



Request Summary

- Major Development Plan and Variance for new Medical Office Building near Tech Center Dr and Hamilton Rd
 - ~11,900 SF, one story building on 1.41-acre site
 - Primary materials are burgundy and grey brick with metal accents
 - Materials consistent with Retail development and nearby Sheetz
 - 49 total parking spaces
 - Code requires 35 spaces

Request Summary



- ~1,200 SF of parking lot landscaping required
 - ~3,300 SF provided
- All tree planting requirements met
 - 12 parking lot trees
 - Additional 46 cal in per Ch 914
- Parking area screened by hedges along Crescent Cir and Crescent Pl
- Sidewalks connecting to both frontages

Elevations



South (from
Crescent Cir)

East (from
Crescent Pl)



North (rear)

West (rear)





View from
Crescent Cir

Request Summary

- Requested Variances
 - Ch 1107.01(g) – City-wide Design Standards
 - The ground floor primary façade of a commercial building must be at least 25% transparent glass
 - The south façade is 18.1% glass, and the east façade is 19.4% glass
 - Ch 1109.01(a)(1) – Parking, Access, and Circulation
 - Parking areas must be located to the rear of the primary building
 - The parking area is entirely to the front of the building
 - Ch 1109.02(e) – Setbacks and Structure Placement
 - Dumpsters must be to the rear of the primary building
 - The dumpster is in the parking lot to the front of the building

Request Summary

- **Variance Criteria**

- The variance is not likely to result in substantial damage to the essential character of the neighborhood
- The variance is not likely to result in damage to adjoining properties
- The variance is not likely to affect the delivery of government services
- The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood
- The variance is necessary for the economical use of the property, and such economical use of the property cannot be achieved through another method
- The variance is not likely to undermine the objectives of the land use plan
- Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures
- The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve

Request Summary

- Staff recommends approval of all three Variances
 - The applicant states the 25% glass requirement is difficult to meet due to the new Energy Code requirements from 2024
 - The site has two frontages, making it difficult to locate parking to the rear of the building
 - The parking lot is adequately screened from both ROWs
 - This also makes it difficult to locate the dumpster to the rear
 - Dumpster screening requirements are exceeded

Request Summary

- **Major Development Plan Criteria**
 - Development meets the applicable development standards of the Zoning Ordinance
 - Development is in accord with appropriate plans for the area
 - Development would not have undesirable effects on the surrounding area
 - Development would be in keeping with the existing land use character and physical development potential of the area

Request Summary

- Staff recommends approval of the Major Development Plan
 - Application meets DP criteria
 - The use is consistent with Code and the surrounding area
 - There are multiple MOB's along Tech Center Dr
 - The building design matches the proposed retail development and Sheetz
 - All landscaping and setback requirements are met



Gahanna