

VARIANCE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: Hamilton Road		Project Name/Business Name: Orthopedic One Gahanna / Orthopedic One	
Parcel #: 025-013767-00	Zoning: (see Map) SCPD	Acreage: 9.13 ac	

VARIANCE SPECIFICATIONS			
Description of Variance Request: <ul style="list-style-type: none"> ▪ <u>1163.08 (h) Interior Landscaping Requirements</u> <ul style="list-style-type: none"> ○ Ten-foot-wide island for every two rows of parking not being provided. ▪ <u>1167.20 (1) Property Perimeter Requirements</u> <ul style="list-style-type: none"> ○ Providing 50% of required plants with adjacent site for a continuous coordinated buffer planting - 11 trees (2" cal.) and 6' high planting provided as indicated on plan. ▪ <u>1167.20 (7) Property Perimeter Requirements</u> <ul style="list-style-type: none"> ○ Providing 39 trees (2" cal.) without continuous six-foot-high planting, hedge, fence, wall or earth mound. 			
STAFF USE ONLY: 1151.04 (b) (14) 1163.08 (h) 1167.18			
(Code Section):			
1167.20 (b) (1) 1167.20 (b) (7)			

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Paul Ghidotti	Applicant Address: 1533 Lake Shore, Columbus Ohio 43204
Applicant E-mail: paulg@daimlergroup.com	Applicant Phone: (614) 488-4424
Business Name (if applicable): The Daimler Group, Inc.	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Craig Rutkowski, Moody Nolan	(614) 312-3930, crutkowski@moodynolan.com
Christopher L. Post, E.P. Ferris & Associates, Inc.	(614) 299-2999, cpost@epferris.com
Tucker Bohm, The Daimler Group	(614) 488-4424, tuckerb@daimlergroup.com
Property Owner Name: (if different from Applicant) CP Crescent LLC	Property Owner Contact Information (phone no./email): 614-744-3443 / kturnock@castoinfo.com

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. V-0123-2023

RECEIVED: KAW
DATE: 03-31-2023

PAID: 500.00
DATE: 03-31-2023


**Updated
Apr 2022**

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code Chapter 1131 (visit www.municode.com) (Sign Variances, refer to Chapter 1165.12 ; Fence Variances, 1171.05 ; Flood Plain Variances, 1191.18)
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. Renderings, drawings, and/or pictures of the proposed project
4. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria) - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5. List of contiguous property owners & their mailing address
6. One set of pre-printed mailing labels for all contiguous property owners
7. Application fee (in accordance with the Building & Zoning Fee Schedule)
8. Application & all supporting documents submitted in digital format
9. Application & all supporting documents submitted in hardcopy format
10. Authorization Consent Form Complete & Notarized (see page 3)

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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: 3-31-2023

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

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.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this 31st day of March, 2023
 State of Ohio County of Franklin
 Notary Public Signature: _____



CHARLES H. WATERMAN, IV
 Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.
 Stamp or Seal

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

(date)

Subscribed and sworn to before me on this 31 day of March, 2023
 State of Ohio County of Franklin
 Notary Public Signature: Mindi L Keels



Updated
Apr 2022

LEGAL DESCRIPTION
9.132 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, within Lot 5 and 6 of David Taylor's Subdivision (Destroyed by fire), Plat Book 1, Page 10, reconstituted in Plat Book 1, Page 10A, and being part of a 40.807 acre tract as conveyed to CP Crescent, LLC in Instrument Number 202301230007433, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

COMMENCING at an iron pin set at the northwesterly corner of a Reserve "A" as delineated in Crescent At Central Park Section 1, as recorded in Plat Book 125 page 25, also being the northeasterly corner of said 40.807 acre tract and on the southerly limited access right-of-way line of Interstate 270, as conveyed to the State of Ohio as Parcel 1200-WL in Deed Book 3255, Page 559;

Thence along the northerly line of said 40.807 acre tract and the said southerly limited access right-of-way of Interstate 270, the following two (2) courses:

North 73°21'46" West, 265.50 feet to a $\frac{3}{4}$ " iron pin found capped "PS 6872";

North 76°46'04" West, 1.47 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described:

Thence across said 40.807 acre tract, the following twelve (12) courses:

South 24°56'09" West, 222.02 feet to an iron pin set;

South 04°30'35" East, 150.99 feet to an iron pin set;

South 85°29'25" West, 232.00 feet to an iron pin set;

South 60°08'39" West, 105.12 feet to an iron pin set;

South 04°30'35" East, 173.79 feet to an iron pin set;

Along a curve to the right having a radius of 70.00 feet, a delta angle of 108°11'23", an arc length of 132.18 feet, and a chord bearing and distance of South 10°24'53" East, 113.40 feet to an iron pin set on a point of reverse curvature;

Along a curve to the left having a radius of 35.00 feet, a delta angle of 48°11'23", an arc length of 29.44 feet, and a chord bearing and distance of South 19°35'07" West, 28.58 feet to an iron pin set on a point of tangency;

South 04°30'35" East, 99.61 feet to an iron pin set on a point of curvature;

Along a curve to the left having a radius of 265.00 feet, a delta angle of 39°35'13", an arc length of 183.09 feet, and a chord bearing and distance of South 24°18'11" East, 179.47 feet to an iron pin set on a point of tangency;

South 44°05'47" East, 97.49 feet to an iron pin set on a point of curvature;

Along a curve to the right having a radius of 335.00 feet, a delta angle of 30°00'00", an arc length of 175.41 feet, and a chord bearing and distance of South 29°05'47" East, 173.41 feet to an iron pin set on a point of tangency;

South 14°05'47" East, 193.84 feet to an iron pin set, being on the southerly line of said 40.807 acre tract, being on the northerly right-of-way line of Tech Center Drive (varies), as delineated in the Centerline Plat FRA-Tech Center Drive, Plat Book 113, Page 54, as conveyed to the City of Gahanna in Instrument Number 201007150089298;

Thence along the northerly right-of-way line of said Tech Center Drive and along the southerly line of said 40.807 acre tract, along a curve to the left having a radius of 1560.00 feet, a delta angle of 2°34'16", an arc length of 70.01 feet, and a chord bearing and distance of South 75°53'38" West, 70.00 feet to an iron pin set;

Thence across said 40.807 acre tract, the following ten (10) courses:

North 14°05'47" West, 193.85 feet to an iron pin set on a point of curvature;

Along a curve to the left having a radius of 265.00 feet, a delta angle of 30°00'00", an arc length of 138.75 feet, and a chord bearing and distance of North 29°05'47" West, 137.17 feet to an iron pin set on a point of tangency;

North 44°05'47" West, 97.49 feet to an iron pin set on a point of curvature;

Along a curve to the right having a radius of 335.00 feet, a delta angle of 39°35'13", an arc length of 231.46 feet, and a chord bearing and distance of North 24°18'11" West, 226.88 feet to an iron pin set on a point of tangency;

North 04°30'35" West, 99.61 feet to an iron pin set on a point of curvature;

Along a curve to the left having a radius of 35.00 feet, a delta angle of 48°11'23", an arc length of 29.44 feet, and a chord bearing and distance of North 28°36'16" West, 28.58 feet to an iron pin set on a point of reverse curvature;

Along a curve to the right having a radius of 70.00 feet, a delta angle of 108°11'23", an arc length of 132.18 feet, and a chord bearing and distance of North 01°23'44" East, 113.40 feet to an iron pin set;

North 04°30'35" West, 73.56 feet to an iron pin set;

South 85°15'59" West, 212.66 feet to an iron pin set;

North 73°26'22" West, 215.79 feet to an iron pin set on the westerly line of said 40.807 acre tract and the easterly right-of-way line of Hamilton Road (Width varies);

Thence along the easterly and southerly line of said Parcel No. 1200-WL and the right-of-way line of said Interstate Route 270 and along northwesterly line of said 40.807 acre tract the following five (5) courses:

North 16°33'38" East, 150.76 feet to a 3/4" iron pin found capped "PS 6872";

North 35°22'11" East, 244.41 feet to a 3/4" iron pin found capped "PS 6872";

North 59°19'54" East, 328.02 feet to a 3/4" iron pin found capped "PS 6872";

North 85°11'53" East, 223.61 feet to a 3/4" iron pin found capped "PS 6872";

South 76°46'04" East, 200.77 feet to the **POINT OF BEGINNING**, containing 9.132 acres (397,788 S.F.), more or less.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), as determined by ODOT RTN observations, with the centerline of Hamilton Road bearing North 04°09'11" East.

