

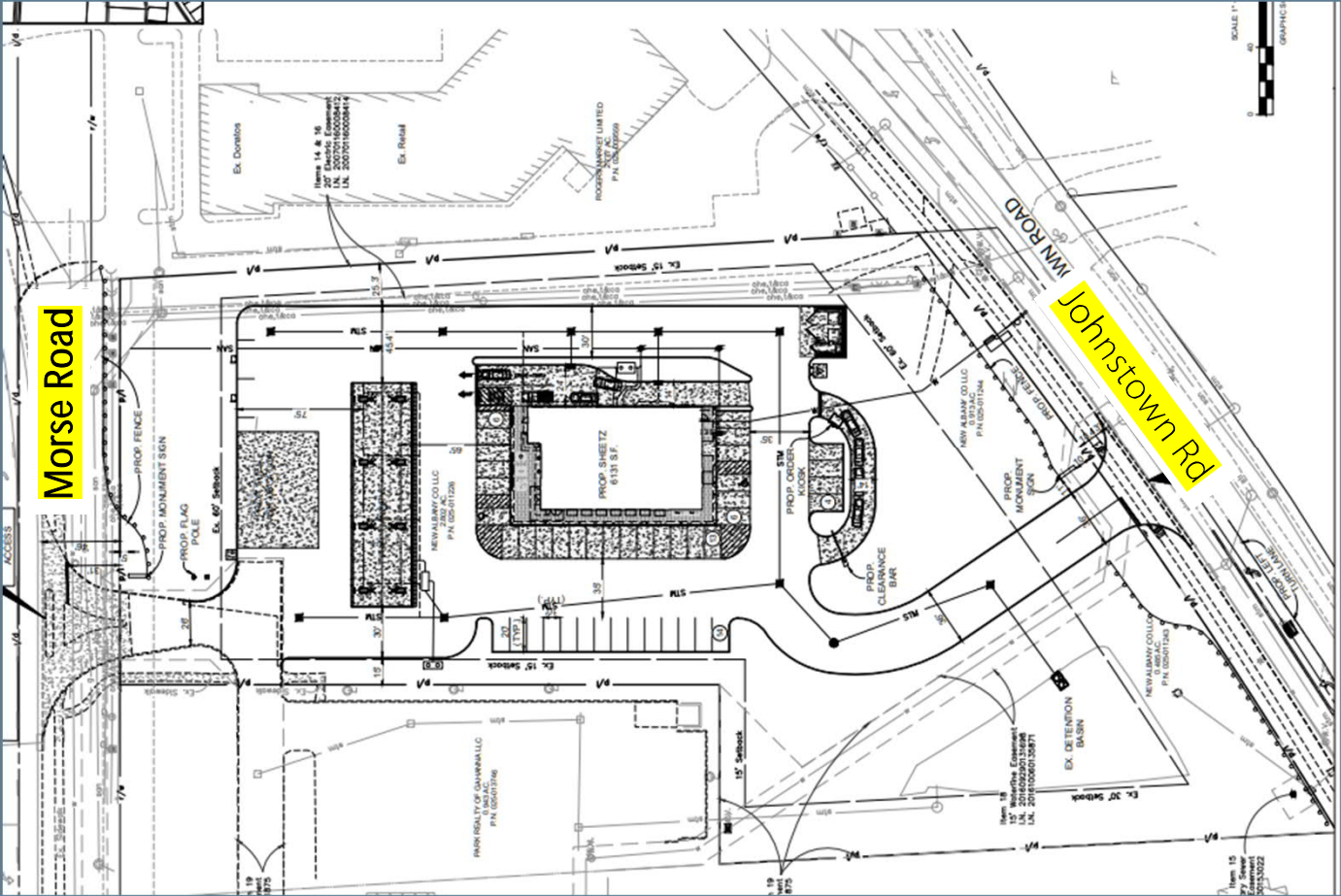
Final Development Plan

- What *is* a final development plan
 - Site plan
 - Where on property development will be located
 - Buildings
 - Parking
 - Access
 - Dumpster
- What *isn't* a final development plan
 - Off site improvements
 - Traffic study not a formal requirement

