



# CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS 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: 1255 Beecher Crossing North Gahanna, Ohio 43230		Project Name/Business Name (if applicable): 1255 Beecher Crossing North	
Parcel ID No.(s) 025-012044	Current Zoning: ISO	Total Acreage: 0.918	
Please check all that apply:			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <small>only applicable to Code Chapter 1150, Olde Gahanna</small> <input type="checkbox"/>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable):			
<b>APPLICANT INFORMATION (primary contact)</b>			
Name (please do not use a business name): Larry Canini		Address: PO Box 887 New Albany, Ohio 43054	
E-Mail: lcanini@aol.com		Phone No. 614-296-3872	
<b>ATTORNEY/AGENT INFORMATION</b>			
Name: Doug Maddy		Address: 120 N HAWK ST	
E-Mail: doug@brookewoodbuilders.com		Phone No. 614-475-5511	
<b>ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)</b>			
Names: -Contractor: Brookewood Construction Co -Developer: -Architect: George Parker & Assoc		Contact Information (phone no./email): Doug Maddy 614-475-5511  George Parker 614-476-3600	
Property Owner Name: (if different from Applicant) Larry Canini		Contact Information (phone no./email): 614-296-3872/lcanini@aol.com	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2 & 3)

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: FEB 22, 2017

Zoning File No. 17030012  
PC Meeting Date: \_\_\_\_\_  
PC File No. DR - 2017

RECEIVED: 3/8/17  
DATE: \_\_\_\_\_

PAID: \$W.  
DATE: 4/10/17  
CHECK#: 1223

INTERNAL USE ONLY

**DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS 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 <a href="#">Section 1197</a> (visit <a href="http://www.municode.com">www.municode.com</a> )	✓			
	2. Pre-application conference with staff		✓		
	3. Materials List (see page 3) – does not apply to demolition applicants	✓		✓	
	4. Authorization Consent Form Complete & Notarized (see page 4)	✓		✓	
	5. Application & all supporting documents submitted in digital format	✓		✓	
	6. Application & all supporting documents submitted in hardcopy format	✓		✓	
	7. Application fee paid (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )				
<b>PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT</b>					
<b>NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")</b>					
<b>SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS</b>					
<b>GENERAL REQUIREMENTS</b>					
	1. One 24"x36" & One 11"x17" prints of the plans	✓			✓
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)		✓		✓
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)	✓		✓	
	4. Color rendering(s) of the project in plan/perspective/or elevation	✓		✓	
<b>BUILDING CONSTRUCTION, EXTERIOR REMODELING, &amp; ADDITIONS (INCLUDING PARKING LOTS &amp; LANDSCAPING)</b>					
	1. <b>SITE PLAN</b> that includes the following: (include: scale, north arrow, & address)	✓		✓	
	- All property & street pavement lines	✓		✓	
	- Gross area of tract stated in square feet	✓		✓	
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)	✓		✓	
	- Location of all existing and proposed buildings on the site	✓			
	- Location of all existing (to remain) & proposed lighting standards	✓		✓	
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code <a href="#">Section 1163</a> )	✓		✓	
	- Provide lot coverage breakdown of building & paved surface areas	✓		✓	
	2. <b>LANDSCAPE PLAN</b> (including plant list)	✓		✓	
	- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated	✓		✓	
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)	✓			
	- Designation of required buffer screens (if any) between parking area & adjacent property	✓		✓	
	- Interior landscaping breakdown for paved surface (see Gahanna Code <a href="#">Section 1163</a> )	✓		✓	
	3. <b>ELEVATIONS</b> from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)	✓		✓	
	- Exterior materials identified	✓		✓	
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior	✓		✓	
	4. <b>LIGHTING STANDARD DRAWING</b> that includes the following: (scaled drawing)	✓		✓	
	- All sizing specifications	✓		✓	
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)	✓		✓	
	- Materials, colors, & manufacturer's cut sheet	✓		✓	
	- Ground or wall anchorage details	✓		✓	



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5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:					
-	Scale model		✓		
-	Section profiles				
-	Perspective drawing				✓
<b>DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS</b>					
1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:					
-	That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district				
-	That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights				
-	That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood				

<b>MATERIAL LIST</b>			
<i>NOT REQUIRED FOR DEMOLITION APPLICANTS</i>			
Item	Manufacturer Name	Color Name	Color Number
Awnings	n/a	n/a	n/a
Brick	Dutch Quality	Natural Blend Ledge Stone	
Gutters and Downspouts	Alcoa	Wicker	
Lighting	Already Approved Under Final	Dev. Plan #0005-2004	
Roofing	Landmark Series	Weathered Woods	
Siding	n/a	<i>Pumice</i> n/a	n/a
Signs	Already Approved Under Final	Dev. Plan #0005-2004	
Stucco	Rietter Wall Systems California Daub	River Sand	2014
Trim	Wood	Pumice	18E-5
Windows	Atria Bld Products	Clay	



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INTERNAL USE ONLY

## APPLICATION ACCEPTANCE

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.
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with 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 may 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, Douglas Maddy, Partner the owner of the subject property listed on this application, hereby authorize Douglas Maddy/Larry Canine 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: 4-3-17  
AGENT PARTNER

**AUTHORIZATION TO VISIT THE PROPERTY**

I, Douglas Maddy, 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: [Signature] Date: \_\_\_\_\_  
AGENT

NOTARY

Subscribed and sworn to before me on this 28 day of FEBRUARY, 2017.  
State of Ohio County of Franklin  
Notary Public Signature: [Signature]



SANDRA A. MADDY W.P.B.C.  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 4/11/18

**AGREEMENT TO COMPLY AS APPROVED**

I, Brookwood Court, 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: [Signature] Date: 4-3-17

