



DEPARTMENT OF PLANNING

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

FINAL DEVELOPMENT PLAN APPLICATION

PROPERTY INFORMATION
Project/Property Address: Buckles Court North (Lot 4)
Project Name/Business Name: Lot 4 MOB
Parcel #: 025-013813-00
Zoning: (see Map) SCPD
Acreage: 1.57

PLAN SPECIFICATIONS
Project Description & Proposed Use(s):
Medical office building, parking and utilities.

APPLICANT INFORMATION
Applicant Name (Primary Contact): Larry Canini
Applicant Address: PO Box 887, New Albany, OH
Applicant E-mail: larry@caniniassocltd.com
Applicant Phone: 614-855-4545
Business Name (if applicable): Walnut Creek MOB III

ADDITIONAL CONTACTS
\*Please list all applicable contacts for correspondence\*
Name(s) Contact Information (phone/email)
Civil & Environmental Consultants, Inc
Brian Burkhart, PE 614-315-7172
bburkhart@cecinc.com
Property Owner Name: (if different from Applicant) Crescent at Central Park, LLC
Property Owner Contact Information (phone no./email):

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: [Signature] Date: 9/3/23

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. FDP-0433-2023

RECEIVED: KAW
DATE: 10-10-2023

PAID: 1000.00
DATE: 10-10-2023

Updated Jan 2022



# 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.

Crescent at Central Park, LLC, Andre M. Buckles, Manager

(property owner name printed)

By: Andre M. Buckles 3-9-2020  
(property owner signature) (date)

Subscribed and sworn to before me on this 9 day of March, 20 20.

State of Arizona County of Maricopa

Notary Public Signature: Duncan Miller



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.

Loreto V. Canini

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature) (date)

(applicant/representative/property owner name printed)

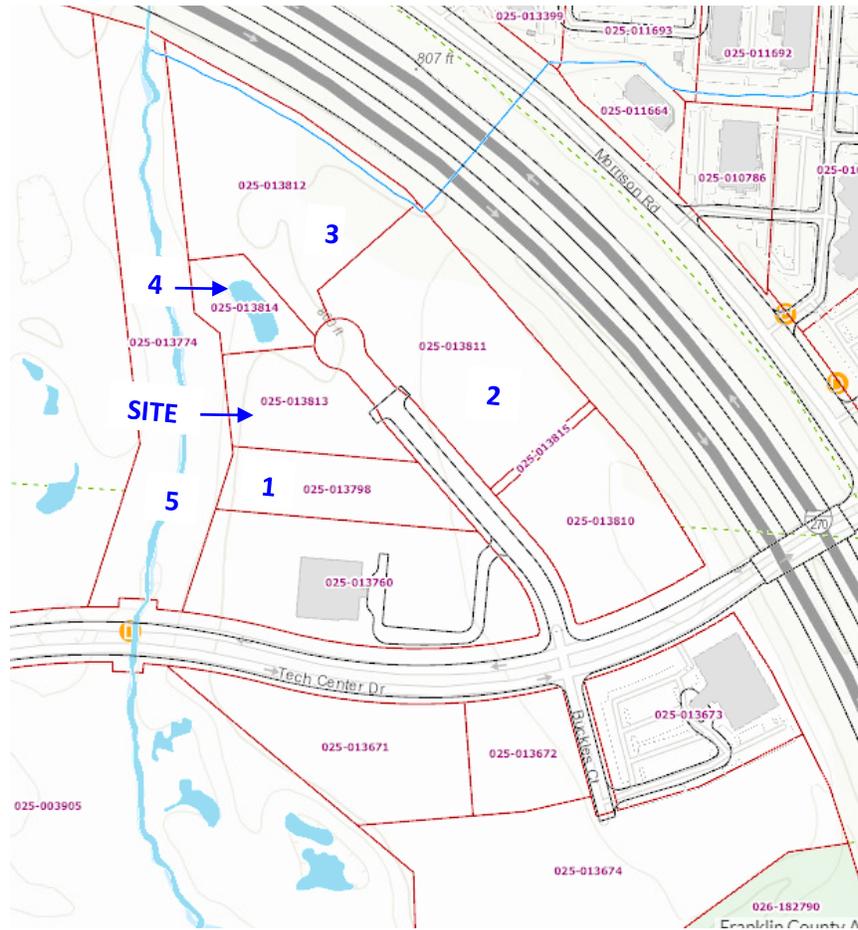
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

