



DEVELOPMENT PLAN APPLICATION SUMMARY



File Number	DP-26-1
Property Address	349 SHADY SPRING DR GAHANNA, OH 43230
Parcel ID	025-008749
Zoning District	RI - Restricted Institutional
Project/Business Name	Middle School South Addition
Applicant	Carrie Smith
Description of the Request	Addition of 4 classrooms and related circulation spaces



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

A handwritten signature in black ink, appearing to read "Kevin Klingler", written over a horizontal line.

(property owner/acting agent signature)

Kevin Klingler

(printed name)

1.7.2026

(date)

A handwritten signature in black ink, appearing to read "Carrie Smith", written over a horizontal line.

(applicant signature)

Carrie Smith

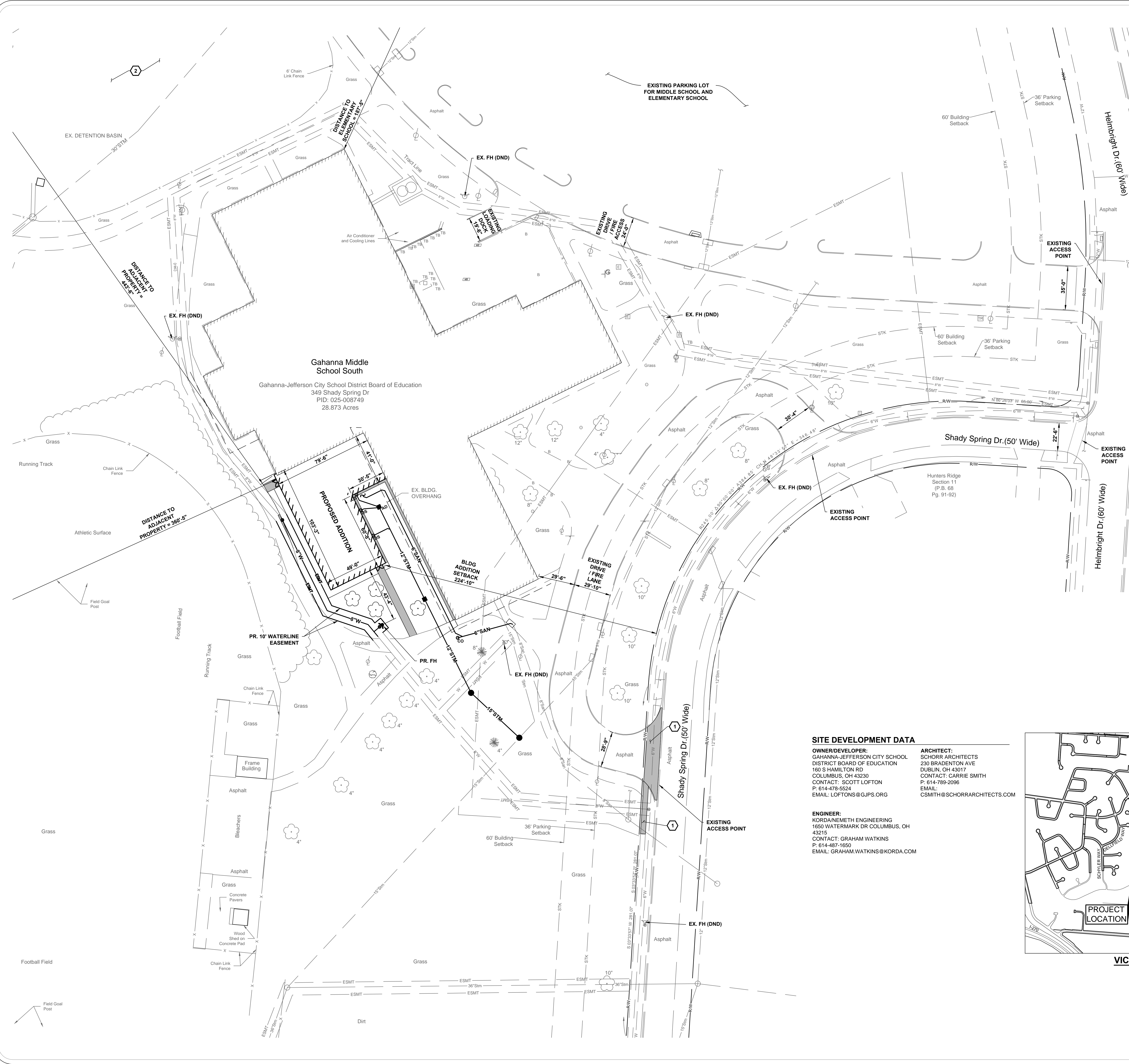
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1.7.2026