Final Development Plan

- 4.2 acres
- 6,131 sq. ft. building
 - 240 ft. from Morse Road
 - 180 ft. from Johnstown Road
- 4,866 sq. ft. gas canopy containing 8 pumps/16 gas service stations
 - 130 ft. from Morse Road
- 34 parking spaces required
 - 43 spaces proposed

Final Development Plan



Final Development Plan

- **Final Development Plan Criteria**
 - Meets applicable development standards
 - Variances required
 - Is in accord with appropriate plans for the area
 - Would not have undesirable effects on area
 - Consistent with land use character and development of the area
- PC can approve, approve w/conditions, deny

Design Review

- What *is* a Design Review
 - Building design
 - Materials and color
 - Landscaping
 - Lighting

Design Review

- Building design and materials
 - Façade: Brick veneer; Albany & Ashmont Modular Glen Gary
 - Awnings: Canvas; bronze
 - Roofing: Standing seam metal; Brite Red
 - Trim: Metal coping; dark bronze

Building Design

West
Elevation

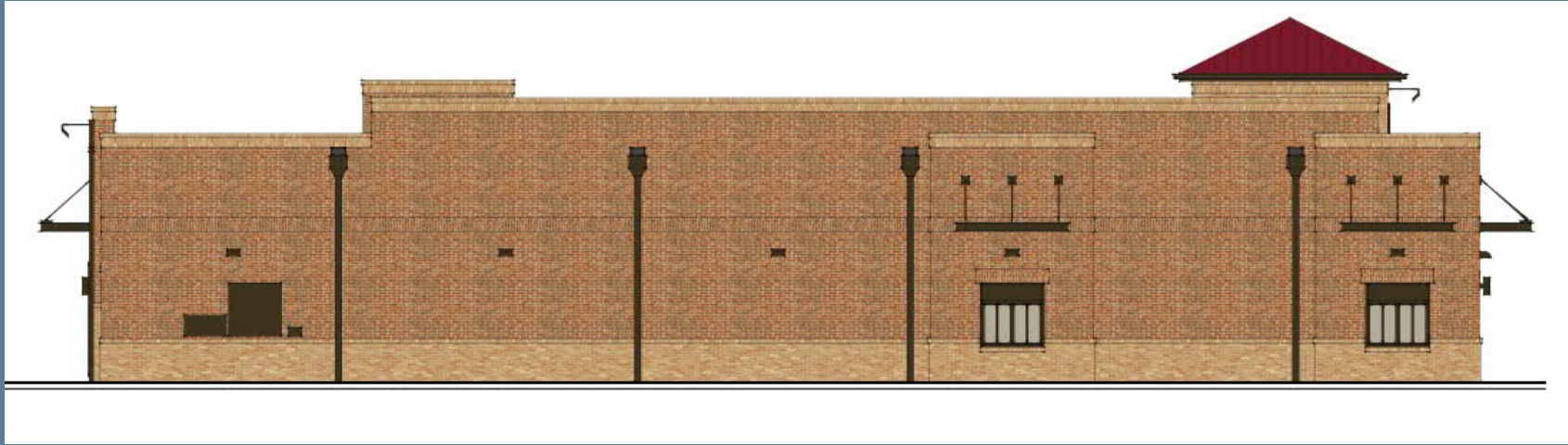


North
Elevation



Building Design

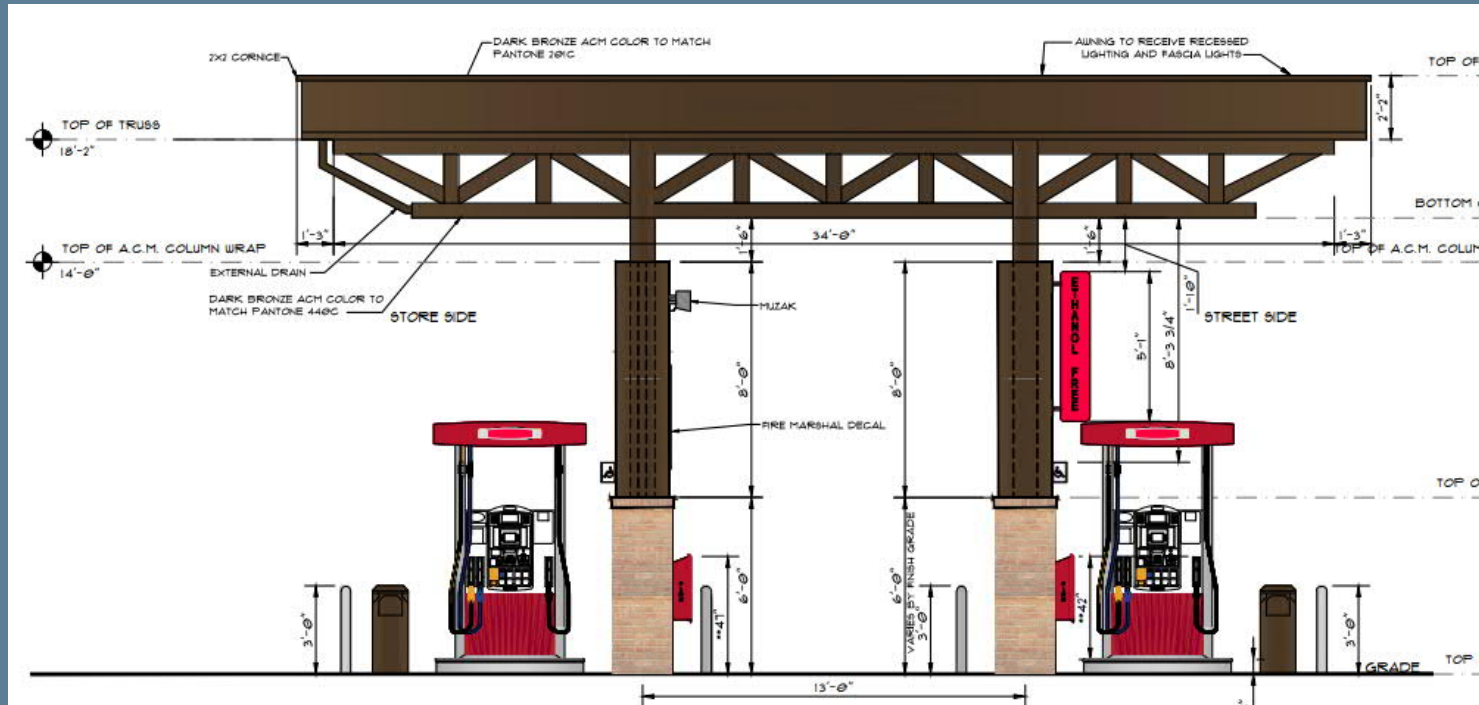
East
Elevation



South
Elevation



Canopy



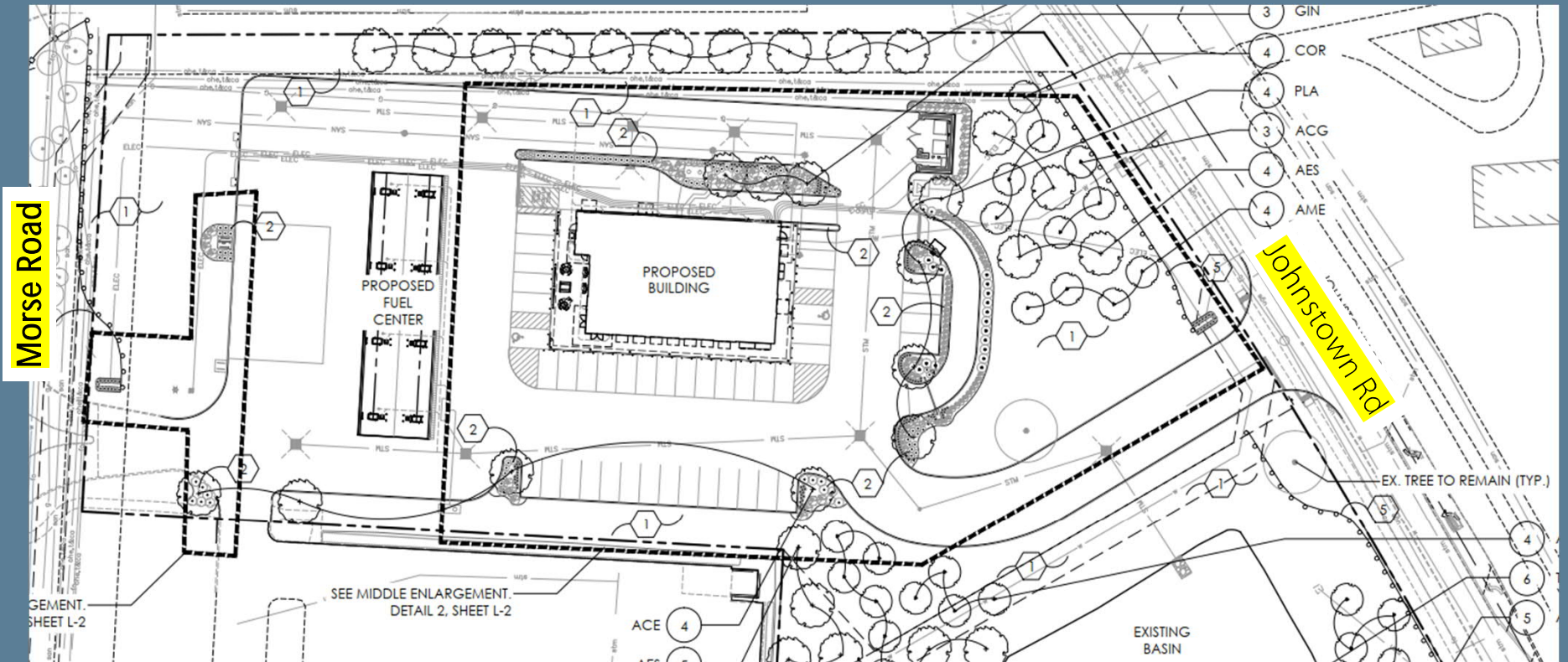


New Albany – 161 and
62

Columbus – Johnstown
and Stelzer



