


FINAL DEVELOPMENT PLAN 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: 1075 E. Johnstown Road, Gahanna, OH 43230		Project Name/Business Name (if applicable): The Emelia School	
Parcel ID No.(s): 025-011936	Current Zoning: SO - Suburban Office	Total Acreage: 0.761 acre	
Project Description: Modification of an existing day care facility. Improvements include a 500 s.f. building addition and expansion/modification of the existing parking lot.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Mike Balakrishnan		Applicant Address: 7630 Red Bay Court, Dublin, OH 43016	
Applicant E-mail: mike@celmark.com		Applicant Phone No.: 614-783-8007	
BUSINESS Name (if applicable): 1075 Johnstown LLC			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect Bhakti Bania c/o BBCO Design		614-443-2624 / bhakti@bbcodesign.com	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

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:  Date: 10-12-17

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

INTERNAL USE

Zoning File No. FDP-0045-2017
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 10-18-17

PAID: \$ 500.00
DATE: 10-18-17
CHECK#: 3874

FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

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

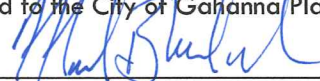
STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1108 (visit www.municode.com) & Chapter 914 , Tree Requirements	✓			
	2. Review the State of Ohio Fire Code Fire Service Requirements		✓		
	3. Pre-application conference with staff	✓			
FINAL DEVELOPMENT PLAN shall contain the following:					
	4. Scale: Minimum - one inch equals 100 feet.	✓			
	5. The proposed name of the development, approximate total acreage, north arrow, and date	✓			
	6. The names of any public and/or private streets adjacent to or within the development	✓			
	7. Names and addresses of owners, developers and the surveyor who designed the plan	✓			
	8. Vicinity map showing relationship to surrounding development and its location within the community	✓			
	9. Natural features currently within proposed development, including drainage channels, tree lines, bodies of water, and other significant features	✓			
	10. Current zoning district, building and parking setbacks	✓			
	11. Proposed location, size and height of building and/or structures	✓			
	12. Proposed driveway dimensions and access points	✓			
	13. Proposed parking and number of parking spaces	✓			
	14. Distance between buildings		✓		
	15. 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.		✓		
THE DEVELOPER SHALL SUBMIT A TABLE OF DEVELOPMENT CALCULATIONS. TABLE SHALL INCLUDE:					
	16. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)	✓			
	17. 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)	✓			
	18. Setback calculations, (if needed)		✓		
	19. 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)	✓			
	20. List of contiguous property owners & their mailing address	✓			
	21. Pre-printed mailing labels for all contiguous property owners	✓			
	22. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓			
	23. Application & all supporting documents submitted in digital format	✓			
	24. Application & all supporting documents submitted in hardcopy format	✓			
	25. Authorization Consent Form Complete & Notarized (see page 3)	✓			

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

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature:  Date: 10/31/17



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

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, Srinath (Mike) Balakrishnan, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Eric Chenevey 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: [Signature] Date: 10/12/17

AUTHORIZATION TO VISIT THE PROPERTY

I, Srinath (Mike) Balakrishnan, 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: [Signature] Date: 10-12-17

Subscribed and sworn to before me on this 12 day of October, 2017.
State of Ohio County of Franklin
Notary Public Signature: [Signature]