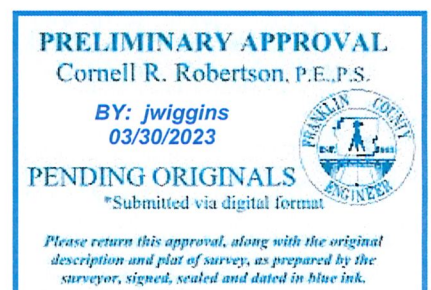
All monuments found are in good condition unless otherwise noted.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top. Mag nails set are magnetic nails with 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. in July 2020 and June 2021 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



Matthew Lee Sloat 3/30/23
Matthew Lee Sloat, PS Date
Registered Surveyor No. 8342



Crescent at Central Park LLC
132 Preston Rd
Columbus, Ohio 43209

City of Gahanna
200 Hamilton Rd
Gahanna, Ohio 43230

CP Crescent LLC
250 Civic Center Dr
Suite 500
Columbus, Ohio 43215

Crescent at Central Park LLC
132 Preston Rd
Columbus, Ohio 43209

City of Gahanna
200 Hamilton Rd
Gahanna, Ohio 43230

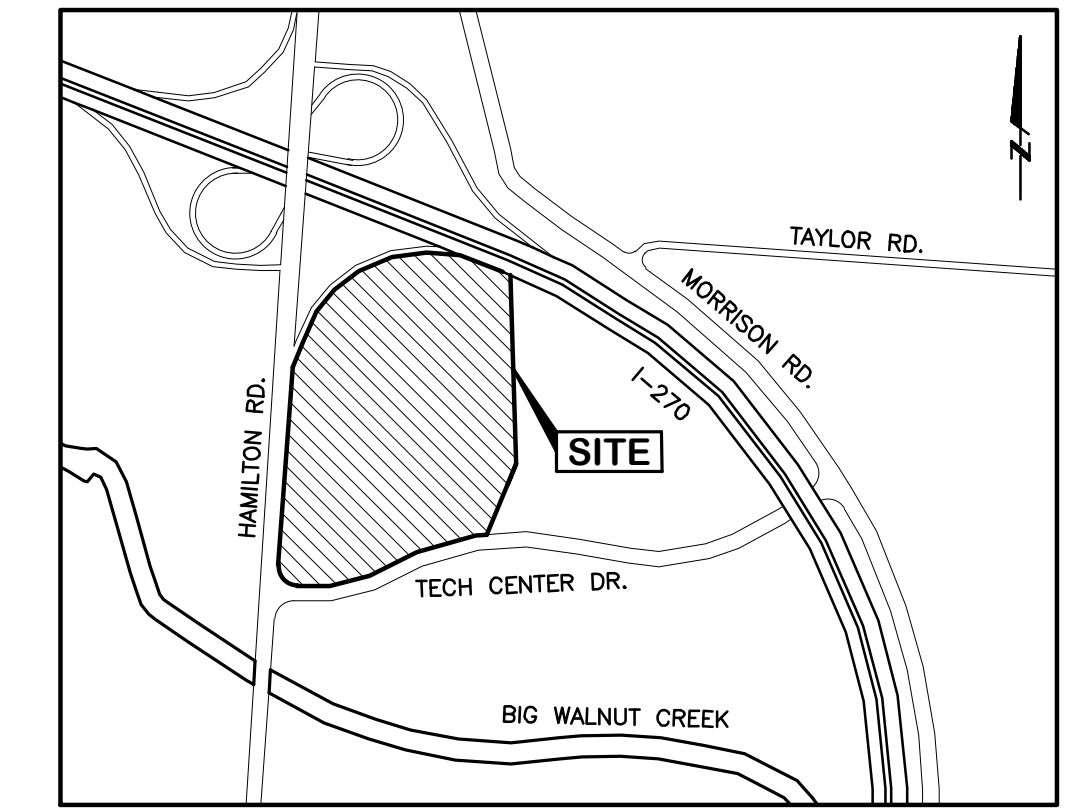
CP Crescent LLC
250 Civic Center Dr
Suite 500
Columbus, Ohio 43215

UTILITY SERVICE STATEMENT:

SANITARY: THE SANITARY SEWER WILL BE PROPOSED MAIN LINE THAT EXTENDS OFF THE EXISTING SANITARY SEWER (18" PER C1667) ALONG THE EAST SIDE OF THE SITE. THE EXTENSION OF THE SANITARY SEWER WILL PROVIDE SANITARY CONNECTION TO THE PROPOSED DEVELOPMENT.

STORM SEWERS: THE STORM SEWER WILL CONSIST OF A PRIVATE ON-SITE SYSTEM THAT WILL OUTLET TO A REGIONAL STORMWATER MANAGEMENT BASIN. THE REGIONAL STORMWATER MANAGEMENT BASIN WILL BE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TECH CENTER DRIVE WITH HAMILTON ROAD. THE STORMWATER MANAGEMENT SYSTEM WILL MEET OR EXCEED THE CITY OF GAHANNA AND OEPA STORMWATER QUALITY AND QUANTITY REQUIREMENTS.

WATER SERVICE: WATER AND FIRE SERVICES WILL BE PROVIDED TO THE SITE BY THE EXTENSION OF THE EXISTING WATER MAIN (8" PER FRA-TECH CENTER DRIVE EXTENSION) CURRENTLY LOCATED ALONG THE NORTH SIDE OF TECH CENTER DRIVE. THE WATER MAIN WILL EXTEND ALONG THE PROPOSED PUBLIC ROAD CALLED CRESCENT BOULEVARD AND PROVIDE WATER AND FIRE SERVICE CONNECTIONS FOR THE PROPOSED DEVELOPMENT.



