



VARIANCE APPLICATION SUMMARY



File Number	V-25-10
Property Address	0000 Tech Center/Hamilton Gahanna, ohio 43230
Parcel ID	025-014183-00
Zoning District	GC - General Commercial
Project/Business Name	The Crescent Retail
Applicant	Carter Bean carter@beanarchitects.com 614-595-2285
Description of Variance Request	Variance to allow (1) parking in front of principal structure, (2) trash enclosure in front of principle structure, and (3) reduction in transparency on frontage-facing facades

Requested Variances

Code Section	Code Title
1107.01(g)	City Wide Design Standards
1109.01(a)(1)	Parking, Access and Circulation
1109.02(e)	Setbacks and Structure Placement



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 blue ink, appearing to be "J. Carter Bean", written over a horizontal line.

(property owner/acting agent signature)

J. Carter Bean

(printed name)

March 13, 2025

(date)

A handwritten signature in blue ink, appearing to be "J. Carter Bean", written over a horizontal line.

(applicant signature)

J. Carter Bean

(printed name)

March 13, 2025

(date)

taxid	ownername1	owneraddress1	owneraddress2
025-014177-00	CP CRESCENT HOLDINGS LLC	250 CIVIC CENTER DRIVE SUITE# 500	COLUMBUS OH 43215
025-014183-00	CP CRESCENT LLC	250 CIVIC CENTER DRIVE SUITE# 500	COLUMBUS OH 43215
025-014176-00	CRESCENT WOODS LLC	250 CIVIC CENTER DRIVE SUITE# 500	COLUMBUS OH 43215
025-014182-00	CP CRESCENT LLC	250 CIVIC CENTER DRIVE SUITE# 500	COLUMBUS OH 43215

April 4, 2025

Ms. Madeline Capka
Planner II
City of Gahanna
Department of Planning
200 South Hamilton Road
Gahanna, Ohio 43230

**Re: The Crescent Retail
Variance Request**

Dear Ms. Capka,

This letter is to formally request three (3) variances for the subject development, as related to our Final Development Plan application:

1. **Per the City of Gahanna Zoning Ordinance, Chapter 1109.01(a)(1), except for any parking area on a through-lot or on a lot without principal structures, a parking area may not be closer to the front lot line than any front-facing exterior wall of any principal structure(s) on the same lot.**

Variance Request: We respectfully request a variance from this requirement, as it is technically infeasible to achieve. Given that this property is situated between two, opposing frontages, there for two 'fronts' and two 'sides', without a 'rear'.

In working with Staff, it possible that the Hamilton Road frontage could be exempt from this requirement if it were to serve as a 'through-lot', providing access to the future development to the north. However, since we do not specifically know how the adjacent ground will develop, we are unsure if through access will be needed. Therefore, our current variance request is for both frontages. *Please note: If the future, north property will benefit from cross-access, the developer for the current retail project is committed/willing to provide at a future date.*

As you'll find in our development proposal, these buildings are functionally four-sided. While drive-thru facilities occupy the north and south endcaps, and patio spaces occupy the space between the buildings, all tenant spaces face, both, S. Hamilton Road and Crecent Circle. Therefore, by allowing parking on the east and west sides of the principal structures, we may conveniently locate parking near all potential entrances.

2. **Per the City of Gahanna Zoning Ordinance, Chapter 1109.02(d), all dumpsters and other refuse storage areas must be set back the minimum distance required for parking areas as set forth in Section 1109.01(a) and located to the rear of the principal structure.**

Variance Request: We respectfully request a variance from this requirement, as it is technically infeasible to achieve. Given that this property is situated between two, opposing frontages, there are two 'fronts' and two 'sides', without a 'rear'. We have carefully placed the dumpster enclosures where they may be best accessed, while also being least obtrusive.

3. **Per the City of Gahanna Zoning Ordinance, Chapter 1107.01(g), the ground floor of the primary façade shall be not less than 25 percent transparent glass;**

Variance Request: We respectfully request a variance from this requirement given that this property is situated between two, opposing frontages. Therefore, this requirement applies to both, the east and west facades. Functionally, all tenant spaces will have 'front-of-house' and 'back-of-house' spaces within.

As designed, the east façade of Building A will functionally be its front, while the west façade will be its rear. As such, the east façade provides 13% transparent glass, while the west façade provides 9% transparent glass. **Therefore, a 12% reduction is requested for the east façade, and a 16% reduction is requested for the west façade of Building A.**

Conversely, the west façade of Building B will functionally be its front, while the east façade will be its rear. As such, the west façade provides 21% transparent glass, while the east façade provides 3% transparent glass. **Therefore, a 4% reduction is requested for the west façade, and a 22% reduction is requested for the east façade of Building B.**

Please note that, while less transparency has been provided, the facades have been designed with architectural elements that add visual interest and continue to indicate 'storefront'. Furthermore, the storefront 'infills' could be modified on a tenant-by-tenant basis to add glass / transparency, if a particular tenant desires and their interior layout can accommodate. Requests for such modifications would be sought administratively, as they would diminish the variance, if approved.

As a side note: In March of 2024, the 2024 Ohio Building Code went into effect. The new Building Code also references an updated, more stringent Energy Code. Two of the most significant variables that impact the performance of a building envelope are area and performance of glazing. Even through the use of most highly-performing glazing, 25% transparency will be very difficult to achieve. This may only be possible if the glazing is relegated to the north façade and there are few openings on the east, west and south facades. The east and west facades are the most challenging, given their exposure to low sun angles in the morning and afternoon hours. In the case of The Crescent Retail, the two frontages requiring 25% transparency are the east and west, which both have tenant storefronts. Therefore, this is an extreme example of where 25% transparency would be technically infeasible due to the demands of Energy Code Envelope Compliance requirements.

We appreciate your consideration of the items and trust that you'll find these deviations to have been thoughtfully considered in our design.

Sincerely,



J. Carter Bean

UTILITY SERVICE STATEMENT:

SANITARY: THE SANITARY SEWER WILL BE A PROPOSED MAIN LINE THAT EXTENDS OFF THE EXISTING SANITARY SEWER (8" PER CC-20483 (SA-1113)) ALONG THE EAST SIDE OF THE SITE. THE EXTENSION OF THE SANITARY SEWER WILL PROVIDE SANITARY CONNECTION TO THE PROPOSED DEVELOPMENT.

STORM SEWERS: THE STORM SEWER WILL CONSIST OF A PRIVATE ON-SITE SYSTEM THAT WILL OUTLET TO A REGIONAL STORMWATER MANAGEMENT BASIN. THE REGIONAL STORMWATER MANAGEMENT BASIN WILL BE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TECH CENTER DRIVE WITH HAMILTON ROAD. THE STORMWATER MANAGEMENT SYSTEM WILL MEET OR EXCEED THE CITY OF GAHANNA AND OEPA STORMWATER QUALITY AND QUANTITY REQUIREMENTS.

STORMWATER MANAGEMENT BASIN: THE EXISTING PUBLIC BASINS DEPICTED ON THIS PLAN SHALL BE PRIVATELY OWNED AND MAINTAINED.

WATER SERVICE: WATER AND FIRE SERVICES WILL BE PROVIDED BY TAPPING THE EXISTING 12" WATER MAIN ALONG THE EAST SIDE OF HAMILTON ROAD.

CROSS ACCESS EASEMENT:

CROSS-ACCESS WILL BE GRANTED BY RETAIL PROPERTY OWNER IF FUTURE DEVELOPMENT ON ADJACENT PROPERTY NECESSITATES.

PARKING CALCULATION		
PARKING	NUMBER OF SPACES	
TOTAL PARKING SPACES REQUIRED (RETAIL: 6080 S.F.) - 1 PARKING SPACE PER 300 S.F.	21	
TOTAL PARKING SPACES REQUIRED (RESTAURANT: 10,500 S.F.) - 1 PARKING SPACE PER 100 S.F.	105	
TOTAL REQUIRED PARKING (ROUNDED UP TO NEAREST INTEGER)	126	
PROPOSED PARKING	127	
REQUIRED ADA PARKING (VAN/TOTAL)	(1 / 5)	
PROPOSED ADA PARKING (VAN/TOTAL)	(1 / 7)	
REQUIRED BICYCLE PARKING	4 (2 BICYCLE RACKS)	
EV SPACES REQUIRED	6 SPACES	
EV SPACES PROVIDED	6 SPACES	

SITE DATA TABLE		
DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA (PRIVATE)	3.09 (134,601 S.F.)	AC.
TOTAL DISTURBED AREA (ON-SITE)	3.09	AC.
PRE-DEVELOPED IMPERVIOUS AREA	0.00	AC.
POST-DEVELOPED IMPERVIOUS AREA	2.28	AC.
BUILDING COVERAGE	0.44	AC.
VEHICULAR AREAS	1.72	AC.
SIDEWALK & CONCRETE AREAS	0.13	AC.
OPEN SPACE	0.20	AC.
MAXIMUM LOT COVERAGE ALLOWED	75	%
MAXIMUM LOT COVERAGE PROVIDED	74.5	%