Landscaping

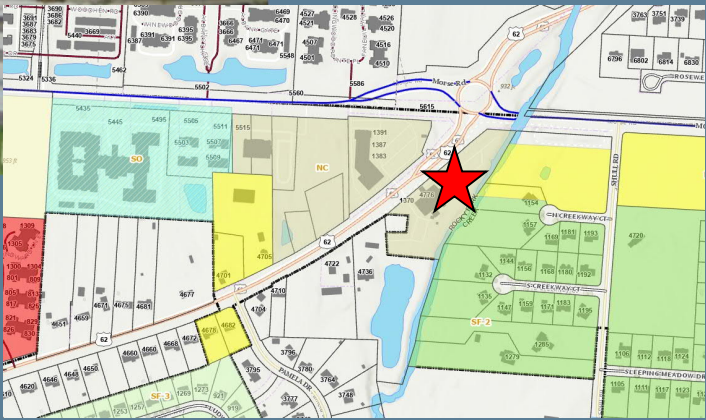


Design Review

- **Design Review Criteria**
 - Stylistically compatibility with existing structures
 - Contributes to the improvement of the design of the district
 - Contributes to the economic and community vitality of the district
 - Maintain, protect, and enhance physical surroundings
- **Design Review District 3 Standards**
 - Materials – brick, stone, decorative aluminum, wood or other materials that enhance the development are encouraged
 - Colors – Specific color schemes should be designed to ensure universal harmony on all commercial developments