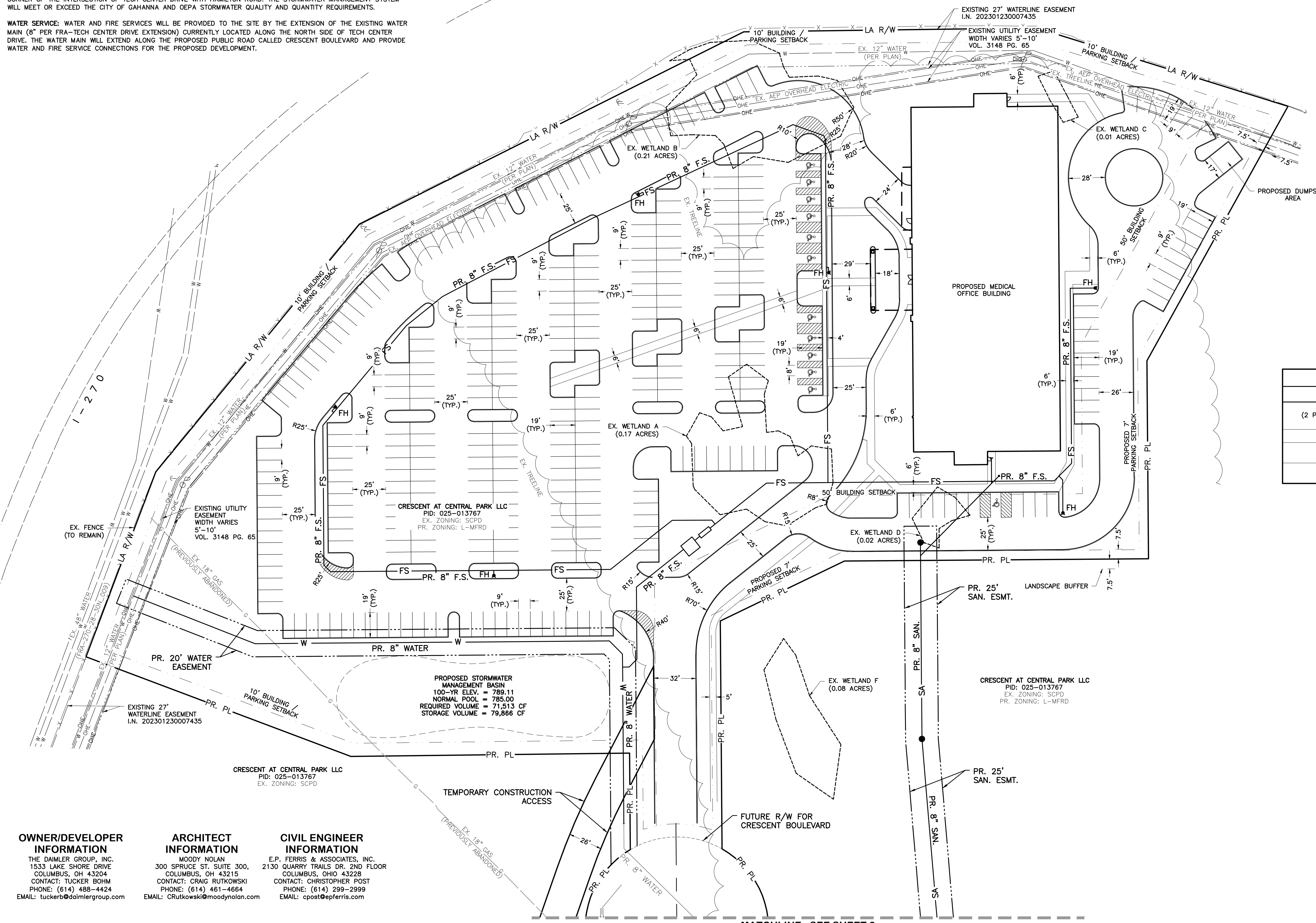
VICINITY MAP
NOT TO SCALE

SITE DATA TABLE		
DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA	9.132 (397,788 SF)	AC.
TOTAL DISTURBED AREA (ON-SITE)	7.55	AC.
PRE-DEVELOPED IMPERVIOUS AREA	0.00	AC.
POST-DEVELOPED IMPERVIOUS AREA	4.62	AC.
BUILDING COVERAGE	0.69	AC.
VEHICULAR AREAS	3.71	AC.
PARKING AREAS	1.45	AC.
SIDEWALK & CONCRETE AREAS	0.22	AC.
UNCOVERED LAND	2.93	AC.
MAXIMUM LOT COVERAGE ALLOWED	75	%
MAXIMUM LOT COVERAGE PROVIDED	61.3	%

NOTE: A MINIMUM 15% OF THE DEVELOPABLE AREA SHALL BE OPEN SPACE.

PARKING CALCULATION	
PARKING:	NUMBER OF SPACES
PARKING LOT SPACES REQUIRED (2 PER EXAM ROOM PLUS 1 PER STAFF ON LARGEST SHIFT) (55 EXAM ROOMS AND 200 STAFF)	310
TOTAL PARKING SPACES PROVIDED	354
ACCESSIBLE SPACES REQUIRED VAN/TOTAL	2/8
ACCESSIBLE SPACES PROVIDED VAN/TOTAL	3/12

GENERAL ZONING INFORMATION	
EXISTING ZONING	SCPD
BUILDING AREA	29,980 SF
ROOF HEIGHT (PER CODE DEFINITION)	30'-8"
TOP OF PARAPET	32'-0"
TOP OF SCREEN WALL	43'-0"
FRONT SETBACK	SEE SITE PLAN
SIDEYARD SETBACK	SEE SITE PLAN
REAR SETBACK	SEE SITE PLAN
VARIANCES	REDUCTION FROM 25' TO 7' (1151.04(b)(14))
FRONTAGE LENGTH	1087'



OWNER/DEVELOPER INFORMATION
THE DAIMLER GROUP, INC.
1533 LAKE SHORE DRIVE
COLUMBUS, OH 43204
CONTACT: TUCKER BOHM
PHONE: (614) 488-4424
EMAIL: tuckerb@daimlergroup.com

ARCHITECT INFORMATION
MOODY NOLAN
300 SPRUCE ST. SUITE 300,
COLUMBUS, OH 43215
CONTACT: CRAIG RUTKOWSKI
PHONE: (614) 461-4664
EMAIL: CRutkowski@moodynolan.com

CIVIL ENGINEER INFORMATION
E.P. FERRIS & ASSOCIATES, INC.
2130 QUARRY TRAILS DR. 2ND FLOOR
COLUMBUS, OH 43228
CONTACT: CHRISTOPHER POST
PHONE: (614) 299-2999
EMAIL: cpost@epferris.com



2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF GAHANNA, OHIO
ORTHOPEDIC ONE
CRESCENT AT CENTRAL PARK LLC

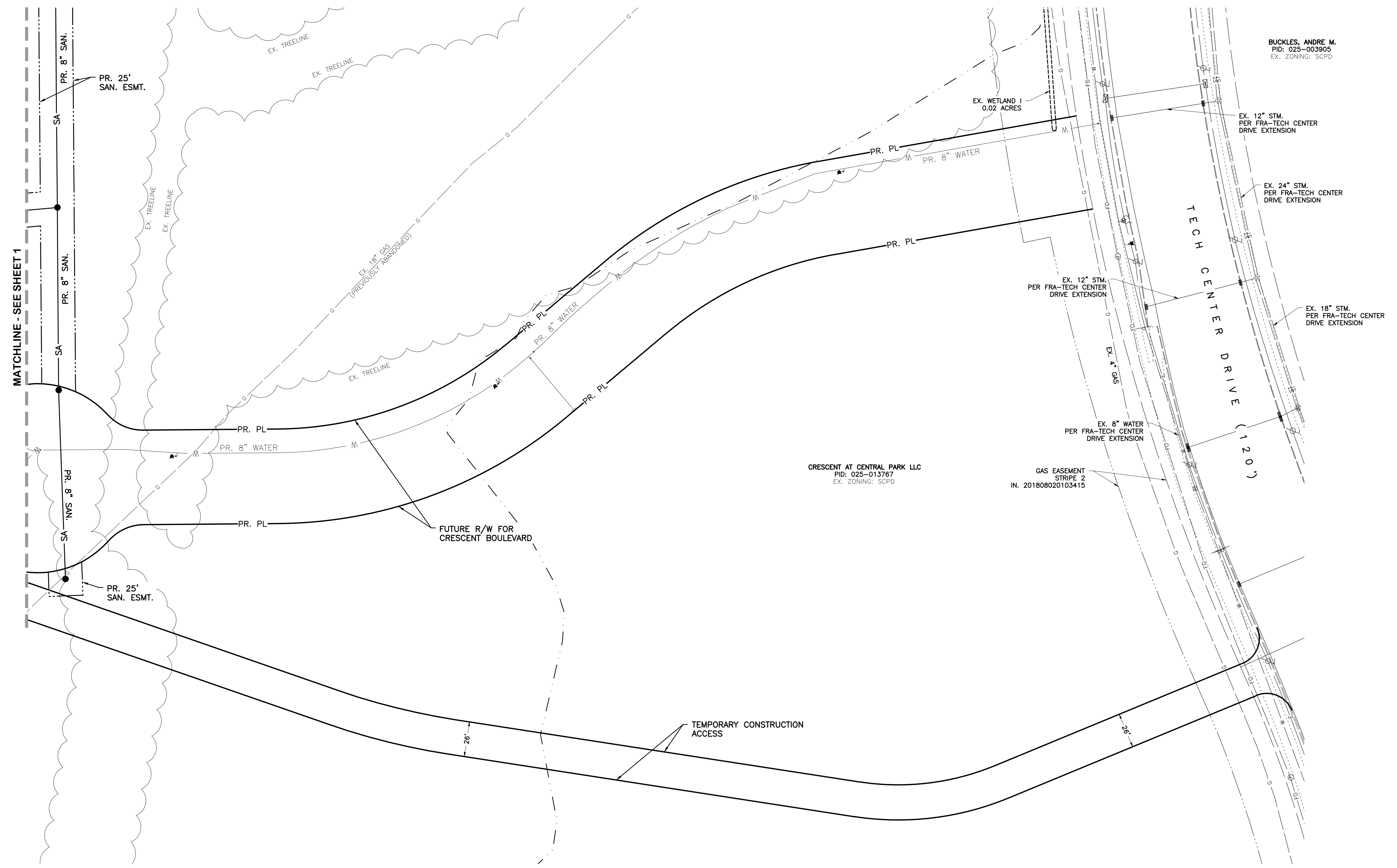
JOB NO. 1267.001
DESIGNED BY: JAR
DRAWN BY: PN
CHECKED BY: CLP
APPROVED BY: -
DATE: 04/26/23

SITE PLAN

SCALE:
1" = 40'
SHEET NO. 1 OF 2

M:\1267\001_Gahanna\08\DWG\Production Drawings\FDP\Site Plan.dwg - Site Plan - LAST EDITED BY: JAR ON 4/26/23

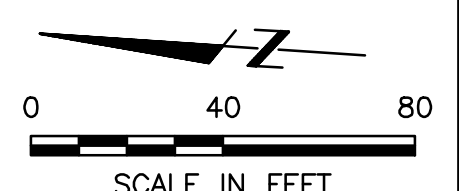
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BUCKLES, ANDRE M.
PID: 025-003905
EX. ZONING: SCPD

CRESCENT AT CENTRAL PARK LLC
PID: 025-013767
EX. ZONING: SCPD

GAS EASEMENT
STRIP 2
IN. 201808020103415



REVISIONS	DATE	BY	CHK.