NOTARY

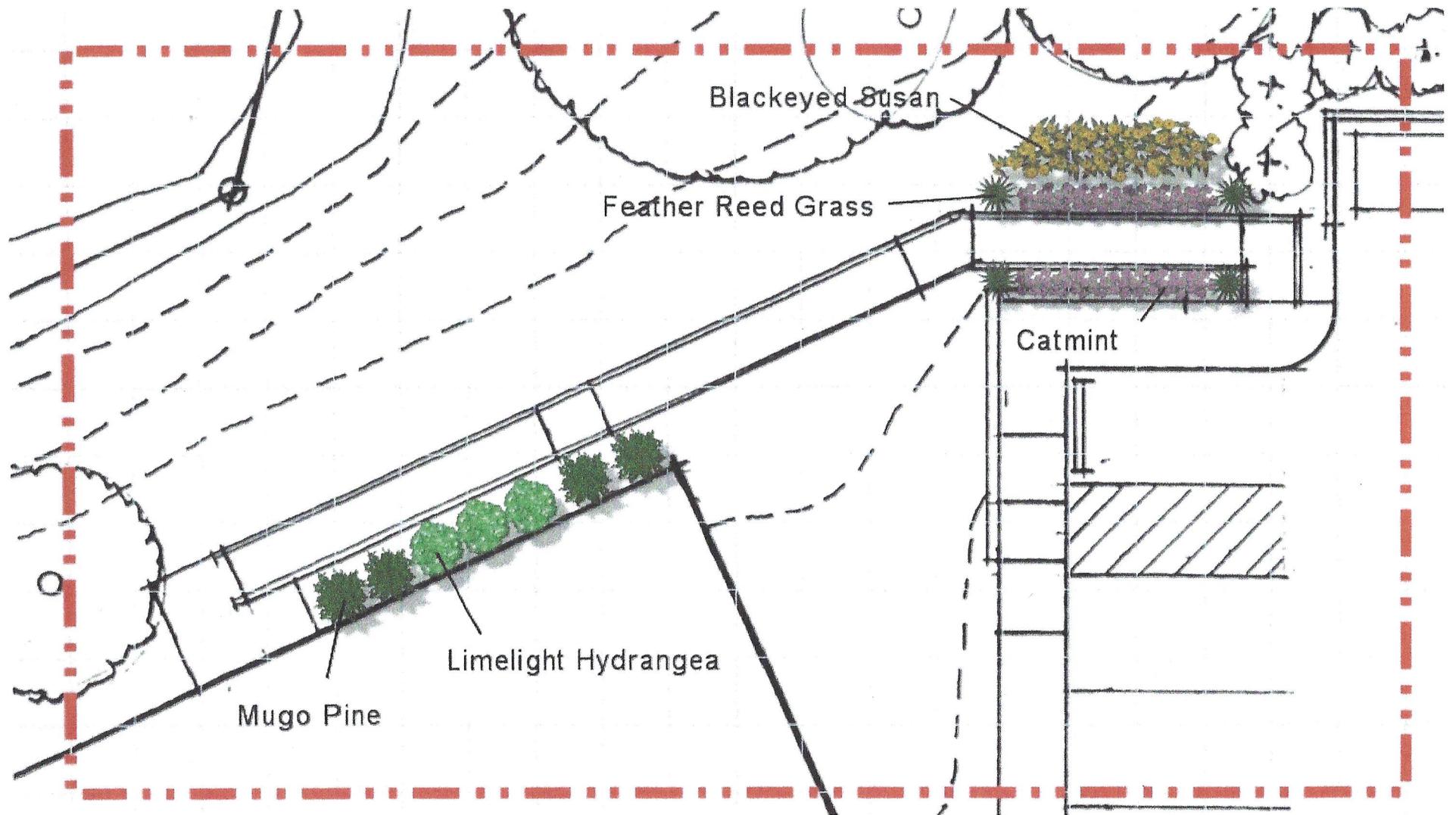
Subscribed and sworn to before me on this 3rd day of April, 2017.  
State of Ohio County of Franklin  
Notary Public Signature: Gina K. Sheppard



Gina K. Sheppard  
Notary Public, State of Ohio  
My Commission Expires 07-08-2020

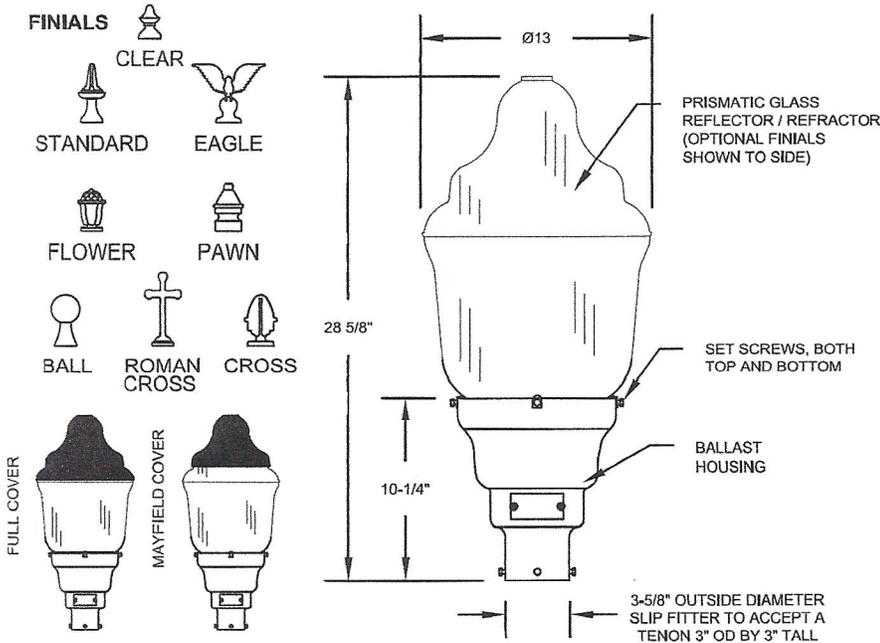
SAVE APPLICATION



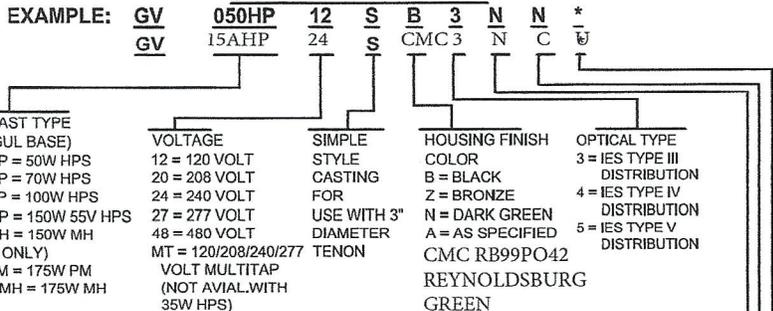


# GRANVILLE® SERIES LUMINAIRE SIMPLE STYLE CASTING

MAXIMUM WEIGHT - 45 lbs.  
MAXIMUM EFFECTIVE PROJECTED AREA - 1.26 sq. ft.



## ORDERING INFORMATION



BALLAST TYPE (MEDIUM BASE)  
35DHP = 35W HPS (120V ONLY)  
50DHP = 50W HPS  
70DHP = 70W HPS  
10DHP = 100W HPS  
15DHP = 150W 55V HPS  
70DMH = 70W MH (MT ONLY)  
10DMH = 100W MH (MT ONLY)  
15DMH = 150W MH (MT ONLY)  
\*17DMH = 175W MH  
20DIN = 200W INCANDESCENT  
\*\*NOT AVAILABLE FOR SHIPMENT IN US AFTER 12/31/08 DUE TO EISA 2007 LEGISLATION.

OPTIONS  
P - PROTECTIVE STARTER, FOR HPS UNITS ONLY  
FCOVX - FULL DECORATIVE ALUMINUM TOP COVER (FOR X INSERT B, Z, N, G, OR A COLOR)  
MCOVX - MAYFIELD ALUMINUM TOP COVER (COVERS 2/3) (FOR X INSERT B, Z, N, G, OR A COLOR)

ACCESSORIES  
F1 - SINGLE FUSING FOR 120, 240, 277 VOLT, FIELD INSTALLED (NOT UL LISTED)  
F2 - DOUBLE FUSING FOR 208, 240 VOLT, FIELD INSTALLED (NOT UL LISTED)  
GVA173X - 3\"/>

TRIM (SEE ACCESSORY SHEET)  
N = NONE  
R = RIBS AND BANDS

FINIAL (SEE ACCESSORY SHEET)  
N = NONE  
C = CLEAR  
S = STANDARD  
F = FLOWER  
B = BALL  
E = EAGLE  
P = PAWN  
R = CROSS  
T = ROM CROSS

TRIM AND FINIAL FINISH COLOR (SEE ACCESSORY SHEET)  
B = BLACK  
Z = BRONZE  
N = DARK GREEN  
G = GOLD  
U = NO TRIM, AND CLEAR OR NO FINIAL  
A = AS SPECIFIED

## Specifications

### GENERAL DESCRIPTION

The luminaire consists of three main components, a ballast housing, a reflector with socket, and a prismatic glass optical assembly.

