

File No. 16070005 Fee: pd ?  
Supersedes File No.(s) \_\_\_\_\_ or none \_\_\_\_\_  
Scheduled Public Hearing Date: \_\_\_\_\_

Check or Receipt#: 0000011729  
Initials: SW  
Date Received 7/1/16

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
DESIGN REVIEW  
CITY OF GAHANNA PLANNING COMMISSION**

**\*Required Information**

\*Site Address 5495, 5511 and 5505 Morse Road, Columbus, Ohio 43230  
\*Parcel ID# 025-011235; 025-011236; 025-011239 \*Zoning District NC - Neighborhood Commercial  
SO - Suburban Office & Institutional  
pending  
\*Business Name Spectrum Acquisition Gahanna, LLC \*Contact Clinton Enyeart  
\*Business Owner Name \_\_\_\_\_ \*Phone# 303-360-8812  
\*Business Address 200 Spruce Street #200, Denver, CO 80230  
\*Applicant Name Spectrum Acquisition Gahanna, LLC \*Applicant Email cenyeart@spectrumretirement.com  
\*Applicant Full Address 200 spruce Street Suite 200, Denver, CO 80230  
\*Applicant Phone# 303-360-8812 Applicant Fax# 303-360-8814  
\*Designer/ Architect/ Engineer EMHT  
\*Address 5500 New Albany Road \*Phone 614.775.4500  
\*City/ State/ Zip New Albany, OH 43054 Fax 614.779.4800  
\*D/A/E Representative Patricia Brown Title Associate Project Manager  
\*Design Review of: Site Plan xx Landscaping xx Building Design xx Signage xx Other \_\_\_\_\_  
\*Special Information Regarding the Property and its Proposed Use: \_\_\_\_\_

**Submission Requirements**

- (1) Applicant is required to complete the checklist on the following pages.
- (2) Fee: \$50.00 for review plus \$.01 per square foot.
- (3) Eleven copies of plans: Two (2) copies of 24x36 (folded, **not rolled**, to 8 1/2 x 11 inch size prior to submission) & nine (9) 11x17.
- (4) Submit one (1) reduced drawing suitable to an 8 1/2 x 11 inch size.
- (5) Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
- (6) Submit a detailed list of materials.

\*Note: This application will not officially be accepted until **all** items listed above have been received.

\*\*Note: Planning Commission members and/or City Staff may visit the property prior to the hearing to review the application.

Spectrum Acquisition Gahanna, LLC

  
\*Applicant's Signature John M. Sevo, Manager

June 26, 2016

\*Date

**APPROVAL**

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on \_\_\_\_\_. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: \_\_\_\_\_

Planning & Zoning Administrator

Date

Note: All correspondence will be to applicant above unless otherwise stated.

Revised April 2012

# SUBMITTAL REQUIREMENTS

	Applicant Or Agent	Planning & Zoning Administrator
<b>I. GENERAL REQUIREMENTS</b>		
A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 1/2 x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation, the Commission does appreciate the use of the audio visual system whenever possible.	A. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Eleven ( two 24x 36, nine 11x 17) black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission.	B. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.	C. <input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Materials List	D. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)</b>		
A. Site Plan. A site plan is required containing the following information:		
1. Scale and north arrow,	1. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Project name and site address;	2. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. All property and street pavement lines;	3. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Existing and proposed contours;	4. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Gross area of tract stated in square feet;	5. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);	6. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. The designation of required buffer screens (if any) between the parking area and adjacent property;	7. <u>N/A</u>	<input type="checkbox"/>
8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);	8. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;	9. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Identify photograph location;	10. <u>N/A</u>	<input type="checkbox"/>
11. Location of all existing and proposed building on the site	11. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12. Location of all existing (to remain) and proposed lighting standards.	12. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);	13. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

- 14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)
- 15. Provide lot coverage breakdown of building and paved surface areas.

14. ✓ ✓  
 15. ✓ ✓

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

- 1. Scale;
- 2. Changes in ground elevation;
- 3. All signs to be mounted on the elevations;
- 4. Designation of the kind, color, and texture of all primary materials to be used;
- 5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1. ✓ ✓  
 2. ✓ ✓  
 3. N/A ✓  
 4. ✓ ✓  
 5. ✓ ✓

C. Optional requirements at discretion of Planning Commission.

- 1. Scale model.
- 2. Section Profiles.
- 3. Perspective drawing.

1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

D. ✓ ✓  
*Will be provided at Planning Commission Meeting*

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

- 1. All size specifications;
- 2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
- 3. Materials, colors, and manufacturer's cut sheet;
- 4. Ground or wall anchorage details.