State of \_\_\_\_\_ County of \_\_\_\_\_

Notary Public Signature: \_\_\_\_\_

Stamp or Seal



- 1**  
 WALNUT CREEK MOB II LLC  
 65 HIDDEN RAVINES DR STE 100  
 POWELL OH 43065
- 2**  
 GAHANNA MOB LLC  
 50 W BROAD ST  
 COLUMBUS OH 43215
- 3**  
 CRESCENT AT CENTRAL PARK LLC  
 132 PRESTON RD  
 COLUMBUS OH 43209
- 4**  
 CRESCENT AT CENTRAL PARK LLC  
 132 PRESTON RD  
 COLUMBUS OH 43209
- 5**  
 CRESCENT AT CENTRAL PARK LLC  
 132 PRESTON RD  
 COLUMBUS OH 43209

# FINAL DEVELOPMENT PLAN

## LOT 4 MOB

TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3;  
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO  
2023



VICINITY MAP  
1" = 1,000'

### LEGEND

SAN	PROPOSED SANITARY SEWER
W	PROPOSED WATER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
W	EXISTING WATER
ST	EXISTING STORM SEWER
E	EXISTING ELECTRIC
FO	EXISTING FIBER OPTIC

### ENGINEER/SURVEYOR

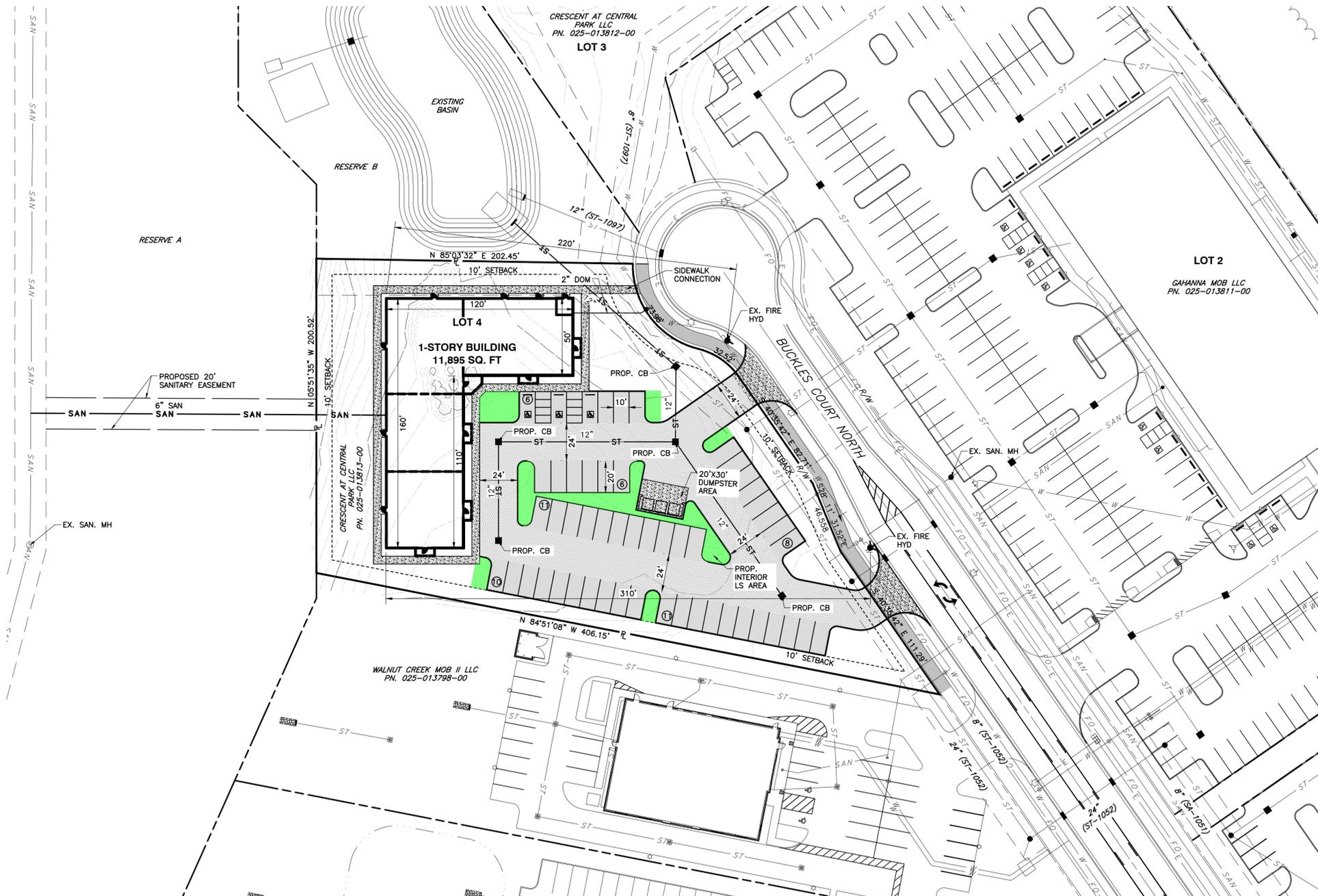
**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**  
250 OLD WILSON BRIDGE ROAD, SUITE 250  
WORthington, OHIO 43085  
PHONE: (614) 540-6633  
CONTACT: BRIAN BURKHART, PE  
EMAIL: BBURKHART@CECINC.COM