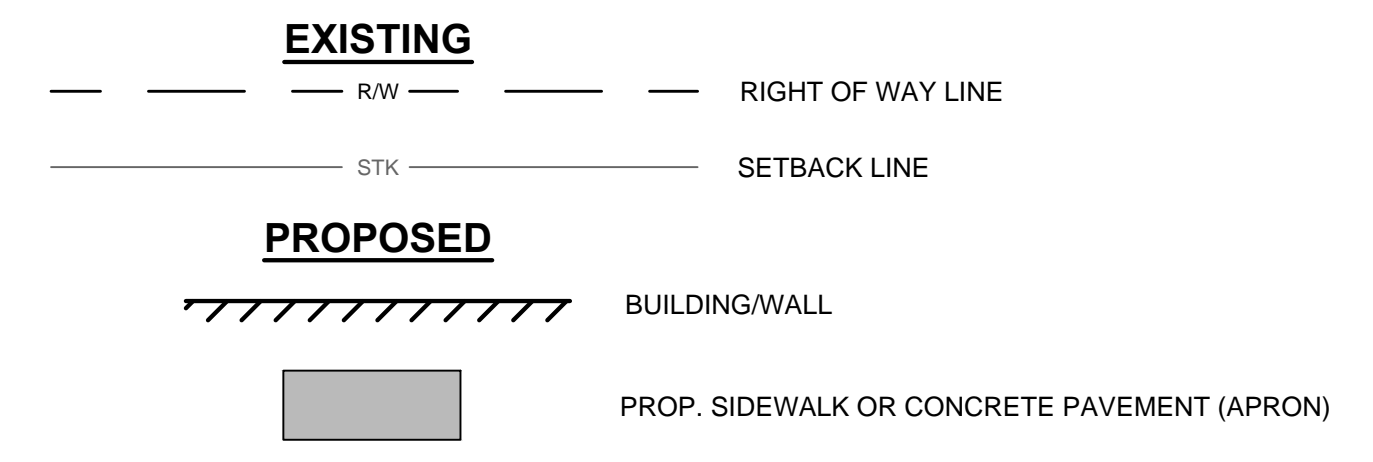
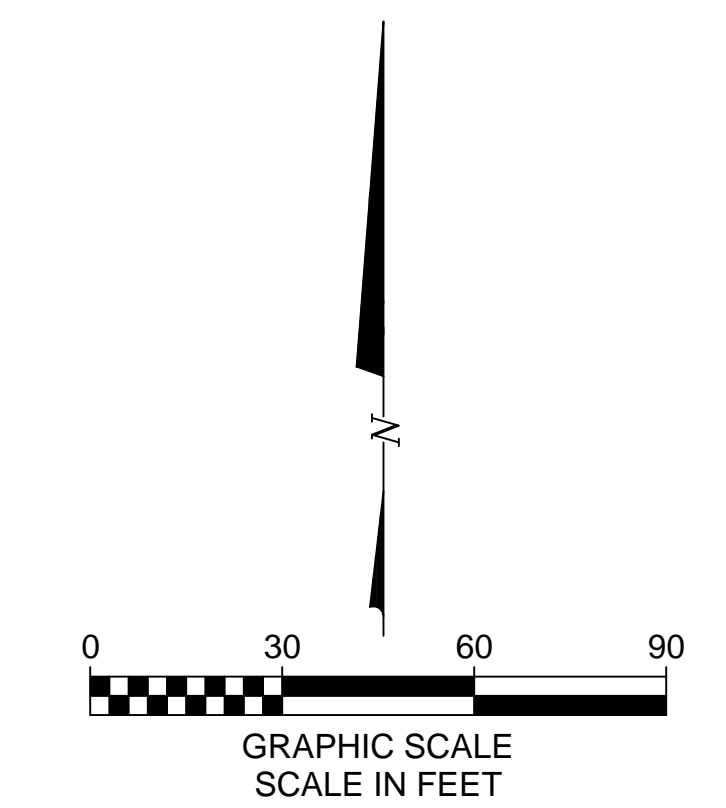
(date)

<p>Clara C Frisch 202 Cottswold Dr Delaware OH 43015 PPN: 025-010640-00</p>	<p>Lavonna Allen 304 Dellfield Way Gahanna OH 43230 PPN: 025-005046-00</p>
<p>Christian Salamon 811 Ashford Glen Dr Gahanna OH 43230 PPN: 025-010650-00</p>	<p>Kirk Taylor 324 Dellfield Way Columbus OH 43230 PPN: 025-005112-00</p>
<p>Edward D Blunt Sr 807 Ashford Glen Dr Columbus OH 43230 PPN: 025-010651-00</p>	<p>Elizabeth MacFarlane 519 Pine Bluff Rd Salisbury MD 21801 PPN: 025-005118-00</p>
<p>Star Borrower SFR5 LP 591 West Putnam Avenue Greenwich CT 06830 PPN: 025-010652-00</p>	<p>Kory Eyerman 750 Hager Ct Columbus OH 43230 PPN: 025-005119-00</p>
<p>Mark Grover 797 Ashford Glen Ct Columbus OH 43230 PPN: 025-010653-00</p>	<p>Lauren Batzer 760 Hager Ct Columbus OH 43230 PPN: 025-005120-00</p>
<p>Gary L Jeffers 795 Ashford Glen Ct Gahanna OH 43230 PPN: 025-010654-00</p>	<p>Duncan Cuccaro 761 Hager Ct Columbus OH 43230 PPN: 025-005121-00</p>
<p>Sheldon Gordon 793 Ashford Glen Ct Gahanna OH 43230 PPN: 025-010655-00</p>	<p>Edward Wright 755 Hager Ct Columbus OH 43230 PPN: 025-005122-00</p>
<p>Margaret A Lusignolo 791 Ashford Glen Ct Columbus OH 43230 PPN: 025-010656-00</p>	<p>Donald Frissora 722 Schyler Ct Columbus OH 43230 PPN: 025-010259-00</p>
<p>Maryanne Irwin 789 Ashford Glen Ct Columbus OH 43230 PPN: 025-010657-00</p>	<p>Gene Harshaw 724 Schyler Ct Columbus OH 43230 PPN: 025-010258-00</p>
<p>Brian Erchenbrecher 776 Tabon Ct Columbus OH 43230 PPN: 025-005041-00</p>	<p>Craig Whitson 516 Barden Ct Columbus OH 43230 PPN: 025-010236-00</p>