MITRA FUGATE
Notary Public, State of Ohio
My Commission Expires
April 17, 2021

AGREEMENT TO COMPLY AS APPROVED

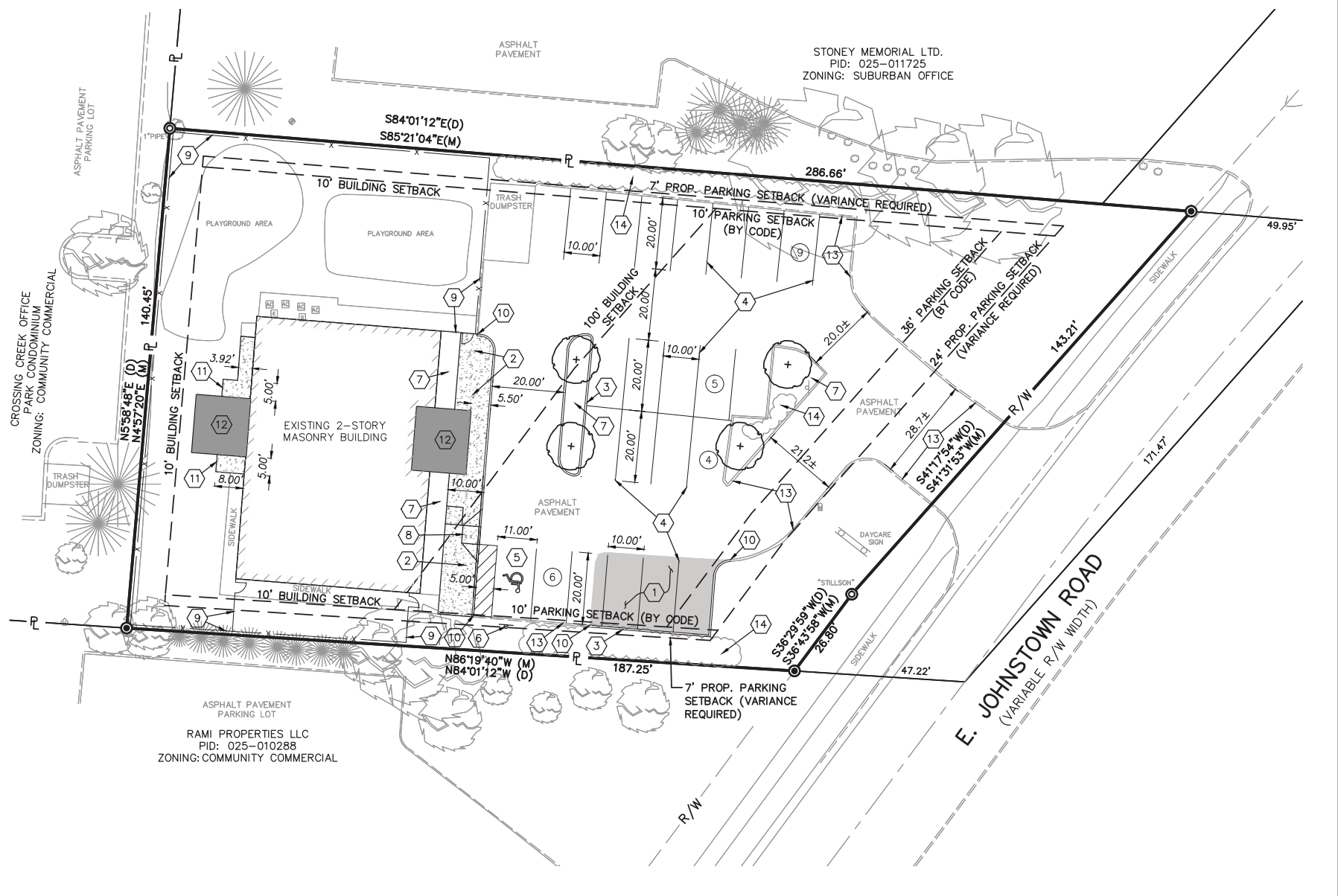
I, Srinath Balakrishnan, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 10-12-17

Subscribed and sworn to before me on this 12 day of October, 2017.
State of Ohio County of Franklin
Notary Public Signature: [Signature]



MITRA FUGATE
Notary Public, State of Ohio
My Commission Expires
April 17, 2021



OWNER/DEVELOPER:
1075 JOHNSTOWN LLC
 7630 RED BAY COURT
 DUBLIN, OH 43016
 CONTACT: MIKE BALAKRISHNAN
 PHONE: (614) 783-8007
 MIKE@CELMARK.COM

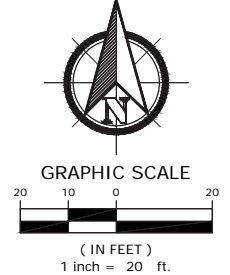
ARCHITECT:
BBCO DESIGN
 2029 RIVERSIDE DR., SUITE 202
 COLUMBUS, OH 43221
 CONTACT: BHAKTI BANIA
 PHONE: (614) 795-2549
 BHAKTI@BBCODESIGN.COM

ENGINEER:
IBI GROUP
 635 BROOKSIDE BLVD.
 WESTERVILLE, OH 43081
 CONTACT: ERIC CHENEVEY
 PHONE: (614) 818-4900 x2041
 FAX: (614) 818-4901
 ERIC.CHENEVEY@BIGROUP.COM

SURVEYOR:
IBI GROUP
 635 BROOKSIDE BLVD.
 WESTERVILLE, OH 43081
 CONTACT: DAVE CHIESA
 PHONE: (614) 818-4900 x2039
 FAX: (614) 818-4901
 DAVID.CHIESA@BIGROUP.COM