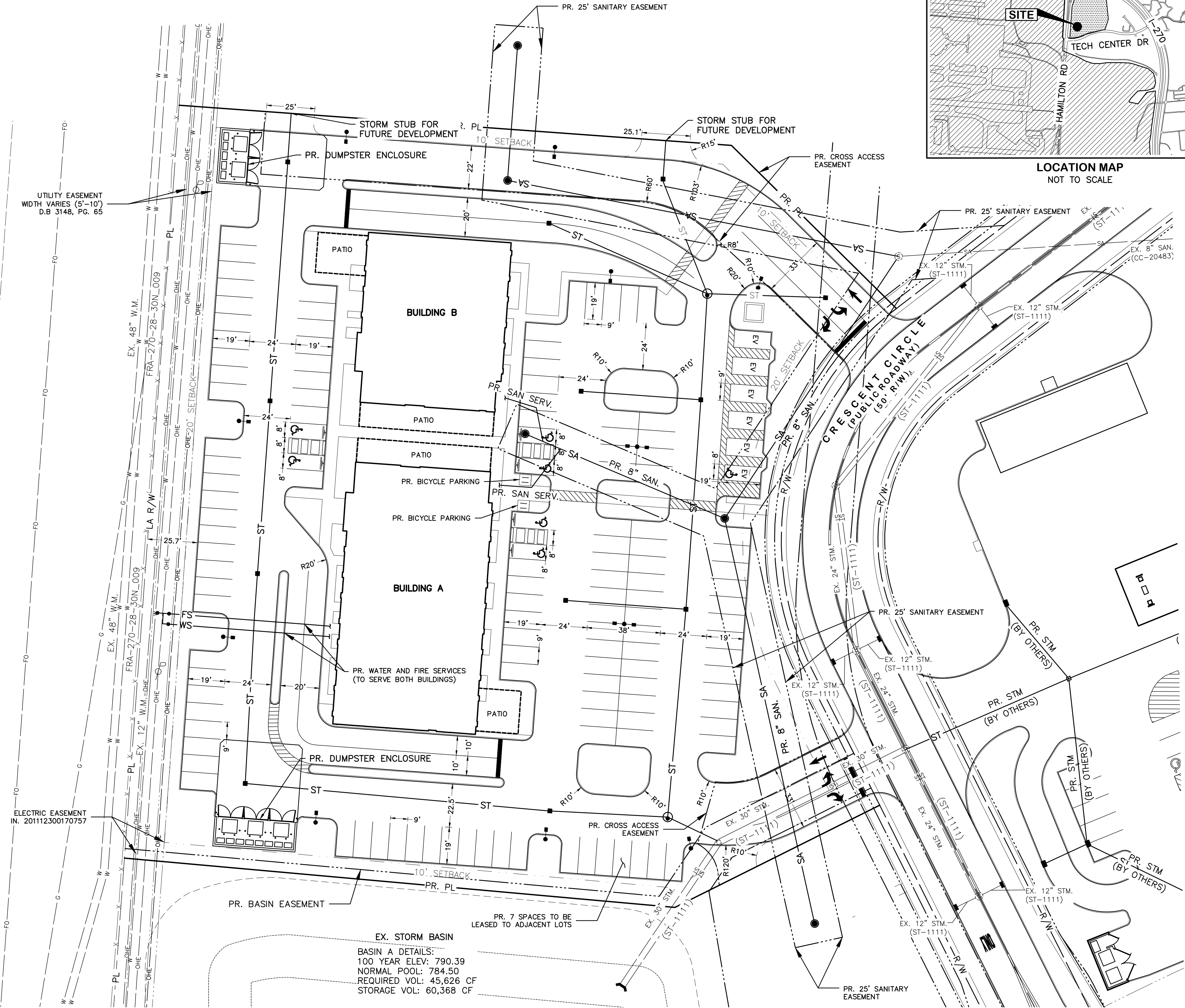
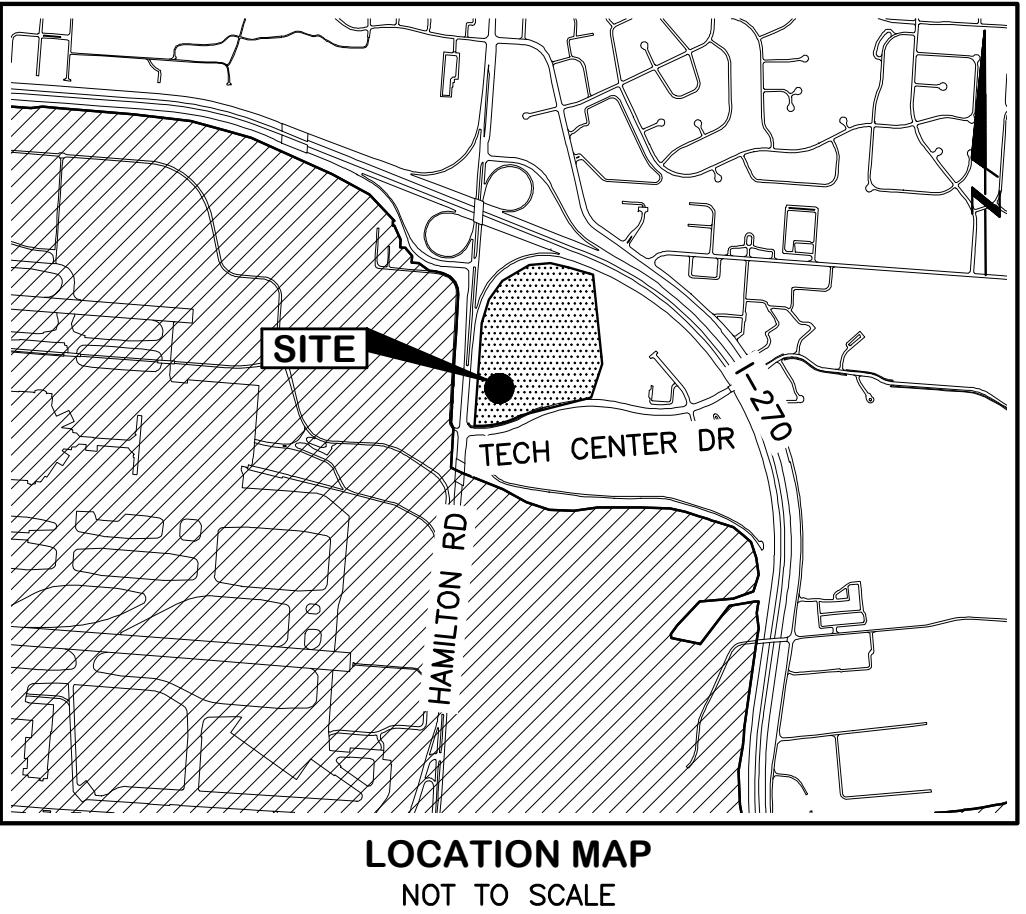
NOTE: A MINIMUM 15% OF THE DEVELOPABLE AREA SHALL BE OPEN SPACE.

GENERAL ZONING INFORMATION	
ZONING	GC
PARCEL NUMBER	025-014183
BUILDING HEIGHT FOR BUILDING A	26'
BUILDING HEIGHT FOR BUILDING B	26'
FRONT SETBACK	20'
SIDEYARD PARKING SETBACK	10'
VARIANCES	1109.01(1)
FRONTAGE LENGTH	287'

DEVELOPER INFORMATION
CANINI & ASSOCIATES LTD
P.O. BOX 887,
NEW ALBANY, OHIO, 43054
CONTACT: LARRY CANINI
EMAIL: larry@caniniassociates.com

ARCHITECT INFORMATION
J. CARTER BEAN ARCHITECTS
4400 NORTH HIGH STREET, SUITE 401
COLUMBUS, OHIO 43214
CONTACT: CARTER BEAN
PHONE: (614) 595-2285
EMAIL: carter@beanarchitects.com

CIVIL ENGINEER INFORMATION
E.P. FERRIS & ASSOCIATES, INC.
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
CONTACT: CHRISTOPHER L. POST, PE
PHONE: (614) 299-2999
FAX: (614) 299-2992
EMAIL: cpost@epferris.com



REVISIONS	DATE	BY	CHK.

E. P. FERRIS
AND
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
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www.EPFERRIS.com

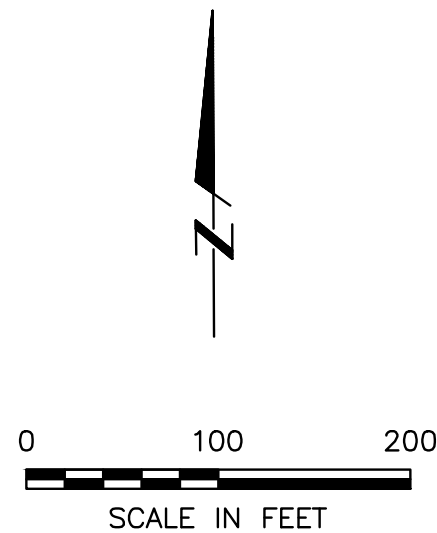
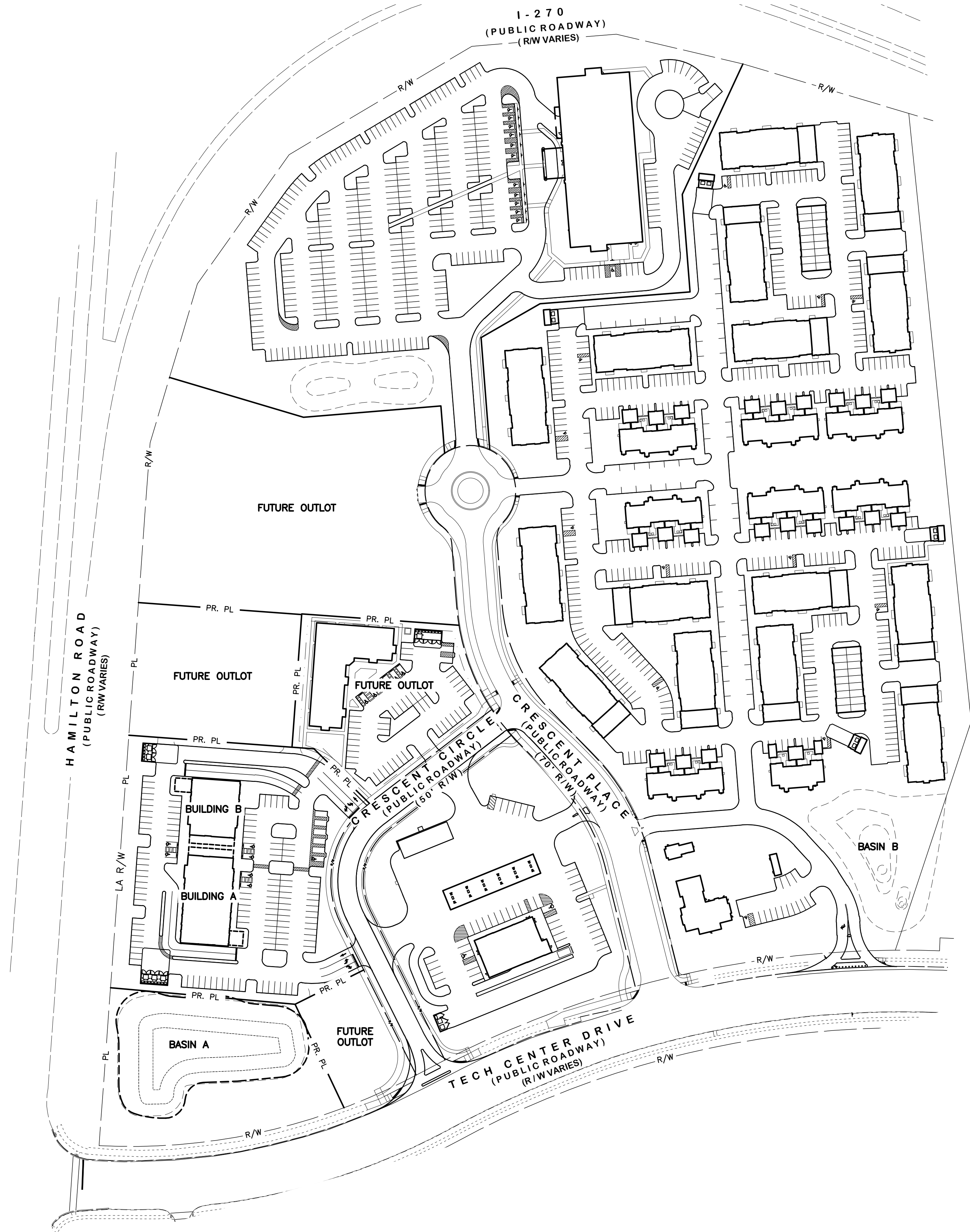
CITY OF GAHANNA, OHIO
THE CRESCENT RETAIL
CANINI & ASSOCIATES LTD

JOB NO.	1305.001
DESIGNED BY:	JAR
DRAWN BY:	SKD
CHECKED BY:	JAR
APPROVED BY:	CLP
DATE:	4/4/2025

SITE PLAN

SCALE: 1" = 30'	
SHEET NO.	OF
1	2

\\s:\1305001_TheCrescent\DWG\Production Drawings\Final Development Plan\1305001_FDP.dwg ~PRIV BORDER (2) LAST EDITED BYSDAVIS ON 4/4/25



REVISIONS	DATE	BY	CHK.

