



SUBDIVISION WITHOUT PLAT 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: 000000 Science Blvd (Lot 9)		Project Name/Business Name (if applicable): All R Friends lot split	
Parcel ID No.(s) 025-013629	Current Zoning: OCT - Limited Overlay Text	Total Acreage: 5.271 Acres	
Reason for request: To create a 1.0 acre parcel for All R Friends (related application). This subdivision will result in three parcels: 3.671 Acres to the south, 1 acre in the center, and 0.6 acres to the north portion of the original parcel.		Acreage to be split: 1.0 acres from 5.271 for subject development, creating 3 parcels of 3.671 ac, 1 ac, and 0.6 ac	
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Jordan Fromm		Address: 919 Old Henderson Road	
E-Mail: jfromm@valuerecovery.com		Phone No. 614.324.5959 x. 2087	
ATTORNEY/AGENT INFORMATION			
Name: n/a		Address: n/a	
E-Mail: n/a		Phone No. n/a	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: Frank Albanese of ISL Communities LLC, developer and representative for buyer JK&R Properties LLC -Developer: -Architect:		Contact Information (phone no./email): 614.554.3464 fnaohio@gmail.com	
Property Owner Name: (if different from Applicant) Value Recovery Group II		Contact Information (phone no./email): 614.324.5959 x. 2087 jfromm@valuerecovery.com	

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: 5/3/17

INTERNAL USE ONLY	Zoning File No. _____	RECEIVED: _____ DATE: _____	PAID: _____ DATE: _____ CHECK#: _____
	PC Meeting Date: _____		
	PC File No. _____		

SUBDIVISION WITHOUT PLAT 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 1106 (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓		✓	
	3. Survey of property certified by registered surveyor (11x17" copy)	✓		✓	
	4. Legal description of property certified by registered surveyor (11x17" copy)	✓		✓	
	5. Application fee (in accordance with the <u>Building & Zoning Fee Schedule</u>)	✓		✓	
	6. Application & all supporting documents submitted in digital format	✓		✓	
	7. Application & all supporting documents submitted in hardcopy format	✓		✓	
	8. UPON APPROVAL: <u>original</u> deed(s) must be signed and stamped "approved" by the Clerk of Council of the City of Gahanna and then, at the expense of the applicant, recorded with the <u>Franklin County Recorder's Office</u> .	✓			
	9. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

APPLICATION ACCEPTANCE

INTERNAL USE ONLY

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 (buildable lot).
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: Bonnie Gard Date: 5/17/17

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

AUTHORIZATION CONSENT FORM

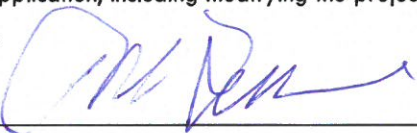
(must sign in the presence of a notary)

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)

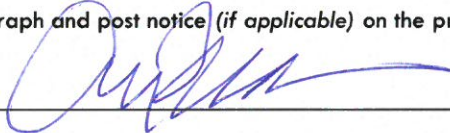
If the applicant is not the property owner, this section must be completed and notarized.

I, Barry Fromm (Chairman and CEO of VRGII), the owner of the subject property listed on this application, hereby authorize Jordan Fromm 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: 5/3/17

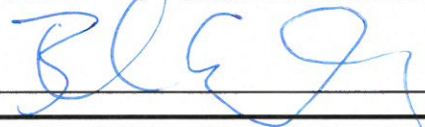
AUTHORIZATION TO VISIT THE PROPERTY

I, Barry Fromm (Chairman and CEO of VRGII), the owner 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: 5/3/17

NOTARY

Subscribed and sworn to before me on this 3 day of May, 2017
State of Ohio County of Franklin

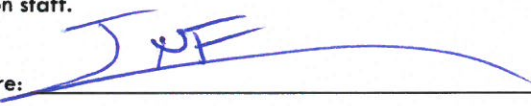
Notary Public Signature: 



Brandon E. Dobyns, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

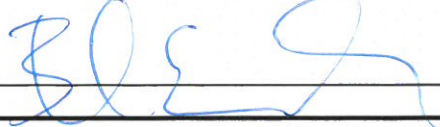
AGREEMENT TO COMPLY AS APPROVED

I, Jordan Fromm, the contractor/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.