Janna Ford 777 Tabon Ct Gahanna OH 43230 PPN: 025-005042-00	Aleksandar Kocevski 518 Barden Ct Columbus OH 43230 PPN: 025-010235-00
Marguerite Thomas 775 Tabon Ct Columbus OH 43230 PPN: 025-005043-00	Clinton Allen 419 Shady Spring Dr Columbus OH 43230 PPN: 025-010232-00
Dwayne Hawk 765 Tabon Ct Columbus OH 43230 PPN: 025-005044-00	



Gahanna Middle School South
 Gahanna-Jefferson City School District Board of Education
 349 Shady Spring Dr
 PID: 025-008749
 28.873 Acres



- (X) CODED NOTES:**
- EXISTING CURB CUT AND SIDEWALK TO BE REMOVED AND REPLACED IN COMPLIANCE WITH "PROWAG".
 - EXISTING NORTH-WEST DRY BASIN AND SOUTH BASIN HAVE EXCESS TREATMENT TO COVER THE PROPOSED CONDITIONS IN OUR PROJECT.

General Zoning & Project Information	
Address:	349 Shady Spring Dr
Parcel No.:	025-008749
Existing Zoning Classification/District:	Restricted Institutional (RI)
*Total Site Area:	28.873 Ac (1,257,708 sf)
Disturbed Area:	0.40 Ac
Front Parking Setback:	36'
Side Parking Setback:	15'
Front Building Setback:	60'
Side Building Setback:	30'
Proposed Building Height:	17'-0"
Building Use:	Institutional
Existing Middle School Building Footprint (SF):	55,200 SF
Proposed Building Addition Footprint (SF):	6,235 SF
*Maximum Lot Coverage:	75%
*Proposed Lot Coverage:	36%
*Existing Impervious Area (Building):	2.4 Ac
*Existing Impervious Area (Parking & Other Pavements):	7.8 Ac
*Total Existing Impervious Area:	10.2 Ac
*Proposed Impervious Area (Building):	2.5 Ac
*Proposed Impervious Area (Parking & Other Pavements):	7.9 Ac
*Total Proposed Impervious Area:	10.4 Ac

*Includes entire school property for the middle school and elementary school.

Parking Calculation				
Use		*Total Gross Floor Area		Required Spaces
Elementary School	1 Space per 600 SF	82,000	1 Space/600 SF = 137	137
Middle School (includes proposed addition)	1 Space per Staff Member	89,000	1 Space/600 SF = 149	149
		Total Required Parking		286
		Total Provided Parking		300
		Required ADA Parking (van/total)		2/7
		Provided ADA Parking (van/total)		2/8

