



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

VARIANCE APPLICATION

Project/Property Address or Location: Buckles Court North (Lot 4)		Project Name/Business Name: Lot 4 MOB	
Parcel ID No.(s): 025-013813-00	Zoning Designation: SCPD	Total Acreage: 1.57 acres	
Description of Variance Requested: 1167.18(c)(1) – trash receptacles must be located to the rear of the primary structure.			
STAFF USE ONLY – Code Section(s): 1167.18(c)(1) – Screening of Trash Containers or Receptacles			
APPLICANT Name-do <u>not</u> use a business name: Larry Canini		Applicant Address: PO Box 887, New Albany, OH	
Applicant E-mail: larry@caniniassocltd.com		Applicant Phone No.: 614-855-4545	
BUSINESS Name (if applicable): Walnut Creek MOB III			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s):		Contact Information (phone no./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 (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature:  Date: 9/11/23

INTERNAL USE

Zoning File No. V-0434-2023

RECEIVED: KAW
 DATE: 10-10-2023

PAID: 500.00
 DATE: 10-10-2023



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)

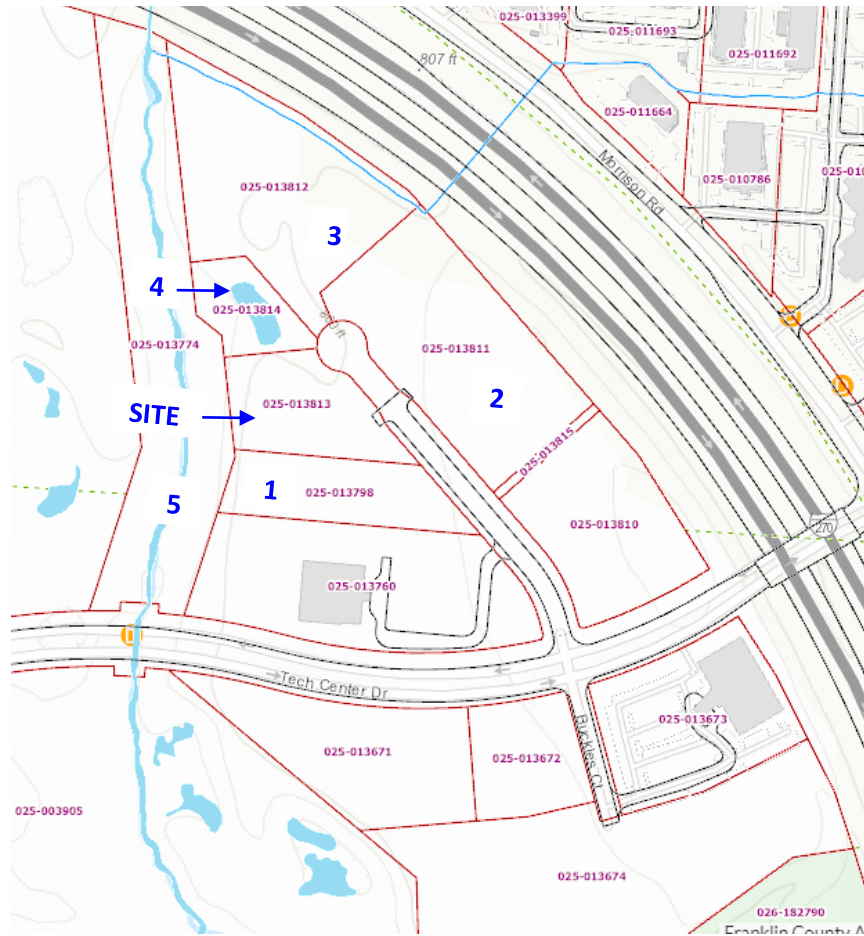
(applicant/representative/property owner signature) (date)

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

Lot 4 Variance Request

1167.18(c)(1) – trash receptacles must be located to the rear of the primary structure.

1) Special Circumstances or conditions

Due to site conditions (existing topography), the entire proposed parking lot is placed in front of the proposed buildings. The rear of the building/ property will be at 3:1 side slopes and does not allow for any structures/ drives to be placed in this location.

2) Necessary for preservation and enjoyment of property rights

Due to shape of lot and topography, the dumpster can not be located behind the proposed building.

3) Will not adversely affect the health or safety

The location of the dumpster is away from the building entrances, which will promote safety between pedestrians and trash pickup.