Contractor/Applicant Signature:  Date: 5/3/17

NOTARY

Subscribed and sworn to before me on this 3 day of May, 2017
State of Ohio County of Franklin

Notary Public Signature: 



Brandon E. Dobyns, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

SAVE APPLICATION

BOUNDARY SURVEY ~ 1.000 Ac.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, LOCATED IN THE QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY DISTRICT

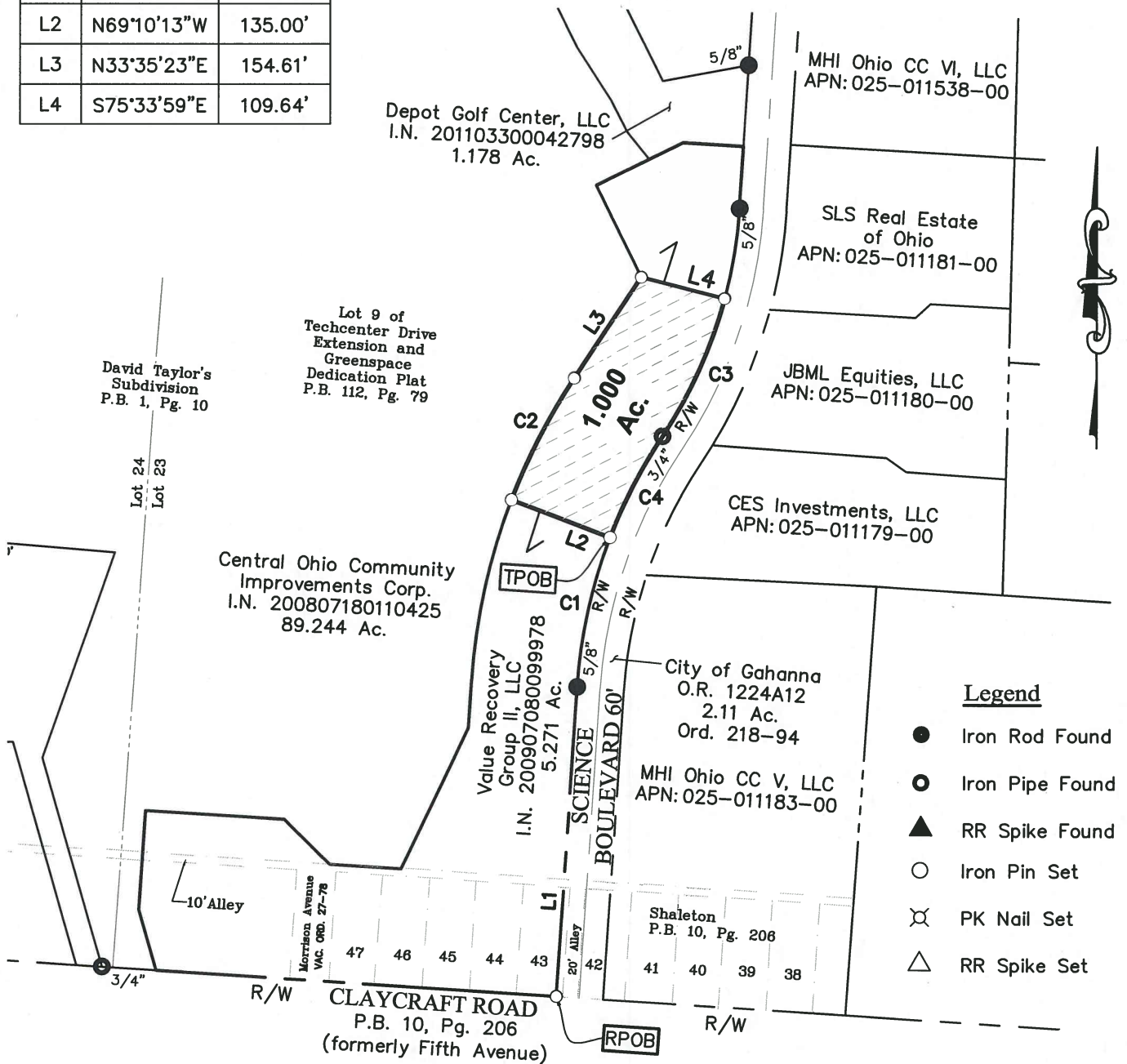
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	017°14'26"	653.53'	196.65'	N12°12'34"E	195.91'
C2	012°45'36"	788.53'	175.61'	N27°12'35"E	175.24'
C3	018°43'47"	593.53'	194.02'	S24°13'29"W	193.16'
C4	012°45'36"	653.53'	145.54'	S27°12'35"W	145.24'