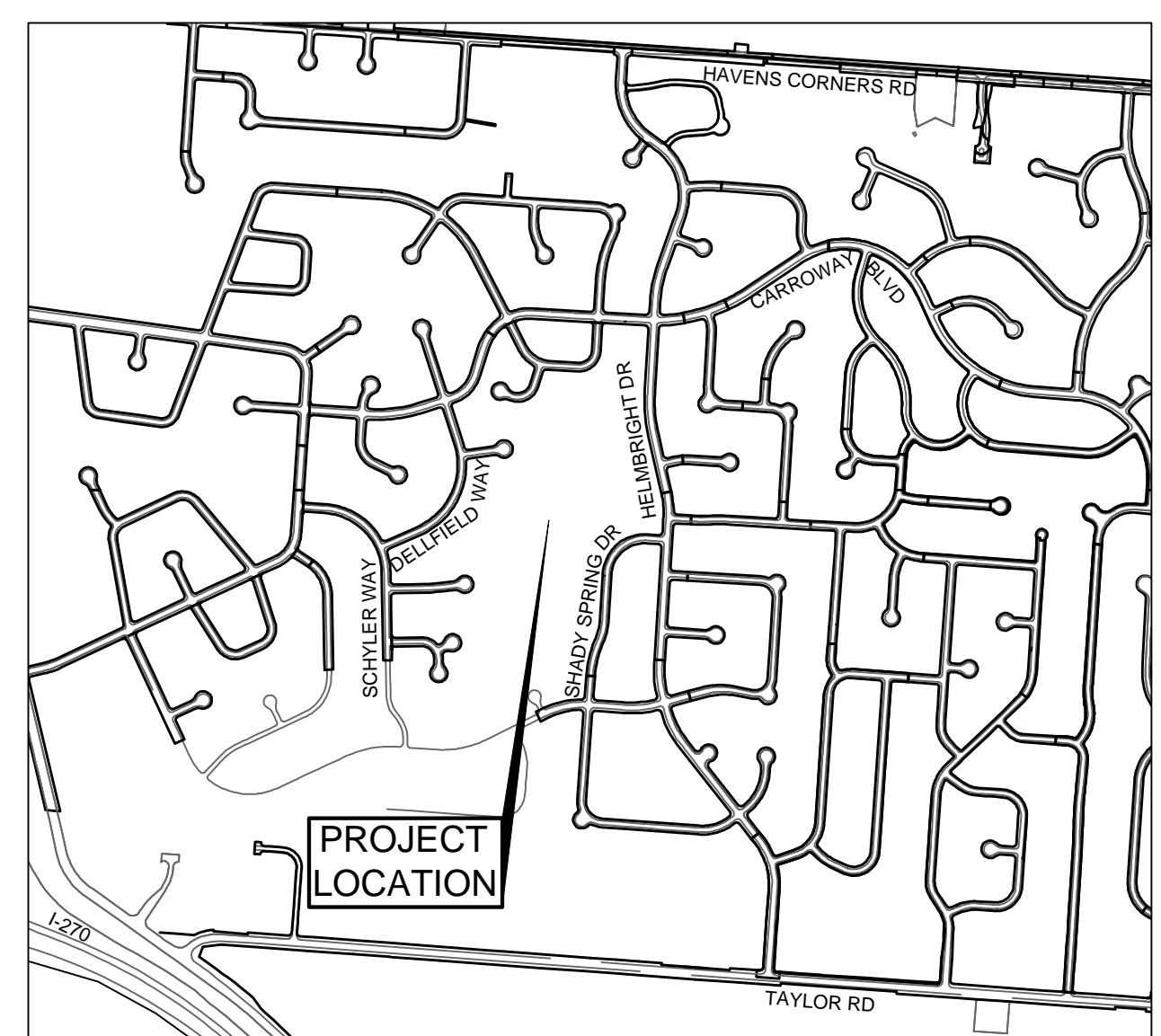
*Includes the gross floor area for all floors within the middle school and elementary school.

SITE DEVELOPMENT DATA

OWNER/DEVELOPER:
 GAHANNA-JEFFERSON CITY SCHOOL DISTRICT BOARD OF EDUCATION
 150 S HAMILTON RD
 COLUMBUS, OH 43230
 CONTACT: SCOTT LOFTON
 P: 614-478-5524
 EMAIL: LOFTONS@GJPS.ORG

ARCHITECT:
 SCHORR ARCHITECTS
 230 BRADENTON AVE
 DUBLIN, OH 43017
 CONTACT: CARRIE SMITH
 P: 614-789-2096
 EMAIL: CSMITH@SCHORRARCHITECTS.COM

ENGINEER:
 KORDA NEMETH ENGINEERING
 1650 WATERMARK DR COLUMBUS, OH 43215
 CONTACT: GRAHAM WATKINS
 P: 614-487-1650
 EMAIL: GRAHAM.WATKINS@KORDA.COM



VICINITY MAP
 1" = 1000'

FINAL DEVELOPMENT PLAN

GJPS MS SOUTH ADDITION & RENOVATION
 349 Shady Spring Dr, Gahanna, OH 43230
 PREPARED FOR:
 GAHANNA-JEFFERSON PUBLIC SCHOOLS
 630 MORRISON ROAD
 GAHANNA, OHIO 43230