LOCATION MAP
NO SCALE



DEFINING THE CITIES OF TOMORROW
 635 Brookside Boulevard
 Westerville, OH 43081
 Contact: Eric Chenevey
 614-818-4900 ext. 2041
 Fax: 614-818-4901
 www.ibigroup.com

SITE DATA

ADDRESS: 1075 E. JOHNSTOWN ROAD, GAHANNA, OHIO 43230
 TAX DISTRICT/PARCEL: 025-011936
 SITE AREA: 0.761 ACRE = 33,149 S.F.±
 ZONING: SO, SUBURBAN OFFICE

EXISTING USE: DAY CARE
 PROPOSED USE: DAY CARE
 EXISTING BUILDING HEIGHT: 36'
 PROPOSED BUILDING HEIGHT: 36'

EXISTING BUILDING AREA: 7,200 S.F. (3,600 S.F. PER STORY)
 PROPOSED BUILDING AREA: 7,200 S.F. EXISTING (3,600 PER STORY)
 500 S.F. PROPOSED ADDITION
 7,700 S.F. TOTAL

EXISTING PARKING SPACES: 2 HANDICAP SPACES
 22 STANDARD SPACES
 24 TOTAL
 REQUIRED PARKING SPACES: 12 TEACHERS 12 X 1 = 12 SPACES
 1 ADMINISTRATOR 1 X 1 = 1 SPACE
 103 STUDENTS 103/6 = 17 SPACES
 TOTAL = 30 SPACES

PROPOSED PARKING SPACES: 1 HANDICAP SPACES
 23 STANDARD SPACES
 24 TOTAL
 SETBACKS: BUILDING - 100' FRONT
 10' SIDE AND REAR
 PARKING - 36' FRONT (BY CODE)
 24' FRONT (PROPOSED - VARIANCE REQUIRED)
 10' SIDE AND REAR (BY CODE)
 7' SIDE (PROPOSED - VARIANCE REQUIRED)

PARKING LANDSCAPING: PAVEMENT AREA = 11,797 S.F.
 REQUIRED PARKING LANDSCAPE AREA = 5% X 11,797 S.F. = 590 S.F.
 PROVIDED PARKING LANDSCAPE AREA = 656 S.F.

2" CALIPER TREES REQUIRED = 1 / 100 S.F. = 656 / 100 = 7
 2" CALIPER TREES PROVIDED = 7 (4 NEW + 3 EXISTING)
 LOT COVERAGE: EXISTING + PROPOSED BUILDING FOOTPRINT AREA = 4,100 S.F.
 BUILDING LOT COVERAGE = 4,100 / 33,149 = 12.37% < 50% MAXIMUM
 IMPERVIOUS AREA: BUILDING = 4,100 S.F.
 PAVEMENT = 11,797 S.F.
 SIDEWALK = 2,224 S.F.
 18,121 S.F. = 0.416 ACRE
 PERVIOUS AREA = 15,028 S.F. = 0.345 ACRE
 IMPERVIOUS LOT COVERAGE = 18,121 / 33,149 = 54.67% < 75% MAXIMUM

PROPOSED HANDICAP PARKING SIGNS
 NOTES: SIGNS TO BE MOUNTED ON NO. 3 POST (ITEM 630) OR FENCE.
 BOTTOM OF SIGN TO BE A MINIMUM 7" FROM GROUND.

LEGEND

- PROPERTY LINE
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED TREE

KEYNOTE

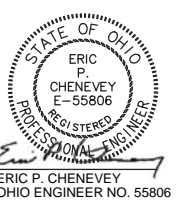
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT.
- ITEM 608 ~ BRUSH CONCRETE WALK & CURB.
- ITEM 609 ~ CONCRETE CURB PER STANDARD DRAWING 2000.
- PROPOSED PAVEMENT STRIPING PER ITEM 642.
- PROPOSED ADA PARKING.
- PROPOSED HANDICAP PARKING SIGN (SEE DETAIL ON THIS SHEET).
- PROPOSED LANDSCAPING (SEE ARCHITECTURAL PLANS FOR DETAILS).
- PROPOSED CURB RAMP.
- PROPOSED FENCE AND GATE (SEE ARCHITECTURAL PLANS FOR DETAILS).
- MEET EXISTING CURB IN LINE AND ON GRADE.
- ITEM 608 ~ CONCRETE SIDEWALK PER STANDARD DRAWING 2300.
- PROPOSED BUILDING ADDITION (NON CLASSROOM USE).
- EXISTING CURB TO REMAIN.
- EXISTING HEDGE TO REMAIN.