E. P. FERRIS
AND
ASSOCIATES
INC

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
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CITY OF GAHANNA, OHIO
ORTHOPEDIC ONE
CRESCENT AT CENTRAL PARK LLC

JOB NO.	1267.001
DESIGNED BY:	JAR
DRAWN BY:	PN
CHECKED BY:	CLP
APPROVED BY:	-
DATE:	04/26/23

SITE PLAN

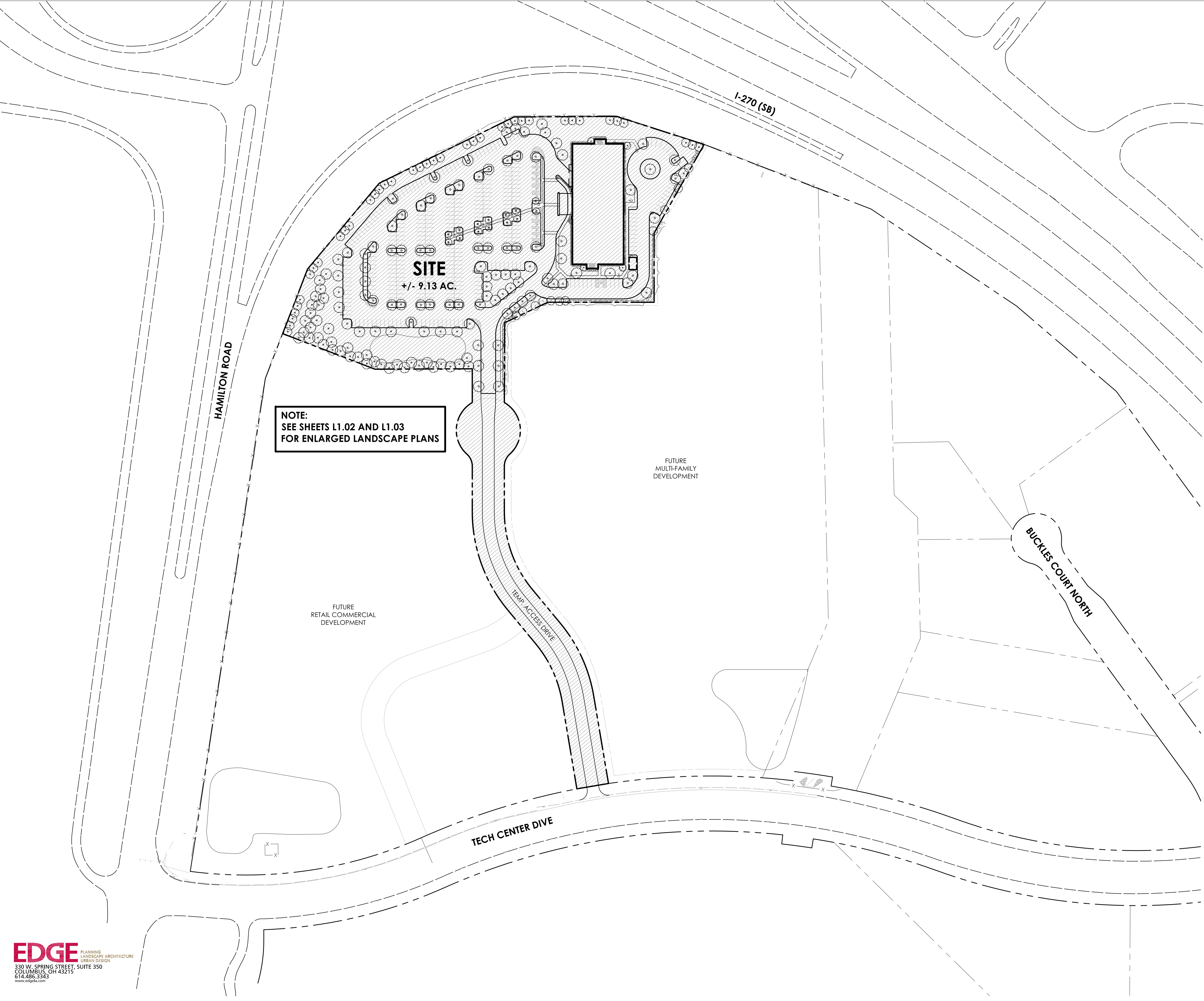
SCALE: 1" = 40'	
SHEET NO.	OF
2	2

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

PLANTING CONSTRUCTION NOTES:

- ① NEW LAWN AREA, SEED OR SOD AS NOTED ON PLAN
- ② GENERATOR AND TRANSFORMER UTILITIES TO BE SCREENED WITH MASONRY WALL - SEE ARCH. DWGS.
- ③ DUMPSTER ENCLOSURE - SEE ARCH DWGS.



EDGE PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
330 W. SPRING STREET, SUITE 350
COLUMBUS, OH 43215
614.486.3343
www.edgepa.com



L1.01

LANDSCAPE PLAN - OVERALL SITE

ORTHOPEDIC ONE - GAHANNA



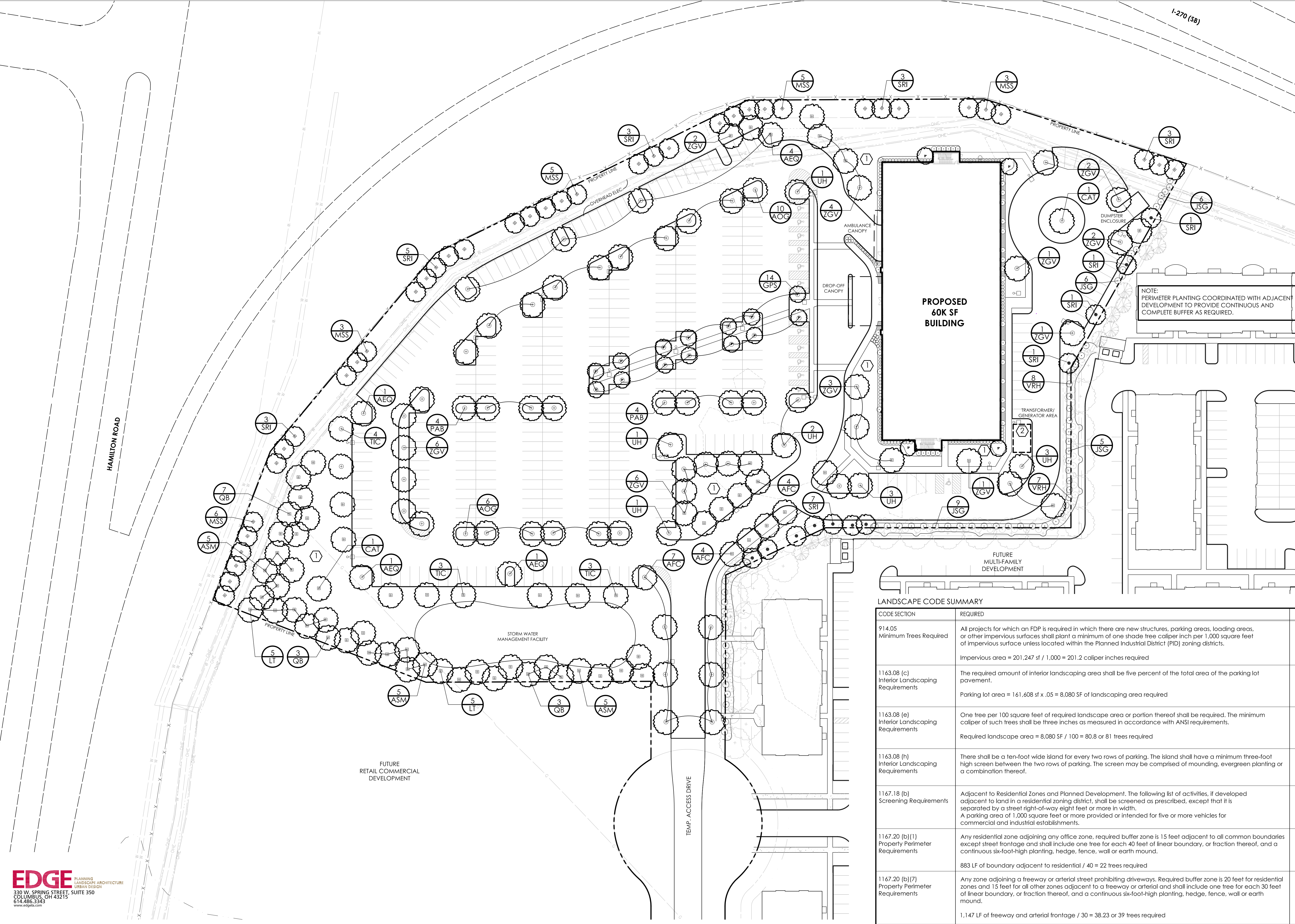
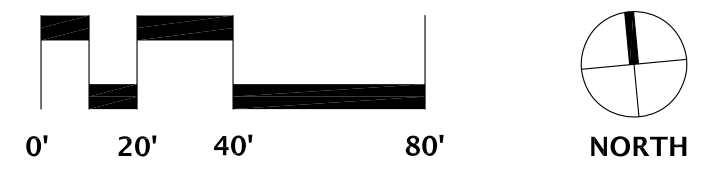
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- ③ DUMPSTER ENCLOSURE - SEE ARCH DWGS.