MD CD'S 03/10/2026

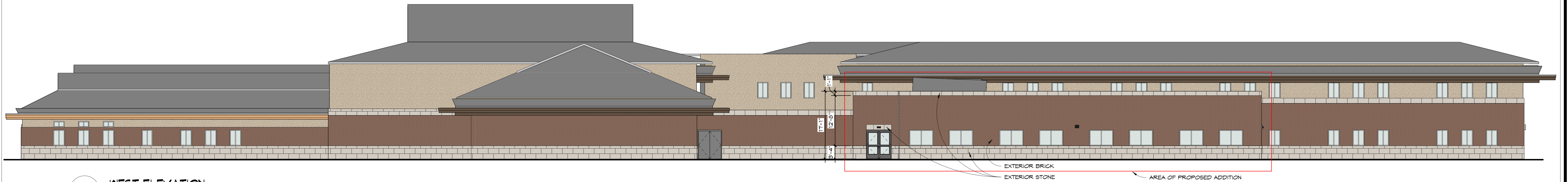
COMM. NO.: 2543

KORDA
 KORDA NEMETH ENGINEERING
 1650 WATERMARK DRIVE
 SUITE 200
 COLUMBUS, OHIO 43215

NOT FOR CONSTRUCTION
 WORKING DRAWINGS FOR REVIEW

DESIGNED BY: GRAHAM WATKINS
 CHECKED BY: DAN BRU
 PROJECT NUMBER: 2024-042

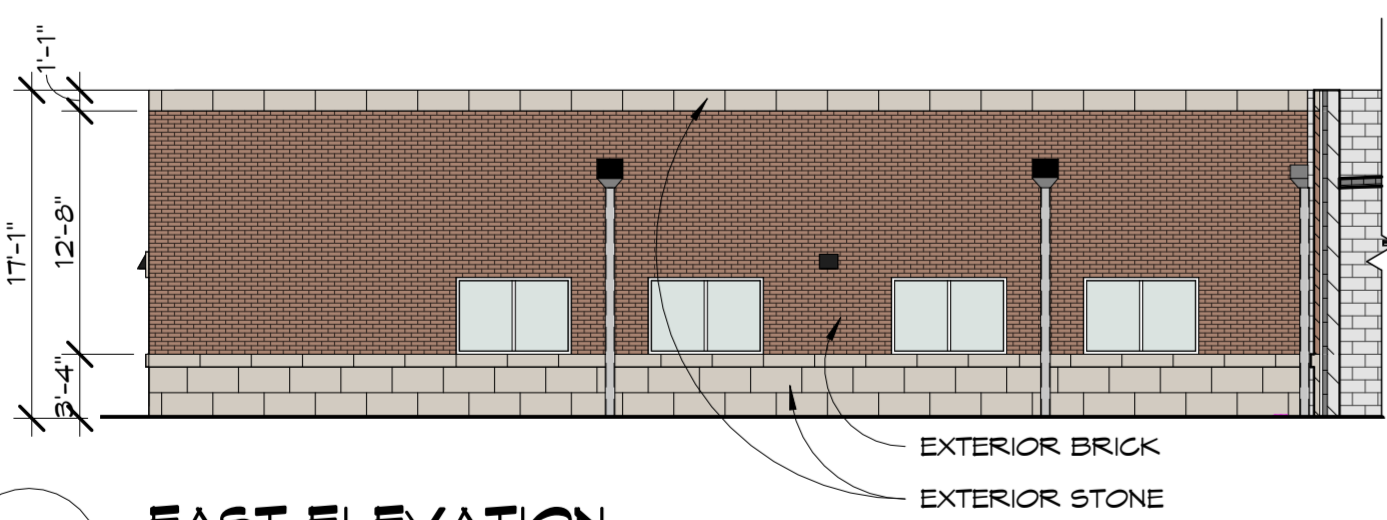
FDP1



2 WEST ELEVATION
1" = 10'-0"



1 SOUTH ELEVATION
1" = 10'-0"



3 EAST ELEVATION
1" = 10'-0"

PLANNING ELEVATIONS

GJPS MS SOUTH ADDITION & RENOVATION

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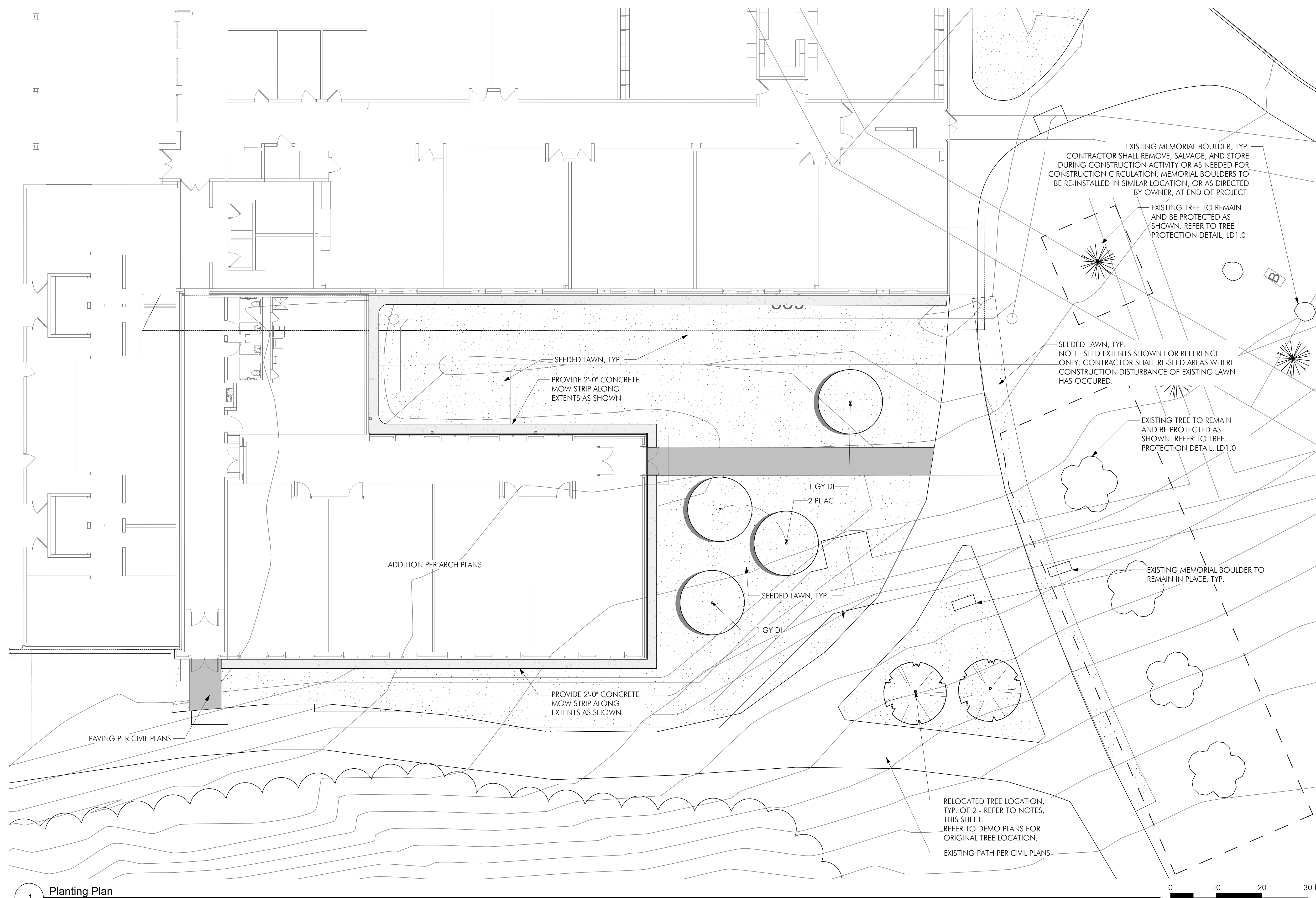