1. ✓ ✓  
 2. ✓ ✓  
 3. ✓ ✓  
 4. ✓ ✓



CITY OF GAHANNA

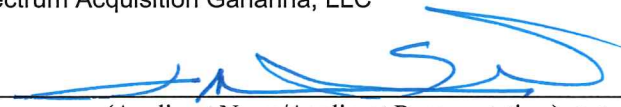
Agreement to Build as Specified

Your signature below affirms that, as the applicant \_\_\_\_\_  
(Please Print - Applicant Name)

Spectrum Acquisition Gahanna, LLC for Spectrum Acquisition Gahanna, LLC, 200 Spruce St. #200, Denver, CO 80230  
(Business Name and/or Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You, as the applicant, also agree that any necessary change to the project must go back through Planning Commission process to amend the plans.

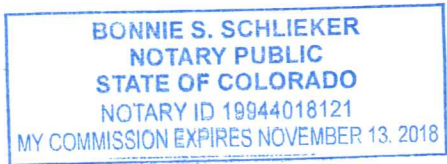
Spectrum Acquisition Gahanna, LLC

Applicant Signature By:   
(Applicant Name/Applicant Representative ) John M. Sevo, Manager

Date June 28, 2016

  
(Signature of Notary)

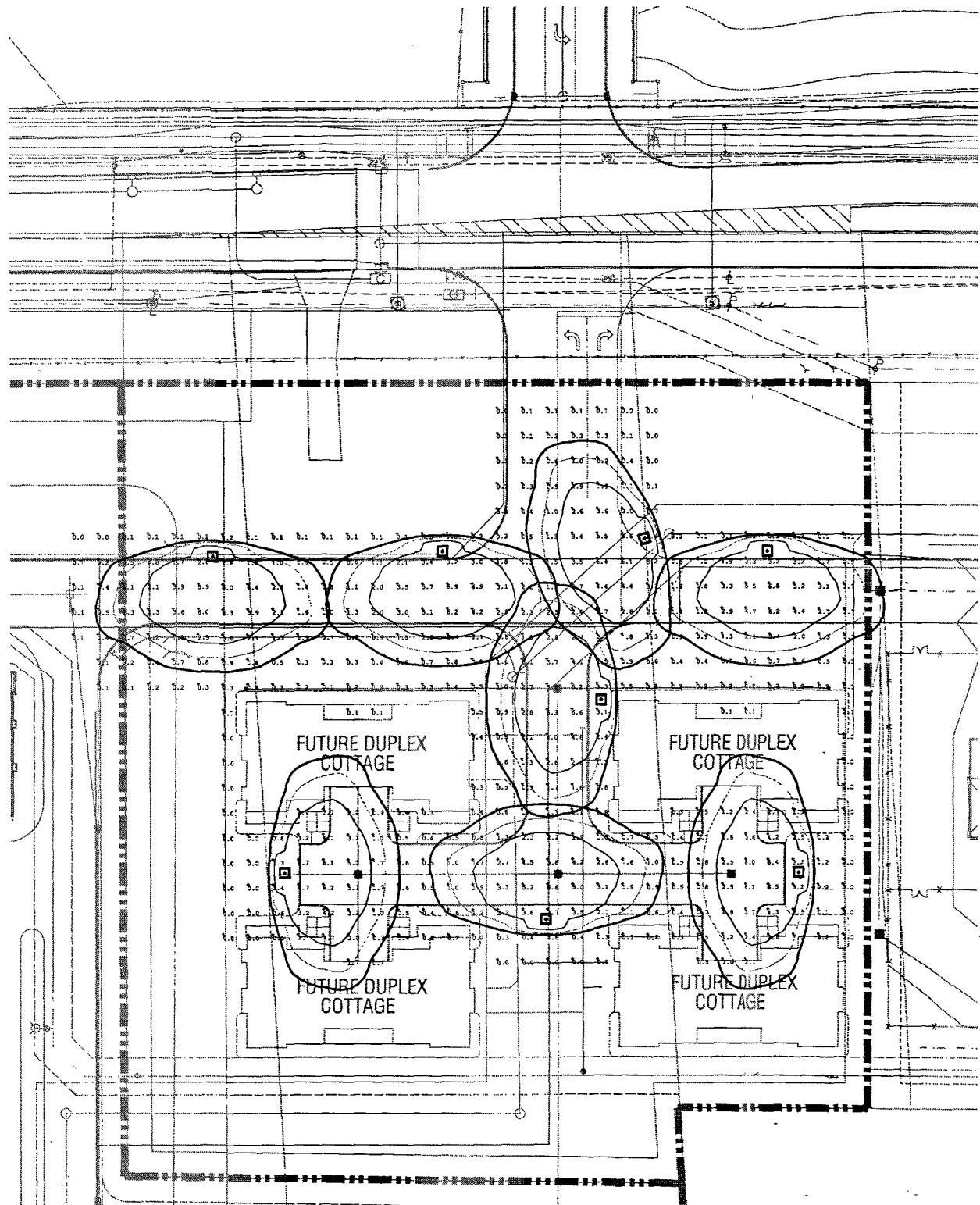
June 28, 2016  
(Date)