### DEVELOPER

**WALNUT CREEK MOB III**  
PO BOX 887  
NEW ALBANY, OH  
PHONE: (614) 855-4545  
CONTACT: LARRY CANINI  
EMAIL: larry@caniniassocllc.com

### OWNER

**CRESCENT AT CENTRAL PARK LLC**  
132 PRESTON RD  
COLUMBUS, OH 43209



SITE PLAN  
SCALE: 1"=40'

### SITE STATISTICS

TOTAL ACREAGE	±1.57 AC
ZONING	SELECT COMMERCIAL PLANNED DISTRICT (SCPD)
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	150 FT
BUILDING SETBACKS	
ADJACENT TO NON-RESIDENTIAL	10 FT
ADJACENT TO RESIDENTIAL	50 FT
PARKING SETBACKS	
ADJACENT TO NON-RESIDENTIAL	10 FT
ADJACENT TO RESIDENTIAL	25 FT
MAX BUILDING HEIGHT	36 FT

### PARKING DATA

NUMBER OF SPACES REQUIRED	40 (2 SPACES PER EXAM ROOM X 10 EXAM ROOMS + 1 SPACE PER STAFF ON LARGEST SHIFT X 20 STAFF)
NUMBER OF SPACES PROVIDED	52 (3 HANDICAP)

### LANDSCAPE REQUIREMENTS

SQUARE FOOTAGE OF SITE	68,389 FT <sup>2</sup>	PER 1163.08
IMPERVIOUS AREA	40,701 FT <sup>2</sup>	REQUIRED INTERIOR LANDSCAPE AREA:
BUILDING	11,895 FT <sup>2</sup>	1,245 FT <sup>2</sup>
PARKING	24,891 FT <sup>2</sup>	PROVIDED:
SIDEWALK	3,315 FT <sup>2</sup>	2,820 FT <sup>2</sup>
DUMPSTER	600 FT <sup>2</sup>	
PERVIOUS AREA	27,688 FT <sup>2</sup>	REQUIRED ONE TREE PER 100 FT <sup>2</sup> OF REQUIRED LANDSCAPE AREA
		13 TREES (MIN. 3 CALIPER INCHES)
		PROVIDED:
		13 TREES (MIN. 3 CALIPER INCHES)

PER 914.05

SHADE TREE CALIPER INCH REQUIRED: 41 CALIPER INCHES (40,701 FT<sup>2</sup>/1,000 FT<sup>2</sup> PER CALIPER INCH)

PROVIDED:

42 CALIPER INCHES

ALL PARKING AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW BY USE OF AN EVERGREEN HEDGE, MASONRY WALL (BRICK OR STONE), MOUND OR COMBINATION THEREOF TO A HEIGHT OF THREE FEET

NO	DATE	DESCRIPTION

**C&E**  
**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

**WALNUT CREEK MOB III**  
**LOT 4 MOB**  
**CITY OF GAHANNA**  
**FRANKLIN COUNTY, OHIO**

**FINAL DEVELOPMENT PLAN**

DRAWING NO.:  
**C200**

SHEET 1 OF 1

P:\330-000\331-213-C200\Development Plan\331213-C200 Development Plan.dwg (FINAL DEVELOPMENT PLAN) LS(11/7/2023 - burkhart) - LP: 11/8/2023 2:06 PM



November 8, 2023

City of Gahanna  
200 S. Hamilton Road  
Gahanna, OH 43230

RE: Buckles Court (Lot 4) MOB Final Development Plan

Attn: Kelly Wicker

Please see responses below in red per comments dated 10-27-23.