CMR SCHEMATIC DESIGN SET - 10/8/2025
 DESIGN DOCUMENTATION SET - 1/6/2026
 PLANNING AND ZONING SUBMISSION - 1/6/2026
 PLANNING AND ZONING RESUBMISSION - 3/12/2026

COMM. NO.: 2543

FDP2

SIGNED _____ DATE 3/31/2026



LEGEND

- CONCRETE MOW STRIP PER CIVIL PLANS
- PROPOSED WALKS PER CIVIL PLANS
- SEEDED LAWN AREA
- TREE PROTECTION FENCING, SEE DETAIL, SHEET LD1.0
- EXISTING TREES TO REMAIN

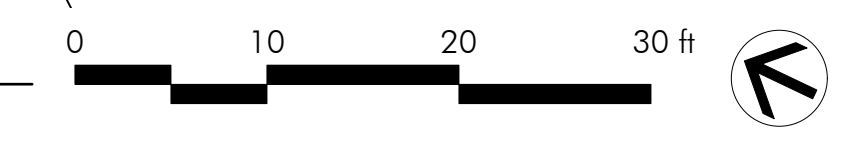
PLANT LIST

QTY	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	CONDITION	SPACING
DECIDUOUS TREES					
2	GY DI	Gymnocladus dioica 'Espresso' Kentucky Coffee Tree	2' cal.	B&B	AS SHOWN
2	PL AC	Platanus x ocerifolia 'Morton Circle' Exclamation! London Planetree	2' Cal.	B&B	AS SHOWN

PLANT SUBSTITUTIONS MAY BE REQUIRED PENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

- TREE RE-LOCATION NOTES**
- TREES IDENTIFIED FOR RE-LOCATION ARE EXISTING APPROXIMATELY 4-INCH CALIPER TREES AND SHALL BE TRANSPLANTED IN ACCORDANCE WITH ANSI A300 (PART 6) - TREE TRANSPLANTING.
 - TREE RE-LOCATION SHALL OCCUR DURING THE DORMANT SEASON (LATE FALL OR LATE WINTER/EARLY SPRING) UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL CAREFULLY EXCAVATE AND PRESERVE ADEQUATE ROOT BALL SIZE BASED ON TREE CALIPER AND MAINTAIN ROOT BALL INTEGRITY DURING LIFTING, TRANSPORT, AND RE-PLANTING.
 - ROOTS SHALL BE CLEANLY CUT USING SHARP TOOLS; TEARING, RIPPING, AND BREAKING OF ROOTS IS NOT PERMITTED.
 - ANY RE-LOCATED TREE THAT FAILS TO SURVIVE THROUGH THE END OF THE WARRANTY PERIOD SHALL BE REPLACED IN KIND AT NO ADDITIONAL COST TO THE OWNER.

