



Application for Final Development Plan

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION: All correspondence will be addressed to the applicant.**

*Applicant Name: Spectrum Acquisition Gahanna, LLC *Phone: 303-360-8812
*Applicant Address: 200 Spruce Street, #200, Denver, CO 80230 *Fax: 303-360-8814
*Applicant Email: cenyeart@spectrumretirement.com
*Applicant's Relationship to Project: Land Owner Option Holder Cont. Purchaser Agent

*Name of Final Development Plan: Three Creeks Senior Living Cottages
*Address of Final Development Plan: 5495, 5511, 5505 Morse Road, Columbus, Ohio 43230
*Parcel ID# 025-011235, 025-011236, 025-011239 *Total Acreage 2.55 +/- *Current Zoning NC - Neighborhood Commercial
L-SO- Suburban Office and Institutional pending
*Project Description: The development of independent living residential units that will become part of the adjacent project, specifically 4 cottages buildings, each containing 2 independent living units.

*Applicant's Signature: [Signature] *Date 6/28/2016
Spectrum Acquisition Gahanna, LLC
John M. Sevo, Manager

ADDITIONAL CONTACT INFORMATION:

Property Owner Name: The New Albany Company LLC Phone: 614.939.8000
Property Owner Address: 8000 Walton Pkwy, Suite 120, New Albany, Ohio 43054 Fax: 614.939.8235
Contact Name: David Hodge, Esq., attorney for The New Albany Co. Email: david@uhlawfirm.com

Developer Name: Spectrum Acquisition Gahanna, LLC Phone: 303-360-8812
Developer Address: 200 Spruce Street, Suite 200, Denver, CO 80230 Fax: 303-360-8814
Contact Name: Rebecca Givens, Esq. Email: rgivens@spectrumretirement.com

***SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.**

1. A Pre-Application Conference shall be scheduled with the Planning and Development Department.
2. A plan that complies with the Final Development Plan requirements stated in Chapter 1108.
3. A plan that complies with the 2011 State of Ohio Fire Code Fire Service Requirements.
4. Three (3) copies of plans: 24x36 size **folded** (not rolled) to 8 1/2 X 11 size prior to submission.
5. One (1) digital copy of completed application and associated plans.
6. A list of contiguous property owners and their mailing addresses.
7. Pre-printed mailing labels for all contiguous property owners.
8. Completed Final Development Plan Checklist from page 2 of this application.
9. Notarized Agreement to Build as Specified document from page 3 of this application.
10. Application Fee of \$500.

In accordance with Chapter 1108 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____.

Planning & Zoning Administrator's Signature _____ Date _____

For Internal Use:
SunGard File No. 16070006
PC File No. FDP-11-2016
Public Hearing Date: _____



RY(Received) [Signature]

BY: (Paid) 0000011729

(Accepted by PZA)



Engineers, Surveyors, Planners, Scientists

Letter of Transmittal

Company Name: City of Gahanna
Contact Name: Bonnie Gard
Address: 200 S. Hamilton Rd
City/State/Zip: Gahanna, Ohio 432030
Department/Floor#: Building & Zoning
Phone #: 614-342-4011

From: Trish Brown
Date: June 29, 2016
Job no.: 2016-0672
Subject: Three Creeks Senior Living Cottages
Final Development Plan, Design
Review, and Rezoning

We are sending you herewith via: Courier U.S. Mail Fed. Ex.
The following items: copies originals CD

Copies	Number of sheets	Description
1	4	Application for Final Development Plan and Checklist
1	6	Application for Certificate of Appropriateness Design Review, Checklist, and Materials List
1	2	Application for Zoning Change
1	3	Application for Conditional Use
1	2	Application for Subdivision Without Plat
1	1	Comprehensive Fee Check for Five Submitted Applications (Check #11729 \$1,455)
4	2	Final Development Plan (Full Size and Half Size)
4	4	Certificate of Appropriateness Plan (Full Size and Half Size)
4	2	Lighting Plan (Full Size and Half Size)
1	-	Architectural Elevations Mounted on Foam Board
1	2	Site Photographs
5	1	Address Labels
5	1	Contiguous Owner List
1	2	Conditional Use Statement
10	1	Legal Description
1	2	Limitation Text
1	-	CD with FDP, COA Plan, and Rezoning PDFs

These are transmitted as checked below:

- for approval
- for your file
- as requested
- for review & comment
- for execution / signatures
- [other]

Remarks:

Please find enclosed the submittal documents for the Final Development Plan, Design Review, and Rezoning for the above mentioned project. If you have any questions or require additional information, please do not hesitate to contact me directly at (614) 775-4396 or pbrown@emht.com.