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AND
ASSOCIATES
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THE CRESCENT RETAIL

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SITE PLAN

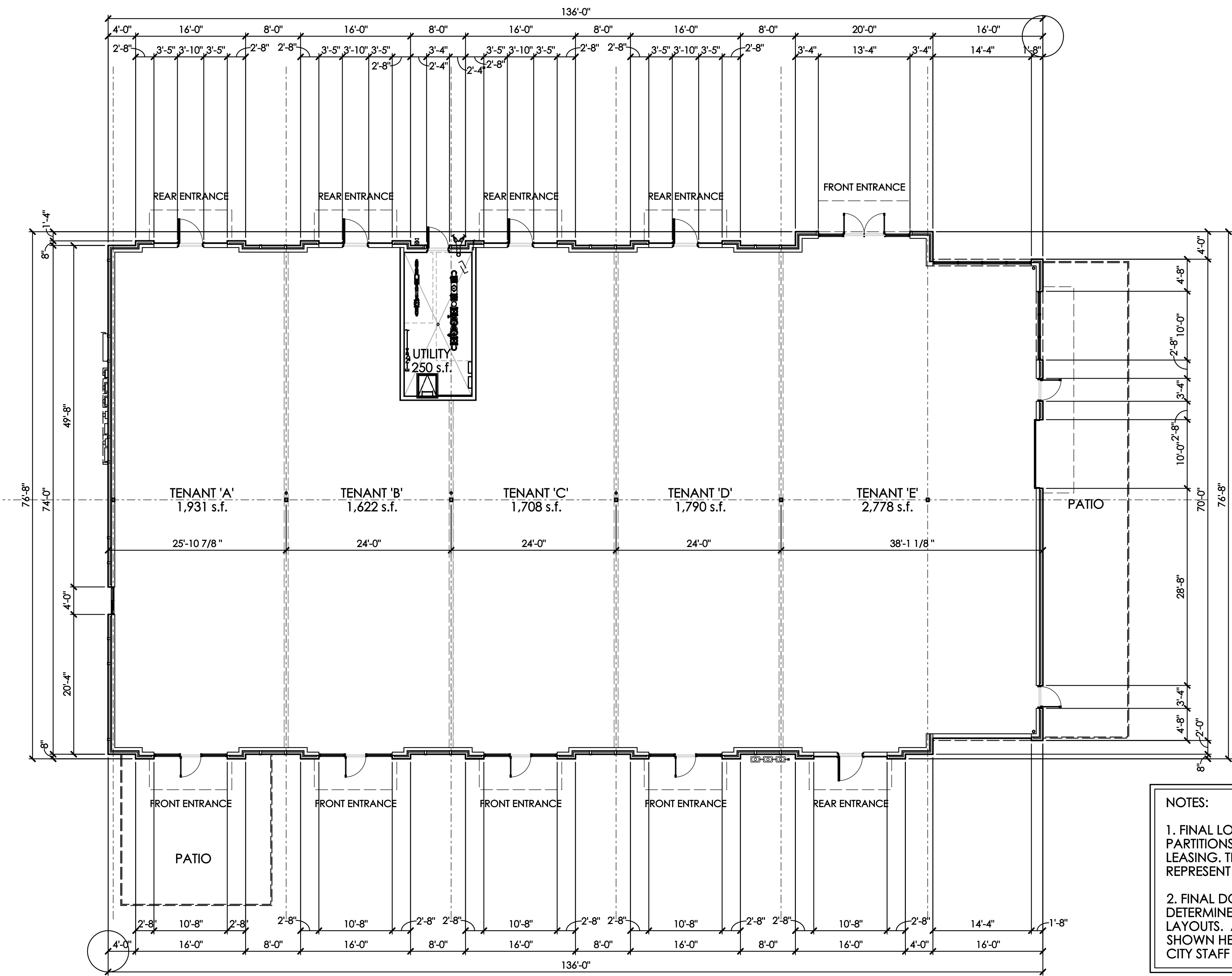
SHEET NO.	OF
2	2

SCALE: 1" = 100'	
SHEET NO.	OF
2	2

DRAWING STATUS		
STATUS		DATE
PRELIMINARY STAFF REV.		JAN. 8, 2025
FINAL DEVELOPMENT PLAN		MAR. 13, 2025

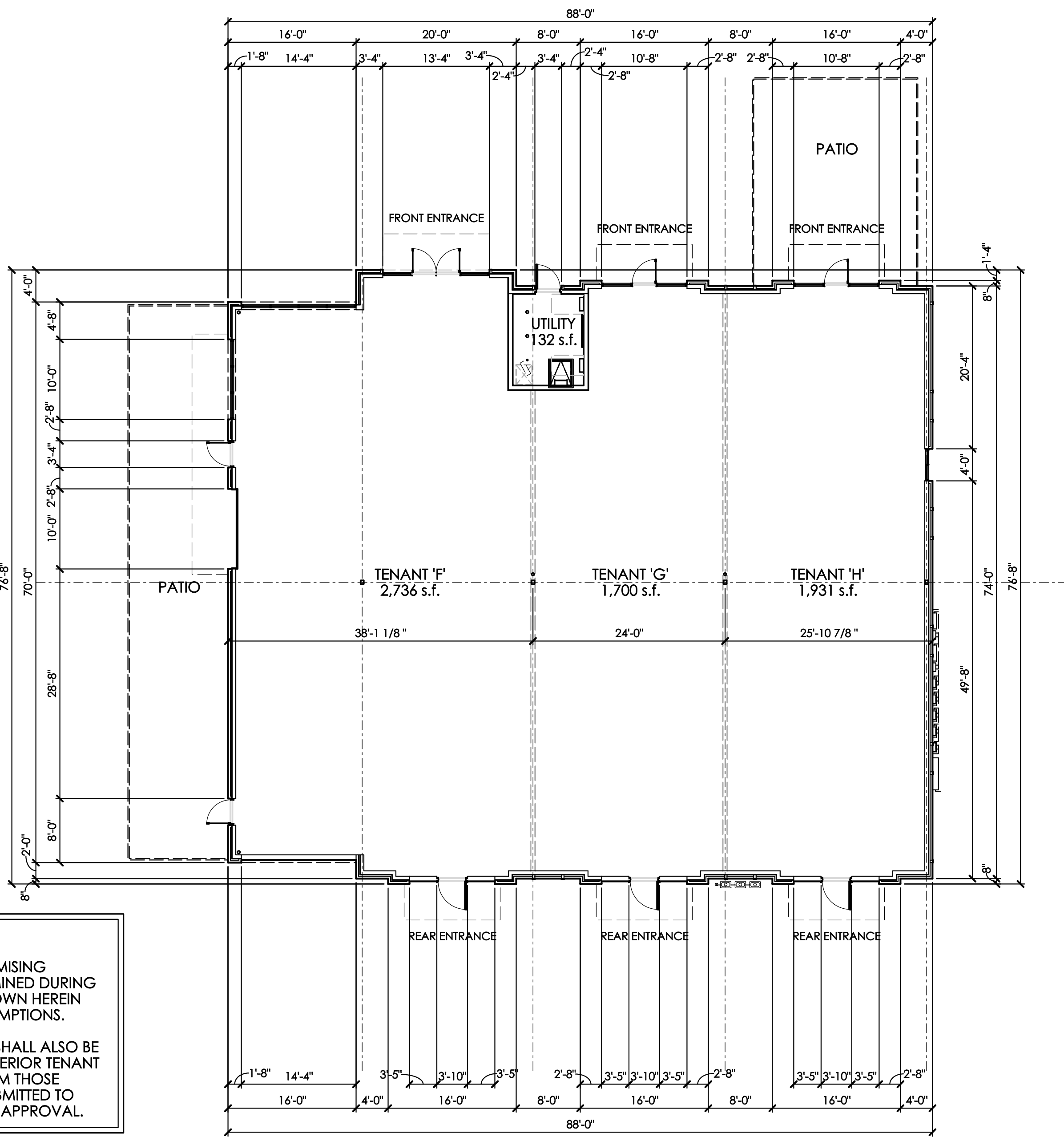
DRAWING TITLE	
FLOOR PLANS	
DRAWING NUMBER	
A-1.1	
BEAN #000000.00	

HAMILTON ROAD SIDE (WEST)



- NOTES:
1. FINAL LOCATIONS FOR DEMISING PARTITIONS SHALL BE DETERMINED DURING LEASING. TENANT AREAS SHOWN HEREIN REPRESENT PROJECTED ASSUMPTIONS.
 2. FINAL DOOR LOCATIONS SHALL ALSO BE DETERMINED RELATIVE TO INTERIOR TENANT LAYOUTS. ALTERATIONS FROM THOSE SHOWN HEREIN SHALL BE SUBMITTED TO CITY STAFF FOR REVIEW AND APPROVAL.

LOOP ROAD SIDE (EAST)



A BUILDING A - FLOOR PLAN
SCALE: 3/32" = 1'-0"

10,080 GROSS S.F.

0 5 10 20

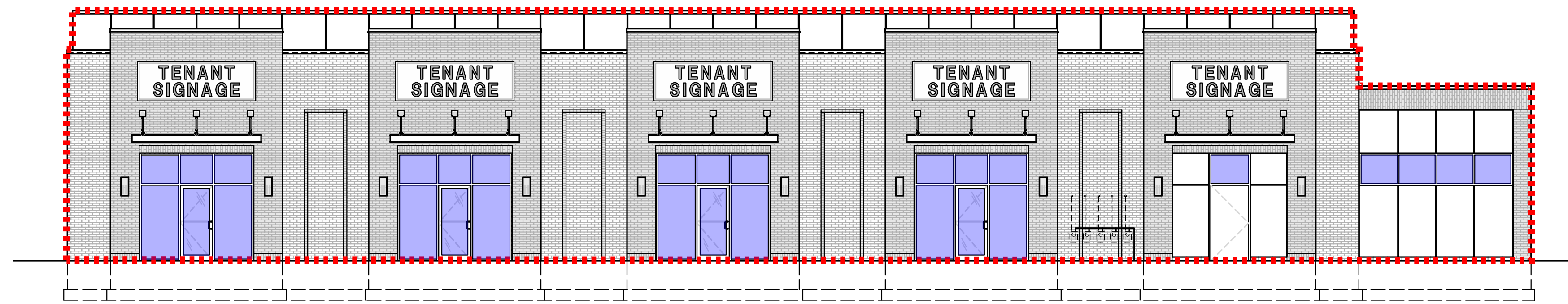
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B BUILDING B - FLOOR PLAN
SCALE: 3/32" = 1'-0"

6,500 GROSS S.F.

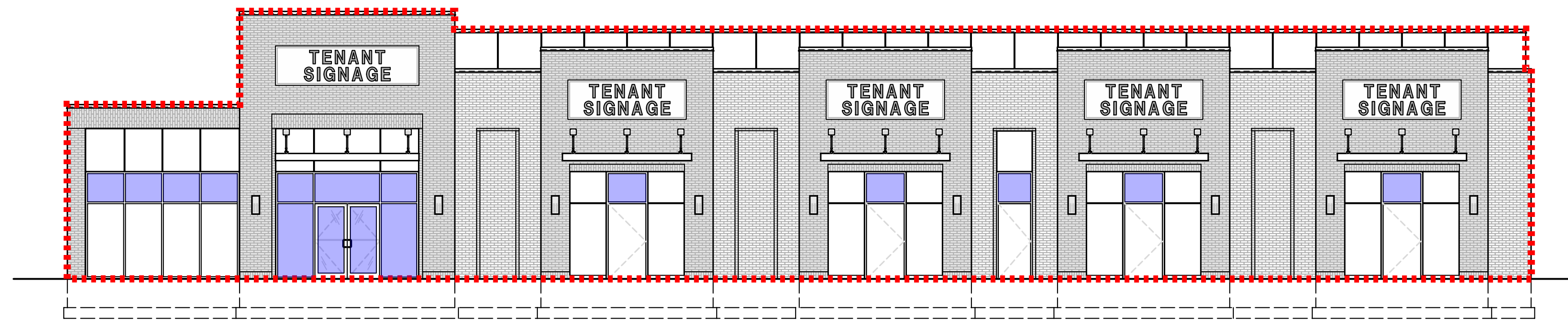
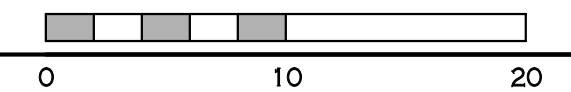
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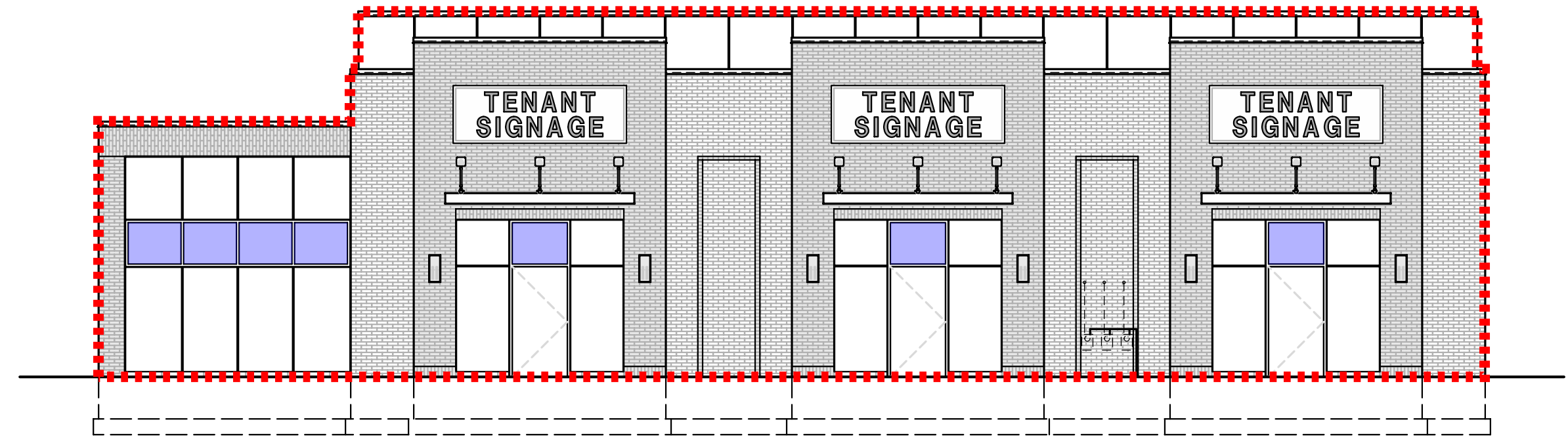
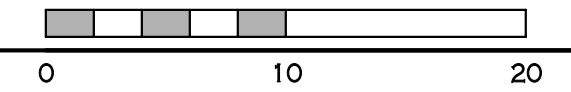
AREA OF FACADE: 3,012 s.f.
AREA OF TRANSPARENT GLASS: 397 s.f.
PERCENTAGE TRANSPARENCY: 13%
(VARIANCE REQUEST: 12% REDUCTION)