Stamp/Seal

# MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings	N/A	N/A	
Brick	Redland Brick - Harmar Series	Alleghany Handcraft, No Purple	945, No Purple
Gutters and Downspouts	Site Fabricated from coil stock	Match fascia color (white)	
Lighting	Philips	Medium Bronze	
Roofing	Certaineed - Landmark TL	Weathered Wood	
Siding	LP SmartSide	White	
Signs	N/A	N/A	
Stucco	N/A	N/A	
Trim	LP SmartSide	White	
Windows	Atrium	White	



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcType	Illuminance	Fc	1.61	5.9	0.0	N/A	N/A



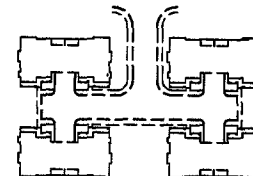
ARCHITECTURE & DESIGN

800 Emerson Rd. Ste 100 . St Louis . Missouri . 63141  
 p:314 521 0123 . f:877 521 0122 . www.vesselarch.com



SPECTRUM

STRUCTURAL & MEP ENGINEER  
 SSC Engineering, Inc.  
 www.sscengineering.com



SEAL

#	DATE	SUBMISSION
1	6.27.2016	PHOTOMETRIC PLAN

THREE CREEKS  
 SENIOR LIVING COTTAGES

Gahanna, Ohio

ELECTRICAL  
 SITE PLAN  
 LIGHTING  
 PHOTOMETRICS

**ELECTRICAL SITE LIGHTING PHOTOMETRICS**  
 1" = 30'-0"

SC# 2016204

EL 1.01



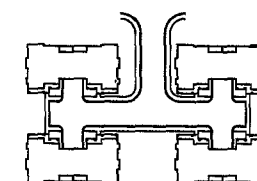
ARCHITECTURE & DESIGN

600 Emerson Rd. Ste 100 - St. Louis - Missouri 63141  
p:314.621.0123 . f:677.521.0122 . www.vesselarch.com



SPECTRUM

STRUCTURAL & MEP ENGINEER  
SSC Engineering, Inc.  
www.sscengineering.com



**PHILIPS GARDCO**  
SITE & AREA  
21" housing

**LED**  
DLC UL

Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor lighting that is both energy efficient and aesthetically pleasing. Performance is achieved by a high performance, slat, low COE design and rugged construction.

Code	Quantity	Notes
P21	2	See Schedule

Lighting schedule table with columns for Item, Description, Quantity, and Notes.

Philips PureForm LED area luminaire technical drawing showing top, side, and end views.

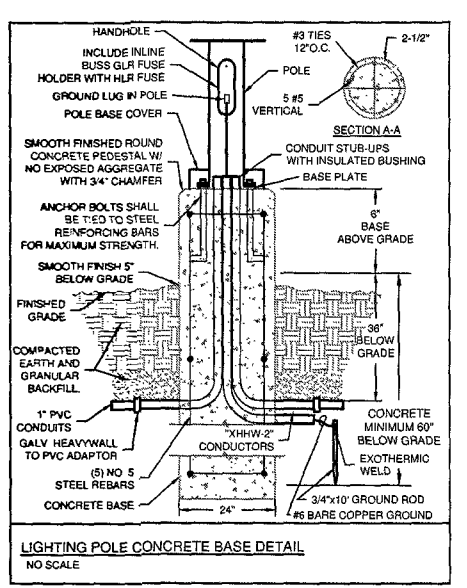
Dimensions: 5 1/4" x 4 1/2" x 2 1/2" (H x W x D)

Lighting Pole Concrete Base Detail (NO SCALE)

**P21 PureForm LED area luminaire**  
21" housing

Dimensions: 5 1/4" x 4 1/2" x 2 1/2" (H x W x D)

Single Luminaire Weight  
Shipping Weight  
Effective Projected Area (sq/ft)  
Mounting Height  
Seal