For EMH&T: Sydney Wilson (for Patricia Brown)
Patricia A. Brown, PE



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the Applicant/Property Owner/Developer/Business Owner
(Please Circle One)

Spectrum Acquisition Gahanna, LLC

(Please Print Name)

for Three Creek Senior Living Cottages

(Please Print Final Development Plan Name & Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You also agree that any necessary change(s) to the project must go back through the Planning Commission process to amend the plans unless otherwise approved Administratively by the Department of Development.

Spectrum Acquisition Gahanna, LLC

Signature

By:

John M. Sevo, Manager

Date

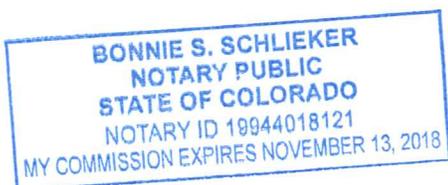
June 28, 2016

Bonnie S. Schlieker
(Signature of Notary)

June 28, 2016

(Date)

Stamp/Seal



Final Development Plan Checklist

Applicant
Or Agent

Planning & Zoning
Administrator

A. The Final Development Plan shall contain the following:

1. Scale: Minimum – one inch equals 100 feet.
2. The proposed name of the development, approximate total acreage, north arrow, and date.
3. The names of any public and/or private streets adjacent to or within the development.
4. Names and addresses of owners, developers and the surveyor who designed the plan.
5. Vicinity map showing relationship to surrounding development and its location within the community.
6. Natural features currently within proposed development, including drainage channels, tree lines bodies of water, and other significant features.
7. Current zoning district, building and parking setbacks.
8. Proposed location, size and height of building and/or structures.
9. Proposed driveway dimensions and access points.
10. Proposed parking and number of parking spaces.
11. Distance between buildings.
12. List of adjacent property owners for notification.
13. Reduced site plan suitable for showing on an overhead projector.
14. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc.

B. In addition to the aforementioned requirements, the developer shall submit a table of development calculations. This table shall include:

1. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed).
2. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage).
3. Setback calculations, (if needed).
4. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, and number of trees proposed).