Design Review

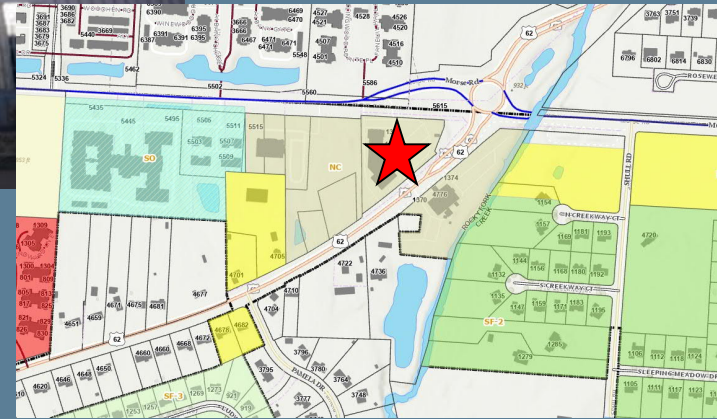
- PC can approve, approve w/modifications, or deny
 - PC may prescribe modification of the proposed architectural design to assure the development complies with the design standards of the district



The Barn– 1370 E Johnstown Rd

PLANNING COMMISSION

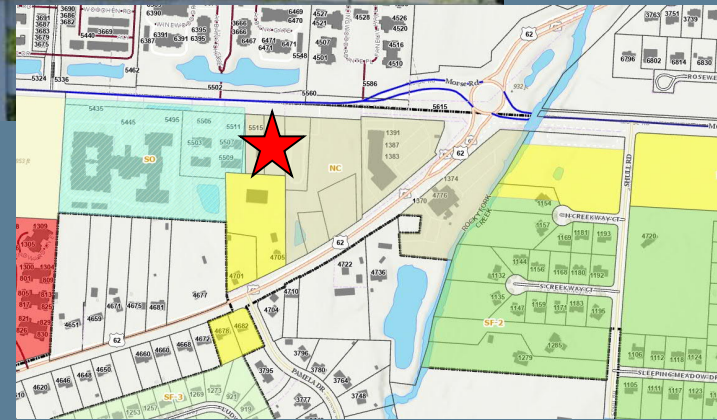
Gahanna



High Bank – 1379 E Johnstown Rd

PLANNING COMMISSION

Gahanna



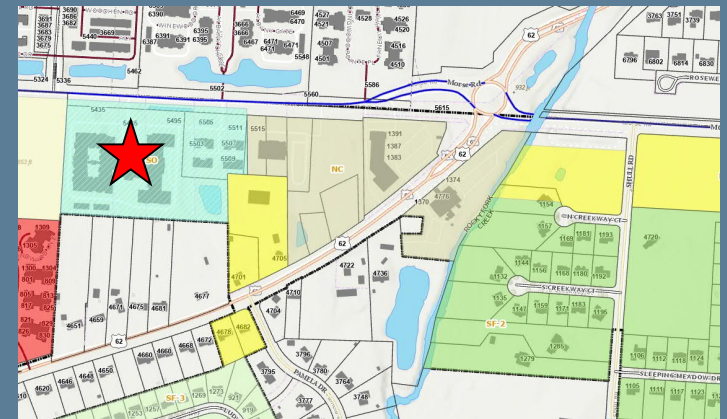
Goddard School – 5515 Morse Rd

PLANNING COMMISSION

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StoryPoint – 5435 Morse Rd



PLANNING COMMISSION

Gahanna

Variance

- Site Plan Variances

1. Dumpsters are required to be located to the rear of the building
 - With frontage on north and south ends of property, a rear yard does not exist
 - Property lacks compliant location for dumpster
 - To be located 60 feet from Johnstown Road and screened by 5-foot fence and cluster of shade trees
2. Required amount of interior landscaping shall be 5% of the total area of parking lot pavement.
 - 37 trees required in interior parking lot in islands/peninsulas
 - 11 trees proposed in interior lot
 - 74 new trees proposed for entire site in addition to trees being preserved
 - Meets intent of landscaping requirement