**Planning (614) 342-4025**

1. Per Ch 1167.18(c)(1), trash receptacles must be located to the rear of the primary structure. Please revise or add this to the variance application. This section also includes dumpster screening requirements. Please submit dumpster details to ensure these requirements are met.  
**A variance will be asked for on the dumpster location.**
2. Please submit the site plan with all three applications.  
**A site plan will be provided for each application.**
3. Please see comments left on the associated applications and revise as necessary.  
**OK as noted.**

**Building (614) 342-4010**

4. The construction will be required to comply with the Ohio Building Code and all applicable permits obtained.  
**OK as noted.**

**Parks (614) 342-4261**

5. Existing trees may not be removed without an approved FDP. This site is mostly forested, and it abuts a riparian reserve parcel. Water quality and habitat will be impacted if and when trees are removed.  
**OK as noted.**
6. If any street trees will be installed as part of this development, they must be included on plans for review by the Landscape Board. I do not see any plans for street trees at this time, but other street trees exist on Buckles Ct. N.  
**Street trees in front of this parcel will be installed under plan ST-1097, which has already been through the landscape board.**

7. I can see that space appears to be limited for the one tree per 100 square feet for interior landscaping requirement. However, I believe more trees can be planted than are included on the plans. I'd like to see an effort to include more trees especially since many trees are proposed to come down as part of this project.

Additional trees added to the plan.

**Engineering Project Administrator (614) 342-4056**

8. Add a legend describing existing and proposed utilities.

A legend has been added to the FDP.

9. Consider relocating the dumpster to not conflict with the proposed storm utility.

Storm sewer rerouted to avoid dumpster.

10. The Engineering Department will conduct its formal site civil engineering review following approval from Planning Commission. Engineering plans submitted with this application are viewed for reference only at this time and shall not be construed as being approved.

OK as noted.

11. Confirm there are no improvement restrictions on "Reserve A".

There are no restrictions called out on the final plat. Only note for Reserve A is the following:

1) RESERVE "A", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION OF FEE SIMPLE OWNERS OF THE CRESCENT AT CENTRAL PARK.

12. An easement will be required for the 6" sanitary sewer lateral through "Reserve A".

OK as noted. Proposed easement shown on plan.

13. Provide storm water analysis to show the basin can service this lot.

In accordance with Gahanna Codified Ordinance 1193.05, the lands within the Crescent at Central Park have been granted a waiver from stormwater quantity control requirements of Gahanna Codified Ordinance 1193.06(a) and 1193.06(b). Stormwater quality for the proposed road and lots 1 - 4 will be handled by the basin located in Reserve B. This was approved by the City with plan ST-1097.

Water quality in the report was based on a 69% impervious area. Per data provided on the FDP, the impervious area is  $40,701/68,389 = 60\%$

Buckles Court (Lot 4) MOB- FDP

November 8, 2023

Page 3

**Fire District (welshp@mifflin-oh.gov)**

14. No comments received.

OK as noted.

Sincerely,

**Civil & Environmental Consultants, Inc.**

*Brian Burkhart, PE*

Brian Burkhart, PE



January 10, 2024

Loreto V Canini  
PO Box 887  
New Albany, OH 43054-0887

RE: Project Buckles Court (Lot 4) MOB Final Development Plan

Dear Loreto V Canini:

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

**Building (614) 342-4010**

1. The construction will be required to comply with the Ohio Building Code and all applicable permits obtained.

**Parks (614) 342-4261**

2. Existing trees may not be removed without an approved FDP. This site is mostly forested, and it abuts a riparian reserve parcel. Water quality and habitat will be impacted if and when trees are removed.

**Engineering Project Administrator (614) 342-4056**

3. The Engineering Department will conduct its formal site civil engineering review following approval from Planning Commission. Engineering plans submitted with this application are viewed for reference only at this time and shall not be construed as being approved. *(Informational Comment)*
4. An easement will be required for the 6" sanitary sewer lateral through "Reserve A". *(Informational Comment)*
5. Be advised, a site lighting plan, a landscape plan, and sign information including location and foundation information will need to be provided during the site civil engineering review. A sign will not be permitted within the right-of-way or any existing or proposed public easements. *(Informational Comment)*
6. The previously approved stormwater analysis will be checked during site engineering plan review to confirm compliance with stormwater quality requirements of the current Ohio EPA general construction permit. *(Informational Comment)*

**Fire District (welshp@mifflin-oh.gov)**

7. The proposed building size is a single story approximately 11,895 square feet. Assuming it is of IIB construction, the required fire flow would be 2,250 gallons per minute. With the building not sprinklered, There is no reduction. There are 2 private hydrants required per the Ohio Fire Code Appendix B and C. VB increases the flow to be 3,000 gpm and 3 private hydrants required. Contact will need to be made to Mifflin Township Division of Fire on requirements of private hydrant locations. If the final architectural prints are more 12,000 sq. ft. the building may need to be sprinklered and a fire alarm installed.
8. Fire apparatus roadway access appear adequate width and spacing.
9. Fire equipment accessibility for all 4 sides of the structure is adequate for fire protection.
10. The fire division has no other objection than what is listed.