NOTE: PERIMETER PLANTING COORDINATED WITH ADJACENT DEVELOPMENT TO PROVIDE CONTINUOUS AND COMPLETE BUFFER AS REQUIRED.

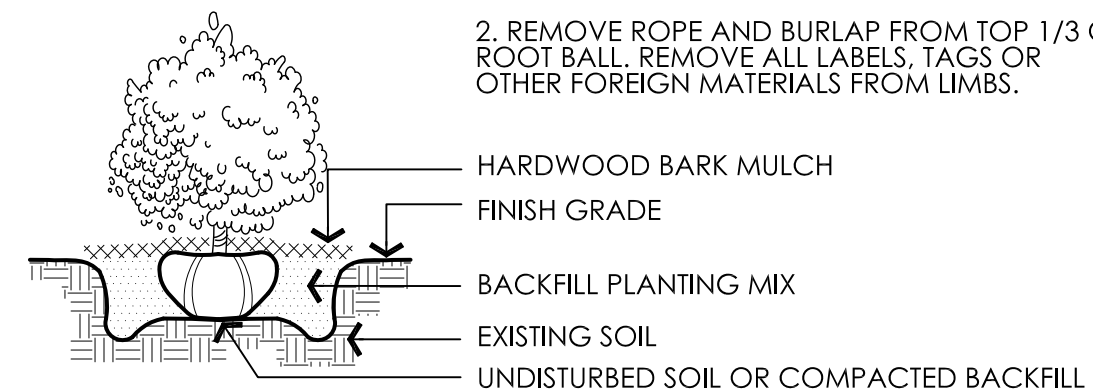


LANDSCAPE CODE SUMMARY

CODE SECTION	REQUIRED	PROVIDED	KEY
914.05 Minimum Trees Required	All projects for which an FDP is required in which there are new structures, parking areas, loading areas, or other impervious surfaces shall plant a minimum of one shade tree caliper inch per 1,000 square feet of impervious surface unless located within the Planned Industrial District (PID) zoning districts. Impervious area = 201,247 sf / 1,000 = 201.2 caliper inches required	(68) 3" trees = 204 caliper inches provided	
1163.08 (c) Interior Landscaping Requirements	The required amount of interior landscaping area shall be five percent of the total area of the parking lot pavement. Parking lot area = 161,608 sf x .05 = 8,080 SF of landscaping area required	32,719 sf landscape area provided	
1163.08 (e) Interior Landscaping Requirements	One tree per 100 square feet of required landscape area or portion thereof shall be required. The minimum caliper of such trees shall be three inches as measured in accordance with ANSI requirements. Required landscape area = 8,080 SF / 100 = 80.8 or 81 trees required	81 trees provided	
1163.08 (h) Interior Landscaping Requirements	There shall be a ten-foot wide island for every two rows of parking. The island shall have a minimum three-foot high screen between the two rows of parking. The screen may be comprised of mounding, evergreen planting or a combination thereof.	Not provided - <u>Variance Request</u>	
1167.18 (b) Screening Requirements	Adjacent to Residential Zones and Planned Development. The following list of activities, if developed adjacent to land in a residential zoning district, shall be screened as prescribed, except that it is separated by a street right-of-way eight feet or more in width. A parking area of 1,000 square feet or more provided or intended for five or more vehicles for commercial and industrial establishments.	<u>Variance Request</u> to provide 50% of required plants with adjacent residential site as noted below for 1167.20(b)(1) 11 trees (2" cal.) and 6' high planting provided	
1167.20 (b)(1) Property Perimeter Requirements	Any residential zone adjoining any office zone, required buffer zone is 15 feet adjacent to all common boundaries except street frontage and shall include one tree for each 40 feet of linear boundary, or fraction thereof, and a continuous six-foot-high planting, hedge, fence, wall or earth mound. 883 LF of boundary adjacent to residential / 40 = 22 trees required	<u>Variance Request</u> to provide 50% of required plants with adjacent site. 11 trees (2" cal.) and 6' high planting provided	
1167.20 (b)(7) Property Perimeter Requirements	Any zone adjoining a freeway or arterial street prohibiting driveways. Required buffer zone is 20 feet for residential zones and 15 feet for all other zones adjacent to a freeway or arterial and shall include one tree for each 30 feet of linear boundary, or fraction thereof, and a continuous six-foot-high planting, hedge, fence, wall or earth mound. 1,147 LF of freeway and arterial frontage / 30 = 38.23 or 39 trees required	<u>Variance Request</u> to provide 39 trees (2" cal.) without continuous six-foot-high planting, hedge, fence, wall or earth mound.	

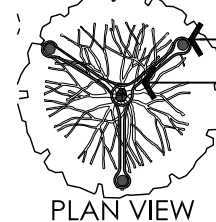
EDGE PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
330 W. SPRING STREET, SUITE 350
COLUMBUS, OH 43215
614.486.3343
www.edgestudio.com