A BUILDING A - EAST ELEVATION TRANSPARENCY
SCALE: 1/8" = 1'-0"



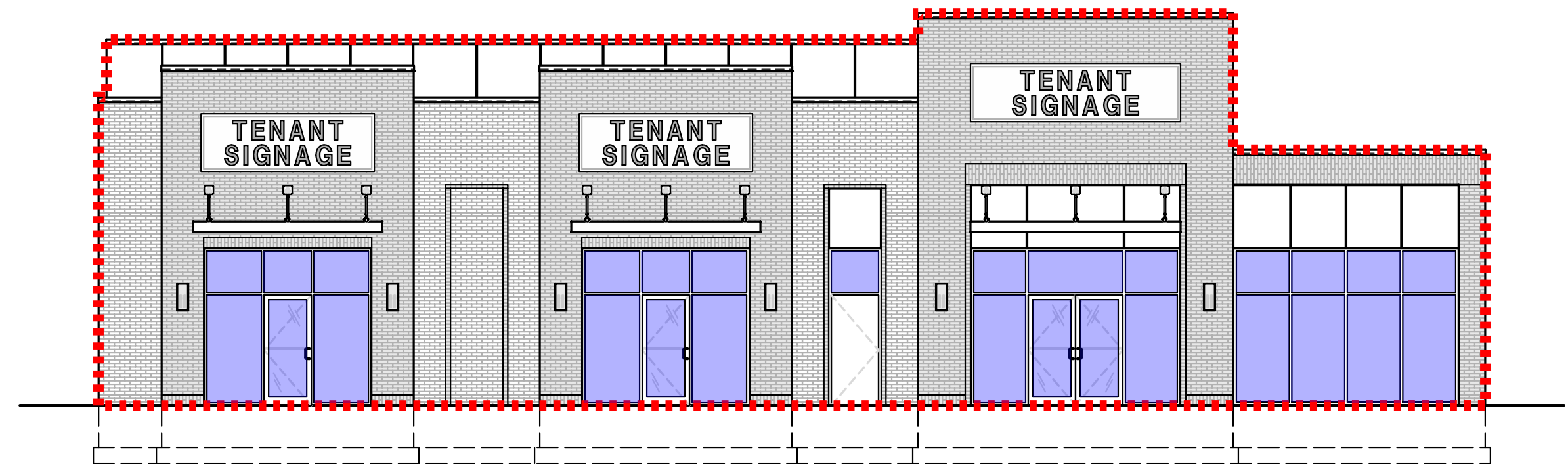
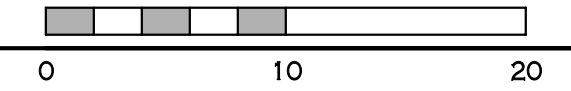
AREA OF FACADE: 3,048 s.f.
AREA OF TRANSPARENT GLASS: 279 s.f.
PERCENTAGE TRANSPARENCY: 9%
(VARIANCE REQUEST: 16% REDUCTION)

B BUILDING A - WEST ELEVATION TRANSPARENCY
SCALE: 1/8" = 1'-0"



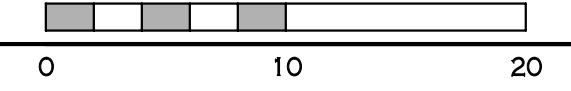
AREA OF FACADE: 1,908 s.f.
AREA OF TRANSPARENT GLASS: 63 s.f.
PERCENTAGE TRANSPARENCY: 3%
(VARIANCE REQUEST: 22% REDUCTION)

C BUILDING B - EAST ELEVATION TRANSPARENCY
SCALE: 1/8" = 1'-0"



AREA OF FACADE: 1,944 s.f.
AREA OF TRANSPARENT GLASS: 418 s.f.
PERCENTAGE TRANSPARENCY: 21%
(VARIANCE REQUEST: 4% REDUCTION)

D BUILDING B - WEST ELEVATION TRANSPARENCY
SCALE: 1/8" = 1'-0"



CHRISTOPHER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111
FAX 614 262 2529

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THE CRESCENT RETAIL
XXXX TECH CENTER DRIVE
GAHANNA, OHIO 43230
FOR
CANINI & ASSOCIATES LTD
P.O. BOX 887, NEW ALBANY, OHIO 43054

DRAWING STATUS	
STATUS	DATE
PRELIMINARY STAFF REV.	JAN. 8, 2025
FINAL DEVELOPMENT PLAN	MAR. 13, 2025
FINAL DEV. PLAN - REV. 1	APR. 4, 2025

DRAWING TITLE

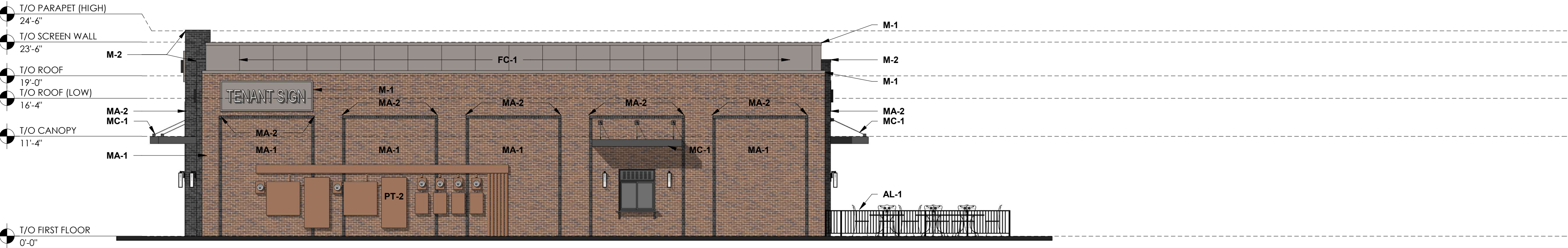
FACADE
TRANSPARENCY

DRAWING NUMBER

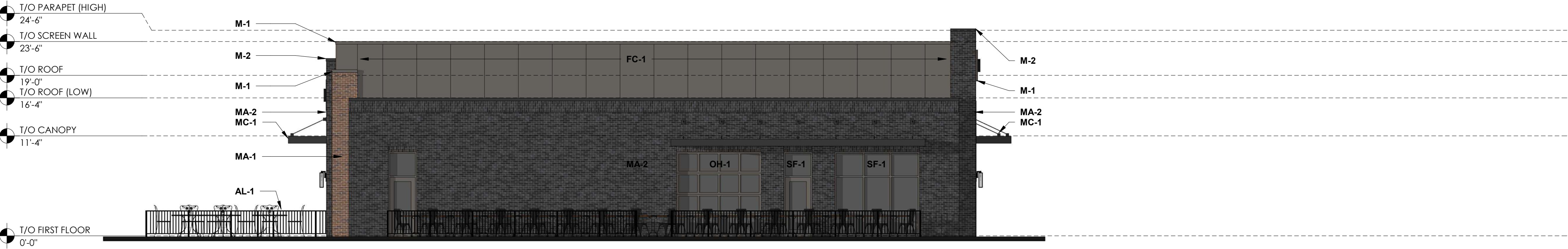
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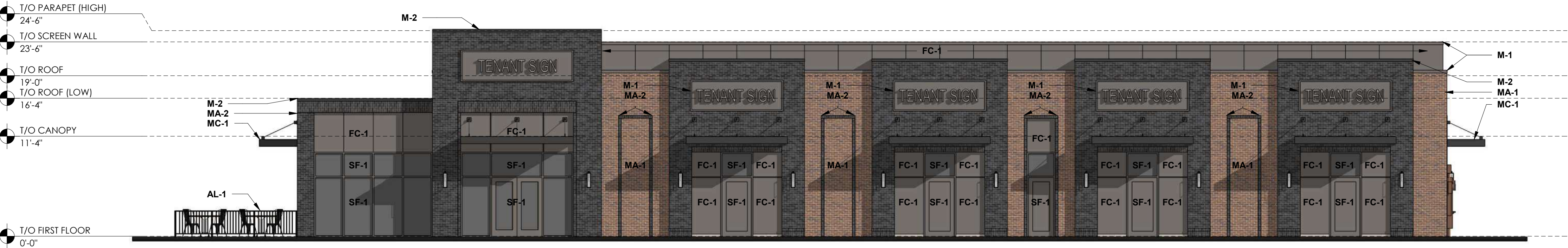
BUILDING 'A' ELEVATIONS



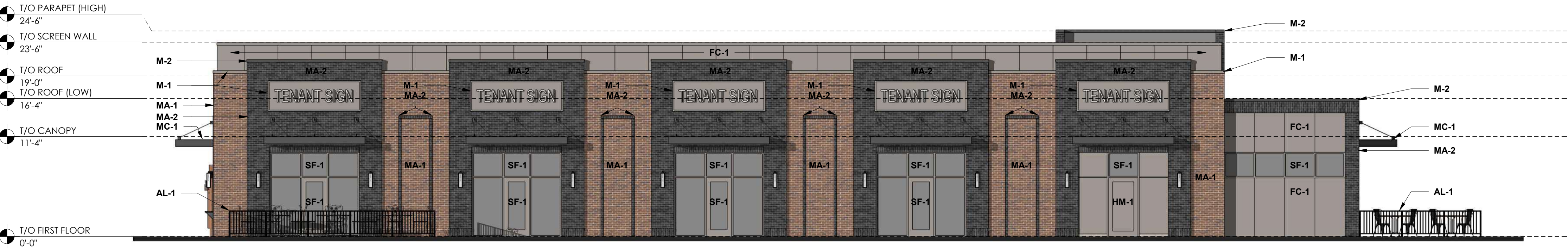
4 BUILDING 'A' SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 'A' NORTH ELEVATION
1/8" = 1'-0"