REVISION:



- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

STAMP:



THE EMILIA SCHOOL
 1075 E. JOHNSTOWN ROAD
 GAHANNA, OHIO 43230
 FRANKLIN COUNTY

DESIGN	DRAFT	CHECK
ML	ML	EPC

IBI NO.: 112383

DATE: October 13, 2017

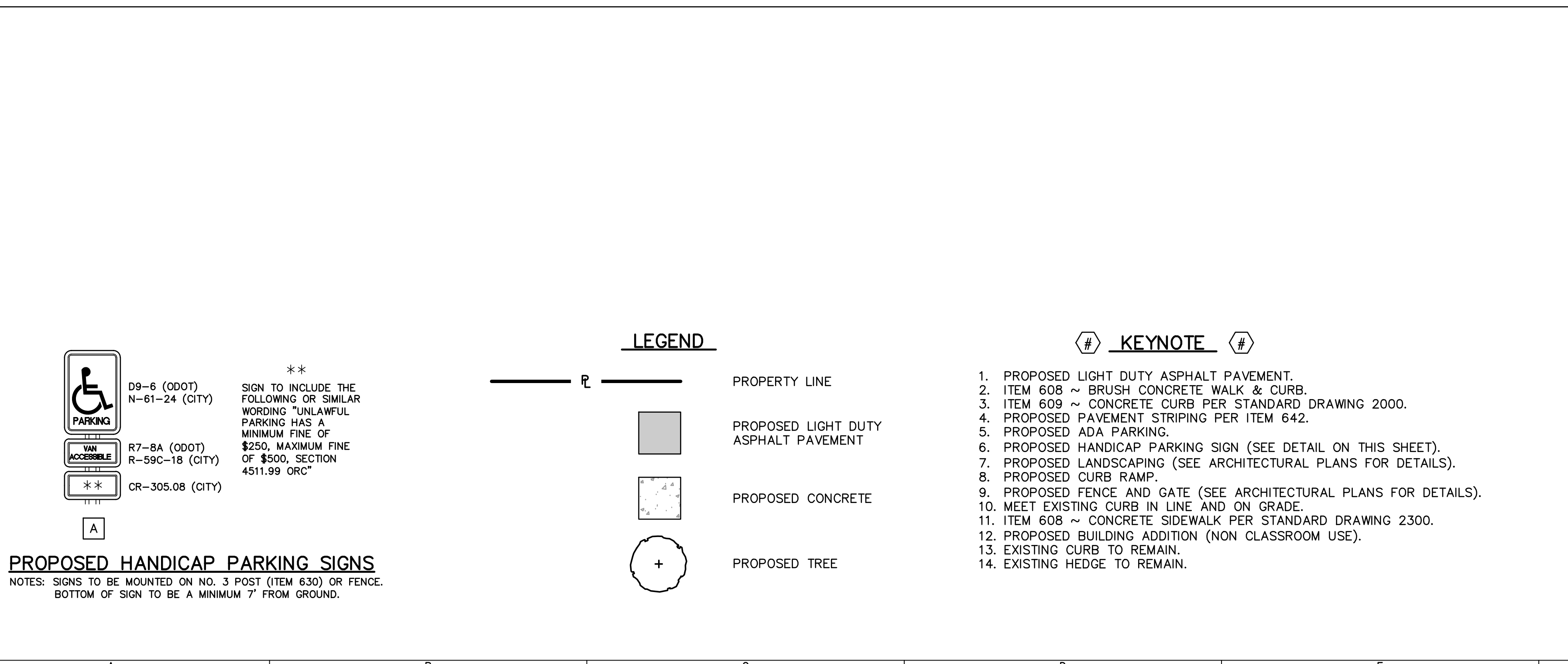
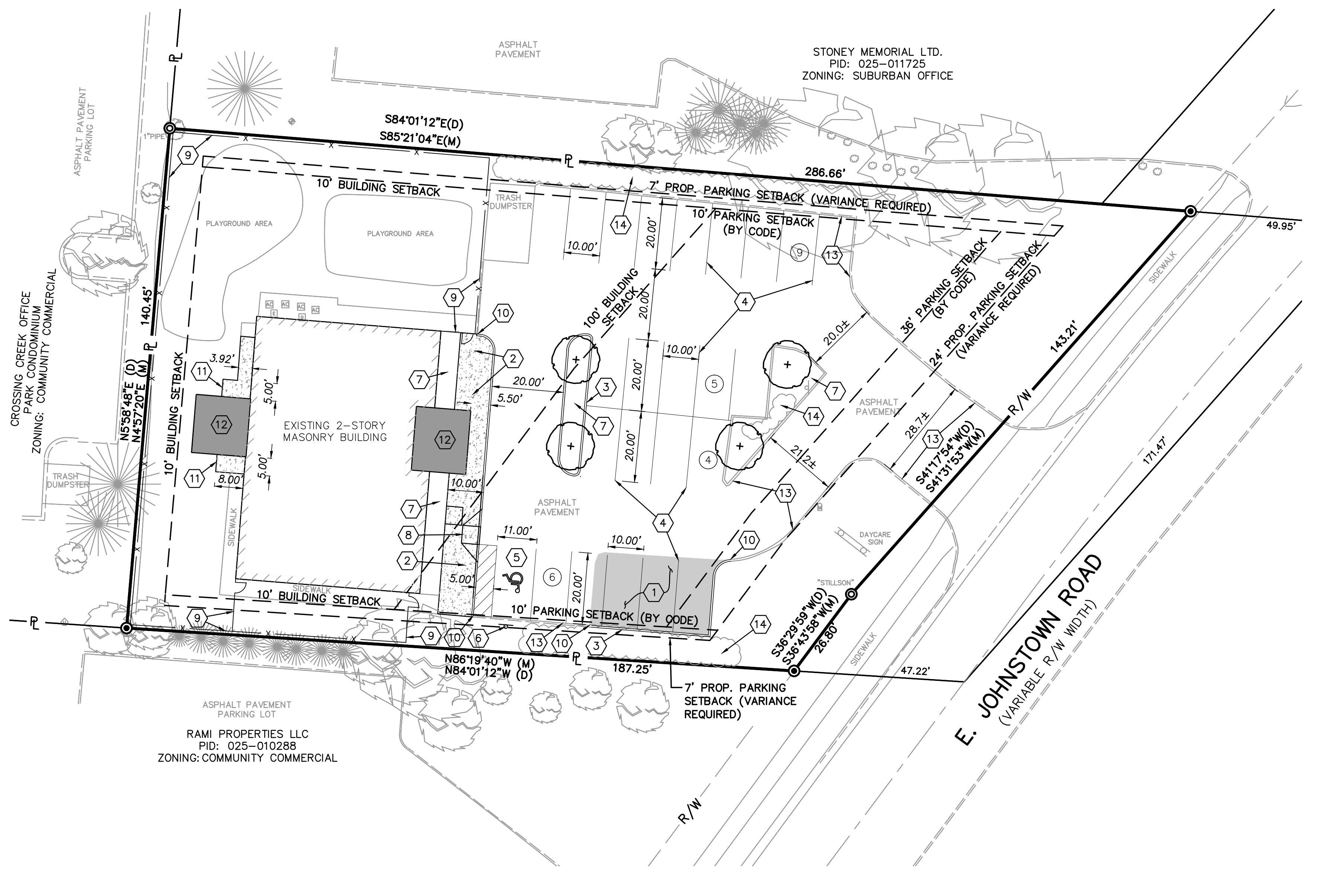
SCALE:

