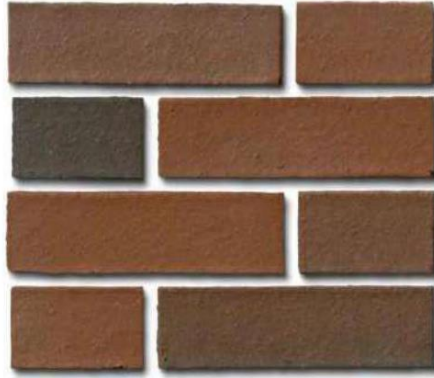
View from
Hamilton Rd



View from
Crescent Cir



MASONRY: MA-1



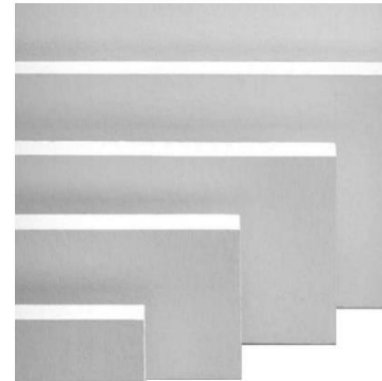
BOWERSTON BRICK
COLOR: 'SANTA FE' WIRE CUT
TEXTURE: SMOOTH
MORTAR COLOR: SPEC MIX SM670 BURGUNDY

MASONRY: MA-2



BOWERSTON BRICK
COLOR: 'CHARCOAL GRAY'
TEXTURE: SMOOTH
MORTAR COLOR: SPEC MIX SM800 BLACK

FC-1



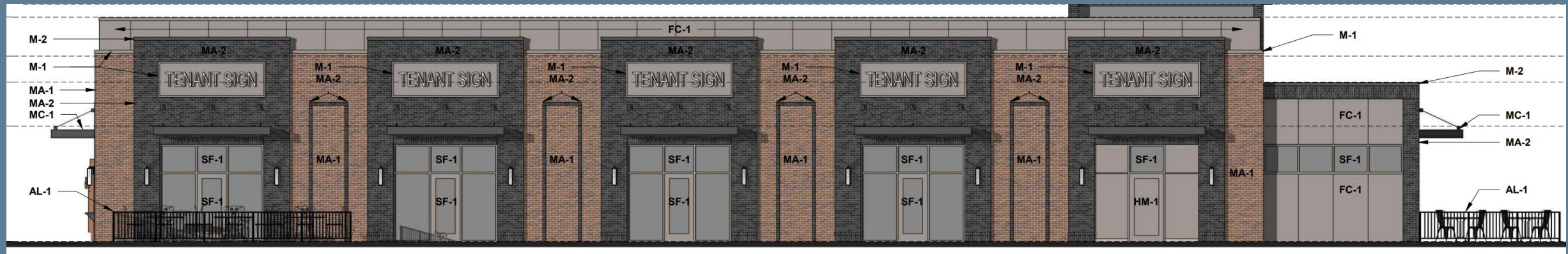
MANUFACTURER: JAMES HARDIE
PANEL AND TRIM (SMOOTH)



PT-1
SHERWIN WILLIAMS
SW 7019
'GAUNTLET GRAY'



PT-2
SHERWIN WILLIAMS
SW 2858
'FAIRFAX BROWN'



Request Summary

- Requested Variances
 - Ch 1107.01(g) – City-wide Design Standards
 - The ground floor primary façade of a commercial building must be at least 25% transparent glass
 - The 4 primary facades are between 3.4-25.4% glass
 - Ch 1109.01(a)(1) – Parking, Access, and Circulation
 - Parking areas must be located to the rear of the primary building
 - Two frontages makes this requirement impossible to meet
 - Ch 1109.02(e) – Setbacks and Structure Placement
 - Dumpsters must be to the rear of the primary building
 - Two frontages also make this requirement impossible to meet
 - 2 dumpster areas located near Hamilton Rd frontage

Request Summary

- **Variance Criteria**

- The variance is not likely to result in substantial damage to the essential character of the neighborhood
- The variance is not likely to result in damage to adjoining properties
- The variance is not likely to affect the delivery of government services
- The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood
- The variance is necessary for the economical use of the property, and such economical use of the property cannot be achieved through another method
- The variance is not likely to undermine the objectives of the land use plan
- Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures
- The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve

Request Summary

- Staff recommends approval of all three Variances
 - The applicant states the 25% glass requirement is difficult to meet due to the new Energy Code requirements from 2024
 - The site has two frontages, making it impossible to locate parking to the rear of the building
 - The parking lot is adequately screened from both ROWs
 - This also makes it difficult to locate the dumpster to the rear
 - Dumpster screening requirements are exceeded with a brick enclosure and landscaping

Request Summary

- **Major Development Plan Criteria**
 - Development meets the applicable development standards of the Zoning Ordinance
 - Development is in accord with appropriate plans for the area
 - Development would not have undesirable effects on the surrounding area
 - Development would be in keeping with the existing land use character and physical development potential of the area

Request Summary

- Staff recommends approval of the Major Development Plan
 - Application meets DP criteria
 - The use is consistent with Code and the surrounding area
 - The building design matches the proposed MOB development and Sheetz
 - All landscaping and setback requirements are met



Gahanna