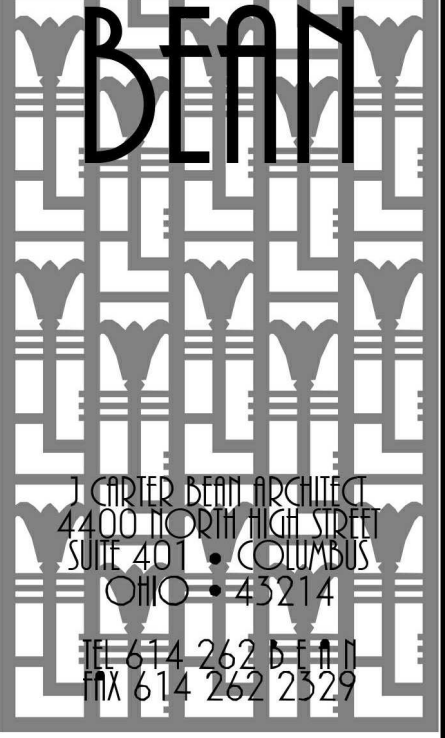
2 BUILDING 'A' WEST ELEVATION
1/8" = 1'-0"



1 BUILDING 'A' EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AL-1	ALUMINUM METAL PATIO RAILING	3'-0" TALL PREFINISHED ALUMINUM FENCING BY TENANT IF DESIRED (DEVELOPMENT STANDARD TO BE BLACK)
HM-1	HOLLOW METAL DOOR AND FRAME	PTD - PT-1
FC-1	FIBER CEMENT - PANEL AND TRIM	PTD - PT-1
MA-1	MASONRY	BOWERSTON BRICK COLOR: SANTA FE WIRE CUT MORTAR COLOR: SPEC MIX S4670 BURGUNDY
MA-2	MASONRY	BOWERSTON BRICK COLOR: CHARCOAL GRAY MORTAR COLOR: SPEC MIX S4800 BLACK
M-1	METAL SIGNAGE PANEL / COPING	DW4 - PREFINISHED - SLATE GREY
M-2	METAL COPING	DW4 - PREFINISHED - MATTE BLACK
MC-1	METAL CANOPY	COLUMBUS AWNING 10' TALL PREFINISHED ALUM. W/ HANGER ROD SUPPORTS COLOR: MATTE BLACK
SF-1	ALUMINUM STOREFRONT GLAZING AND FRAME	KAWNEER TRIFAB V6 451-1 SERIES (OR ACCEPTABLE ALTERNATE) 2" x 1/2" FCR 1" INSULATED GLAZING COLOR: SLATE GRAY / LINETEC LT604 70%
PT-1	PAINT	SHERWIN WILLIAMS SW 7019 GAUNTLET GRAY
PT-2	PAINT	SHERWIN WILLIAMS SW 6888 FAIRFAX BROWN

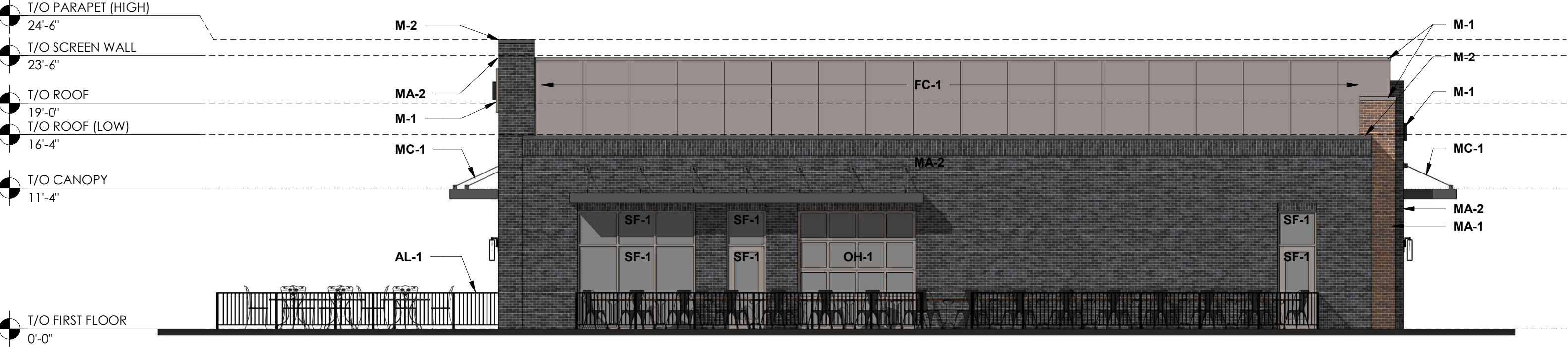
GENERAL NOTES	
1. THE COLORS AND MATERIALS, AS SHOWN IN THIS FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON SUPPLY SHORTAGES OR DELAYS. HOWEVER, FINAL SELECTIONS WILL BE SUBSTANTIALLY SIMILAR TO THE DESIGN INTENT SHOWN IN THIS FINAL DEVELOPMENT PLAN SUBMISSION. IF MODIFICATIONS ARE NECESSARY, DEVELOPMENT TEAM WILL WORK WITH DEVELOPMENT DEPARTMENT STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.	
2. EXTERIOR DOOR LOCATIONS ARE SUBJECT TO ADDITION, DELETION, OR RELOCATION BASED ON FINAL LAYOUT OF FUTURE, INTERIOR TENANT PLANS. ALL DOORS SHALL BE PLACED WITHIN CURRENTLY DEFINED STOREFRONT AREAS. DEVELOPMENT TEAM WILL WORK WITH CITY STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.	
3. TENANT SIGNAGE SHALL BE SUBMITTED FOR REVIEW, APPROVAL, AND PERMIT ON A TENANT-BY-TENANT BASIS. THE DESIGN OF ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE APPROVED MASTER SIGN PLAN AND CITY OF GAHANNA ZONING CODE. THESE ELEVATIONS SHOW THE GENERALLY INTENDED LOCATIONS FOR WALL-MOUNTED SIGNAGE TO COMPLIMENT BUILDING ARCHITECTURE. HOWEVER, THE LOCATIONS DEPICTED HEREIN SHALL NOT LIMIT THE ABILITY OF LANDLORD OR TENANTS TO INSTALL ADDITIONAL SIGNAGE, TO THE EXTENT ALLOWED BY CODE.	
4. MECHANICAL ROOF WELLS HAVE BEEN DESIGNED WITH SUFFICIENT DEPTH TO FULLY SCREEN VIEW OF EQUIPMENT, FROM GRADE, IN ALL DIRECTIONS.	
5. PATIO RAILING HAS BEEN CONCEPTUALLY SHOWN FOR POTENTIAL FUTURE INSTALLATION BY TENANT, IF DESIRED. DETAIL OF ACTUAL RAILING WILL BE DETERMINED BY TENANT, HOWEVER, COLOR MUST BE BLACK.	



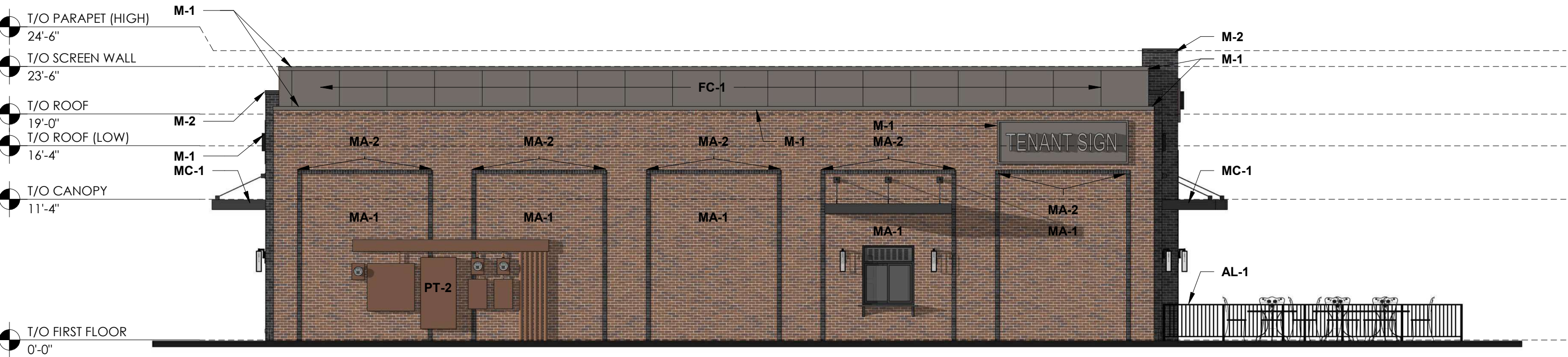
THE CRESCENT RETAIL
XXXX TECH CENTER DRIVE
GAHANNA, OHIO 43230
FOR
CANINI & ASSOCIATES LTD
P.O. Box 887, NEW ALBANY, OHIO 43054

No.	Date	Description
03.13.24	FINAL DEVELOPMENT	
DRAWING TITLE EXTERIOR ELEVATIONS		
DRAWING NUMBER A-1.3		
BEAN-Project Number		