### OPTICAL ASSEMBLY

The optical assembly is a precisely molded thermal resistant borosilicate glass reflector and refractor with or without a decorative finial. The upper portion of this system incorporates a series of reflecting prisms that redirect over 50% of the upward light in to the controlling refractor while allowing a soft uplight component to define the traditional acorn shape of the luminaire. Two decorative aluminum covers are available. The lower portion uses precisely molded refracting prisms to control the distribution of light to maximize utilization, uniformity, and luminaire spacing. Three unique optical assemblies are available, designed for IES type III, IV, and V lighting distributions.

### BALLAST HOUSING

The ballast housing contains the ballast and other electrical components. The housing is cast of aluminum alloy. The slipfitter will accept a 3\"/>

### BALLAST

(Refer to Ballast Data Sheet for specific operating characteristics)  
35 - 100 watt 120 volt High Pressure Sodium (HPS) ballasts are High Power Factor Reactor type. All other HPS ballasts are High Power Factor Autotransformer type.  
175 watt Metal Halide (MH) ballasts are Peak Lead Autotransformer type. 70 and 100 watt MH units are available only with (120V, 208V, 240V, 277V) multitap High Power Factor High Reactance type ballast.

### REFLECTOR / SOCKET ASSEMBLY

The reflector/socket assembly is designed to position the specified light source at the light center of the refractor.

### INSTALLATION

Refer to the instruction manual provided with each luminaire as to the specific method of wiring and mounting the luminaire.

### FINISH

The housing is finished with polyester powder paint to insure maximum durability.

### UL LISTING

The luminaire is UL listed as suitable for wet locations at a maximum 40 degree C ambient temperature.

ARCHITECTURAL OUTDOOR ORDER #:

TYPE:

DRAWING NO: US-2511

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED.

THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

  
**HOLOPHANE®**  
LEADER IN LIGHTING SOLUTIONS  
An Acuity Brands Company

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SCALE: N/A  
DRAWN: RAF  
APP'D:  
DATE: 11-5-09

1255



Dan:

Please locate lamposts with isos on the attached Site Plan.

Call me at 439-6383m, or 476-3600 with any questions.

I received the fixture sheet but not the lampost elevation, please forward.

Larry, do you want the posts to match the color of the Gahanna city posts?

I would like to have color photos of the complete post with fixture to present to Gahanna.

George

**George Parker & Associates, AIA**  
106 Short Street  
Gahanna, Ohio 43230  
614-476-3600, 439-6383m

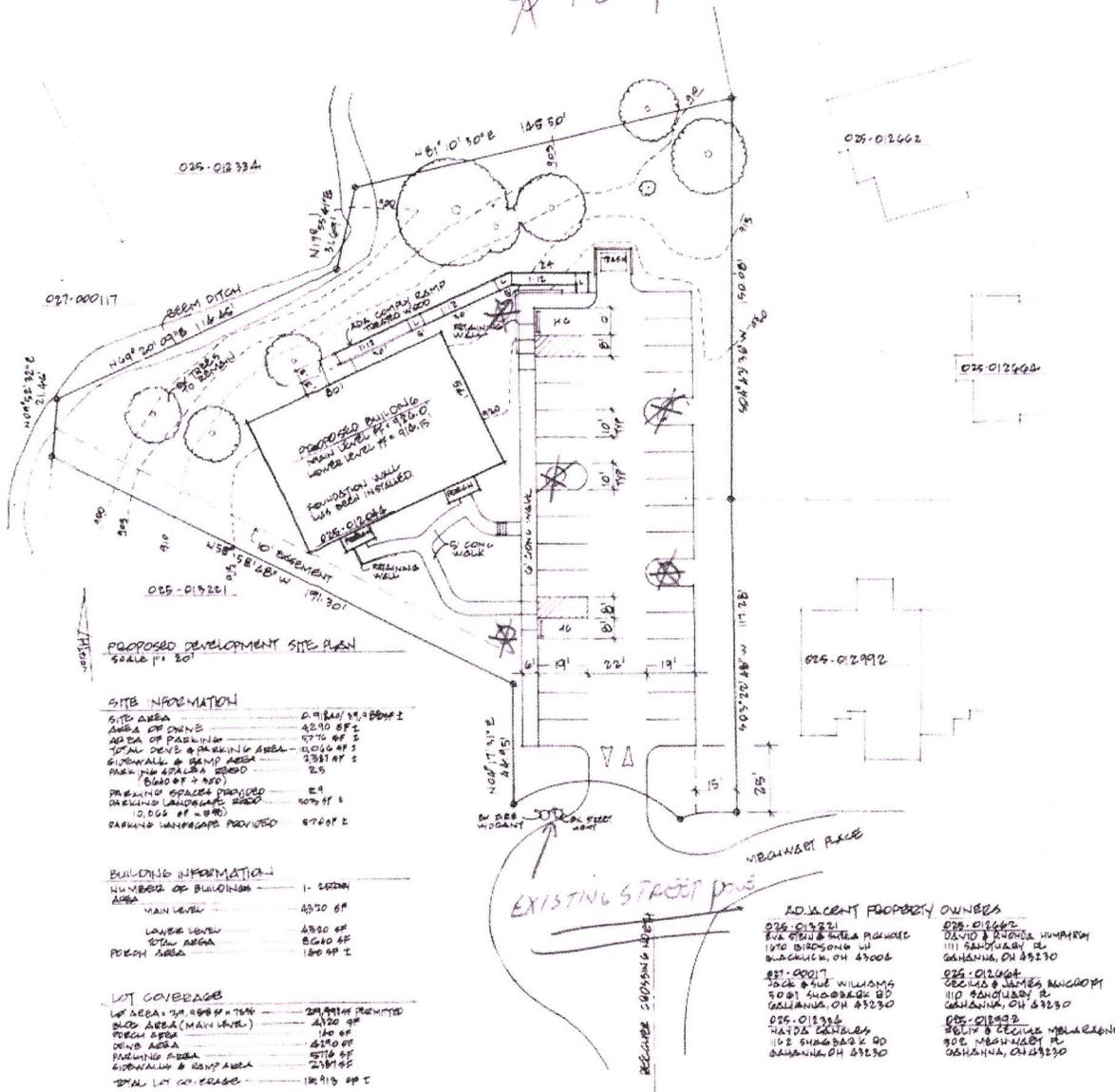
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**From:** tipdanele@aol.com [mailto:tipdanele@aol.com]  
**Sent:** Monday, December 21, 2015 7:49 AM  
**To:** ghicks@architectsgpa.com  
**Subject:** Gahanna fixtures for public street

Jerry Wiley  
Vice-President  
Tip-Dan Electrical Construction &  
Telecommunications, Inc.  
Po Box 247 Groveport, Oh 43125 (mailing)  
9510 Shepherd Rd Lockbourne, Oh 43137 (Delivery)  
614-491-9300 (office)  
614-491-0461 (fax)



~~NEW POLES~~



PROPOSED DEVELOPMENT SITE PLAN  
SCALE 1" = 20'