GRAPHIC SCALE



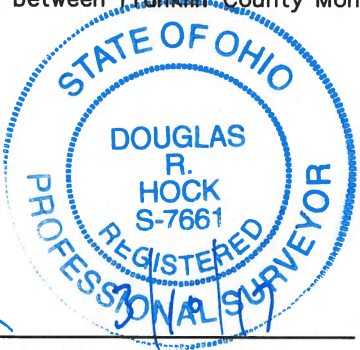
1 inch = 200 feet

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°35'23"E	394.80'
L2	N69°10'13"W	135.00'
L3	N33°35'23"E	154.61'
L4	S75°33'59"E	109.64'



Iron pins set are 3/4" diameter, 30" long iron pipe with a plastic cap inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (NSRS 2007). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.



Douglas R. Hock
 Douglas R. Hock, P.S. 7661

DRAWN BY: DRB	JOB NO.: 16-0020-188
DATE: 03/10/2017	CHECKED BY: BCK

ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

Z:\16-0020-188\DWG\PRODUCTION DRAWINGS\SURVEY\16-0020-188_1.000_ac_boundary_survey.dwg layout 1 Mar 10 2017 4:37:59pm dbickham

**Boundary Description for 1.000 Acres
North of Claycraft Road
West Side of Science Boulevard**

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being part of a 5.271 acre tract of land conveyed to Value Recovery Group II, LLC of record in Instrument Number 200907080099978, said 5.271 acre tract being part of Lot 23 of David Taylor's Subdivision of record in Plat Book 1, Page 10, and being more particularly described as follows:

Beginning, for reference, at an iron pin set at the southeasterly corner of said 5.271 acre tract, being the northerly right-of-way line of Claycraft Road (formerly Fifth Avenue) as dedicated in Plat Book 10, Page 206, also being the westerly right-of-way line of Science Boulevard (60' R/W), a 2.11 acre tract of land conveyed to the City of Gahanna in Official Record 1224A12 and being in the southerly line of Lot 43 as delineated on a plat "Shaleton" of record in Plat Book 10, Page 206;

Thence along the easterly line of said 5.271 acre tract, across said Lot 23, across said Lot 43, across a 10' Alley as dedicated on said "Shaleton" plat, along the westerly right-of-way line of said Science Boulevard (60' R/W) and said 2.11 acre tract, the following two (2) courses;

N 03° 35' 23" E, 394.80 feet to a 5/8" iron rod found at a point of curvature;

with a curve to the right, having a central angle of **17° 14' 26"** and a radius of **653.53 feet**, an arc length of **196.65 feet**, a chord bearing and chord distance of **N 12° 12' 34" E, 195.91 feet** to an iron pin set, the **True Point of Beginning**;