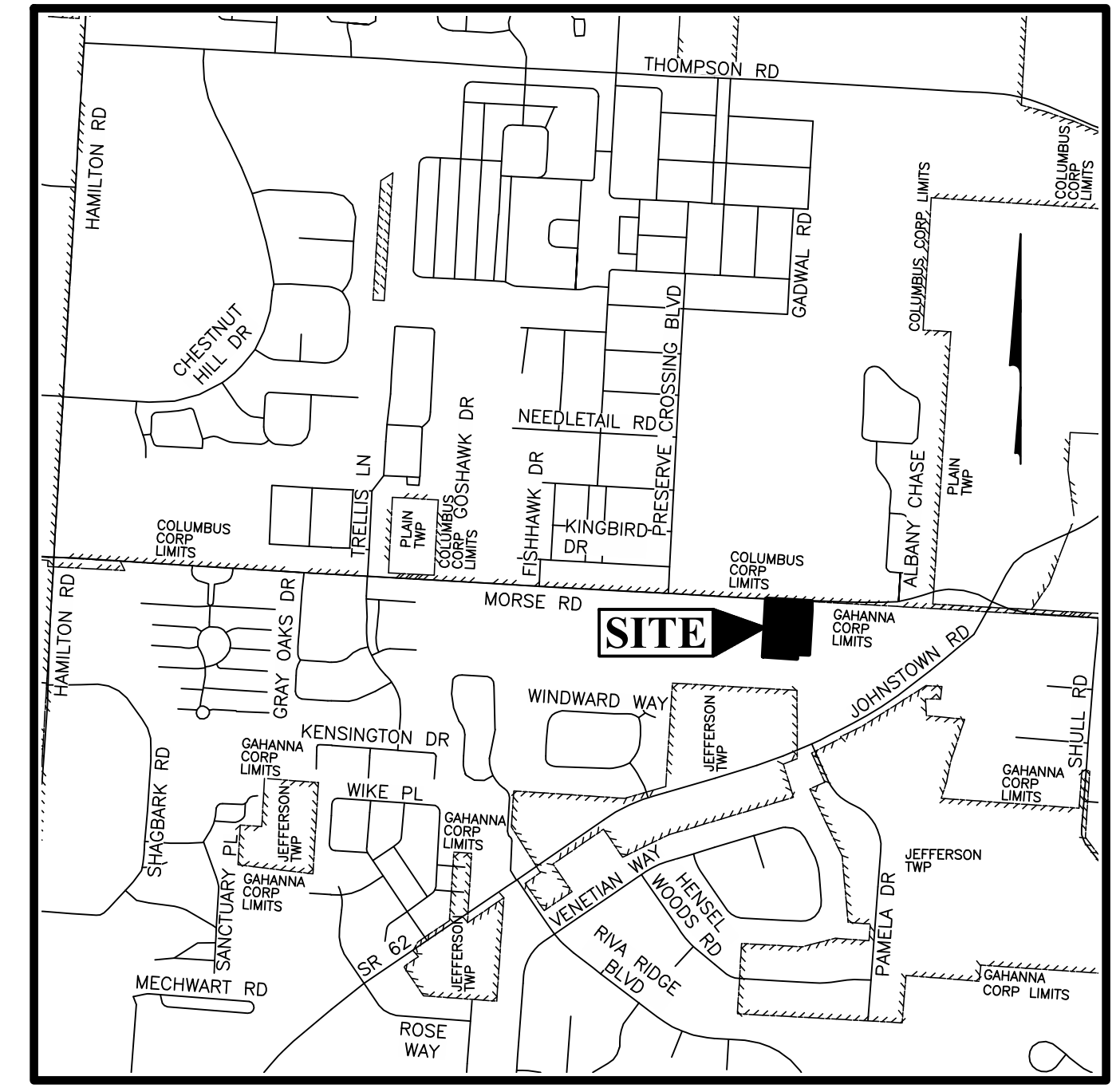
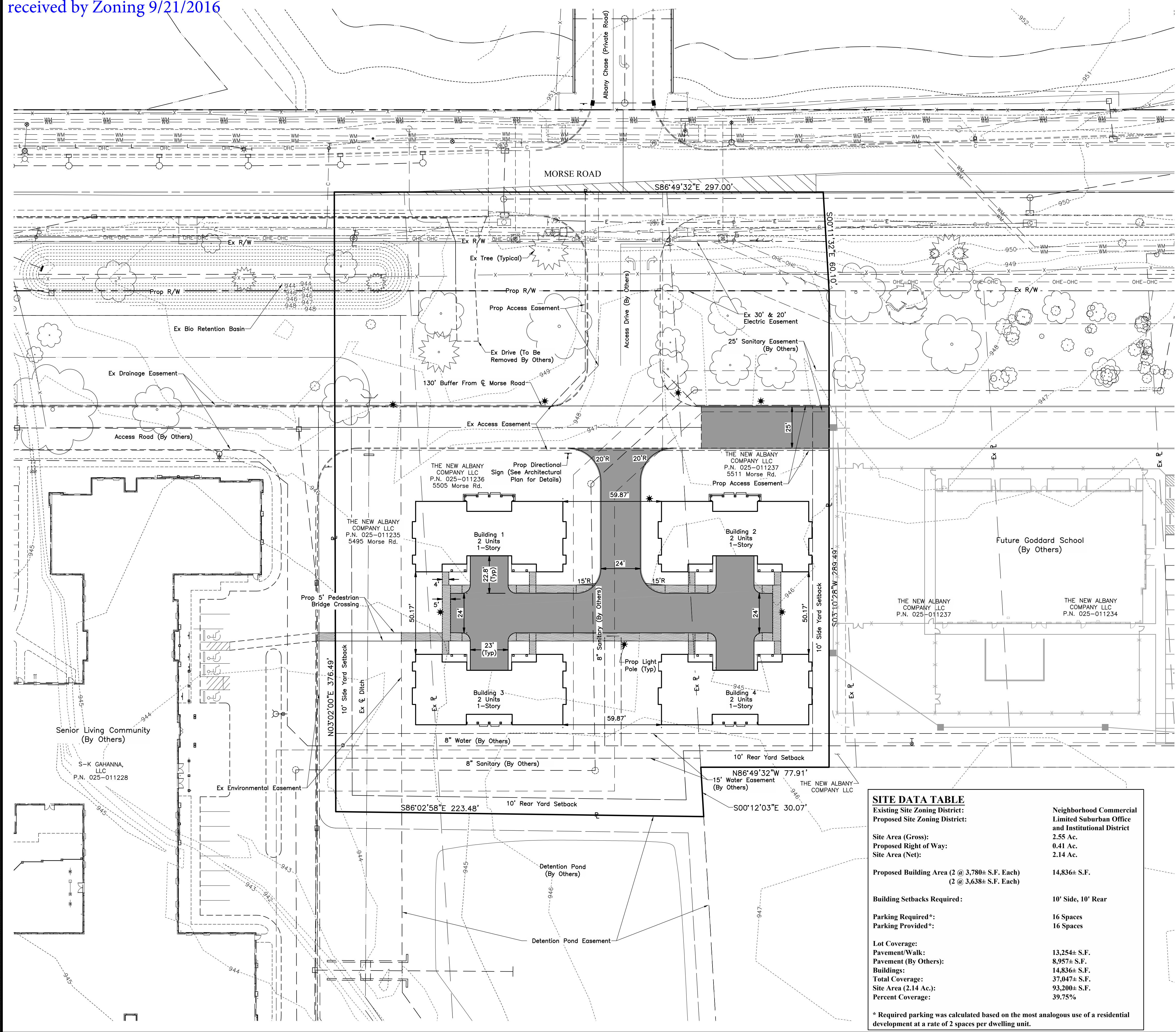
#	DATE	SUBMISSION
1	6.27.2016	PHOTOMETRIC PLAN