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

 N/A

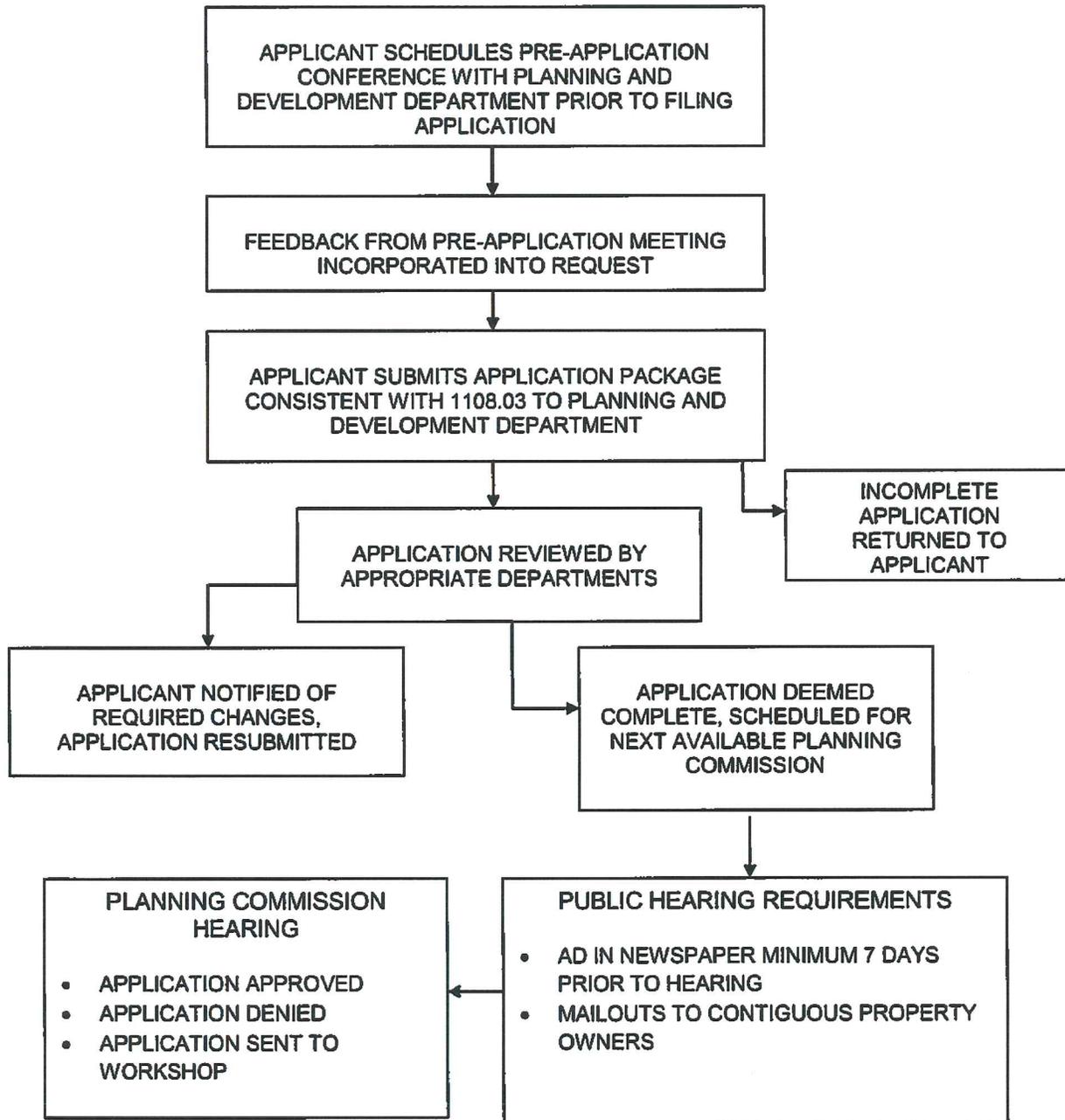
 N/A

C. The Final Development Plan should provide preliminary details regarding stormwater management, availability of utilities, necessary easements for construction, and other similar information as applicable. Details may be addressed on the plan or within a narrative summary. Information should be sufficient to demonstrate how these areas will generally be addressed.



CITY OF GAHANNA

FINAL DEVELOPMENT PLAN PROCEDURES



APPLICANT:

Spectrum Acquisition Gahanna, LLC
200 North Spruce Street
Denver, Colorado 80230

PROPERTY OWNER:

The New Albany Company LLC
8000 Walton Parkway, Suite 120
New Albany, Ohio 43054

ATTORNEY:

David Hodge, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

CONTIGUOUS PROPERTY OWNERS:

Warren and Carolyn Roberts
1382 Evaline Drive
Columbus, Ohio 43224

Edward Doersam
P.O. Box 30874
Columbus, Ohio 43230

Albany Glen LLC
250 East Broad Street, Suite 1100
Columbus, Ohio 43215

Site Photos for Three Creeks Senior Living Cottages



Street View from Morse Rd at Center of Site (Facing South)