Thence **N 69° 10' 13" W**, across said 5.271 acre tract and across said Lot 23, **135.00 feet** to an iron pin set at a point of curvature in the westerly line of said 5.271 acre tract and the easterly line of a 89.244 acre tract of land conveyed to Central Ohio Community Improvements Corp of record in Instrument Number 200807180110425, said 89.244 acre tract also being Lot 9 as delineated on Techcenter Drive Extension and Greenspace Dedication Plat of record in Plat Book 112, Page 79;

Thence along the westerly line of said 5.271 acre tract, the easterly line of said 89.244 acre tract and the easterly line of said Lot 9, the following two (2) courses;

with a curve to the right, having a central angle of **12° 45' 36"** and a radius of **788.53 feet**, an arc length of **175.61 feet**, a chord bearing and chord distance of **N 27° 12' 35" E, 175.24 feet** to an iron pin set at a point of tangency,

N 33° 35' 23" E, 154.61 feet to an iron pin set at a common angle point thereof;

Thence **S 75° 33' 59" E**, across said 5.271 acre tract and across said Lot 23, **109.64 feet** to an iron pin set at a point of curvature in the easterly line of said 5.271 acre tract, the westerly line of said 2.11 acre tract and being the westerly right-of-way line of Science Boulevard;

Thence along the easterly line of said 5.271 acre tract, along the westerly line of said 2.11 acre tract and along the westerly right-of-way line of said Science Boulevard the following two (2) courses;

with a curve to the right, having a central angle of **18° 43' 47"** and a radius of **593.53 feet**, an arc length of **194.02 feet**, a chord bearing and chord distance of **S 24° 13' 29" W, 193.16 feet** to a 3/4-inch iron pipe found at a point of reverse curve;

with a curve to the left, having a central angle of **12° 45' 36"** and a radius of **653.53 feet**, an arc length of **145.54 feet**, a chord bearing and chord distance of **S 27° 12' 35" W, 145.24 feet** to the **True Point of Beginning**. Containing **1.000 acres**, more or less.

**Boundary Description for 1.000 Acres
North of Claycraft Road
West Side of Science Boulevard**

-2-

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on March 10, 2017 and is based on existing records and an actual field survey. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (NSRS 2007). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock 3/10/17

Douglas R. Hock, P.S. 7661

Z:\16-0020-188\survey\1.000 ac boundary desc.doc



M-94-LL
Split
1.000 acre
out
(025)
13620



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: Science Boulevard

Project Name/Business Name: All R Friends

SUBMITTED BY:

Name: Robert S. Priestas, P.E. Title: City Engineer

Department: Department of Public Service and Engineering

Final Development Plan

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.
- The FDP shall identify all parking and building setbacks for the parcel.
- Parking lot dimensions shall be provided on the site plan.

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. It is unexpected that this development will exceed 100 trips in the peak hour, and thus most likely will not require a Traffic Impact Study. The owner or developer shall provide sufficient information to confirm the vehicle end trips generated by this development in the peak hour.
- It is strongly recommended that the access drive be relocated to as to align with the existing access drive located on the east side of Science Boulevard.
- An 8' multi-use trail shall be constructed along the frontage of the development.
- The drive aisles appear to be less than 20'. The fire department shall approve for interior accessibility.

Sanitary Sewer

- There is an existing sanitary sewer located onsite that can be accessed to provide sanitary sewer service for the development. A sanitary sewer easement will be required to be dedicated to the City as part of the engineering plan review and approval process.
- Due to the proximity of the building to the sanitary sewer trench, consideration by the designer should be given to ensure that the line of influence from the building foundation does not cross the trench of the sanitary sewer. If it does, additional design consideration will need to be given to account for this condition.

Water Service

- There is an existing water line located onsite that can be accessed to provide service for this development. This line can be tapped to provide service to the development for both domestic and fire suppression. If the tap should require excavation into the roadway, it will require a repair to meet City standards.

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.

Design Review

- No comments.

Subdivision Without Plat

- Iron pins shall be set for all property corners following the recording of the subdivision.