Variance

Sign Variances

1. **Section 1165.08(a)** – Maximum of 150 sq. ft. of total sign area is permitted
 - a) 222.5 sq. ft. of sign area is proposed.
2. **Section 1165.08(b)(6)** – One ground sign per street frontage is permitted
 - a) 5 ground signs are proposed which includes two monument signs at either street and three drive-thru signs which are considered ground signs by code definition
3. **Signs B.1, B.2:**
 - a) Variance to allow for two projecting signs directed towards the same street where one projecting sign per street frontage is permitted per Section 1165.08(b)(1).
4. **Signs C.1, C.2:**
 - a) Variance to allow a reduced sign setback of 5 feet from the right-of-way of Morse, 10' from Johnstown from the required
 - b) 15-foot setback per Section 1165.08(b)(6)

Variance

Sign Variances

5. Sign D.1

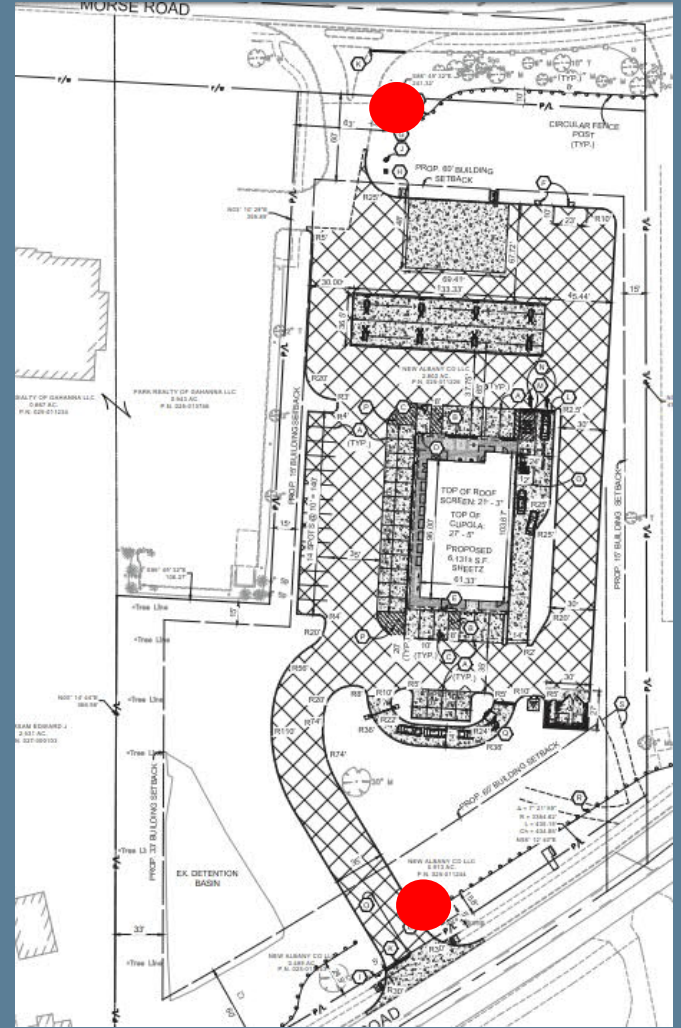
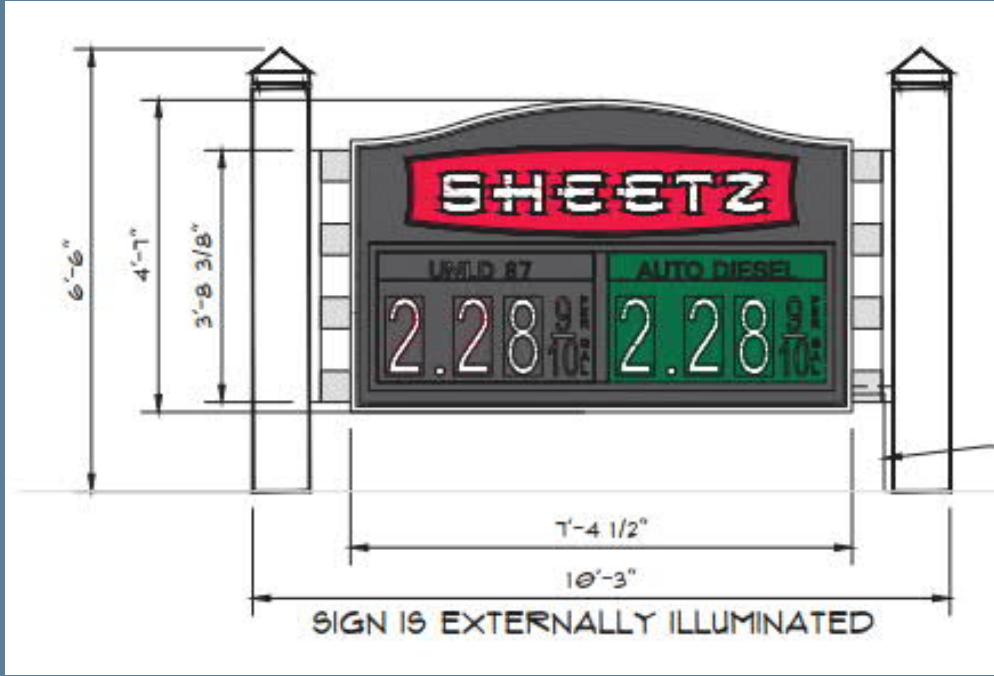
- a) Variance to allow for a clearance bar ground sign at 16.67 sq. ft. and 18 feet in height where the maximum height is 8 feet per Section 1165.08(b)(6)