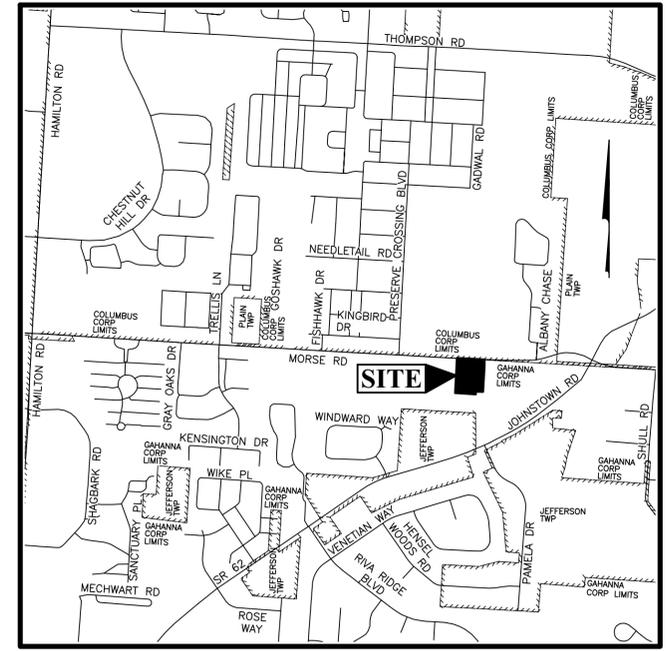
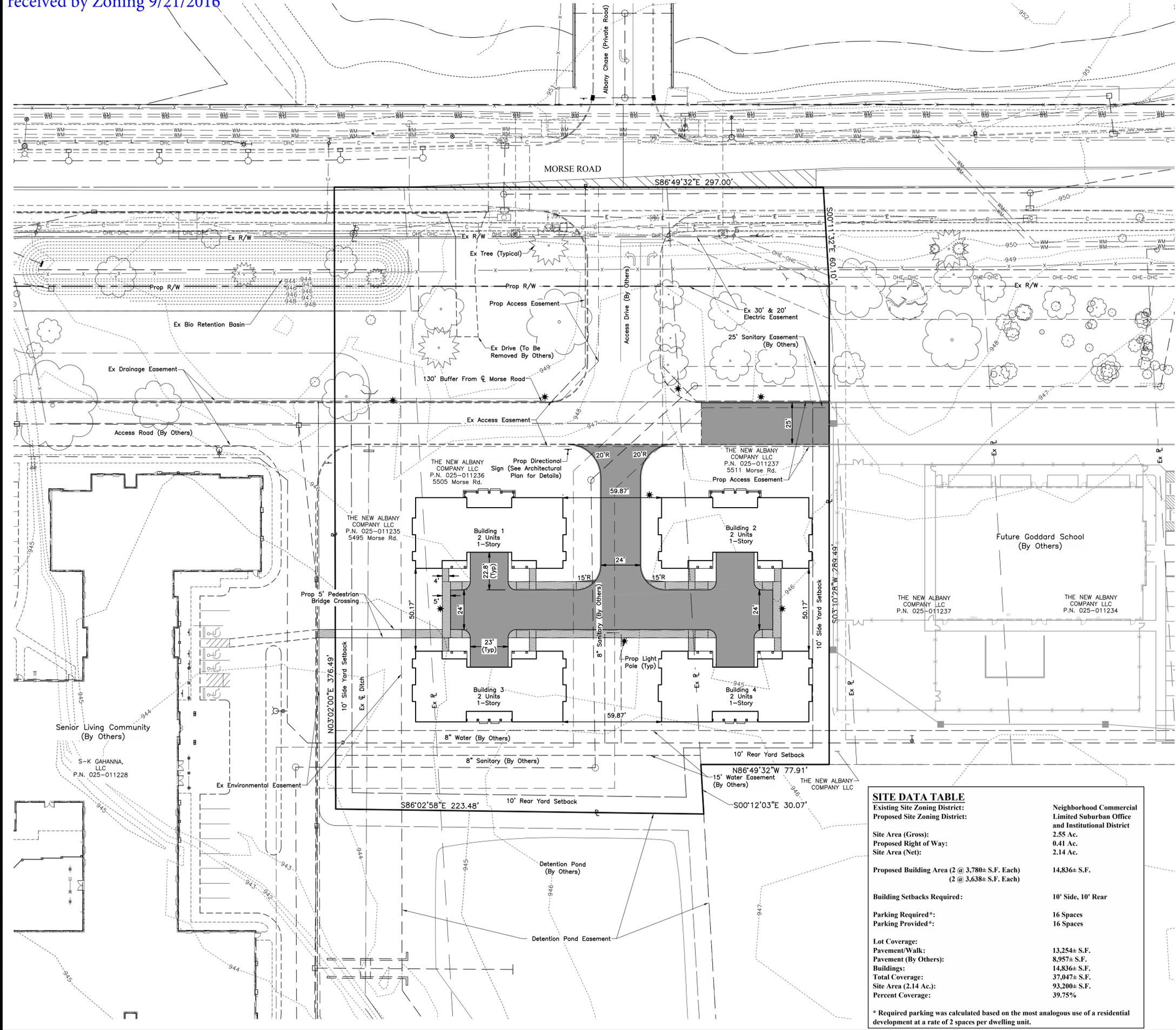
Street View from Morse Rd Just East of Site (Facing South)