**SITE INFORMATION**

SITE AREA	2.9186/111,000 SF ±
AREA OF DRIVE	42.70 SF ±
AREA OF PARKING	4776 SF ±
TOTAL DRIVE & PARKING AREA	4818 SF ±
SIDEWALK & RAMP AREA	2381 SF ±
PARKING SPACES PROVIDED	25
(8'x20' @ 4'x20')	
PERCENT OF SPACES PROVIDED	2.1
SHEDDING LANDSCAPE PROVIDED	5075 SF ±
(2'x2' @ 4'x20')	
PARKING LANDSCAPE PROVIDED	6720 SF ±

**BUILDING INFORMATION**

NUMBER OF BUILDINGS	1 - OFFICE
AREA	
MAIN LEVEL	4370 SF
LOWER LEVEL	4360 SF
TOTAL AREA	8730 SF
FLOOR AREA	180 SF ±

**LOT COVERAGE**

LOT AREA (2.9186/111,000 SF ±)	29,186 SF PERMITTED
LOT AREA (MAIN LEVEL)	4370 SF
TOTAL AREA	180 SF
DRIVE AREA	4818 SF
PARKING AREA	4776 SF
SIDEWALK & RAMP AREA	2381 SF
TOTAL LOT COVERAGE	18,915 SF ±

**ADJACENT PROPERTY OWNERS**

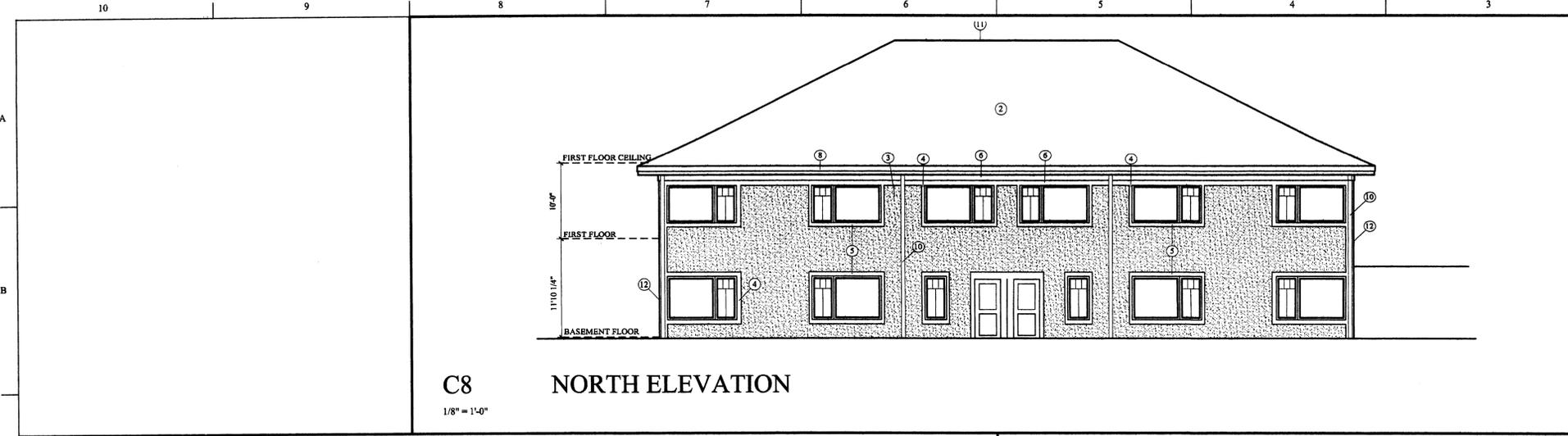
025-012921 RUE STELLA & WALTER PUGH 100 BIRCHWOOD LN COLUMBUS, OH 43006	025-012662 DIXON & JENNIFER HUMPHREY 111 SANDUSKY CL COLUMBUS, OH 43230
027-00017 JACK & LUE WILSON 501 SHADOCK RD COLUMBUS, OH 43230	025-012664 JACQUES & JAMES MURPHY 110 SANDUSKY ST COLUMBUS, OH 43230
025-012366 NATASA GONZALEZ 102 SHADOCK LN COLUMBUS, OH 43230	025-012922 ROBERT & THERESA MCLAUGHLIN 500 WASHINGTON ST COLUMBUS, OH 43230