THREE CREEKS SENIOR LIVING COTTAGES

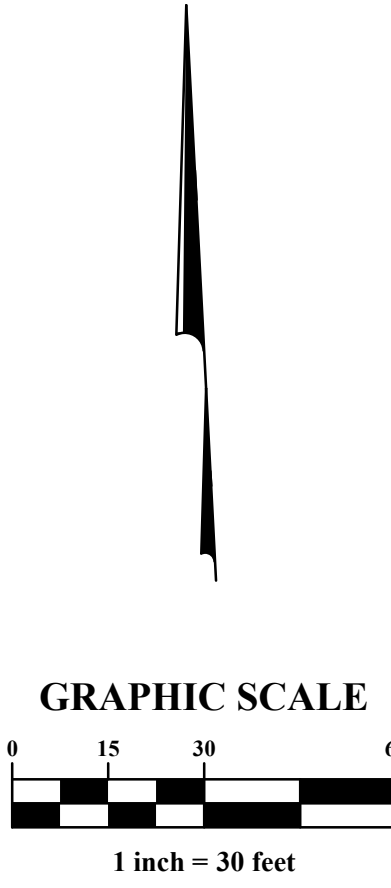
Gahanna, Ohio

ELECTRICAL SITE PLAN  
LIGHTING  
PHOTOMETRICS

**EL1.02**



LOCATION MAP  
Scale: N.T.S.



**LEGEND**

— SAN —	Existing Sanitary
— STM —	Existing Storm
— WM —	Existing Water Main
— GM —	Existing Gas Main
— L —	Existing Underground Lighting
— GM —	Existing Communication Duct
— OHC —	Existing Overhead Communication
— OHC-OHC —	Existing Overhead Communication and Electric
— C —	Existing Communication
—	Proposed Property Line
—	Proposed Pavement
—	Proposed Sidewalk

**NOTES**  
All radii are 5' unless otherwise noted.  
All Dimensions given are measured to the face of curb.  
All radius dimensions given are measured along the face of curb.

Overall site plan and landscape plan layout subject to change based on final engineering.

**SITE DATA TABLE**

Existing Site Zoning District:	Neighborhood Commercial
Proposed Site Zoning District:	Limited Suburban Office and Institutional District
Site Area (Gross):	2.55 Ac.
Proposed Right of Way:	0.41 Ac.
Site Area (Net):	2.14 Ac.
Proposed Building Area (2 @ 3,780± S.F. Each):	14,836± S.F.
Proposed Building Area (2 @ 3,638± S.F. Each):	14,836± S.F.
Building Setbacks Required:	10' Side, 10' Rear
Parking Required*:	16 Spaces
Parking Provided*:	16 Spaces
Lot Coverage:	13,254± S.F.
Pavement/Walk:	8,957± S.F.
Pavement (By Others):	14,836± S.F.
Buildings:	37,047± S.F.
Total Coverage:	93,200± S.F.
Site Area (2.14 Ac.):	39.75%
Percent Coverage:	

\* Required parking was calculated based on the most analogous use of a residential development at a rate of 2 spaces per dwelling unit.