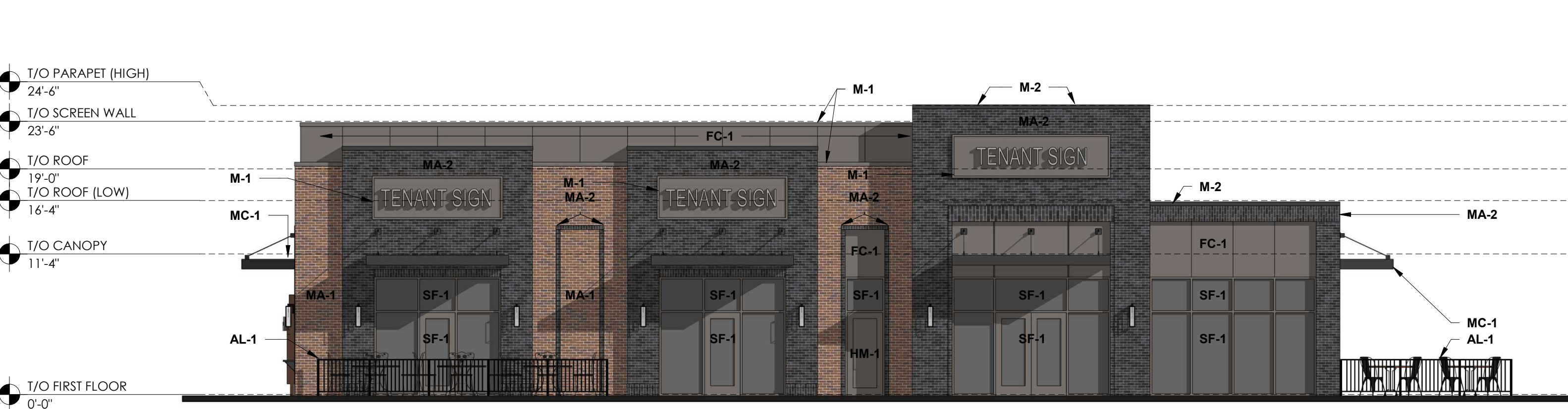
BUILDING 'B' ELEVATIONS



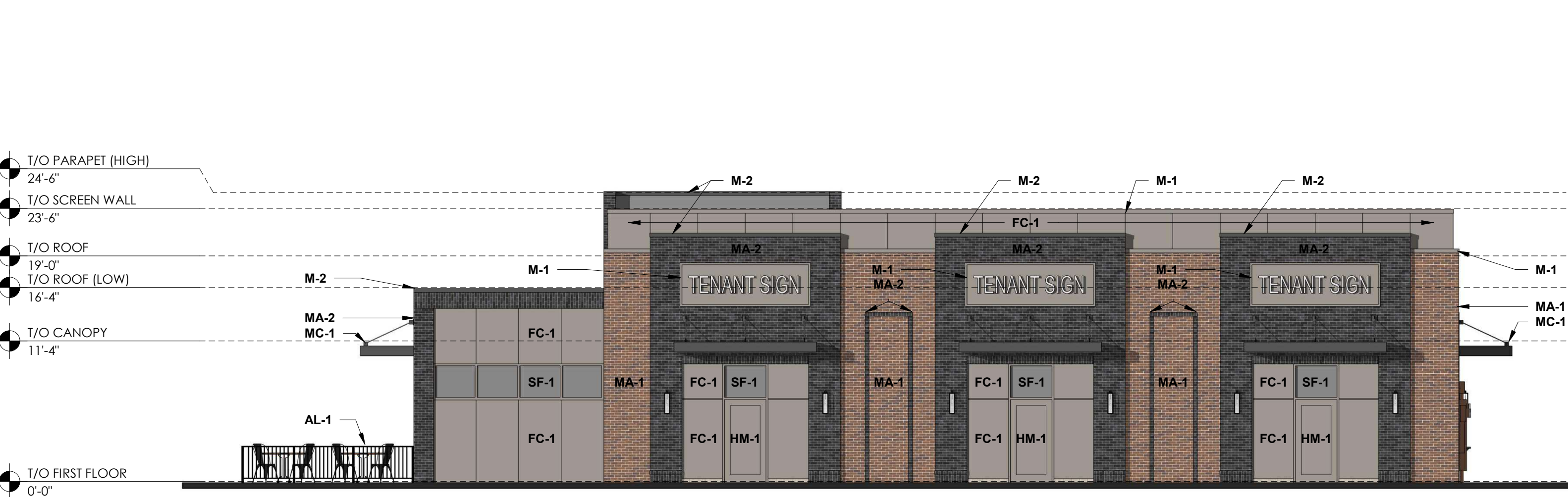
4 BUILDING 'B' SOUTH ELEVATION
1/8" = 1'-0"



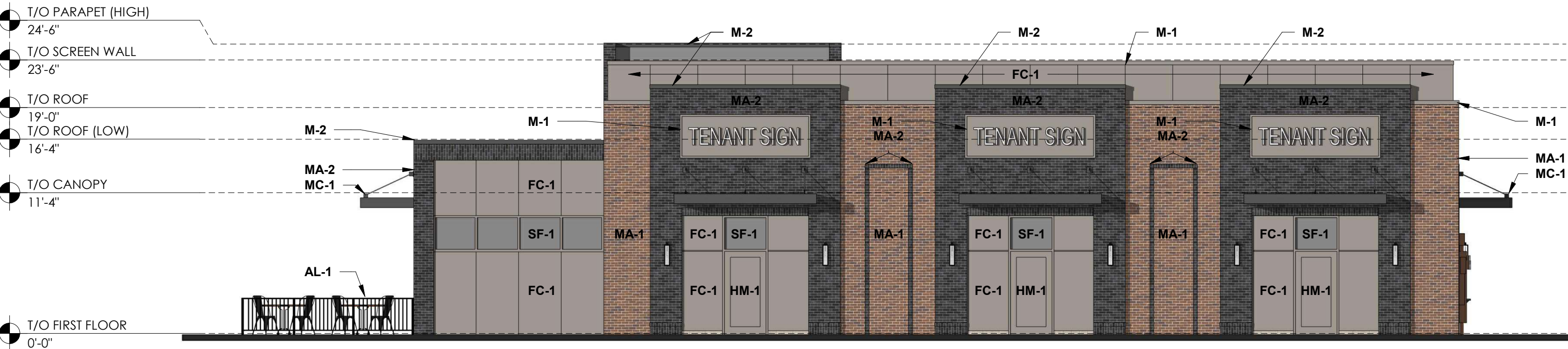
3 BUILDING 'B' NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 'B' WEST ELEVATION
1/8" = 1'-0"



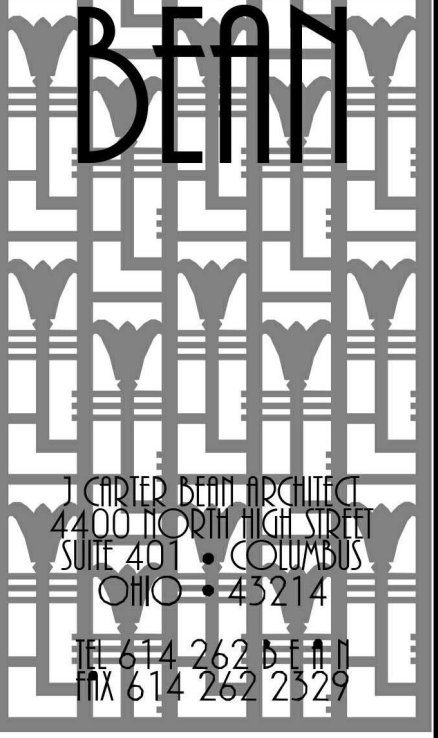
1 BUILDING 'B' EAST ELEVATION
1/8" = 1'-0"



EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AL-1	ALUMINUM METAL PATIO RAILING	3'-0" TALL PREFINISHED ALUMINUM FENCING BY TENANT IF DESIRED (DEVELOPMENT STANDARD TO BE BLACK)
HM-1	HOLLOW METAL DOOR AND FRAME	PTD - PT-1
FC-1	FIBER CEMENT - PANEL AND TRIM	PTD - PT-1
MA-1	MASONRY	BOWERSTON BRICK COLOR: SANTA FE WIRE CUT MORTAR COLOR: SPEC MIX SM670 BURGUNDY
MA-2	MASONRY	BOWERSTON BRICK COLOR: CHARCOAL GRAY MORTAR COLOR: SPEC MIX SM800 BLACK
M-1	METAL SIGNAGE PANEL / COPING	DWI - PREFINISHED - 'SLATE GREY'
M-2	METAL COPING	DWI - PREFINISHED - 'MATTE BLACK'
MC-1	METAL CANOPY	COLUMBUS AWNING 10" TALL PREFINISHED ALUM. W/ HANGER ROD SUPPORTS COLOR: 'MATTE BLACK'
SF-1	ALUMINUM STOREFRONT GLAZING AND FRAME	KAWNEER TRIFAB VG 451-T SERIES (OR ACCEPTABLE ALTERNATE) 2" x 1/2" FCR 1" INSULATED GLAZING COLOR: 'SLATE GRAY' / UNITEC L1604 70%
PT-1	PAINT	SHERWIN WILLIAMS SW 7019 'GAUNTLET GRAY'
PT-2	PAINT	SHERWIN WILLIAMS SW 6889 'FAIRFAX BROWN'

GENERAL NOTES

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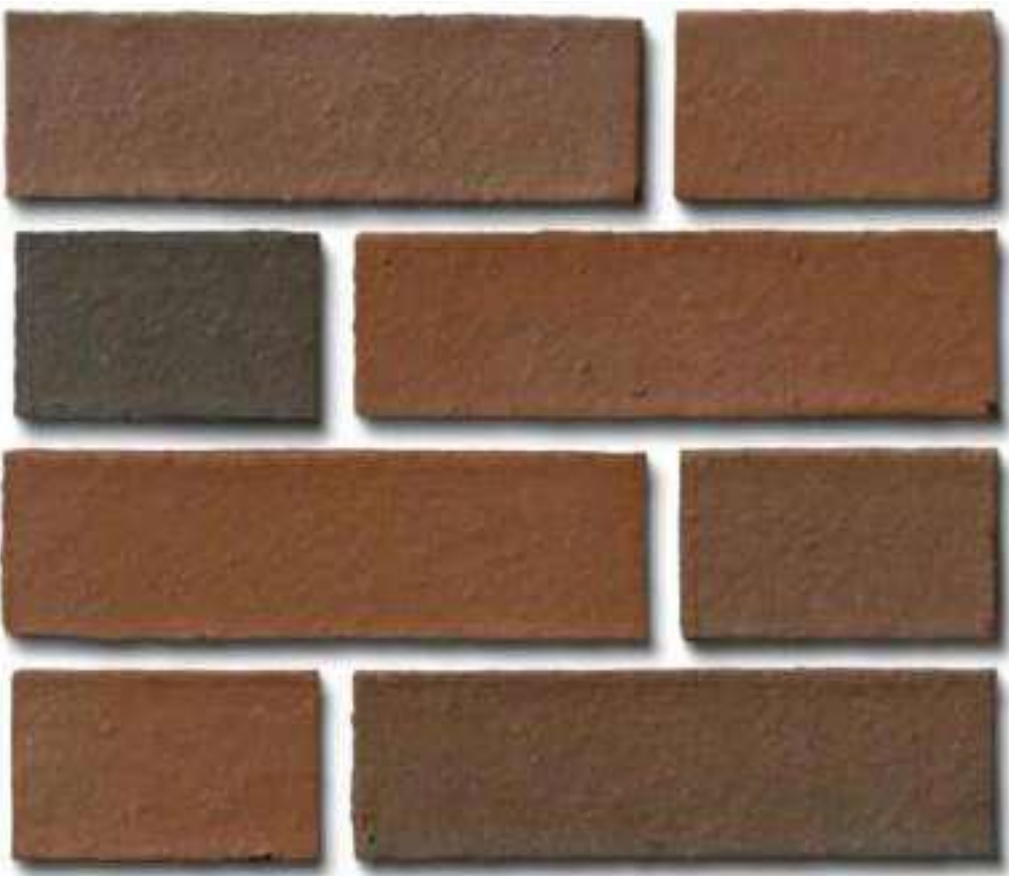
CITY OF GAHANNA
4200 LIVING OAK DRIVE
SUITE 200 COLUMBUS
OHIO 43214
316.614.2625 FAX
316.614.2625

THE CRESCENT RETAIL
XXXX TECH CENTER DRIVE
GAHANNA, OHIO 43230
FOR
CANINI & ASSOCIATES LTD
P.O. Box 887, NEW ALBANY, OHIO 43054

No.	Date	Description
03.13.24	FINAL DEVELOPMENT	
DRAWING TITLE EXTERIOR ELEVATIONS		
DRAWING NUMBER A-1.4		
BEAN-Project Number		

EXTERIOR MATERIALS

MASONRY: MA-1



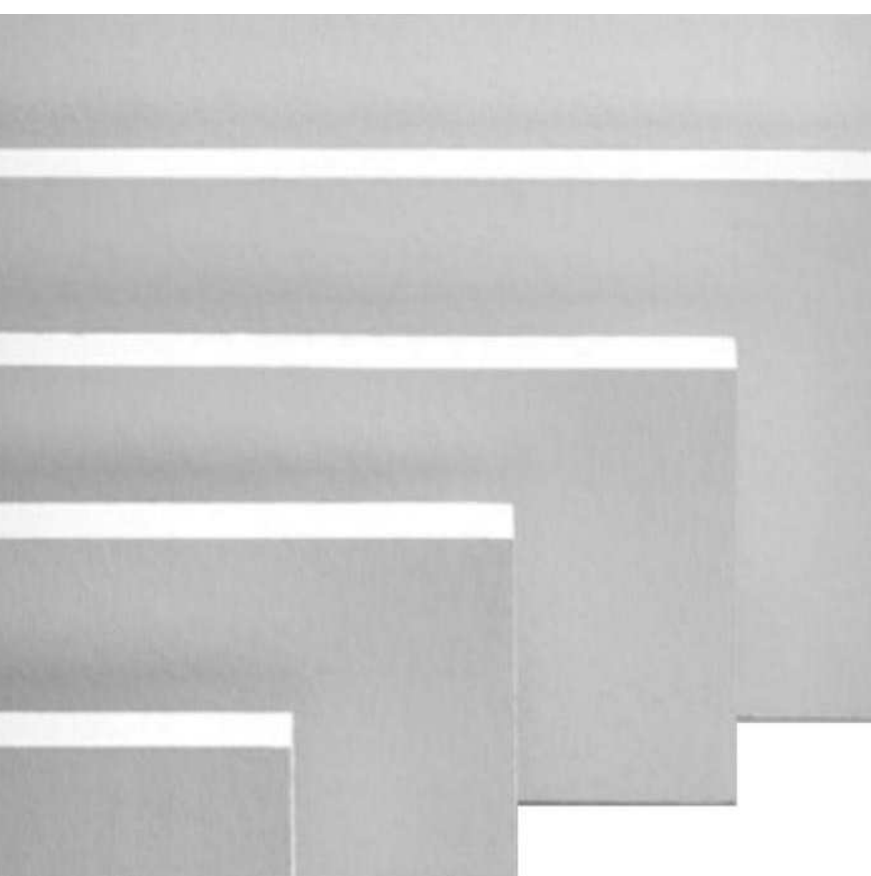
BOWERSTON BRICK
COLOR: 'SANTA FE' WIRE CUT
TEXTURE: SMOOTH
MORTAR COLOR: SPEC MIX SM670 BURGUNDY