SHEET TITLE:

FINAL DEVELOPMENT PLAN

SHEET NO.: 1/1

J:\112383_TheEmiliaSchools_9 Drawings\DWG\112383\112383-Final Development Plan.dwg Printed By: Eric Chenevey Date: 10/13/2017 Time: 8:25:46 AM Plotter: DWG to PDF.pc3 Plottable: M:\2006.cb Scale: 1" = 0' M:E Companies, Inc.



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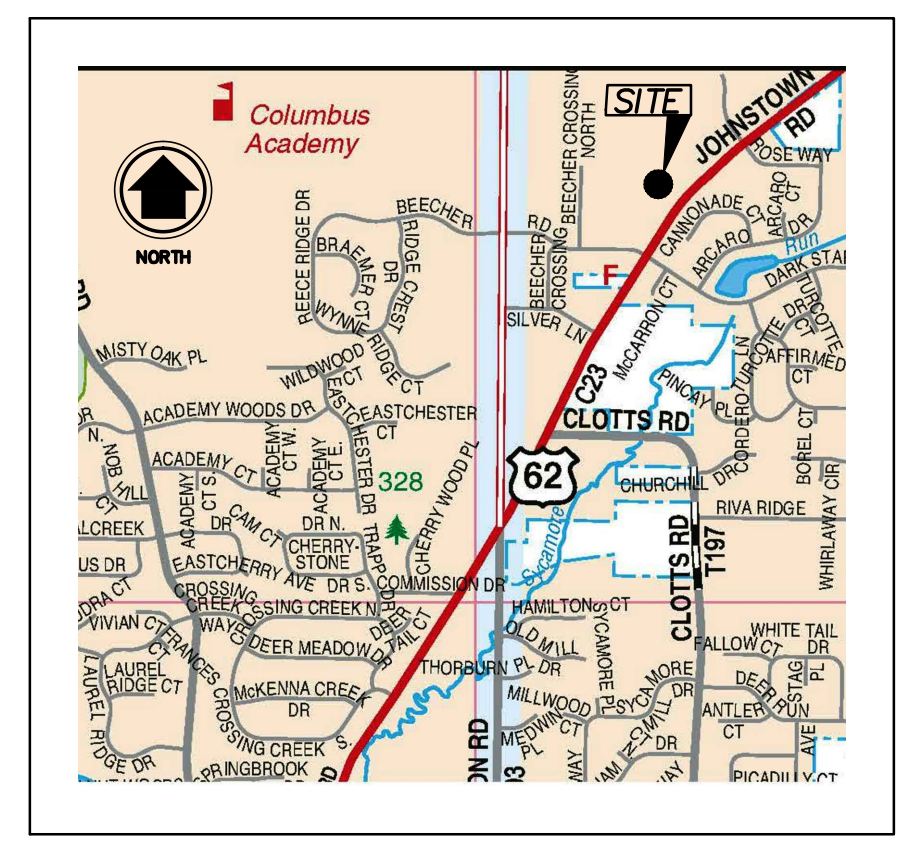
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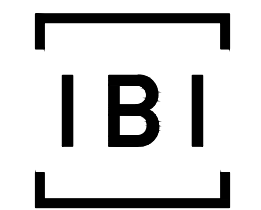
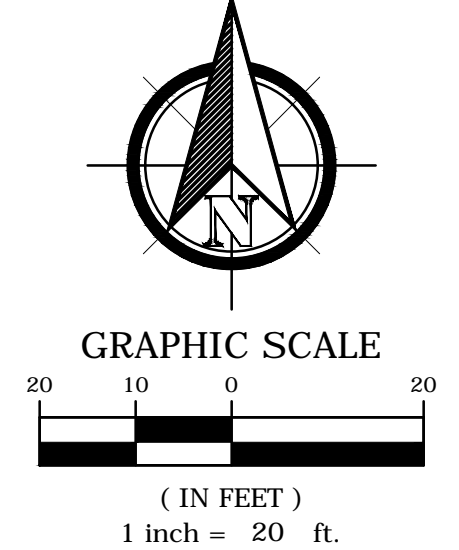
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 2029 RIVERSIDE DR., SUITE 202
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 CONTACT: BHAKTI BANIA
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NO SCALE



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REVISION:



- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
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STAMP:



THE EMILIA SCHOOL
 1075 E. JOHNSTOWN ROAD
 GAHANNA, OHIO 43230
 FRANKLIN COUNTY

DESIGN	DRAFT	CHECK
ML	ML	EPC

IBI NO.: 112383

DATE: October 13, 2017

SCALE:

SHEET TITLE:

FINAL DEVELOPMENT PLAN

SHEET NO.: 1 / 1

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**The Emilia School
1075 E. Johnstown Road, Gahanna, OH 43230
Contiguous Property Owners
October 12, 2017**

Rami Properties LLC
229 E. State St.
Columbus, OH 43215

Mark & Patricia Adams
733 Parkedge Dr.
Columbus, OH 43230

Columbus Luxury Property LLC
248 Crossing Creek N.
Gahanna, OH 43230

TVOLS LLC
1110 A Beecher Crossing N.
Columbus, OH 43230

Stoney Memorial LTD
3931 Waggoner Rd.
Blacklick, OH 43004

Stephen & Tammy Howard
1070 Cannonade Ct.
Columbus, OH 43230

Jeffrey & Mary Weiler
1072 Cannonade Ct.
Columbus, OH 43230

Andrew McPeak
1074 Cannonade Ct.
Columbus, OH 43230



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

The request is for Final Development Plan (FDP), Design Review (DR), and Variance approval for the property located at 1075 E. Johnstown Road. The site was built and historically has operated as a daycare. The new owners/operators are proposing to use the site as a daycare.

A variance is necessary in order to allow a reduction of the front yard parking setback from 36' to 24'. This would allow for the construction of a few additional parking spaces. A side yard setback has been requested to allow 7' in lieu of 10' for parking along the southern property line. The site was originally constructed with a 7' side yard, however, no record of a variance could be found.

External improvements are minimal but generally consist of additional parking; two, 250 square foot building additions, one to the front and one to the rear of the structure; paint; and composite planking. Please see the FDP and DR for additional details.