1 Planting Plan
Scale: 1" = 10'-0"



LANDSCAPE PLAN

GJPS MS SOUTH ADDITION & RENOVATION
349 Shady Spring Dr, Gahanna, OH 43230

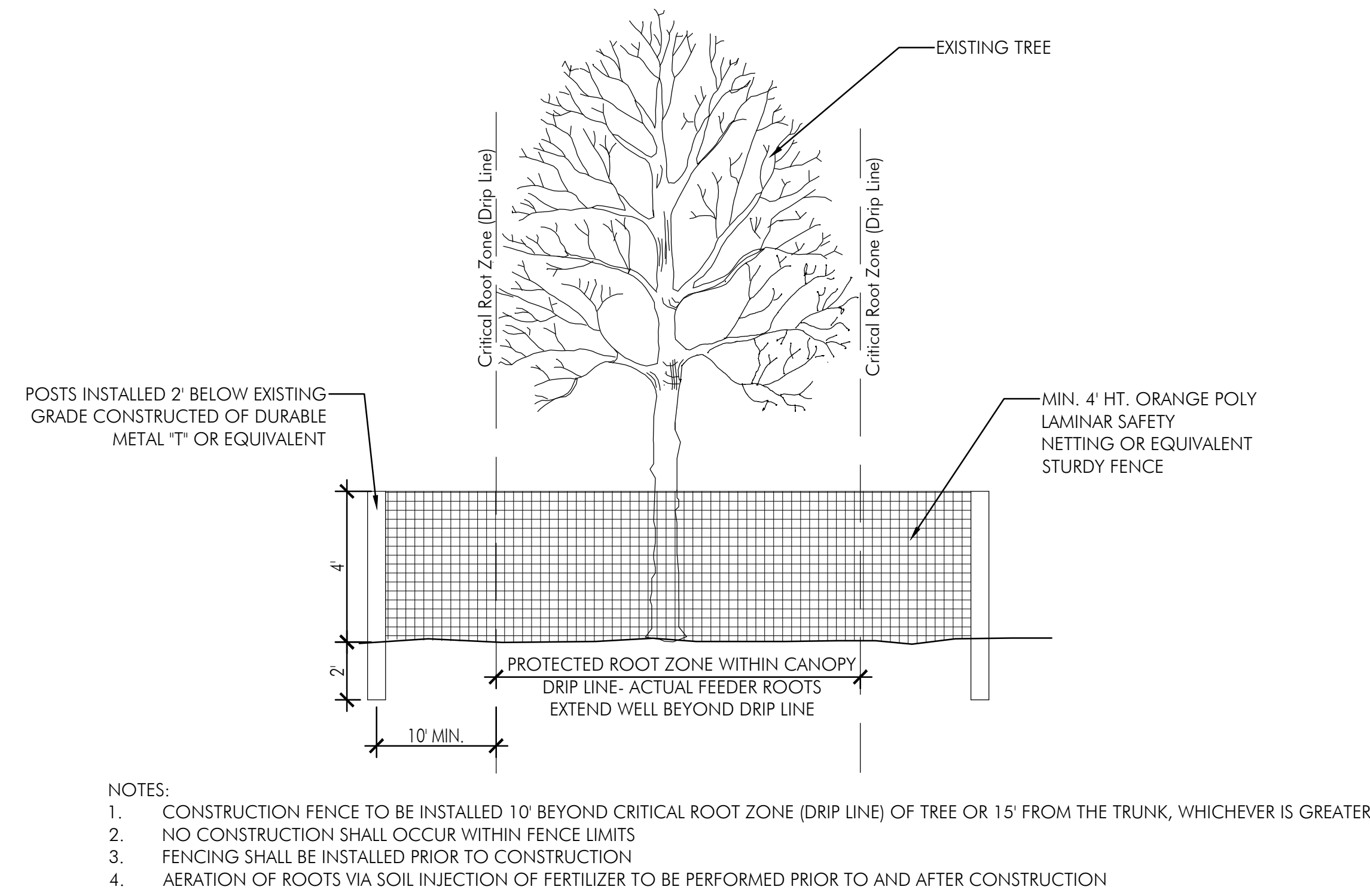
PREPARED FOR:
GJPS MS SOUTH ADDITION & RENOVATION
349 Shady Spring Dr, Gahanna, OH 43230