MASONRY: MA-2

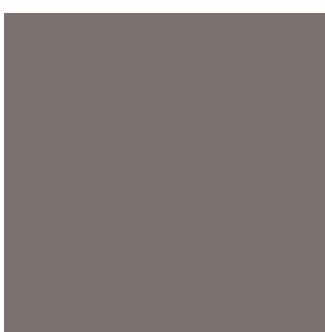


BOWERSTON BRICK
COLOR: 'CHARCOAL GRAY'
TEXTURE: SMOOTH
MORTAR COLOR: SPEC MIX SM800 BLACK

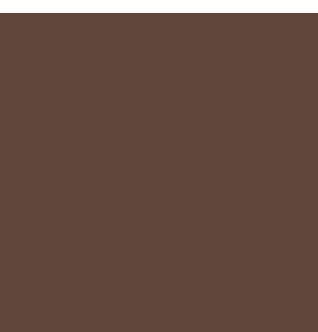
FC-1



MANUFACTURER: JAMES HARDIE
PANEL AND TRIM (SMOOTH)

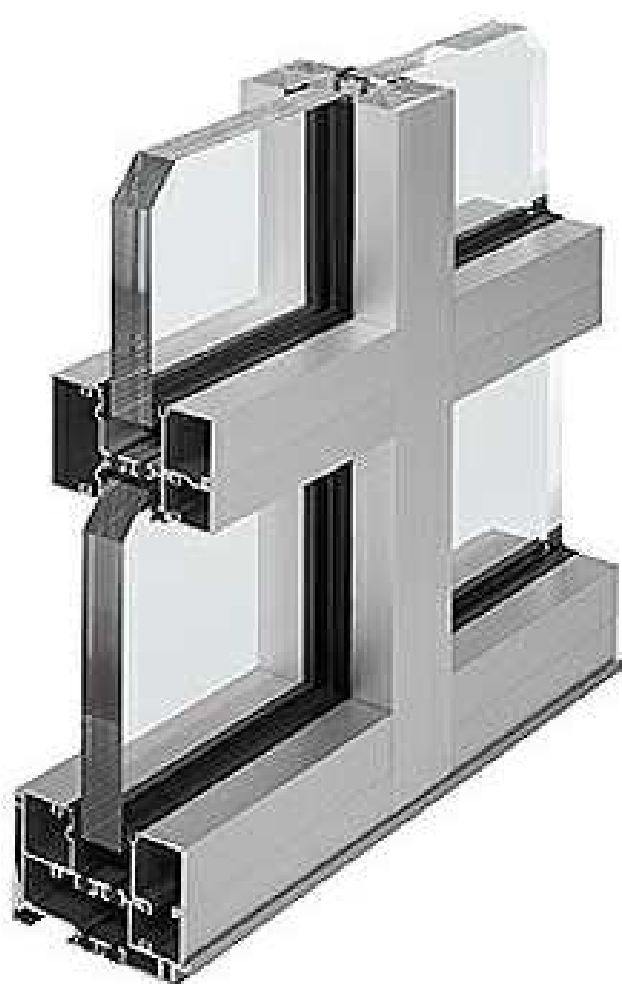


PT-1
SHERWIN WILLIAMS
SW 7019
'GAUNTLET GRAY'



PT-2
SHERWIN WILLIAMS
SW 2858
'FAIRFAX BROWN'

ALUMINUM STOREFRONT ENTRY: SF-1



COLOR:
'SLATE GRAY'
LINETEC LT604 70%

MANUFACTURER: KAWNEER TRIFAB VG 451-T SERIES
(OR ACCEPTABLE ALTERNATE)
2" x 4 1/2" FOR 1" INSULATED GLAZING

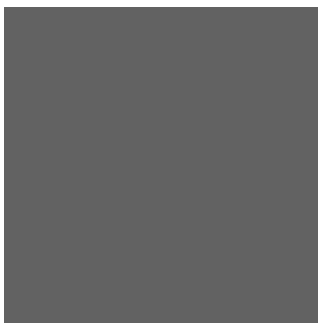
METAL CANOPY: MC-1



COLOR:
MATTE BLACK

MANUFACTURER: COLUMBUS AWNING
10" TALL PREFINISHED ALUM. W/ HANGER ROD SUPPORTS
COLOR: 'CHARCOAL GRAY'

M-1
COPING /
PANEL



DMI
DYNACLAD
'SLATE GREY'

M-2
COPING



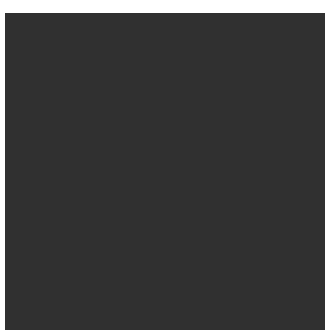
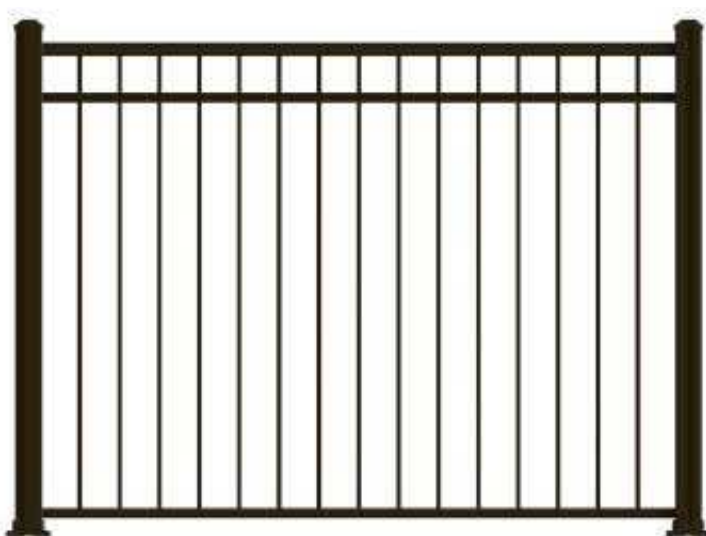
DMI
DYNACLAD
'MATTE BLACK'

LIGHTING: L1



MANUFACTURER: NORWELL LIGHTING (OR APPROVED ALTERNATE)
CAPTURE 1 LIGHT 21" MATTE BLACK OUTDOOR WALL LIGHT

ALUMINUM RAILING - PATIO : AL-1



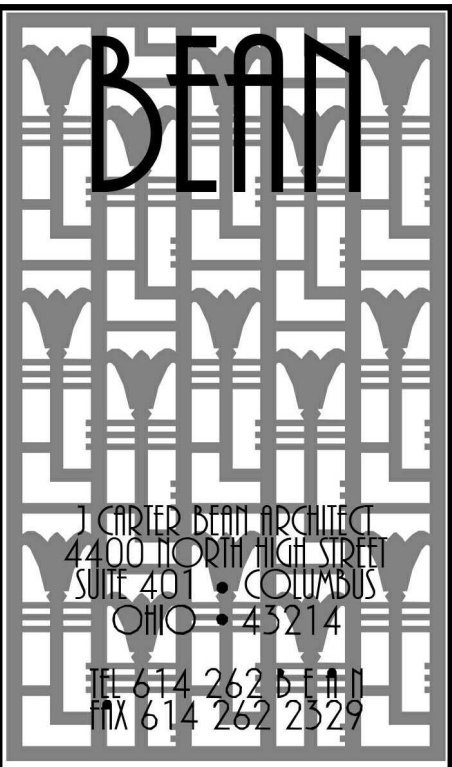
COLOR:
MATTE BLACK

NOTE:
ALL PATIO RAILINGS SHALL BE FUTURE 'BY TENANT'.
STYLE MAY VARY BASED ON TENANT DESIGN /
NEEDS, HOWEVER, COLOR MUST BE BLACK

MANUFACTURER: TBD
3'-0" TALL PREFINISHED ALUMINUM FENCING

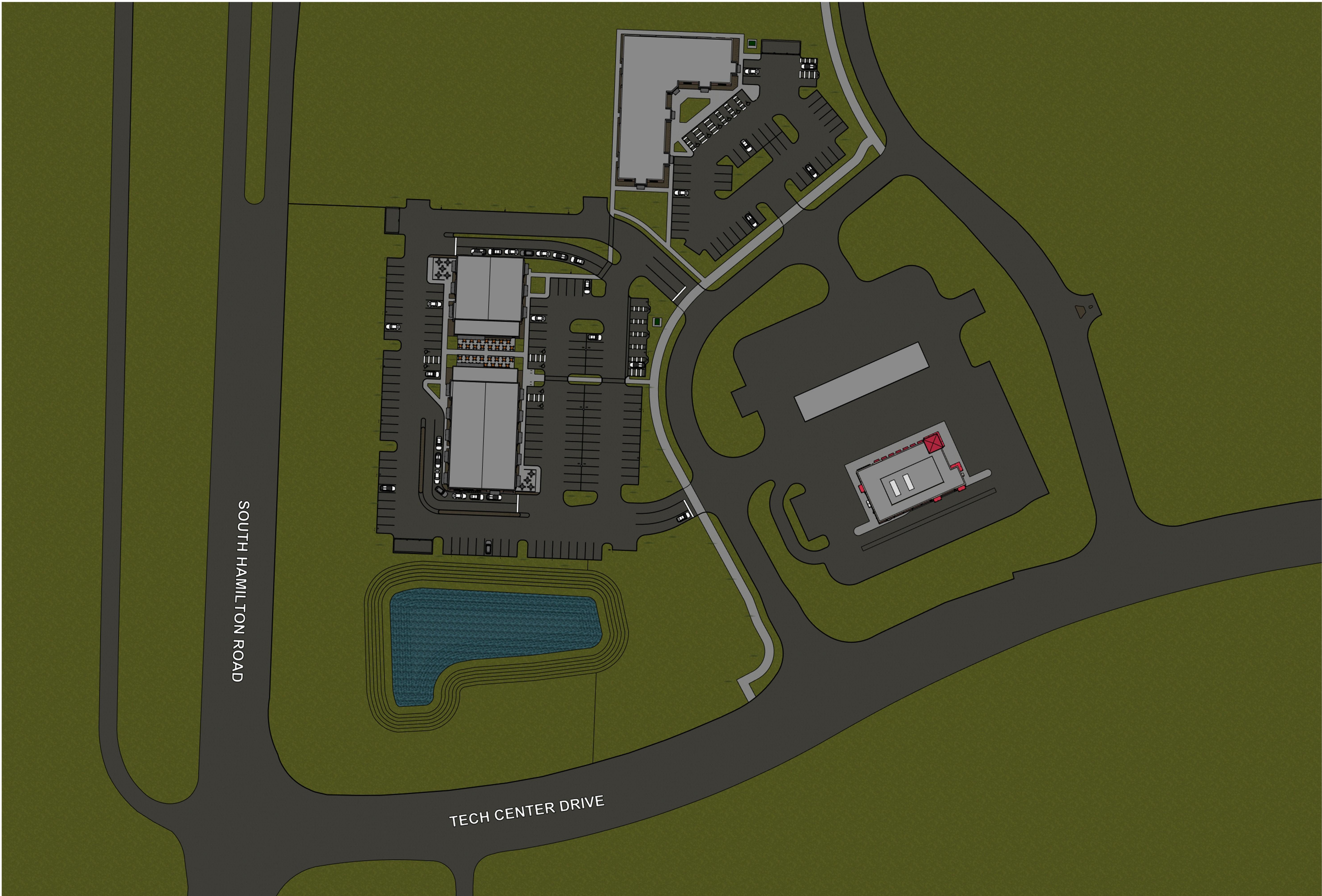
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No.	Date	Description
03.13.24	FINAL DEVELOPMENT	
DRAWING TITLE MATERIAL INDEX		
DRAWING NUMBER A-1.7		
BEAN-Project Number		