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

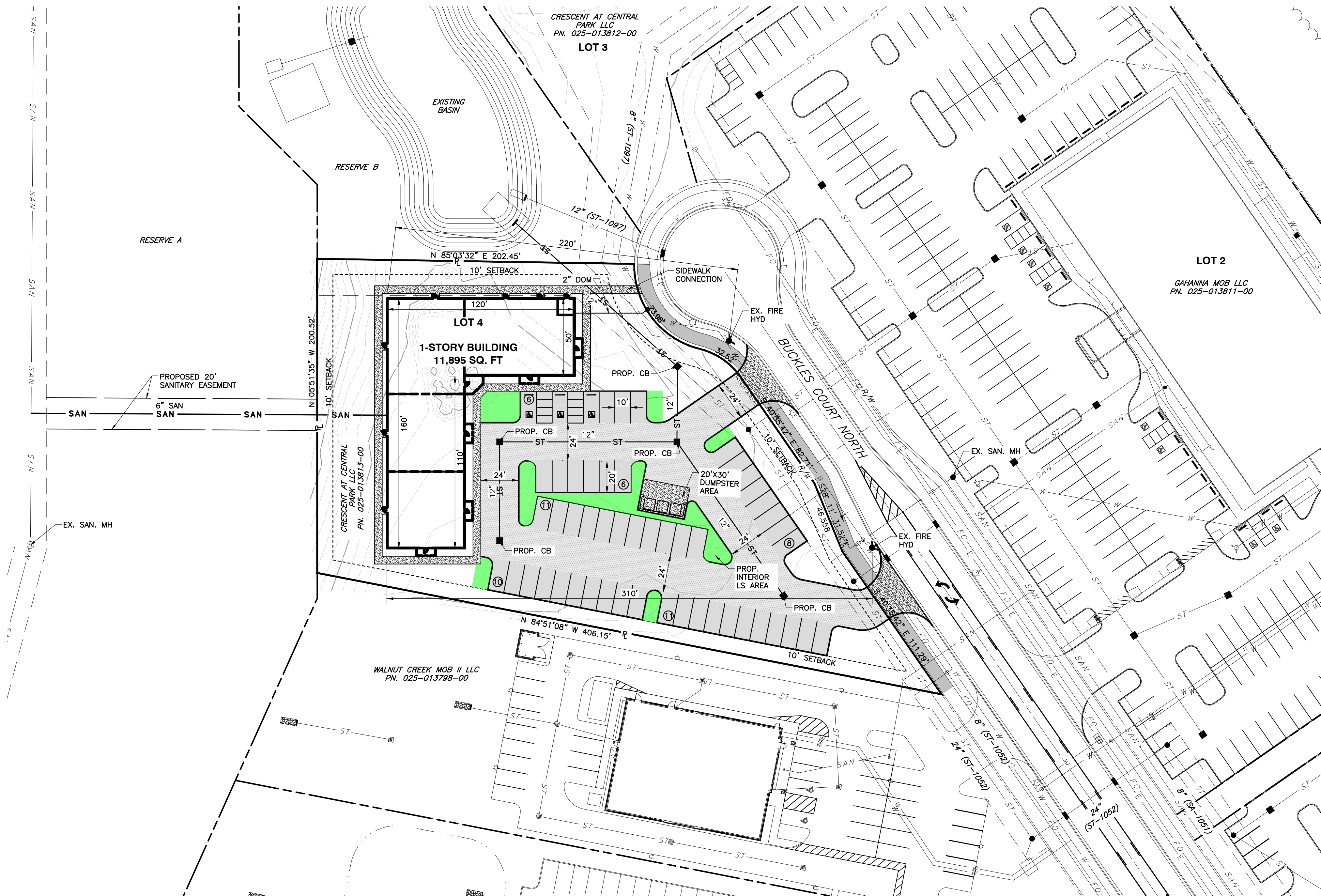
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540-6633
CONTACT: BRIAN BURKHART, PE
EMAIL: BBURKHART@CECINC.COM

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 ²	PER 1163.08
IMPERVIOUS AREA	40,701 FT ²	REQUIRED INTERIOR LANDSCAPE AREA:
BUILDING	11,895 FT ²	1,245 FT ²
PARKING	24,891 FT ²	PROVIDED:
SIDEWALK	3,315 FT ²	2,820 FT ²
DUMPSTER	600 FT ²	
PERVIOUS AREA	27,688 FT ²	REQUIRED ONE TREE PER 100 FT ² 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 ² /1,000 FT ² 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

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**

DATE:	SEPT. 2023	DRAWN BY:	AMIB
DWG SCALE:	1" = 40'	CHECKED BY:	BAB
PROJECT NO.:	331-213	APPROVED BY:	BAB

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 Variance

Attn: Kelly Wicker

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

Planning (614) 342-4025

1. Please provide further justification for the requested variance. The current statement is insufficient.
A new variance is being requested for dumpster placement. The previous variance is no longer being requested.
2. It appears that the requested variance may not be required. There is sufficient room on-site to meet the landscaping requirements in both Ch 914 and Ch 1163.08, specifically to the rear of the main structure and in the northeast area of the lot. 1163.08 only requires 13 trees on the site in addition to the required 41 caliper inches. Any tree located in or around the parking area counts towards the 13 trees. There are already 11 trees on the landscape plan that count towards the 13. The application states that the reason for this request is to meet parking requirements, yet the parking count is 9 spaces above the minimum requirement. Additionally, existing trees could be counted towards the required 41 caliper inches. Please revise the proposal to meet Ch 1163.08 requirements or address all of these concerns in the variance statement.
This variance is no longer being requested.
3. Please see comments on the associated applications and revise as necessary.
OK as noted.

Engineering Project Administrator (614) 342-4056

4. No comments.
OK as noted.

Transportation & Mobility Engineer (614) 342-4050

5. No comments.

OK as noted.

Parks (614) 342-4261

6. 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 to meet code requirements.

Sincerely,

Civil & Environmental Consultants, Inc.

Brian Burkhart, PE

Brian Burkhart, PE



November 28, 2023

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

RE: Project Buckles Court (Lot 4) MOB Variance

Dear Loreto V Canini:

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

Engineering Project Administrator (614) 342-4056

1. No comments.

Transportation & Mobility Engineer (614) 342-4050

2. 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

PLANNING COMMISSION STAFF REPORT

Project Summary – Buckles Court North Lot 4

- 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

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

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

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

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.