6. Sign D.2

- a) Variance to allow for an order point ground sign at 23.25 sq. ft. and 13 feet in height where the maximum height is 8 feet per Section 1165.08(b)(6)
- b) Variance to allow for two electronic order screens approximately 1 sq. ft. in area that changes more than once a day where electronic signs may not change more than once a day per Section 1165.09(a)(4)(C)

Ground Signs

33.8 sq. ft. ground sign



Variance

- **Variance Criteria (Site Plan)**
 - There are special circumstances or conditions applying to the land, building or use referred to in the application
 - The granting of the variance is necessary for the preservation and enjoyment of substantial property rights
 - The granting of the application will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood

Variance

- **Variance Criteria (Signs)**
 - Property yield a reasonable return or beneficial use of the property without variance
 - Is the variance substantial
 - Essential character of neighborhood would be substantially altered as result of the variance
 - Feasible alternative other than variance
 - Sign is compatible with design character of immediate area
 - Sign will be hazardous to traffic or detrimental to public safety
- PC may specify size, type, and location of sign or impose or conditions as it may deem to be in the public interest

Variance

- Staff does not support variance requested for reduced setbacks for the ground signs along Morse Rd and Johnstown Rd
 - Reasons for needing variances are not provided
 - Not aware of similar variances being granted
 - Concerns of traffic obstruction by placing signs closer to right-of-way



Gahanna

PLANNING COMMISSION

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Request Summary

- Proposed Signage:

Sign	Description	Location	Area
A.1	"Sheetz" Wall Sign	North elevation	25.94 sf
A.2	"Sheetz" Wall Sign	West elevation	25.94 sf
A.3	"Sheetz" Wall Sign	South elevation	25.94 sf
B.1	Information Sign	Gas Canopy Column	5 sf
B.2	Information Sign	Gas Canopy Column	5 sf
C.1	Ground Sign	Morse Road	33.8 sf
C.2	Ground Sign	E. Johnstown Road	33.8 sf
D.1	Pickup Unit – Clearance Bar	Drive-Thru	16.67 sf
D.2	Pickup Unit – Order Point	Drive-Thru	23.25 sf
D.3	Pickup Unit – Menu Board	Drive-Thru	24.57 sf