PREPARED BY:
POD design 100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

CMR CONSTRUCTION DOCUMENT SET - 3/31/2026

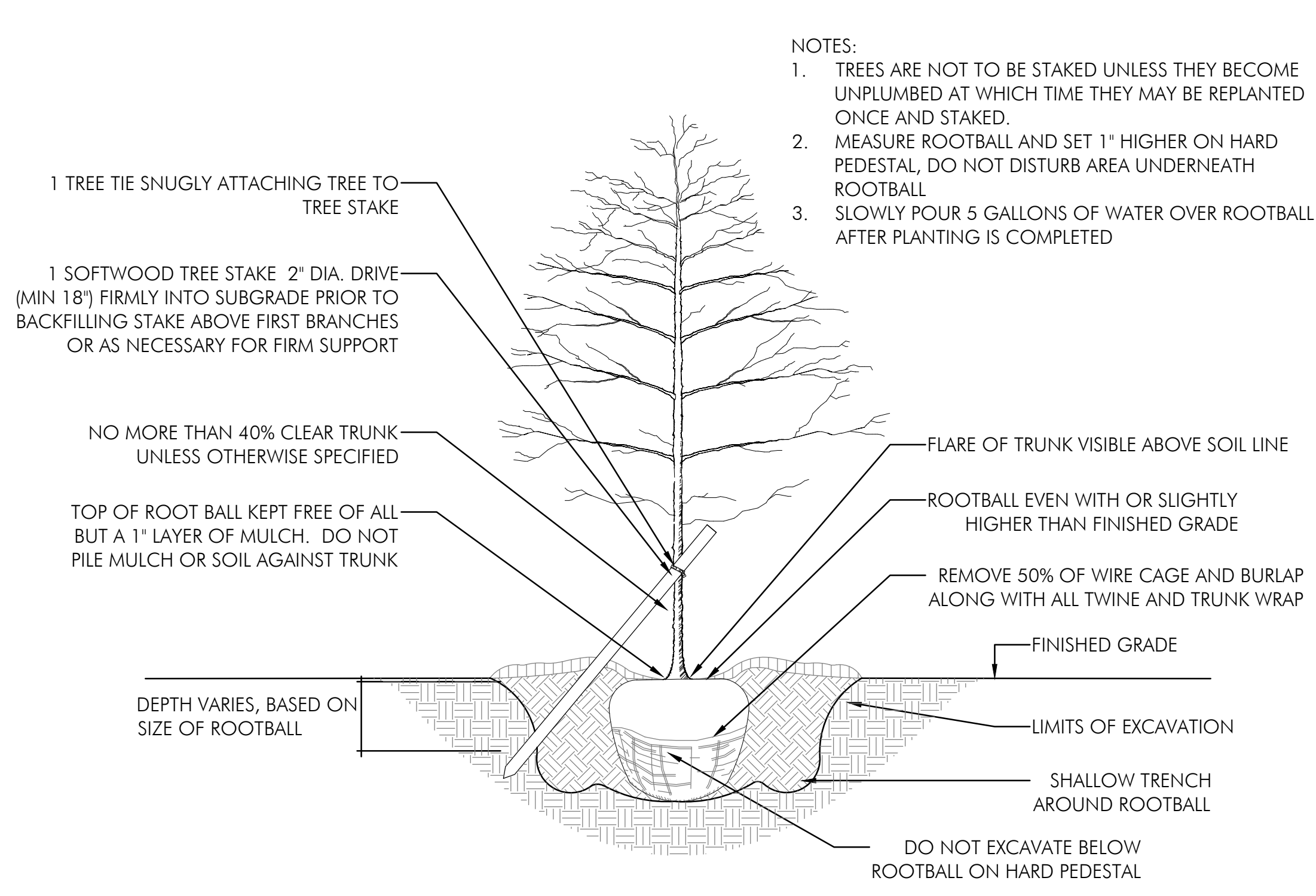
PROJECT NO.: 25056

L1.0



1 Tree Protection

N.T.S.



2 Tree Planting

N.T.S.

PLANT INSTALLATION NOTES

- CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE OHIO UTILITIES PROTECTION SERVICE AT (800) 362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
 - CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.
 - CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING.
 - PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
 - CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
SOIL AMENDMENT:
'COM-TIL' ORGANIC COMPOST (OR EQUAL)
7000 STATE ROUTE 104
SOUTH LOCKBOURNE, OHIO 43137
(614)645-3152
- TREES:
MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
- ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
 - ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
 - WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.
 - PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
 - BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER LAWN AND PLANTING AREA.
 - ALL BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
 - ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED AS SHOWN AND NOTED.
 - FINISHED TURF (SEED) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.
 - THE CONTRACTOR SHALL GUARANTEE ALL TREES LAWN / GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
 - PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
 - MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND WATERING SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.
 - MOWING - MINIMUM ONCE PER WEEK.
 - TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
 - FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.
 - BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.

LANDSCAPE PLAN

GJPS MS SOUTH ADDITION & RENOVATION

349 Shady Spring Dr, Gahanna, OH 43230

PREPARED FOR:
GJPS MS SOUTH ADDITION & RENOVATION
349 Shady Spring Dr, Gahanna,
OH 43230

PREPARED BY:
POD design 100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

CMR CONSTRUCTION
DOCUMENT SET - 3/31/2026

PROJECT NO.: 25056

LD1.0

PLANNING COMMISSION STAFF REPORT

Project Summary – Gahanna Middle School South Addition

Meeting Date: May 13, 2026

Location: 349 Shady Spring Drive

Zoning: Restricted Institutional (RI)

Application Type(s): Major Development Plan (MDP)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a Major Development Plan for one building addition to the existing Gahanna Middle School South building. The addition is 6,235 SF and located to the south of the existing building.

The exterior materials for the addition match the existing building materials. The primary material is brick, and the accent material is natural limestone. The addition is ~17 ft tall, which is below the height of the existing building. The addition will house four new classrooms and associated hallways. There will be a new sidewalk connecting the addition to existing sidewalks on site.

The project scope does not include any parking area modifications. Including the new addition and Gahanna Lincoln Elementary School, all parking space requirements are still met. The zoning code requires 286 spaces, and 300 are provided.

Four new trees will be planted to meet the planting requirements in Ch 914. There are no additional landscaping requirements.

Review Criteria

Major Development Plan (MDP)

Planning Commission shall approve an application for a Major Development Plan 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.

Recommendation

Staff recommends approval of the application as submitted. The project meets all the above criteria and is an expansion of an existing use. The project also meets all zoning code requirements, and no variances are required. The addition will match the existing building materials.