11. Comments will be given for required fire protection systems if needed, when requested.

If you have general comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto: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

## PLANNING COMMISSION STAFF REPORT

### Project Summary – Buckles Court North Lot 4

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- Meeting Date:** January 24, 2024
- Location:** Parcel #025-013813, western side of Buckles Court North.
- Zoning:** Select Commercial Planned District (SCPD)
- Application Type(s):** Final Development Plan (FDP), Design Review (DR), Variance (V)
- Staff Representative:** Maddie Capka, Planner
- Recommendation:** Staff recommends approval of the Final Development Plan, Design Review, and Variance applications.

**Location Map:**



## History

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In September 2017, Subdivision Without Plat, Final Development Plan, and Design Review applications were approved for the Walnut Creek medical office building, located at the western corner of Buckles Court North and Tech Center Drive. The exterior materials for the building on Lot 4 match those on both Walnut Creek buildings, which are adjacent to Lot 4 on the southern side.

In June 2022, Planning Commission approved a Final Plat application for four more lots on Buckles Court North. The Final Plat determined the layout and lot sizes for all four new lots. At the same meeting, Final Development Plan and Design Review applications were approved for Lot 2 for a two-story medical office building. The lot is on the east side of Buckles Court North, directly north of Lot 1. Construction was fully completed on Lot 2 towards the end of 2023.

In October 2022, Planning Commission approved Final Development Plan, Design Review, and Variance applications for Lot 1, the southernmost lot on the east side of Buckles Court North. The applications were for another two-story medical office building.

## Staff Review

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### Overview

The applicant is requesting approval for the construction of a two-story medical office building on Lot 4 of Buckles Court North at the Crescent at Central Park development. The site is zoned SCPD – Select Commercial Planned District. This district permits medical office uses by right and all other developed lots on Buckles Court North share the same use.

The approximately 1.57-acre lot is located just north of the Walnut Creek Surgery Suite building and just south of reserve B, which will remain undeveloped. There is one building proposed to the rear of the lot at 11,895 square feet, with the associated parking lot to the front of the lot.

The building façade will be constructed primarily of brick in the color “rustic burgundy” and stone in the color “fallbrook stack ledge”. These are the exact materials that were approved for both Walnut Creek medical office buildings.

### Parking

The total number of parking spaces provided on-site is 52, including the required three ADA spaces. This exceeds the 40 spaces required by Code. Every new or modified parking lot is required to comply with the interior landscaping requirements outlined in Ch 1163.08. The parking lot will be screened from the right-of-way with a continuous three-foot-high shrub.

### Landscaping

Per interior landscaping requirements, the site is required to have 1,245 SF of landscaped area and 13 trees in or adjacent to the parking area. 13 trees are proposed, along with 2,464 SF of landscaped area,

therefore meeting these requirements. Furthermore, Ch 914 of Code requires 41 caliper inches of tree in addition to the other 13 trees required, and 41 caliper inches are proposed.

## Review Criteria

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### **Final Development Plan (FDP)**

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

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

### **Design Review (DR)**

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.

Since the site is zoned SCPD, it's subject to the standards of both Design Review District 3 (DRD-3) and Design Review District 5 (DRD-5). The following design standards apply:

- Landscape islands shall be in the center and at the perimeter of parking areas.
- Earth mounding and trees should be considered.
- Generous use of vegetation should be encouraged to produce a natural atmosphere.
- Brick, stone, cement, decorative aluminum, and wood are encouraged materials.

## Variance (V)

The following variance has been requested:

1. 1167.18(c)(1) – Screening of Trash Containers or Receptacles
  - a. Code requires that all dumpsters be located to the rear of the main structure on a lot.
  - b. The proposed dumpster is located to the front of the main structure in the parking lot. Staff does not object to this variance request. The applicant states that due to the topography of the lot, no structures or drives can be placed to the rear of the main structure.

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.

## Recommendation

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Staff recommends approval of the Final Development Plan, Design Review, and Variance applications as submitted. These three applications meet all applicable Code requirements and above criteria with the one requested variance, which is minor in nature and justified by the existing topography on the site. The proposed materials and appearance of the building is consistent with the surrounding development and the landscaping meets requirements from both Planning and Parks.