A PROPOSED OFFICE BUILDING FOR:  
**CANINI AND PELLECCIA**  
1255 BEEGHER CROSSING NORTH, COLUMBUS, OH 43230

DEVELOPER:  
CANINI & PELLECCIA

ARCHITECT:  
GEORGE FRICKEL & ASSOCIATES

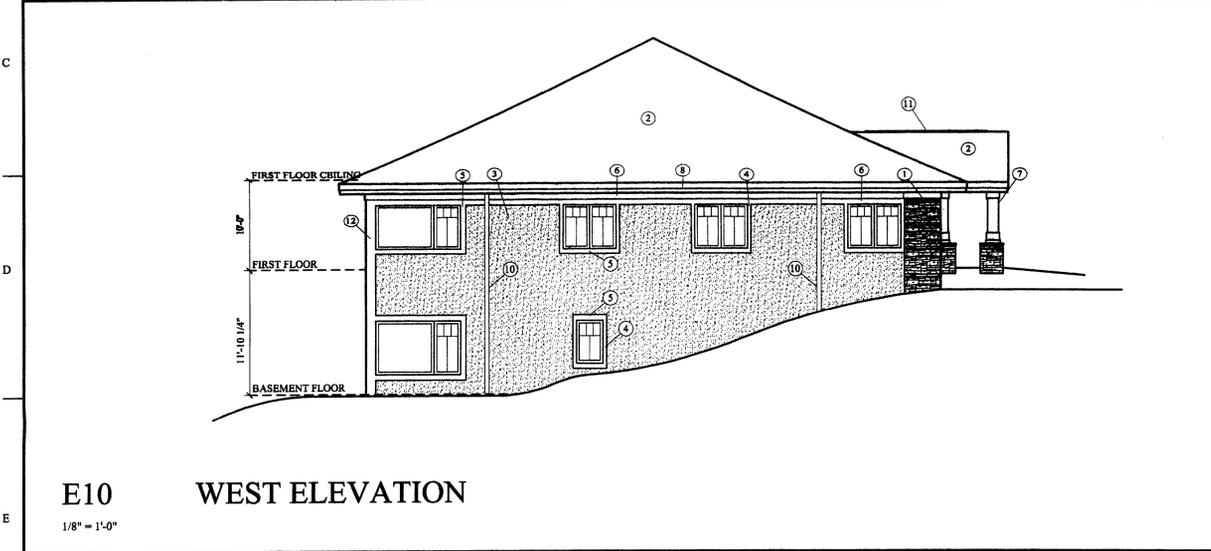
DATE: DECEMBER 18, 2015



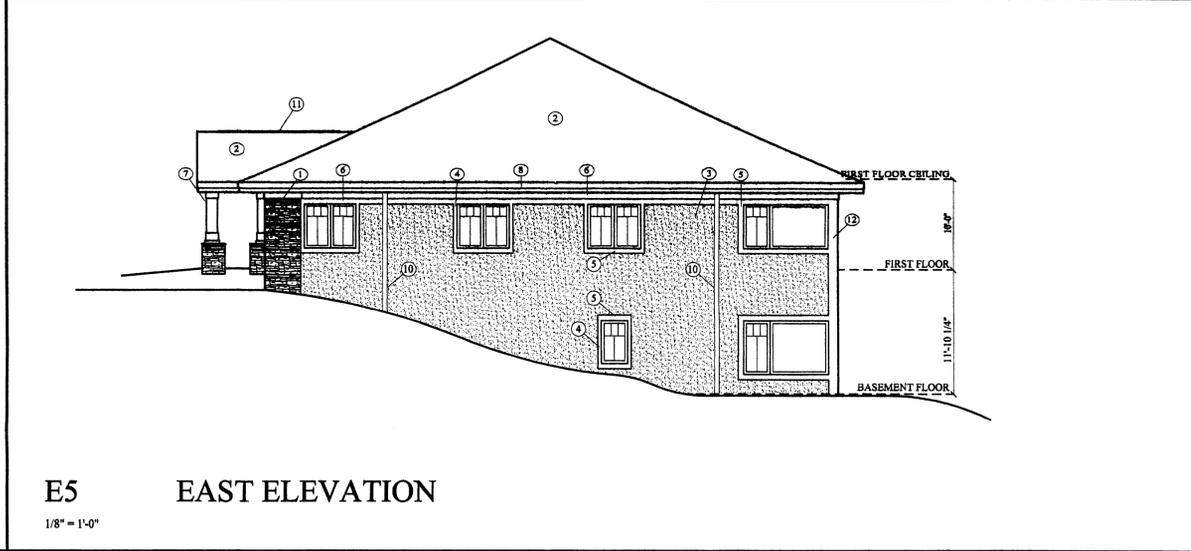
**C8 NORTH ELEVATION**  
1/8" = 1'-0"

- ELEVATION LEGEND**
- ① CULTURED STONE
  - ② ASPHALT SHINGLES
  - ③ STUCCO
  - ④ 1 x 4" TRIM
  - ⑤ 1 x 6" TRIM
  - ⑥ WOOD FRIEZE 1 x 10 OVER 1 x 10 SBB SECT. H4-A601
  - ⑦ WOOD COLUMN- SBB SECT. H10-A603
  - ⑧ 6" ALUMINUM GUTTER OVER WOOD FASCIA SBB SECT H4-A601
  - ⑨ STONE WATERTABLE/SILL
  - ⑩ ALUM DOWNSPOUT
  - ⑪ RIDGE VENT
  - ⑫ CORNERTRIM FROM 1 x 12
  - ⑬ WRAP 3-2 x 6 W/WOOD TRIM

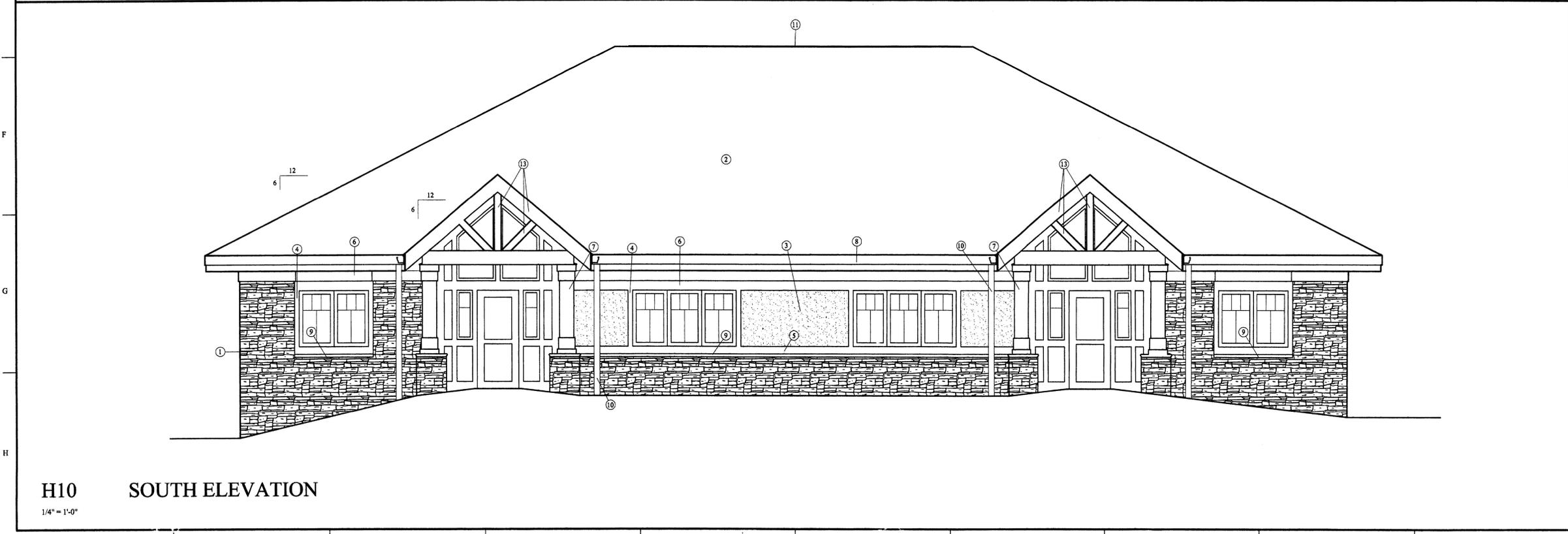
KEYED NOTES: ○



**E10 WEST ELEVATION**  
1/8" = 1'-0"

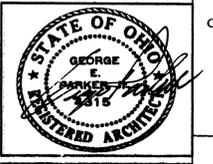


**E5 EAST ELEVATION**  
1/8" = 1'-0"



**H10 SOUTH ELEVATION**  
1/4" = 1'-0"

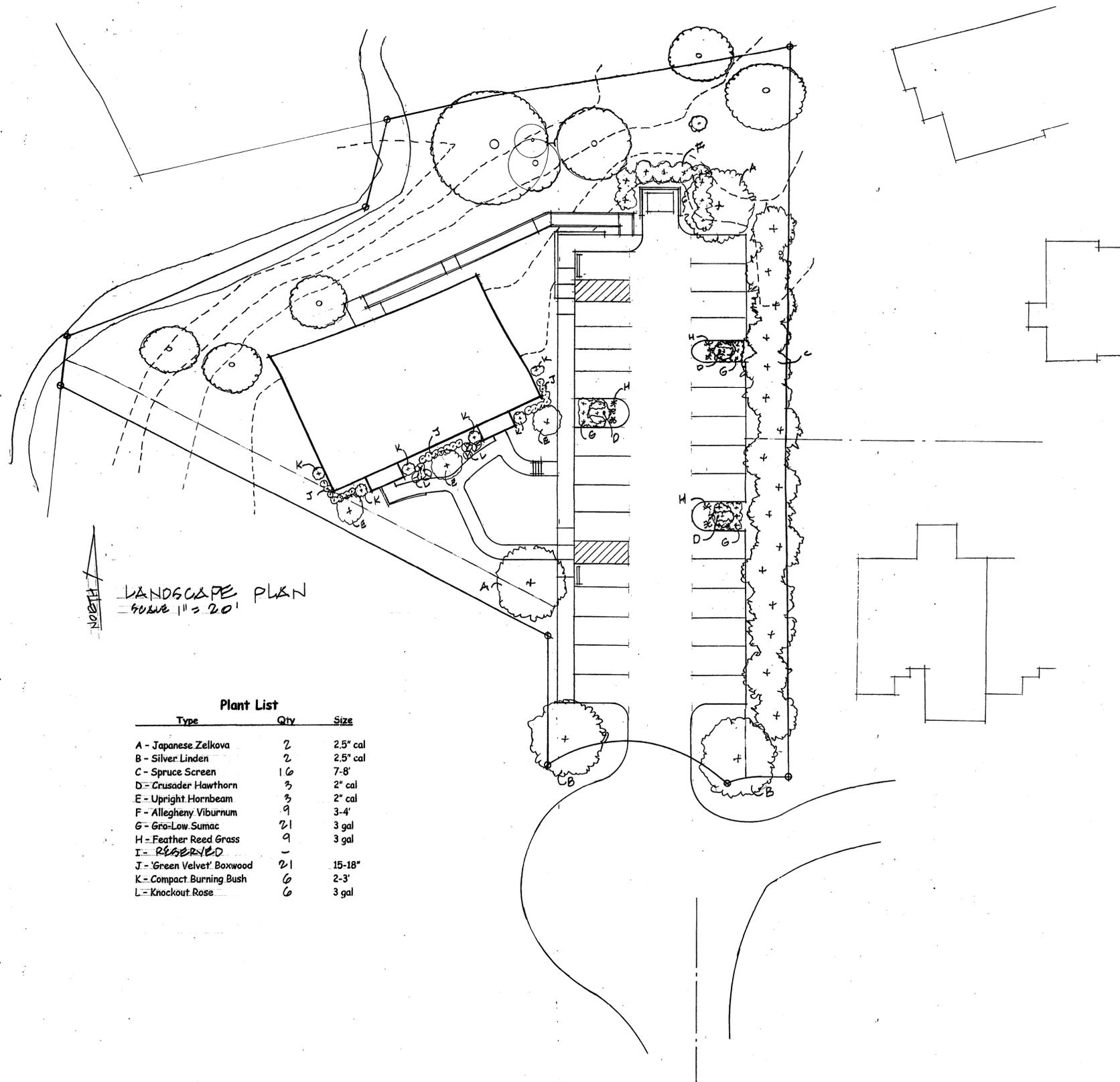
george parker & associates, aia  
architecture · planning · interior design  
106 short street  
gahanna, ohio 43230  
614.476.3600  
FEB 2 2017