- NOTES:
1. TOP OF ROOT BALL TO BE EVEN WITH ADJACENT FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



1 SHRUB PLANTING DETAIL
NTS

PREVAILING WIND

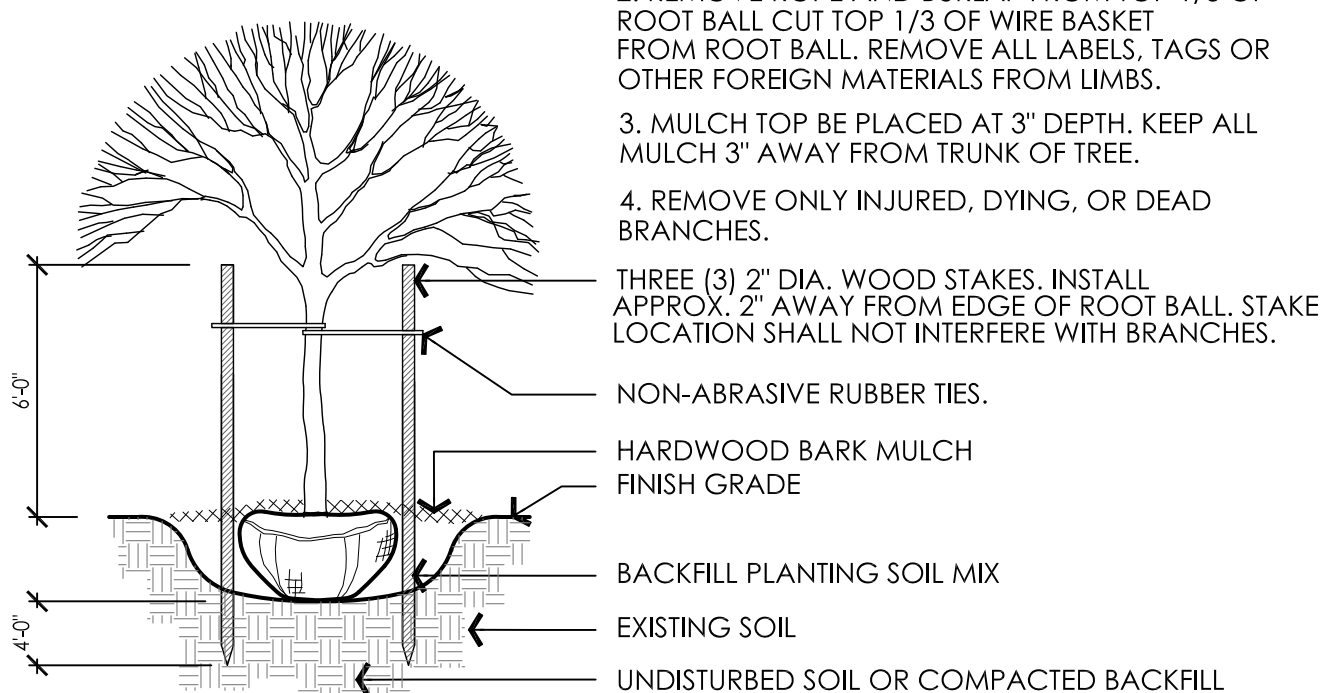


WOOD STAKES
RUBBER TIES

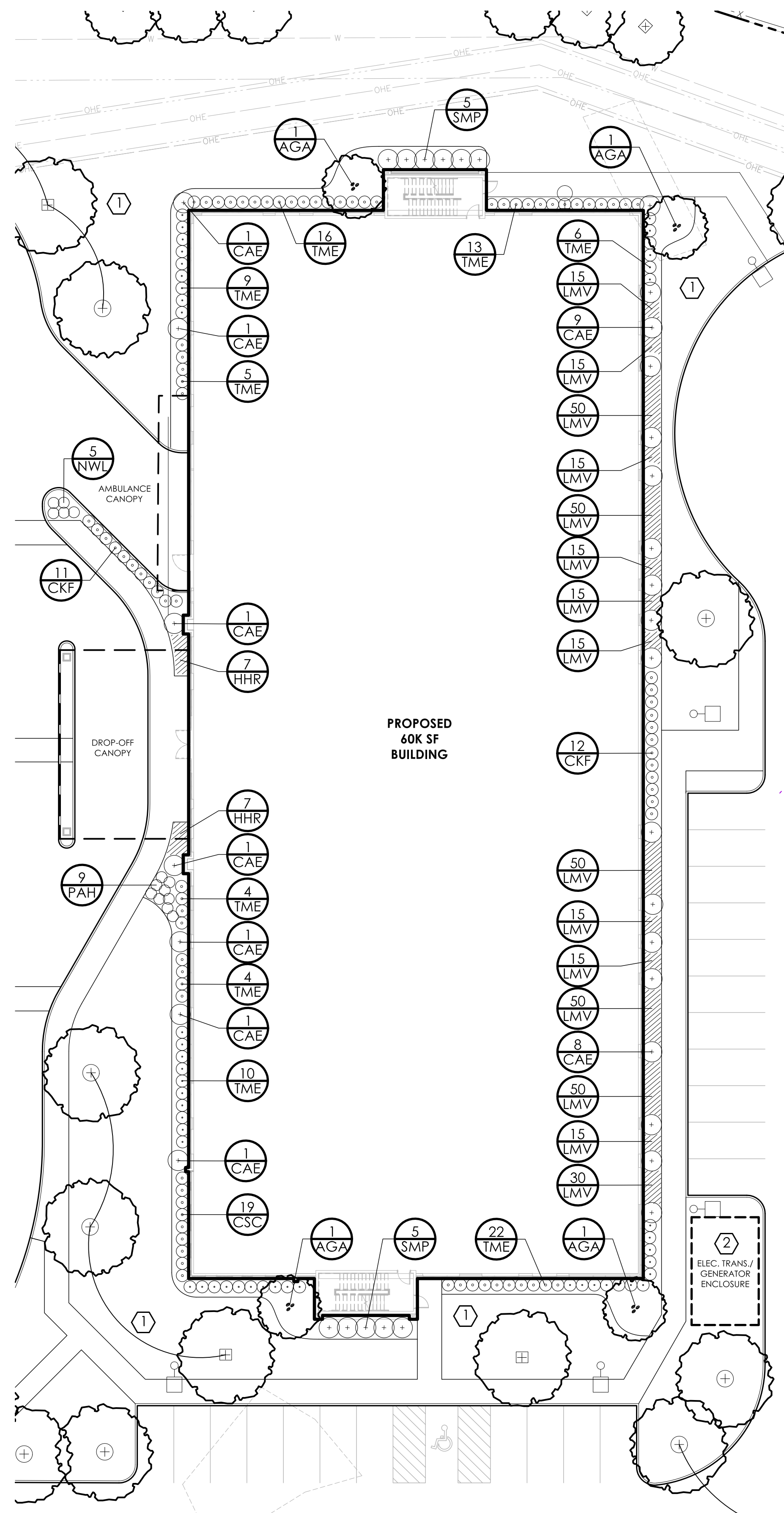
PLAN VIEW

NOTES:

1. ROOT FLARE TO BE FLUSH WITH ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. MULCH TOP BE PLACED AT 3" DEPTH. KEEP ALL MULCH 3" AWAY FROM TRUNK OF TREE.
4. REMOVE ONLY INJURED, DYING, OR DEAD BRANCHES.



2 DECID. TREE PLANTING DETAIL
NTS



3 BUILDING PERIMETER PLANTING PLAN

Scale: 1" = 20'

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUOUS GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

PLANTING CONSTRUCTION NOTES:

- ① NEW LAWN AREA. SEED OR SOD AS NOTED ON PLAN
- ② GENERATOR AND TRANSFORMER UTILITIES TO BE SCREENED WITH MASONRY WALL - SEE ARCH. DWGS.

PLANT MATERIALS LIST CONTRACTOR RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON PLAN

QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES						
15	AFC	Acer x freemanii 'Celtzam'	CELEBRATION MAPLE	3" Cal.	B&B	
7	AEQ	Acer plantanoides 'Emerald Queen'	EMERALD QUEEN MAPLE	2.5" Cal.	B&B	
16	AOG	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	2.5" Cal.	B&B	
15	ASM	Acer saccharum	SUGAR MAPLE	3" Cal.	B&B	
2	CAT	Catalpa	CATALPA	3" Cal.	B&B	
14	GPS	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY GINKGO	2" Cal.	B&B	
10	LT	Liriodendron tulipifera	TULIP TREE	3" Cal.	B&B	
8	PAB	Platanus x acerifolia 'Bloodgood'	BLOODGOOD LONDON PLANETREE	2.5" Cal.	B&B	
13	QB	Quercus bicolor	SWAMP WHITE OAK	3" Cal.	B&B	
19	TIC	Tilia cordata	LITTLELEAF LINDEN	3" Cal.	B&B	
11	UH	Ulmus 'Homestead'	LACEBARK ELM	3" Cal.	B&B	
28	ZGV	Zelkova serrata 'Green Vase'	GREEN VASE ZELKOVA	3" Cal.	B&B	
ORNAMENTAL TREES						
4	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' Hgt.	B&B	Multi-Stem
22	MSS	Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	2" Cal.	B&B	
28	SRI	Syringa reticulata 'Ivory Silk'	IVORY SILK TREE LILAC	2" Cal.	B&B	
SHRUBS						
19	CSC	Clethra alnifolia 'Sixteen Candles'	SIXTEEN CANDLES SUMMERSWEET	24"-30" Hgt.	Cont.	
24	CAE	Cornus alba 'Elegantissima'	VARIEGATED RED TWIG DOGWOOD	24" Hgt.	Cont.	
26	JSG	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	36" Hgt.	Cont.	
10	SMP	Syringa meyeri 'Palibin'	DWARF KOREN LILAC	24"-30" Hgt.	Cont.	
89	TME	Taxus x media 'Everlow'	EVERLOW YEW	18" Hgt.	B&B	
15	VRH	Viburnum rhytidophyllum	LEATHERLEAF VIBURNUM	36" Hgt.	B&B	
PERENNIALS/ ORNAMENTAL GRASSES						
23	CKF	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	1 Gal.	Cont.	
14	HHR	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gal.	Cont.	
415	LMV	Liriope muscari 'Variegatum'	VARIEGATED LILYTURF	1 Gal.	Cont.	
5	NWL	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	1 Gal.	Cont.	
9	PAH	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	1 Gal.	Cont.	