**DEVELOPER**  
Spectrum Retirement Communities  
200 Spruce St.  
Suite 200  
Denver, CO 80230  
Contact: Clinton Enycart  
Phone number: (303) 360-8812  
Email: cencycart@spectrumretirement.com

**ENGINEER/SURVEYOR**  
EMH&T  
5500 New Albany Road  
Columbus, OH 43054  
Contact: Patricia Brown, PE  
Phone number: (614) 775-4396  
Email: pbrown@emht.com

**PROJECT DESCRIPTION**  
The Three Creeks Senior Living Cottages development includes the construction of four 3,638-3,780 square foot one-story residential buildings.

**STORMWATER MANAGEMENT**  
The storm water for this project will be controlled by a proposed offsite pond (by others) at the southern end of the site.

REVISIONS

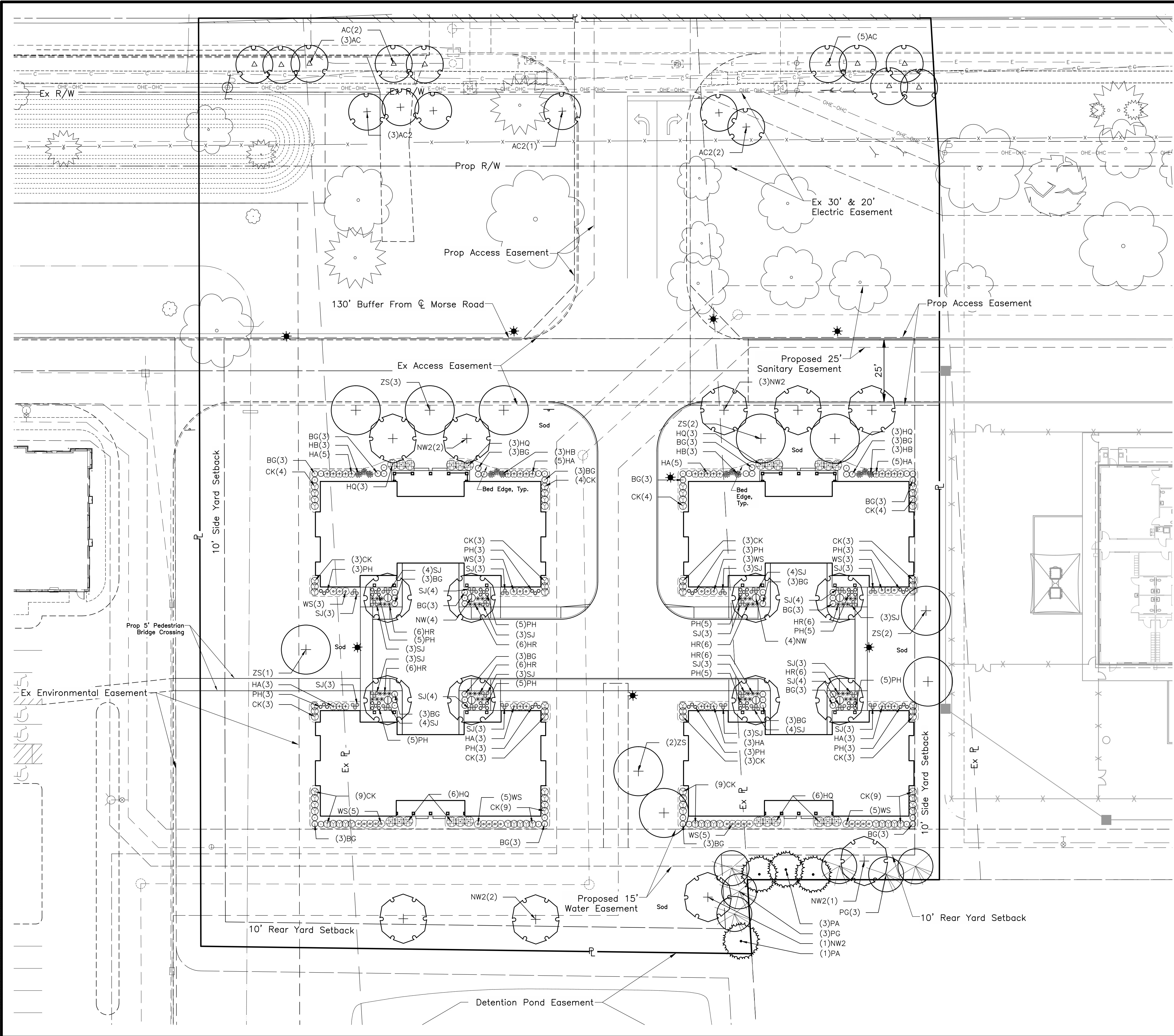
MARK	DATE	DESCRIPTION

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO  
FINAL DEVELOPMENT PLAN  
FOR  
**THREE CREEKS**  
SENIOR LIVING COTTAGES