A New Office Facility For:  
**CANINI & PELLECCIA**  
1255 BEECHER CROSSING NORTH  
GAHANNA, OHIO 43230

ISSUED DATE:  
4.20.2007  
ISSUED FOR:  
PERMIT & CONSTRUCTION

SHEET NO.  
**A401**



LANDSCAPE PLAN  
 Scale 1" = 20'

Type	Qty	Size
A - Japanese Zelkova	2	2.5" cal
B - Silver Linden	2	2.5" cal
C - Spruce Screen	16	7-8'
D - Crusader Hawthorn	3	2" cal
E - Upright Hornbeam	3	2" cal
F - Allegheny Viburnum	9	3-4'
G - Gra-Low Sumac	21	3 gal
H - Feather Reed Grass	9	3 gal
I - RESERVED	1	
J - Green Velvet Boxwood	21	15-18"
K - Compact Burning Bush	6	2-3'
L - Knockout Rose	6	3 gal

**Beecher Crossing North**  
 Gahanna, OH  
 - Landscape Plan -

**KLAMFOTH**  
 Landscape Management  
 6630 Hill Road NW • Canal Winchester, Ohio 43110  
 Phone: 614-833-1953 Fax: 614-833-9860

Scale: 1" = 20'

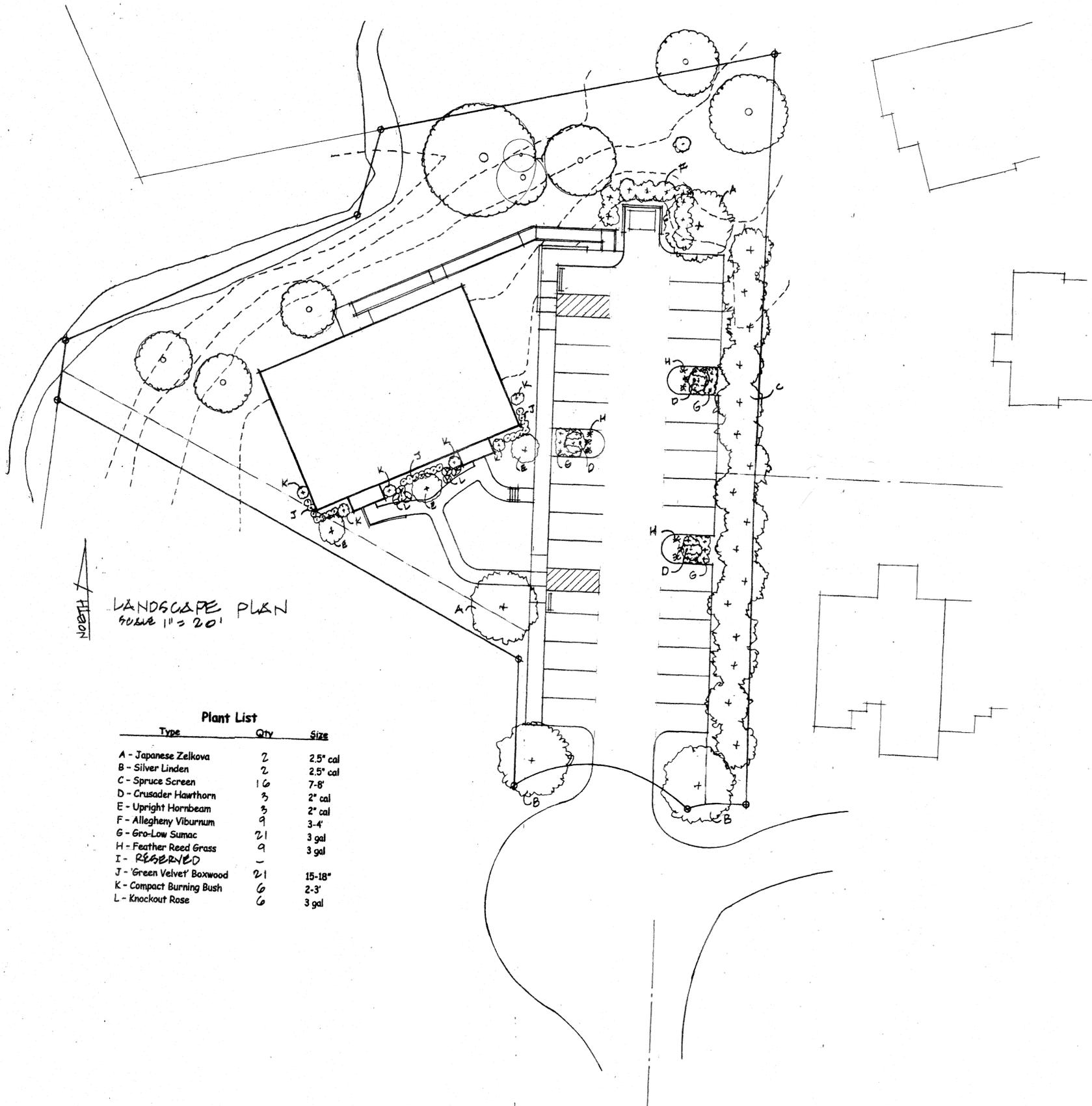
Prepared by Klamfoth, Inc. for Canini & Pellecchia  
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A PROPOSED OFFICE BUILDING FOR:  
**CANINI AND PELLECCIA**  
 1255 BEECHER CROSSING NORTH, GAHANNA, OHIO