G Gahanna Internal Basemap Viewer

City of Gahanna GIS



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: Lot 9 Science Blvd

Project Name/Business Name: All R Friends

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

The applicant has proposed a new 8,100 square foot office building on a portion of lot 9 within Central Park.

Area/Land Use Plan

The subject property is not located within any subarea plan. It is located within the Industrial Future Land Use per the 2002 Land Use Plan. Objectives and Principles of the Industrial Land Use include but aren't limited to the following:

- Any industrial site should be developed in a safe manner with enhanced site design that is architecturally compatible with surrounding development.
- Permit those types of industries that will stabilize, enhance, and diversify the economic base.

2015 Economic Development Strategy/TIF

The Strategy looked at current market conditions for office within Gahanna and found a somewhat high vacancy rate of 23%. There were 54 vacant office spaces with a total of 237,000 vacant square feet. Recent staff research indicates that the current vacancy rate is much lower, however, this analysis is anecdotal.

The project location is located within priority development area (PDA) #4. Desirable uses within PDA #4 vary based on location. Along Science Blvd, office uses or flex space uses are more desirable than manufacturing. The request is consistent with the recommendations of the Strategy.

The property is located within the Central Park TIF (Tax Increment Financing). Construction costs have been estimated at \$1.5 million. This would lead to an annual TIF contribution of approximately \$20,571.

Design Review

Applications for Design Review are subject to the following criteria:

- a) Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain continuity and provide protection of existing design environment;
- b) Contribute to the improvement and upgrading of the architectural and design character of the Design Review District;
- c) Contribute to the continuing economic and community vitality of the Design Review District; and
- d) Maintain, protect and enhance the physical surroundings of the Design Review District.

Properties that are zoned Office, Commerce, and Technology (OCT) are subject to the design standards of Design Review District-4 (DRD-4). Relevant standards of DRD-4 are as follows:

- a) Adequate walkways and landscaped islands should be distributed throughout the development. These should emphasize the use of perimeter and central landscape features and easily observe patterns of circulation.

- b) Integration of natural screening elements should be used to maximize visual interest and foster a natural relationship between the development and the land.
- c) In order to protect land values of adjoining parcels, explicit materials, colors, styles, etc. should be established to control development.

In addition to the standards of DRD-4, the Central Park overlay has specific standards for design. Relevant standards of the overlay are as follows:

- a) 40%-70% of the main façade for office uses shall be window openings.
An updated rendering has been provided. It appears that the main façade (east elevation) meets the aforementioned requirement.
- b) All buildings shall provide a minimum tree planting within the interior of the site to help provide shade and increase aesthetic value. Trees shall be a minimum of 2" in caliper.
An updated site plan has been provided. The tree size, 2 ½", meets the requirements of the overlay.

The application as submitted appears to meet the requirements of the overlay.