DATE	September, 2016
SCALE	1" = 30'
JOB NO.	2016-0672
SHEET	





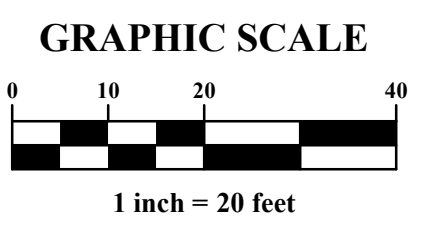
**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	SIZE	CONDITION
AC2	6	Acer campestre Hedge Maple	2.5" Cal.	B&B
AC	10	Acer campestre Hedge Maple	3" Cal.	B&B
NW2	9	Nyssa sylvatica 'Wildfire' Wildfire Black Gum	2.5" Cal.	B&B
NW	8	Nyssa sylvatica 'Wildfire' Wildfire Black Gum	3" Cal.	B&B
PA	4	Picea abies Norway Spruce	6'-7" Ht.	B&B
PG	6	Picea glauca White Spruce	6'-7" Ht.	B&B
ZS	10	Zelkova serrata 'Green Vase' Sawleaf Zelkova	2.5" Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	SIZE	CONDITION
BG	60	Buxus x 'Green Mountain' Green Mountain Boxwood	24" Ht.	B&B or Cont.
HA	32	Hydrangea arborescens 'Annabelle' Annabelle Hydrangea	24" Ht.	B&B or Cont.
HQ	24	Hydrangea quercifolia 'Alice' Alice Oakleaf Hydrangea	24" Ht.	B&B or Cont.
WS	32	Weigela florida 'Suzanne' Weigela	24" Ht.	Cont.
GRASSES	QTY	BOTANICAL NAME	SIZE	CONDITION
CK	76	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	#5	Cont.
PH	64	Pennisetum alopecuroides 'Hamein' Hamein Dwarf Fountain Grass	#2	Cont.
PERENNIALS	QTY	BOTANICAL NAME	SIZE	CONDITION
HR	48	Hemerocallis 'Happy Returns' Happy Returns Daylily	12" Ht.	#2 Cont.
HB	12	Hosta x 'Elegans' Elegans Hosta	#2	Cont.
SJ	80	Sedum x 'Autumn Joy' Autumn Joy Sedum	#2	Cont.

**SITE DATA TABLE**

- ▲ 913.1 - Street Tree Planting Requirements  
(e): 1 Small Tree / 30' Right of Way  
Required: 300' / 30' = 10 Trees  
Provided: 10 Trees
- ⊙ 1163.08 - Interior Landscaping Requirements  
(c): Interior landscaping area shall be five percent (5% of the total area of the parking lot pavement).  
Required: 8,956 (5%) = 448 Square Feet  
Provided: 1,251 Square Feet
- (e): One tree per 100 square feet of required landscape area. (min 3" caliper)  
Required: 448 SF / 100 SF = 5 Trees  
Provided: 8 Trees
- 1167.2 - Property Perimeter Requirements:  
Required: (Southern Boundary) 15' wide buffer & 6' min. ht. continuous screen.

Overall site plan and landscape plan layout subject to change based on final engineering.



**REVISIONS**

MARK	DATE	DESCRIPTION

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO  
FINAL DEVELOPMENT PLAN  
FOR  
**THREE CREEKS**  
SENIOR LIVING COTTAGES



DATE	September, 2016
SCALE	1" = 20'
JOB NO.	2016-0672
SHEET	2/2

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West

East



South



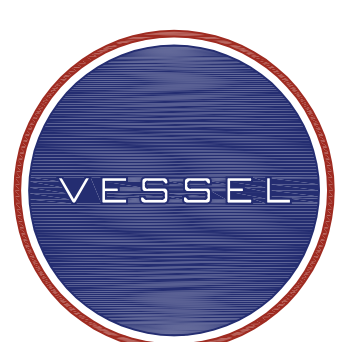
North

SCALE: 3/16"=1'-0"  
0' 5' 10' 20'

# THREE CREEKS SENIOR LIVING COTTAGES

## COTTAGES 1 & 2 - ELEVATIONS

9/14/16



HIGHEST POINT  
25'-3"

T.O. PLATE  
10'-0"

LEVEL 1  
0'-0"