DEVELOPER:  
**CANINI & PELLECCIA**

ARCHITECT:  
**GEORGE PARKER & ASSOCIATES**

DATE: DECEMBER 18, 2015



LANDSCAPE PLAN  
SCALE 1" = 20'

Type	Qty	Size
A - Japanese Zelkova	2	2.5" cal
B - Silver Linden	2	2.5" cal
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D - Crusader Hawthorn	3	2" cal
E - Upright Hornbeam	3	2" cal
F - Allegheny Viburnum	9	3-4'
G - Gro-Low Sumac	21	3 gal
H - Feather Reed Grass	9	3 gal
I - RESERVED	-	-
J - Green Velvet Boxwood	21	15-18"
K - Compact Burning Bush	6	2-3'
L - Knockout Rose	6	3 gal

Warwick's Landscaping  
899 Old Pine Drive Gahanna, Ohio 43230

Since 1932  
614-206-6813 E-Mail: [TJKWARWICKS@GMAIL.COM](mailto:TJKWARWICKS@GMAIL.COM)

Brookwood Builders

April 10, 2017

Project: 1255 Beecher Road  
Gahanna, Ohio 43230

Identified Trees on site

Trees by parking lot	Qty	Type	Cal
East property line	1	Maple	18"
	2	Sycamore	20"
End of parking lot North	1	Oak	30"
Rear of Building	1	Oak	34"
	1	Maple	17"
	1	Oak	17"
	1	Beech	30"
	1	Pin Oak	16"
West end of Building	1	Elm	12"
	1	Hickory	15"
	2	Maple	12"

Terry J. Killilea

A PROPOSED OFFICE BUILDING FOR:  
**CANINI AND PELLECCIA**  
1255 BEECHER CROSSING NORTH, GAHANNA, OHIO

DEVELOPER:  
**CANINI & PELLECCIA**

ARCHITECT:  
**GEORGE PARKER & ASSOCIATES**

DATE: DECEMBER 18, 2015



# CANINI & PELLECCCHIA



george parker & associates, aia  
architecture · planning · interior design  
106 short street  
gahanna, ohio 43230  
614 476 3600

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## 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:** 1255 Beecher Crossing

**Project Name/Business Name:** 1255 Beecher Crossing

SUBMITTED BY:

Name: Kenneth W. Fultz, P.E. Title: Chief Building Official

Department: Building

Comments:

Accessibility will need to be reviewed for the revised site plan.

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## APPLICATION STAFF COMMENTS

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**Project/Property Address or Location:** 1255 Beecher Crossing North

**Project Name/Business Name:** Larry Canini

SUBMITTED BY:

**Name:** Michael Blackford **Title:** Deputy Director

**Department:** Planning and Development

The project site is located on a cul-de-sac at the end of Beecher Crossing North. The site is partially developed with the foundation of a building and a partially constructed parking area (see page 3). The project previously received Planning Commission approval for Final Development Plan (FDP), Design Review (DR), and Variances. The most recent approvals were in January of 2016. The FDP and DR have expired since they were not completed in a timely manner.

The site is located within the North Triangle Concept Plan, Mixed Use Future Land Use and within Target Site 3B of the 2015 Economic Development Strategy.

### North Triangle Concept Plan/ 2002 Land Use Plan

The North Triangle Concept Plan was adopted in 1997 and espoused development principles focused on land use, roadways, and open space. The majority of these principles are applicable to properties which front major roadways such as Hamilton, Johnstown, and Morse Road. The North Triangle Plan designated the property Mixed Use. This designation is consistent with the 2002 Land Use Plan designation. Mixed Use encourages development opportunities that promote a blend of office, commercial, and higher density residential development. It appears that the proposed development is consistent with the goals of both the North Triangle Plan and 2002 Land Use Plan.

### Economic Development Strategy

The site was included within the Economic Development Strategy Update as part of Target Site 3B. The Strategy anticipated a one story office building approximately 7,200 square feet in size. The proposed building, parking, and aesthetics are consistent with the recommendations of the Strategy. Target Site 3B encompasses properties in addition to the subject property. In total, 3B anticipates 31,800 square feet of office space with a total annual payroll of \$5,559,441. The subject property accounts for approximately 23% of the total square footage of 3B. This means the Strategy projects an annual payroll of \$1,278,671 for the property.

### Community Feedback

It should be noted that Planning and Development staff has been contacted numerous times from neighboring residents who have inquired about the status of construction. The area residents have concerns regarding the unfinished nature of the project.