Street View from Morse Rd Just West of Site (Facing South)



Aerial View



LOCATION MAP
Scale: N.T.S.

LEGEND

- SAN — Existing Sanitary
- STM — Existing Storm
- WM — Existing Water Main
- GM — Existing Gas Main
- L — Existing Underground Lighting
- GM — Existing Communication Duct
- OHC — Existing Overhead Communication
- OHC-OHC — Existing Overhead Communication and Electric
- C — Existing Communication
- — Proposed Property Line
- Proposed Pavement
- ▨ Proposed Sidewalk

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

NOTES
All radii are 5' unless otherwise noted.
All Dimensions given are measured to the face of curb.
All radius dimensions given are measured along the face of curb.

Overall site plan and landscape plan layout subject to change based on final engineering.

SITE DATA TABLE

Existing Site Zoning District:	Neighborhood Commercial Limited Suburban Office and Institutional District
Proposed Site Zoning District:	2.55 Ac.
Site Area (Gross):	0.41 Ac.
Proposed Right of Way:	2.14 Ac.
Site Area (Net):	14,836± S.F.
Proposed Building Area (2 @ 3,780± S.F. Each):	16 Spaces
Proposed Building Area (2 @ 3,638± S.F. Each):	16 Spaces
Building Setbacks Required:	10' Side, 10' Rear
Parking Required*:	16 Spaces
Parking Provided*:	16 Spaces
Lot Coverage:	13,254± S.F.
Pavement/Walk:	8,957± S.F.
Pavement (By Others):	14,836± S.F.
Buildings:	37,047± S.F.
Total Coverage:	93,200± S.F.
Site Area (2.14 Ac.):	39.75%
Percent Coverage:	

* Required parking was calculated based on the most analogous use of a residential development at a rate of 2 spaces per dwelling unit.

DEVELOPER
Spectrum Retirement Communities
200 Spruce St.
Suite 200
Denver, CO 80230
Contact: Clinton Enycart
Phone number: (303) 360-8812
Email: cencycart@spectrumretirement.com

ENGINEER/SURVEYOR
EMH&T
5500 New Albany Road
Columbus, OH 43054
Contact: Patricia Brown, PE
Phone number: (614) 775-4396
Email: pbrown@emht.com

PROJECT DESCRIPTION
The Three Creeks Senior Living Cottages development includes the construction of four 3,638-3,780 square foot one-story residential buildings.

STORMWATER MANAGEMENT
The storm water for this project will be controlled by a proposed offsite pond (by others) at the southern end of the site.

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THREE CREEKS
SENIOR LIVING COTTAGES



DATE	September, 2016
SCALE	1" = 30'
JOB NO.	2016-0672
SHEET	



SCALE: 3/16"=1'-0"
0' 5' 10' 20'

THREE CREEKS SENIOR LIVING COTTAGES

COTTAGES 1 & 2 - ELEVATIONS

9/14/16





West



East

HIGHEST POINT
25'-3"

T.O. PLATE
10'-0"

T.O. PLATE
8'-0"

LEVEL 1
0'-0"



South

ARCHITECTURAL GRADE SHINGLES

WOOD-FRAMED DORMER WITH SHINGLES AND SIDING TO MATCH BUILDING

DECORATIVE TRIM DETAILS

BRICK VENEER TO MATCH ADJACENT BUILDING

GLAZING

LAP STYLE SIDING TO MATCH ADJACENT BUILDING

ARCHITECTURAL GRADE SHINGLES

DECORATIVE TRIM DETAILS

GLAZING

8" PVC POST AND TRIM

BRICK VENEER TO MATCH ADJACENT BUILDING

HIGHEST POINT
25'-3"