West



East

ARCHITECTURAL GRADE SHINGLES

WOOD-FRAMED DORMER WITH SHINGLES AND SIDING TO MATCH BUILDING

DECORATIVE TRIM DETAILS

BRICK VENEER TO MATCH ADJACENT BUILDING

GLAZING

HIGHEST POINT  
25'-3"

T.O. PLATE  
10'-0"

T.O. PLATE  
8'-0"

LEVEL 1  
0'-0"



South

LAP STYLE SIDING TO MATCH ADJACENT BUILDING

ARCHITECTURAL GRADE SHINGLES

DECORATIVE TRIM DETAILS

GLAZING

8" PVC POST AND TRIM

BRICK VENEER TO MATCH ADJACENT BUILDING

HIGHEST POINT  
25'-3"

T.O. PLATE  
10'-0"

T.O. PLATE  
6'-0"

LEVEL 1  
0'-0"



North

ARCHITECTURAL GRADE SHINGLES

WOOD-FRAMED DORMER WITH SHINGLES AND SIDING TO MATCH BUILDING

DECORATIVE TRIM DETAILS

BRICK VENEER TO MATCH ADJACENT BUILDING

10" PVC POST AND TRIM

GLAZING

SCALE: 3/16"=1'-0"

0' 5' 10' 20'

**THREE CREEKS SENIOR LIVING COTTAGES**  
**COTTAGES 3 & 4 - ELEVATIONS**

9/14/16

600 Emerson Rd. Suite 401 . St Louis, Missouri 63141 . p:314.521.0123 . www.vesselarchitecture.com



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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:** Morse Road

**Project Name/Business Name:** Three Creeks Senior Cottages

SUBMITTED BY:

Name: Michael Frey Title: Building / Heating Inspector

Department: Public Service and Engineering

No comments

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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:** Morse Road

**Project Name/Business Name:** Three Creeks Senior Cottages

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

This request was recently considered by Planning Commission through a rezoning application. The proposal is essentially an expansion of the recently approved and under construction Three Creeks Senior Living project. The requested final development plan (FDP) and design review (DR) appear to be consistent with both the overlay text and the site under construction.

The property is located within the North Triangle Concept Plan. The Plan was adopted in 1997 and consists of a few key principles and objectives relative to these requests. It should be noted that the Plan is meant to be used as a guide. Strict adherence to the Plan is not required.

- Properties fronting Morse Road shall provide an open space corridor of 150 feet as measured from the centerline.

*The FDP depicts a 130' buffer from the centerline of Morse Road. This buffer width is consistent with previous approvals for Three Creeks Senior Living immediately adjacent to the west and for Goddard Daycare to the east.*

- The land use is designated Mixed Use.

*The proposed use and zoning is consistent with the land use of Mixed Use.*

- Access points on major streets should be discouraged at intervals less than 600'.

*The project has shared access with adjacent commercial properties. Shared access is a goal of the Plan as it reduces the need for additional access points.*

Planning and Development staff recommend approval of the FDP and DR.

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## APPLICATION STAFF COMMENTS

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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:** 5495,5511,5505 Morse Road

**Project Name/Business Name:** Three Creeks Senior Living Cottages

SUBMITTED BY:

Name: Bonnie Gard Title: Planning & Zoning Administrator

Department: Public Service

SWP – The lot splits are necessary to the creation of a  $\pm$  2.55 acre parcel to house the senior living cottages next to the existing Three Creeks Senior Living project on Morse Road.

FDP- The proposed project will consist of four buildings housing two units each covering  $\pm$  14,836 sq ft. These units will accommodate independent living while offering all services provided by the main campus building. Each unit will have two off street parking spaces for a total of 16 spaces for the project. All setbacks have been met. The access from Morse Road for the project will be shared with the proposed Goddard School, and will connect to the main campus building.

DR – Exterior finishes are brick veneer, a small amount of lap style siding, and dimensional shingles. Windows, gutters and downspouts are white. Elevations for buildings one and two differ slightly from those of three and four to provide architectural interest. Site lighting will be provided by LED cut off fixtures. Landscaping is plentiful and appealing.

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**APPLICATION STAFF COMMENTS**

**DUE: Wednesdays - 10 AM**

**Project/Property Address or Location:** Morse Road

**Project Name/Business Name:** Three Creeks Senior Cottages

**Senior Living Cottages**

**Morse Road**

**Gahanna, OH 43230**

**Morse Rd. – Senior Living Cottages**

The fire division has submitted comments to the architect about the fire sprinkler system.

Since there are less than 30 units, there are no roadway requirements from the fire division, but they are sharing the widened drive that is serving The Goddard School.

Additional requirements and comments could follow after plans are submitted and the review process starts

**September 21, 2016**

\_\_\_\_\_  
Date



\_\_\_\_\_  
**Steve Welsh, Captain, Fire Marshal**