Variance

Variations are subject to the criteria found in CH 1131.04. Planning Commission shall not grant/recommend a variance unless it finds that all of the following conditions apply to the case in question:

- a) There are special circumstances or conditions applying to the land, building, or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Staff recommends approval of the variances. The variance to allow a reduced side yard is to account for an existing condition. The site was approved and built with a reduced side yard. The request to reduce the front yard is to allow only a minimal intrusion into the front yard setback. The majority of frontage will be meet the required setback.

Current Zoning: Suburban Office (SO)

Year Built: 2000

Request Summary: FDP, DR, and variance for use as a daycare

Previous Use: Daycare



"HERB CAPITAL OF OHIO"

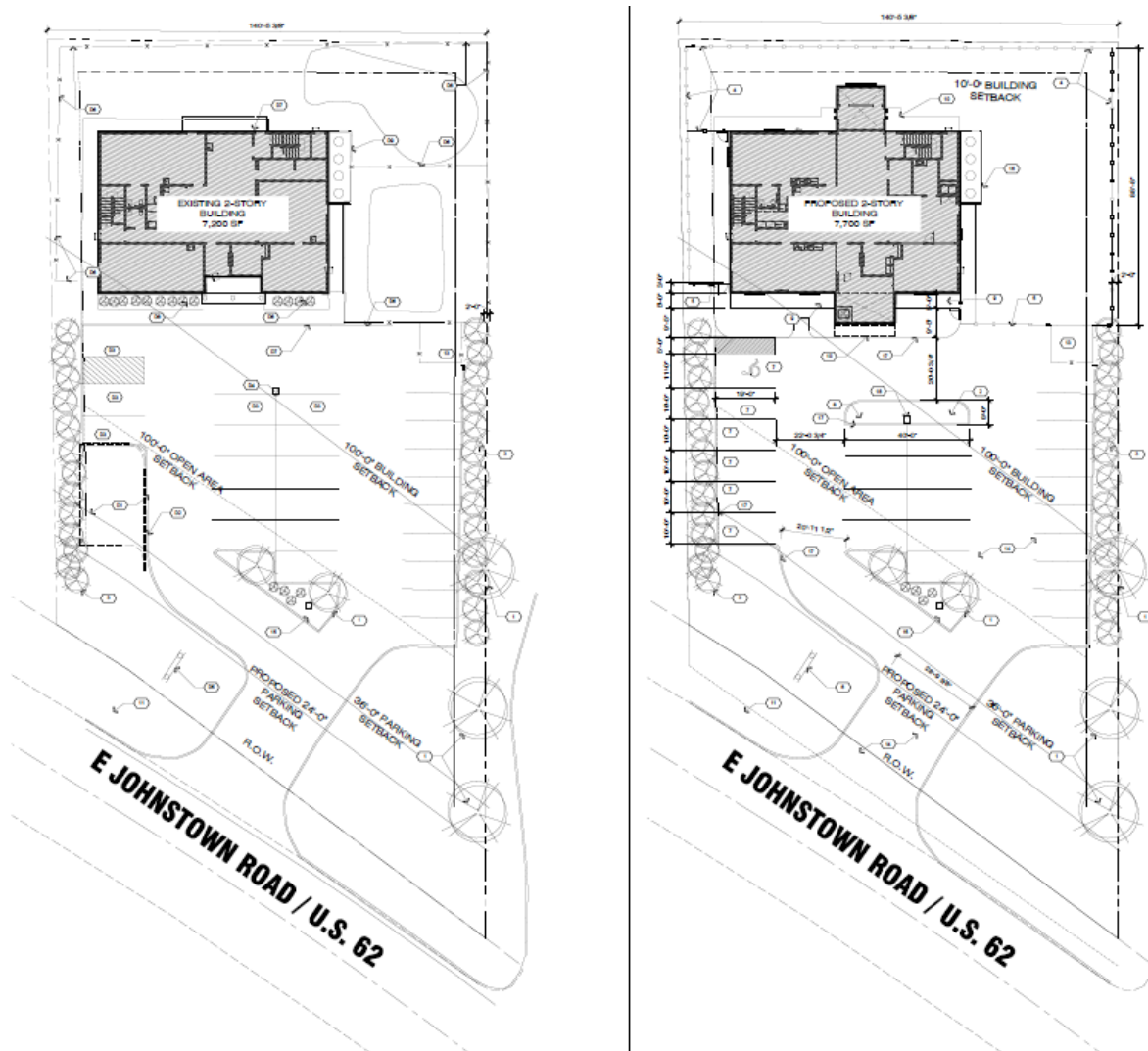
200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

It should be noted that staff anticipates that the forthcoming code rewrite and/or land use plan update will evaluate commercial setbacks. It is likely that commercial front yard setbacks will be reduced. The large front yard setback is indicative of a development style that is no longer desirable. It also leads to the inefficient use of land.