O¹ orthodontics
ONE





March 31, 2023

Revised 4/17/2023

Regarding: A statement of the reason for the variance request

PROPERTY INFORMATION			
Project/Property Address: Hamilton Road		Project Name/Business Name: Orthopedic One	
Parcel #: 025-013767	Zoning: (see Map) SCPD	Acreage: 9.13	

PLAN SPECIFICATIONS
Project Description & Proposed Use(s): Proposed 60,000 SF medical office building and associated infrastructure to be developed on a 9.13 acre site northeast of the intersection of Tech Center Drive and Hamilton Rd.

1163.08 (h) Interior Landscaping Requirements	There shall be a ten-foot wide island for every two rows of parking. The island shall have a minimum three-foot high screen between the two rows of parking. The screen may be comprised of mounding, evergreen planting or a combination thereof.	Not provided - <u>Variance Request</u>	
1167.18 (b) Screening Requirements	Adjacent to Residential Zones and Planned Development. The following list of activities, if developed adjacent to land in a residential zoning district, shall be screened as prescribed, except that it is separated by a street right-of-way eight feet or more in width. A parking area of 1,000 square feet or more provided or intended for five or more vehicles for commercial and industrial establishments.	<u>Variance Request</u> to provide 50% of required plants with adjacent residential site as noted below for 1167.20(b)(1) 11 trees (2" cal.) and 6' high planting provided	
1167.20 (b)(1) Property Perimeter Requirements	Any residential zone adjoining any office zone, required buffer zone is 15 feet adjacent to all common boundaries except street frontage and shall include one tree for each 40 feet of linear boundary, or fraction thereof, and a continuous six-foot-high planting, hedge, fence, wall or earth mound. 883 LF of boundary adjacent to residential / 40 = 22 trees required	<u>Variance Request</u> to provide 50% of required plants with adjacent site. 11 trees (2" cal.) and 6' high planting provided	
1167.20 (b)(7) Property Perimeter Requirements	Any zone adjoining a freeway or arterial street prohibiting driveways. Required buffer zone is 20 feet for residential zones and 15 feet for all other zones adjacent to a freeway or arterial and shall include one tree for each 30 feet of linear boundary, or fraction thereof, and a continuous six-foot-high planting, hedge, fence, wall or earth mound. 1,147 LF of freeway and arterial frontage / 30 = 38.23 or 39 trees required	<u>Variance Request</u> to provide 39 trees (2" cal.) without continuous six-foot-high planting, hedge, fence, wall or earth mound.	

1151.04(b)(14) - Parking areas, access drives and other pavement areas shall be a minimum of ten feet from all property lines, 25 feet if adjacent to a residential zoning district, a property with residential uses, or designated City parks.

Requested reduction from 25 feet to 7 feet.

1. Request made to limit long islands that complicate maintenance of the lot (snow removal, etc.).
2. The overall intent of this section is being met by coordinating our landscape requirements with the adjoining properties proposed landscape plans.
3. The overall intent of this section is being met by coordinating our landscape requirements with the adjoining properties proposed landscape plans.
4. Request is to balance this requirement with the owner's request that the building maintain visibility from the roads. Attached is the landscape plan which illustrates the proposed density of landscape proposed.



March 31, 2023

Regarding: List of contiguous property owners & their mailing address

PROPERTY INFORMATION			
Project/Property Address: Hamilton Road		Project Name/Business Name: Orthopedic One	
Parcel #: 025-013767	Zoning: (see Map) SCPD	Acreage: 9.13	

PLAN SPECIFICATIONS
Project Description & Proposed Use(s): Proposed 60,000 SF medical office building and associated infrastructure to be developed on a 9.13 acre site northeast of the intersection of Tech Center Drive and Hamilton Rd.

- Owner: CP CRESCENT LLC
 - Parcel ID: 025-013767-00
 - Owner Mailing Address: 250 CIVIC CENTER DRIVE SUITE 500 COLUMBUS OH 43215

- Owner: CITY OF GAHANNA OHIO
 - Parcel ID: 025-003905-00
 - Owner Mailing Address: 200 N HAMILTON GAHANNA OHIO 43230

- Owner: CRESCENT AT CENTRAL PARK LLC
 - Parcel ID: 025-013774-00
 - Owner Mailing Address: 132 PRESTON RD COLUMBUS OH 43209



April 17th, 2023

Attention: Kelly Wicker
Planning and Zoning Coordinator

RE: Response Letter #1
Project Hamilton Rd Ortho One Final Development Plan

Building (614) 342-4010

1. The project will be required to comply with the Ohio Building Code. Please note for future review/design of the interior - only having 2 exit stairs could affect the interior layout.

Response: Development of the interior floor plan is in progress and may include a central third stair. Plans will comply with OBC.

Transportation & Mobility Engineer (614) 342-4050

2. No comments.

Engineering Project Administrator (614) 342-4056

3. No comments.

Planning (614) 342-4025

4. In addition to the requested variances to buffering requirements, a variance is also required to Ch 1167.18, screening requirements. Any parking area of 1000 SF or more that is adjacent to residential must meet the screening requirements outlined in this Chapter. Please add this variance.

Response: Variance Requested to allow our proposed site to provide 50% of this requirement and the adjoining property to provide the other 50%.

5. Please see associated applications and revise as necessary.

Please let us know if we need to provide any additional information.

Sincerely
Craig Rutkowski Project Manager





April 25, 2023

Daimler Group
1533 Lake Shore Drive #100 C/O Ohio Equities
Columbus, OH 43204

RE: Project Hamilton Rd Ortho One Variance

Dear Daimler Group:

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

Building (614) 342-4010

1. The project will be required to comply with the Ohio Building Code. Please note for future review/design of the interior - only having 2 exit stairs could affect the interior layout.

Transportation & Mobility Engineer (614) 342-4050

2. No comments.

Engineering Project Administrator (614) 342-4056

3. No comments.

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

The applicant is requesting approval of Final Development, Design Review, and Variance applications for the construction of a medical office building at parcel #025-013767, located on the northern side of Tech Center Drive, just east of Hamilton Road. It is part of the Crescent at Central Park area and is zoned SCPD – Select Commercial Planned District.

The proposal is for an approximately 60,000 SF medical office building and associated infrastructure on a 9.13-acre site that is currently undeveloped. The proposal includes 354 parking spaces, which exceeds the 310 required by Code. Since the property is zoned SCPD, the default building and parking setbacks are 10 feet, except for parking areas adjacent to residential zones, where they are 25 ft. There are also additional screening requirements for these parking areas when above 1,000 SF. Variances to both of these requirements have been requested.

The main structure will be constructed of primarily brick and metal panels, both black and orange. Since the site is zoned SCPD, it is part of Design Review District 5 (DRD-5). Code states that within this district, it is under the purview of Planning Commission to require more open space and buffers between differing land uses.

Code requires a landscaped area equal to 5% of the total parking area, which is 8,080 SF for this project. 32,719 SF of landscaping is provided, therefore exceeding this requirement. Additionally, one tree is required per 100 SF of this required landscaped area, which is 81 trees. The project meets this requirement by providing 81 trees. All Chapter 914 requirements and lighting requirements are met as well.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- The proposed development meets the applicable development standards of this Zoning Ordinance.
- The proposed development is in accord with appropriate plans for the area.
- The proposed development would not have undesirable effects on the surrounding area.
- The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District



- Maintain, protect and enhance the physical surroundings of the Design Review District.

The property is zoned SCPD and is therefore subject to the standards of DRD-5 and DRD-3. Relevant standards include the following:

- Colors should be designed to ensure universal harmony on all commercial developments.
- Signage shall be as low profile as possible and in conformance with neighboring properties.
 - Please note that signage is approved administratively.
- Building materials should enhance development in a positive manner and create visual interest and diversity.
 - Preferred materials include brick, stone, cement, decorative aluminum, and wood.