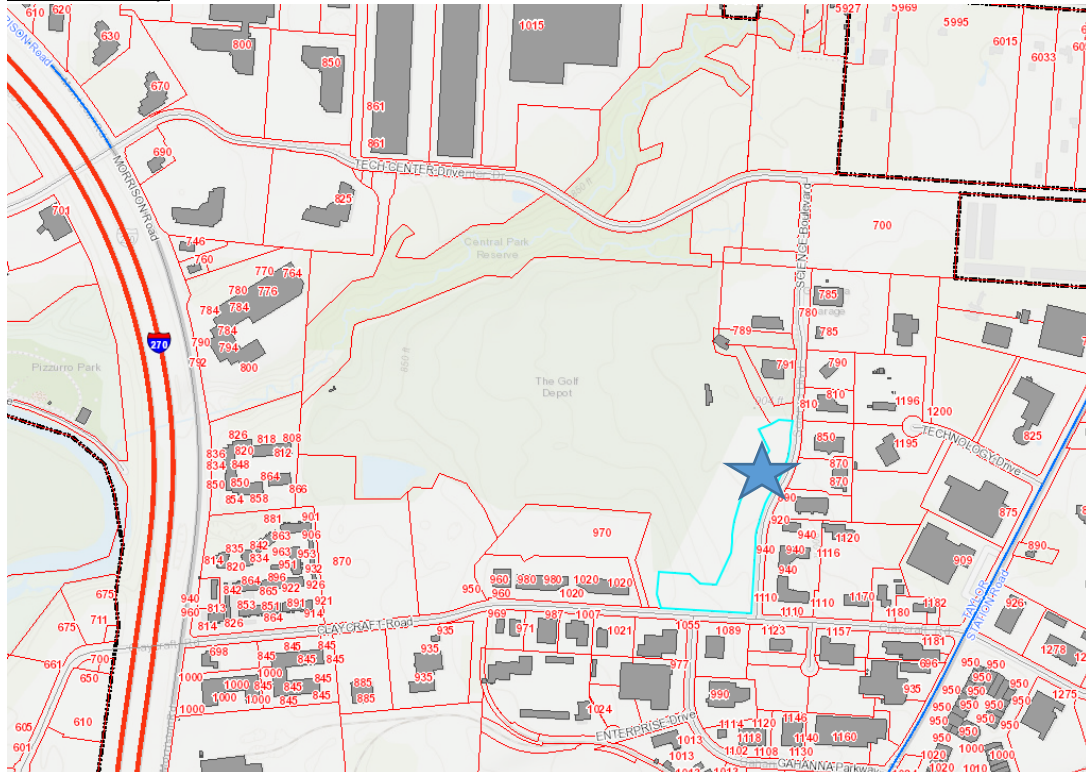
Final Development Plan

A Final Development Plan (FDP) shall conform to all zoning requirements and conform to the goals and objectives established in the City's approved Land Use Plan, or other applicable studies. Planning Commission shall approve an application for FDP if the following four conditions are met:

- a) The proposed development meets the applicable development standards of the zoning ordinance.
- b) The proposed development is in accord with appropriate plans for the area.
- c) The proposed development would not have undesirable effects on the surrounding area.
- d) The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Planning and Development staff believes that the proposed request is consistent with the requirements for approval.

Location Map



Original Elevation



1 east elevation 1/8"=1'-0"

Revised Elevation



1 east elevation 1/8"=1'-0"



APPLICATION STAFF COMMENTS

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Project/Property Address or Location: LOT 9 SCIENCE BLVD.

Project Name/Business Name: ALL R FRIENDS

SUBMITTED BY:

Name: SGT. KISSEL **Title:** OPERATIONS SGT

Department: GAHANNA DIV OF POLICE.

NO COMMENTS



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION STAFF COMMENTS

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Project/Property Address or Location: Lot 9 on Science Blvd.

Project Name/Business Name: All R Friends

SUBMITTED BY:

Name: Kenneth w. Foltz **Title:** Chief Building official

Department: Building Division

No comments - although documentation will be required to be submitted on the Reserve to provide the necessary min fire separation distance of greater than 10' from the face of the building.



Mifflin Township Division of Fire Fire Inspection Bureau

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

Development Plan Review Response 2017052601 Revision

Applicant All R Friends
Science Blvd.
Gahanna, OH 43230

On June 1st, 2016 it came to the attention of the Fire Division the All R Friends building has a peaked roof that was approximately 35 feet in height (See attached email). There are additional roadway requirements that will needed to be met.

D104.1 Building exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D105.2 Width. Aerial fire apparatus roads shall have a minimum unobstructed width of 26 feet (7925mm), 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 (4572mm) and a maximum of 30 feet (9144mm) from the building and shall be positioned parallel to one entire side of the building. This side of the building on which the aerial fire access road is positioned shall be approved by the fire code official.

If you have any questions to this response, feel free to contact me at (614) 679-4078 - Cell.

June 2, 2017

Date

A handwritten signature in black ink, appearing to read "Steve Welsh".

Steve Welsh, Captain, Fire Marshal