Existing/Proposed



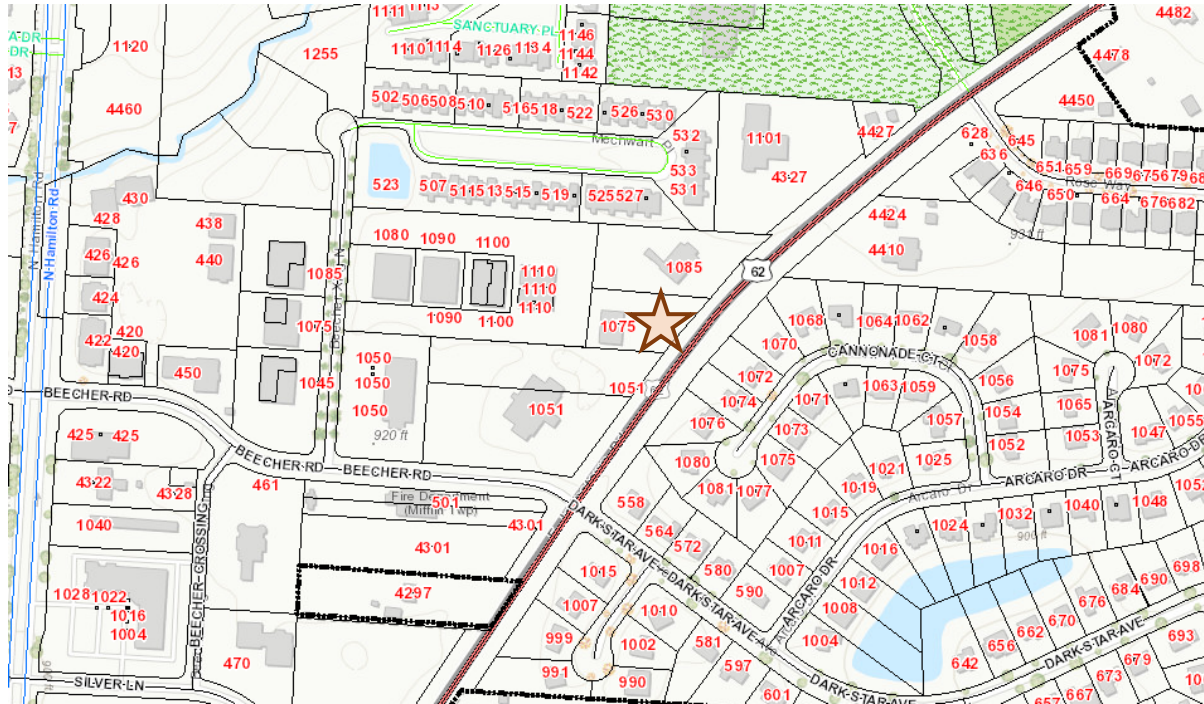
"HERB CAPITAL OF OHIO"

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



CITY OF GAHANNA

Location Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director





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

October 27, 2017

Mike Balakrishnan
1075 E Johnstown
Gahanna, OH 43230

RE: Project 1075 E Johnstown Rd
1075 E Johnstown Rd

Dear Mike Balakrishnan:

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

Public Service & Engineering - Complete

1. General Comments

- A formal final engineering plan review will not be required following approval of the Final Development Plan (FDP).

Site Access

- The site will be provided access via the existing curb cut on East Johnstown Road.

Sanitary Sewer

- The site is currently serviced by sanitary sewer.

Water Service

- The site is currently serviced by water.

Stormwater Management

- Stormwater detention and water quality requirements are addressed on-site as part of the original development for this parcel.

Public Safety - Complete

2. No comment from the PD. No concerns. Per Sheila Murphy

Building - Complete

3. I have no comments on the concept for the applications. However, I am not performing a plan review of the architectural drawings. I will not comment on those documents until they are submitted with a building permit application. Per Ken Fultz

Community Development - Complete

4. No comments. Plans appear consistent with Code with the exception of the variance requests.

Fire District - Complete

5. No Comment per Steve Welsh

Parks - Complete

6. No Comment Made from Parks Department

Soil & Water Conservation District - Complete

7. No Comment made from Franklin County Soil and Water

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

Sincerely,

Kelly Wicker
Administrative Assistant