Variance

The following variances have been requested:

1. 1151.04(b)(14) – Development Standards
 - a. Code requires a 25-foot setback for parking areas adjacent to residential zones.
 - b. Staff does not object to the variance request. This is a request to reduce the setback to 7 ft. Buffering and screening is provided on this site and the adjacent site.
2. 1163.08(h) – Interior Landscaping Requirements
 - a. Code requires a ten-foot-wide island with three-foot-high screening for every two rows of parking.
 - b. Staff does not object to the variance request. This is a commonly approved variance request, and this requirement is in the process of being removed from Code.
3. 1167.18 – Screening Requirements
 - a. Parking areas adjacent to residential zones shall have screening that is 6-8 ft in height and 80% opacity.
 - b. Staff does not object to this variance request. Landscaping and screening requirements are being coordinated with the adjacent residential site. There will be buffering on both sites to create continuous screening.
4. 1167.20(b)(1) – Property Perimeter Requirements
 - a. Any residential zone adjoining an office zone requires a 15 ft buffer, one tree per 40 ft of linear boundary, and a continuous six-foot-high screen.
 - b. Staff does not object to this variance request. Partial screening will be achieved on-site through trees and shrubs. Landscaping and screening requirements are being coordinated with the adjacent residential site. There will be buffering on both sites to create continuous screening.
5. 1167.20(b)(7) – Property Perimeter Requirements
 - a. Any zone adjoining a freeway requires a 15 ft buffer, one tree per 30 ft of linear boundary, and a continuous six-foot-high screening.
 - b. Staff does not object to this variance request. The applicant would like the site to maintain visibility along roads and freeways.

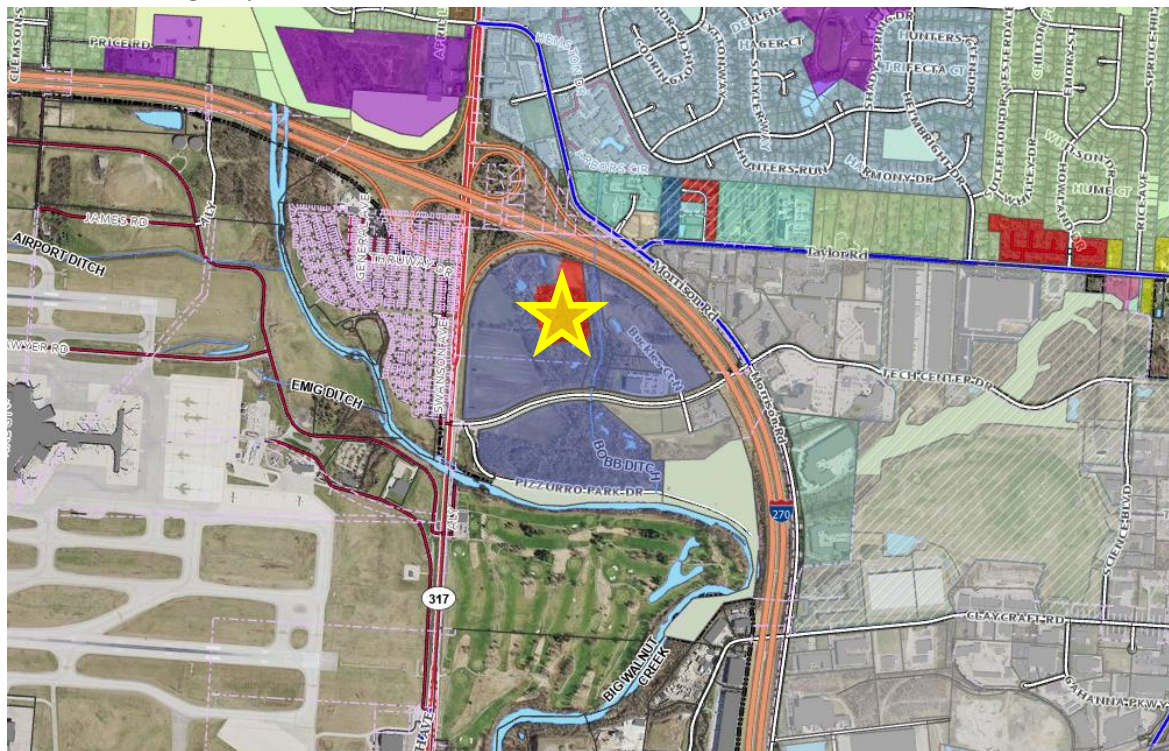
Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- 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 materially affect adversely 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.

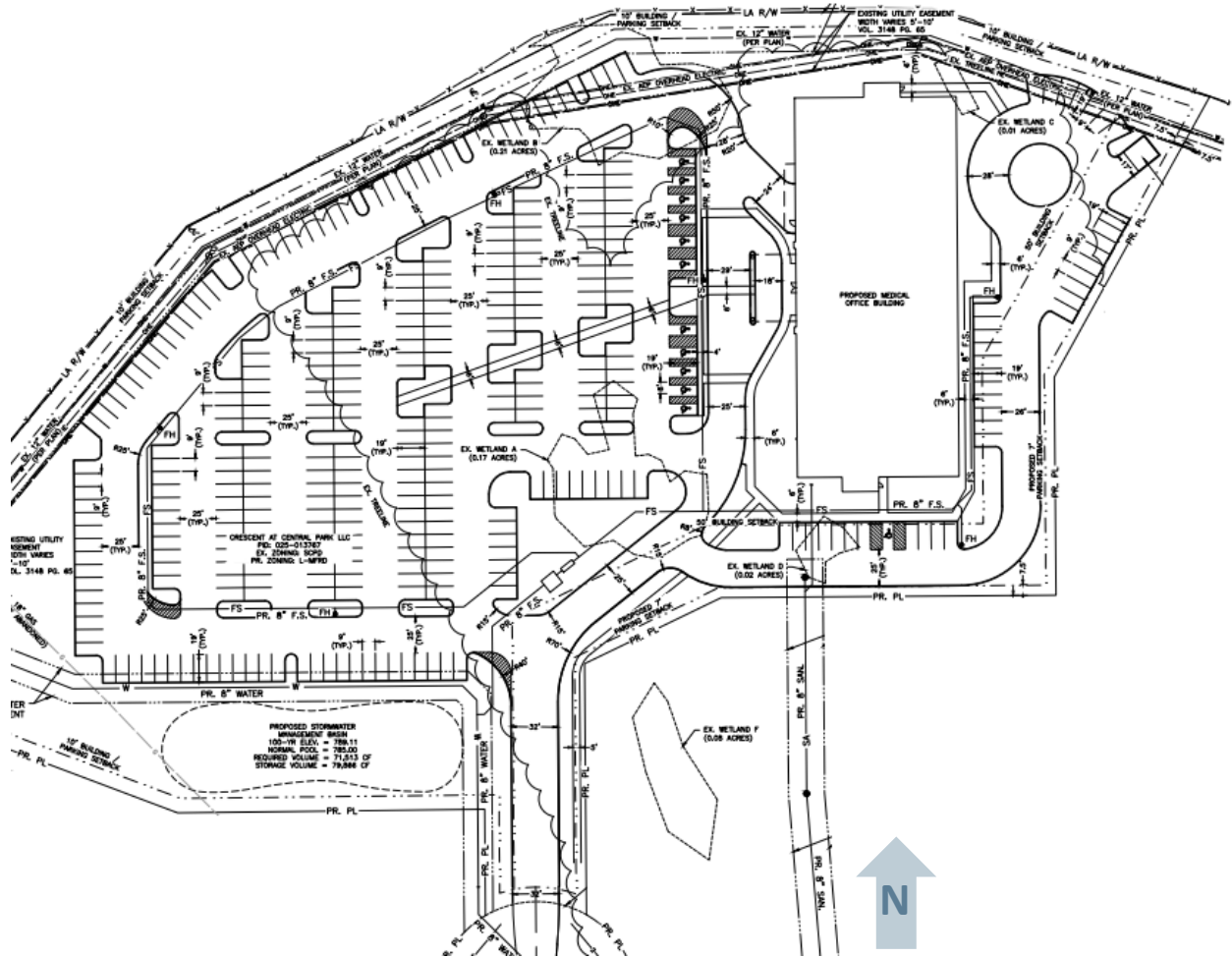
Staff Comments

Staff recommends approval of all three applications. The proposed development meets all applicable Code requirements and above criteria. The requested screening variances are necessary as screening and landscaping will be provided along the eastern property line on both this site and the adjacent site to create a continuous screen. There are still some shrubs and trees proposed along this property line to partially meet screening requirements. Additionally, a 15 ft buffer is provided on the adjacent Crescent Woods multi-family site, along with shrubs and trees that meet the property perimeter requirements for that site. The Design Review application meets requirements, although Planning Commission may request modifications to the design of the building.

Location/Zoning Map



Submitted Site Plan



Submitted Rendering



Respectfully Submitted By:
Maddie Capka
Planner