SITE PLAN

BEAN

J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
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OHIO • 43214
TEL 614 262 5111
FAX 614 262 2329

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CANINI & ASSOCIATES LTD
P.O. BOX 887, NEW ALBANY, OHIO 43054

DRAWING STATUS		
STATUS		DATE
FINAL DEVELOP. PLAN		MAR. 13, 2025

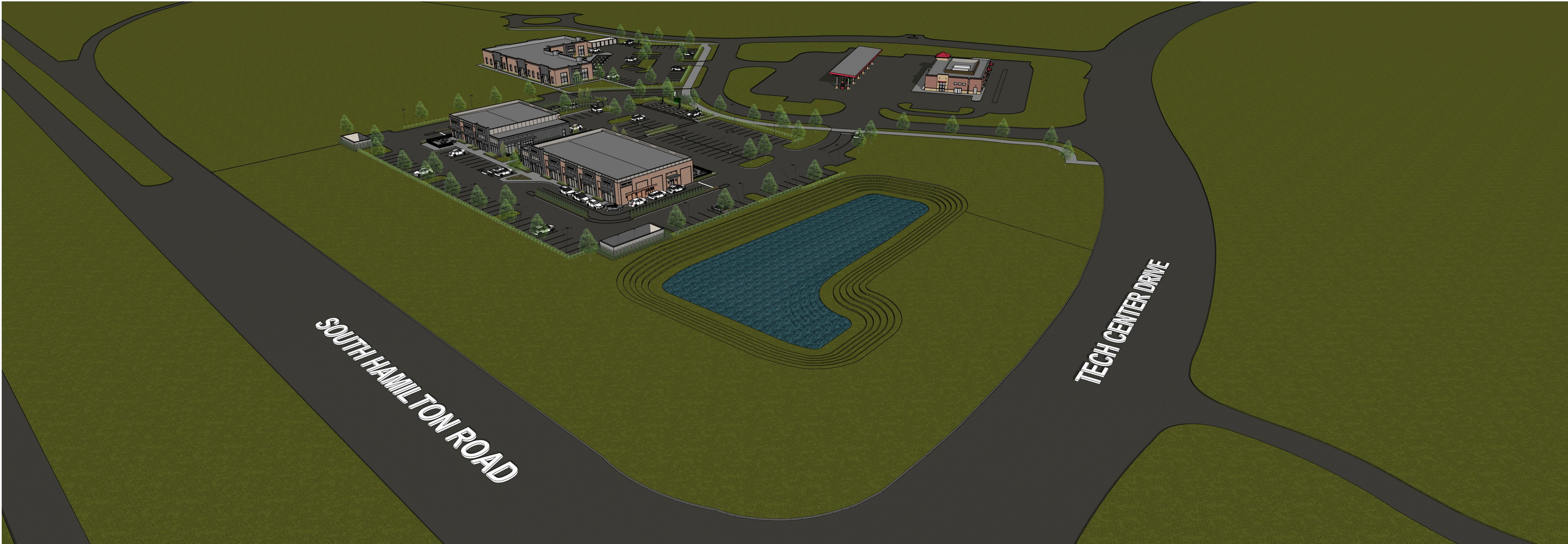
DRAWING TITLE

RENDERINGS

DRAWING NUMBER

R-1

BEAN #00000.00



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING NORTHEAST

BEAN

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DRAWING STATUS	
STATUS	DATE
FINAL DEVELOP. PLAN	MAR. 13, 2025

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

R-2

BEAN #00000.00



VIEW LOOKING NORTHEAST



VIEW LOOKING EAST

BEAN

J. CHRIS BEAN ARCHITECT
4400 NORTH HIGH STREET
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DRAWING STATUS		
STATUS		DATE
FINAL DEVELOP. PLAN		MAR. 13, 2025

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

R-3

BEAN #000000.00



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST

BEAN

CHARLES BEAN ARCHITECT
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DRAWING STATUS		
STATUS		DATE
FINAL DEVELOP. PLAN		MAR. 13, 2025
DRAWING TITLE		
RENDERINGS		
DRAWING NUMBER		
R-4		
BEAN #000000.00		



AERIAL VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHWEST

BEAN

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DRAWING STATUS		
STATUS		DATE
FINAL DEVELOP. PLAN		MAR. 13, 2025

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

R-5

BEAN #000000.00



VIEW LOOKING WEST



VIEW LOOKING SOUTHWEST

BEAN

1. CHRIS BEAN ARCHITECT
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DRAWING STATUS		
STATUS		DATE
FINAL DEVELOP. PLAN		MAR. 13, 2025

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

R-6

BEAN #000000.00

PLANNING COMMISSION STAFF REPORT

Project Summary – The Crescent Retail

Meeting Date: June 11, 2025

Location: Just north of Tech Center Dr and east of Hamilton Rd

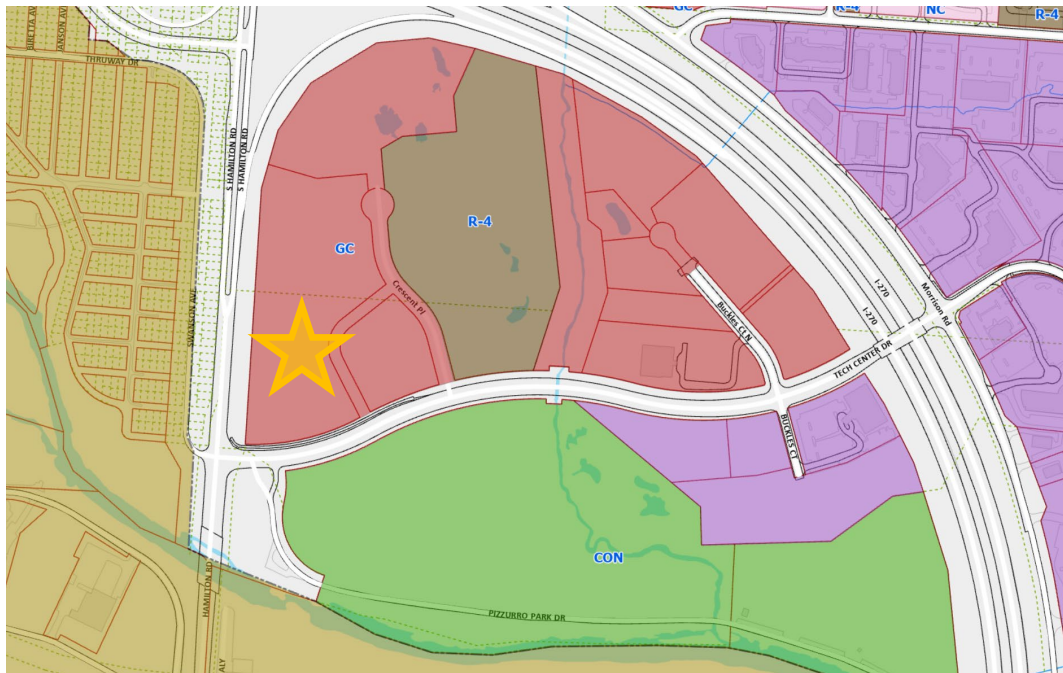
Zoning: General Commercial (GC)

Application Type(s): Development Plan (DP), Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of both applications.

Location Map:



Staff Review

Project Summary

The applicant proposes to develop 3 acres with two, one story buildings. Building A is 10,500 square feet of restaurant space. Building B is 6,080 square feet of retail space. The property is zoned General Commercial (GC). GC permits retail and restaurant by right. Other typical uses within the GC zone district includes office and medical. Existing uses in the immediate vicinity includes medical office (Otho One), multi-unit residential, and gas station (Sheetz). A companion request has been filed for 12,000 square feet of medical on an adjacent parcel.

Based on the size of the two proposed uses, 126 spaces are required with 127 spaces having been provided. A variance is necessary to permit in the requested locations as the zoning code does not permit parking in front of the main building(s). Parking is required to be to the rear or side of the main building(s).

38 trees are being planted in the parking areas to meet code for parking lot landscaping. An additional 34 trees are being planted throughout the site to meet code requirements for beautification and screening. Additional plantings are proposed to screen parking from right-of-way and to beautify the site. Proposed landscaping meets or exceeds minimum code requirements.

Land Use Plan

The Land Use Plan (LUP) designates the property as Mixed Use (MU). Adjacent properties are also MU with Professional Office (PO) to the east and Parkland (PL) to the south. MU promotes commercial, office and residential uses. MU also promotes well landscaped buildings and parking areas.

The property is also located within the South Gateway Focus Area. One unique aspect of this focus area is that residential is only permitted on a limited basis. Other uses, such as medical office and retail, were deemed more desirable, hence the limitation on residential.

Unlike zoning code, the LUP makes recommendations. Strict adherence is not required but is meant as a guide.

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.

Variance (V)

The following variances have been requested:

1. 1107.01(g) – City Wide Design Standards
 - a. The ground floor of a commercial building shall be no less than 25% transparent glass.
 - b. The applicant requests a variance as they have two frontages (west and east facades).
 - c. Renderings have been provided that shows the proposed buildings with the recently approved Sheetz gas station and the proposed medical building. It is staff's opinion that the buildings are of a similar design and appearance that granting this variance would not adversely impact the built environment.
2. 1109.01(a)(1) – Parking, Access and Circulation
 - a. Parking areas are required to be located to the side or rear of the principal building.
 - b. The applicant requests relief from this requirement as they state it is difficult to meet since the property has two frontages (Hamilton Rd and Crescent Circle).
 - c. Renderings have been provided to depict the proposed buildings with the recently approved Sheetz gas station and the proposed medical building. It is staff's opinion that the buildings are of a similar design and appearance that granting this variance would not adversely impact the built environment.
3. 1109.02(e) – Setbacks and Structure Placement
 - a. Dumpsters shall be set back the minimum distance as parking areas
 - b. The applicant requests relief from this requirement due to having two frontages. They have placed the dumpster in an area where they believe it will function well with minimal visibility from surrounding properties.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,
- f) The variance is not likely to undermine the objectives of the land use plan.
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures.
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of the Major Development Plan application as submitted. The criterion for this application is met, the uses are consistent with code and uses found within the Tech Center

Dr/Crescent of Central Park area. Building design closely matches that of the proposed medical site and the recently approved Sheetz gas station. Please see below for renderings depicting the three projects.

Staff recommends approval of the variance requests. Same or similar variances have been granted for developments in the area. Staff is of the opinion that the variances are not substantial and do not negatively impact the built environment.

Rendering



1 = Crescent MOB

2 = The Crescent Retail

3 = Sheetz gas station