T.O. PLATE
10'-0"

T.O. PLATE
6'-0"

LEVEL 1
0'-0"



North

ARCHITECTURAL GRADE SHINGLES

WOOD-FRAMED DORMER WITH SHINGLES AND SIDING TO MATCH BUILDING

DECORATIVE TRIM DETAILS

BRICK VENEER TO MATCH ADJACENT BUILDING

10" PVC POST AND TRIM

GLAZING

SCALE: 3/16"=1'-0"

0' 5' 10' 20'

THREE CREEKS SENIOR LIVING COTTAGES
COTTAGES 3 & 4 - ELEVATIONS

9/14/16

600 Emerson Rd. Suite 401 . St Louis, Missouri 63141 . p:314.521.0123 . www.vesselarchitecture.com



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: Morse Road

Project Name/Business Name: Three Creeks Senior Cottages

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

This request was recently considered by Planning Commission through a rezoning application. The proposal is essentially an expansion of the recently approved and under construction Three Creeks Senior Living project. The requested final development plan (FDP) and design review (DR) appear to be consistent with both the overlay text and the site under construction.

The property is located within the North Triangle Concept Plan. The Plan was adopted in 1997 and consists of a few key principles and objectives relative to these requests. It should be noted that the Plan is meant to be used as a guide. Strict adherence to the Plan is not required.

- Properties fronting Morse Road shall provide an open space corridor of 150 feet as measured from the centerline.

The FDP depicts a 130' buffer from the centerline of Morse Road. This buffer width is consistent with previous approvals for Three Creeks Senior Living immediately adjacent to the west and for Goddard Daycare to the east.

- The land use is designated Mixed Use.

The proposed use and zoning is consistent with the land use of Mixed Use.

- Access points on major streets should be discouraged at intervals less than 600'.

The project has shared access with adjacent commercial properties. Shared access is a goal of the Plan as it reduces the need for additional access points.

Planning and Development staff recommend approval of the FDP and DR.

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: 870 E Johnstown Rd

Project Name/Business Name: Clotts Road Condos

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

General Comments

- A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk.

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review.
- The location of the drive and the use of the existing access drive is acceptable to our office.
- Sidewalk should be considered along the frontage of the development.

Sanitary Sewer

- There is an existing 8 inch sanitary sewer located onsite that can be accessed to provide sanitary sewer service for the development.

Water Service

- There is an existing 8 inch water line located onsite. This line can be tapped to provide service to the development for both domestic and fire suppression.

Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

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Project/Property Address or Location: 5495,5511,5505 Morse Road

Project Name/Business Name: Three Creeks Senior Living Cottages

SUBMITTED BY:

Name: Bonnie Gard Title: Planning & Zoning Administrator

Department: Public Service

SWP – The lot splits are necessary to the creation of a ± 2.55 acre parcel to house the senior living cottages next to the existing Three Creeks Senior Living project on Morse Road.

FDP- The proposed project will consist of four buildings housing two units each covering $\pm 14,836$ sq ft. These units will accommodate independent living while offering all services provided by the main campus building. Each unit will have two off street parking spaces for a total of 16 spaces for the project. All setbacks have been met. The access from Morse Road for the project will be shared with the proposed Goddard School, and will connect to the main campus building.

DR – Exterior finishes are brick veneer, a small amount of lap style siding, and dimensional shingles. Windows, gutters and downspouts are white. Elevations for buildings one and two differ slightly from those of three and four to provide architectural interest. Site lighting will be provided by LED cut off fixtures. Landscaping is plentiful and appealing.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

Project/Property Address or Location: Morse Road

Project Name/Business Name: Three Creeks Senior Cottages

Senior Living Cottages

Morse Road

Gahanna, OH 43230

Morse Rd. – Senior Living Cottages

The fire division has submitted comments to the architect about the fire sprinkler system.

Since there are less than 30 units, there are no roadway requirements from the fire division, but they are sharing the widened drive that is serving The Goddard School.

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

September 21, 2016

Date



Steve Welsh, Captain, Fire Marshal