**Target Site 3B**



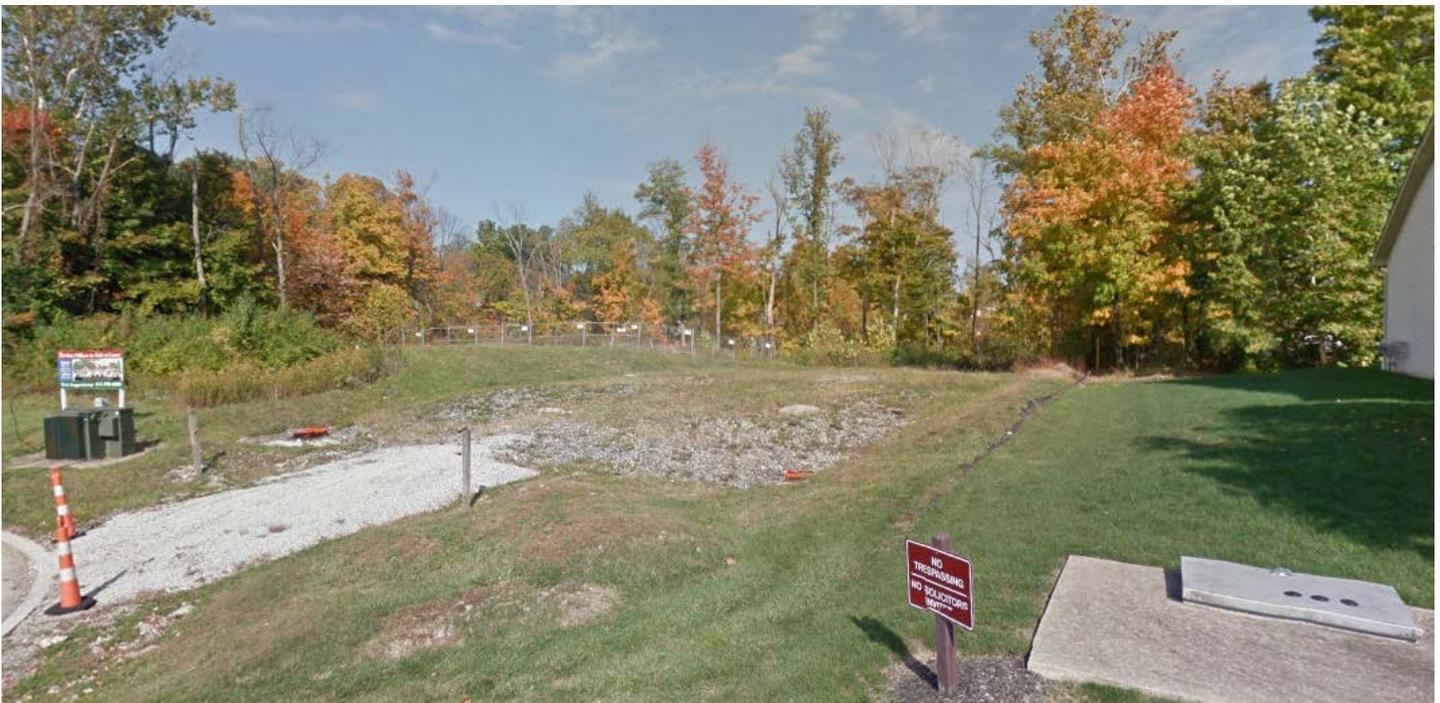
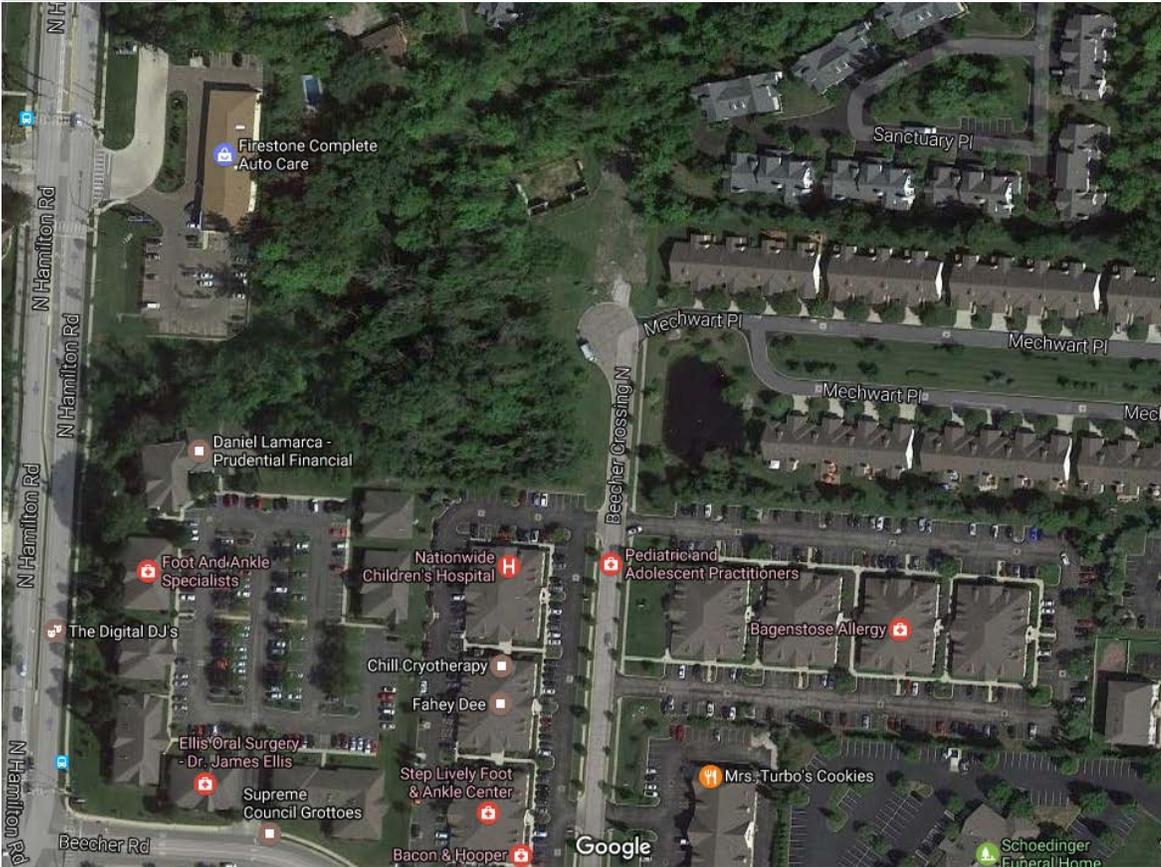


# CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

## Aerial Images



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## APPLICATION STAFF COMMENTS

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**Project/Property Address or Location:** 1255 Beecher Crossing North

**Project Name/Business Name:** New Office Building

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

General:

1. A detailed engineering plan review will be required if the final development plan is approved by Planning Commission.
2. Letter shall be submitted that is signed and sealed by a registered professional engineer identifying the total trip generation from the proposed facility. Should the trip generation indicate that the total site generates more than 100 trips in the peak hour or more than 1000 total trips in a day, a detailed traffic impact study will be required.
3. A street light detail is included and indicates "Reynoldsburg Green". Is the proposed street light proposed to be public or private? The site plan shows an existing streetlight near the proposed entrance. If the light a new light is to be proposed within the public right-of-way, it shall be "Gahanna Green".

Site Access

1. The site access for this project will be via the existing curb cut on Beecher Crossing Road.
2. Sidewalk shall be installed along the frontage of the development.

Stormwater Management:

1. Stormwater Management shall be provided in accordance to City Code and the direction of the City Engineer.
2. Erosion and Sedimentation control measures shall be provided per City Code 1195 and meet Franklin Soil and Water Conservation District requirements.



# CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

## Sanitary Sewer:

1. The site plan calls for a 6 inch lateral connection on the 8 inch City line located along the east side of the property. The 6" lateral was previously installed and inspected in 2007.

## Water:

1. The site plan calls for a 1 inch water service tap on the 8 inch City line on Beecher Crossing. This was installed and inspected in 2007 when the initial development began.
2. Verify with Mifflin Fire whether there is the need for additional fire hydrant coverage.

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**Project/Property Address or Location:** 1255 Beecher Crossing North

**Project Name/Business Name:** Larry Canini

SUBMITTED BY:

Name: JEFFREY B. SPENCE Title: DEPUTY CHIEF OF POLICE

Department: GPD

No objections and filling in the hole will be an improvement to public safety.



# CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road  
Gahanna, Ohio 43230  
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## APPLICATION STAFF COMMENTS

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T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 1255 BEECHER CROSSING NORTH

**Project Name/Business Name:** \_\_\_\_\_

SUBMITTED BY:

**Name:** STEVE WELSH **Title:** FIRE MARSHAL

**Department:** MIFFIN TWP DIVISION OF FIRE

PROPERTY HAS ADEQUATE WIDTH ROADWAY FOR FIRE ACCESS  
AND WATER SUPPLY IS ADEQUATE FOR BUSINESS. NO ISSUES  
WITH PROJECT.

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## APPLICATION STAFF COMMENTS

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**Project/Property Address or Location:** 1255 Beecher Crossing North

**Project Name/Business Name:** Larry Canini

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

These comments are from the FDP and DR applications submitted in 2016. The current applications are virtually the same as what was submitted last year, so Zoning's comments remain unchanged.

This parcel is zoned L-SO, and was a part of the Beecher Crossing Tract known as Subarea A, which was zoned with an overlay in 2000.

In 2004, the original Subdivision without Plat, Final Development Plan, DR, and Variances for parking setback, sizes of spaces, and width of drive aisle were approved. The project was not built within the 1 year period of validity for the FDP and DR, so those applications expired.

In 2007, the second FDP and DR were approved and the project foundation was started, but never completed.

The most recent submission is not unlike the first two in size and style. The proposed building is 8,640 sq ft and is slightly smaller than the original proposals. The style of the building is basically the same as the previous submissions, and will be comparable to the other structures in the Beecher Crossing North complex.

The previously approved variances for parking setback and size, and drive aisle width reduction run with the land and still apply.

Many existing trees on the property will be preserved, and the new landscape plan is slightly more robust than ones submitted earlier. Lighting is more residential in nature to fit the character of the surrounding properties.

The tenants of the overlay text have been met by this proposed plan.