

VARIANCE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: Buckles Court North (Lot 2)		Project Name/Business Name: Crescent at Central Park- Lot 2	
Parcel #: 025-013773-00	Zoning: (see Map) SCPD	Acreage: 3.84 acres	

VARIANCE SPECIFICATIONS
Description of Variance Request: 1151.04(b)(14)- 0ft Parking Setback on southeast property line
<i>STAFF USE ONLY:</i> 1163.08(e)/(h) - Interior Landscape Requirements; 1151.04(b)(14) - Site Development Standards; (Code Section): 1167.20(b)(7) - Property Perimeter Requirements

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Bob Elliot	Applicant Address: 832 Georgia Avenue, Suite 300 Chattanooga, TN 37402
Applicant E-mail: bob.elliott@noondevelopment.com	Applicant Phone: 386-481-4962
Business Name (if applicable): Noon Development, LLC	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/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):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. **V-0106-2022**

RECEIVED: **KAW**
DATE: **3-25-22**

PAID: **500.00**
DATE: **3-25-22**

Updated
Jan 2022

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code Chapter 1131 (visit www.municode.com) <i>(Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)</i>
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. Renderings, drawings, and/or pictures of the proposed project
4. A statement of the reason(s) for the variance request that address the following three conditions: <i>(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)</i> - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5. List of contiguous property owners & their mailing address
6. One set of pre-printed mailing labels for all contiguous property owners
7. Application fee <i>(in accordance with the Building & Zoning Fee Schedule)</i>
8. Application & all supporting documents submitted in digital format
9. Application & all supporting documents submitted in hardcopy format
10. Authorization Consent Form Complete & Notarized <i>(see page 3)</i>

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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 Signature: Bob Ellinitt Date: March 24, 2022

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.



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)

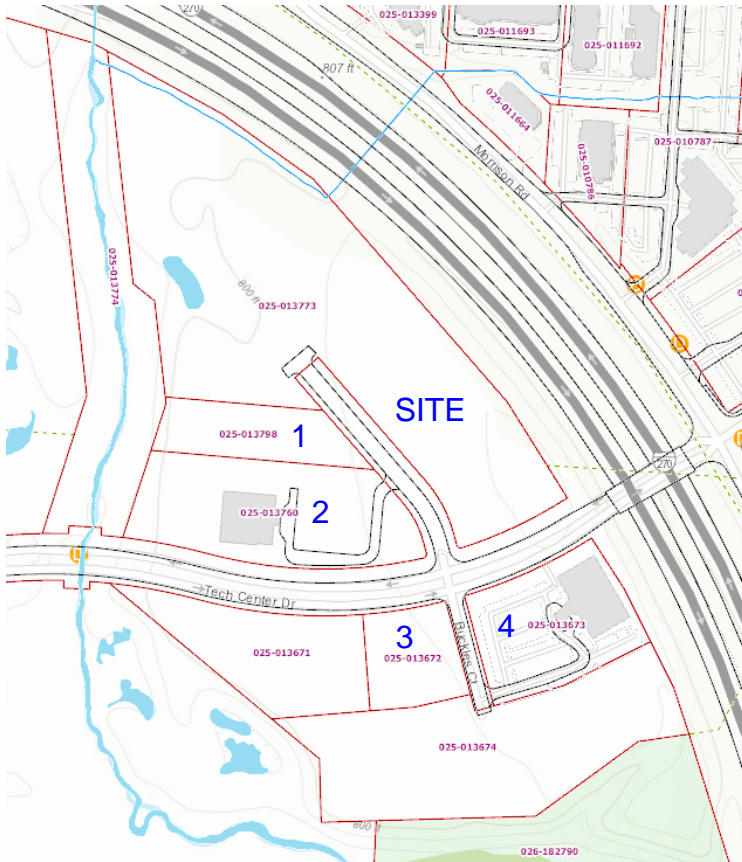
(applicant/representative/property owner signature) (date)

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

WALNUT CREEK MOB II LLC

65 HIDDEN RAVINES DR STE 100

POWELL OH 43065

3

CRESCENT AT CENTRAL PARK LLC

132 PRESTON RD

COLUMBUS OH 43209

4

MMAC HT II GAHANNA OH LLC

495 E RINCON ST #208

CORONA CA 92879

Lot 2 Variance request

1151.04(b)(14)- 0ft Parking Setback on southeast property line

1. Special Circumstances or conditions
Reserve "C" is being created to provide an area for a future billboard. This reserve is 20ft wide and will be grassed. The reserve area will maintain 20ft between Lot 1 and Lot 2 parking lot.
2. Necessary for preservation and enjoyment of property rights
Location of billboard is being dictated by ODOT.
3. Will not adversely affect the health or safety
The reserve area will maintain 20ft between Lot 1 and Lot 2 parking lot which is the required distance per code.

1163.08(e) – Not to provide one tree per 100 square feet for interior landscaping.

1. Special Circumstances or conditions
There is not enough room on site to provide the additional landscaping and provide the required number of parking spaces.
2. Necessary for preservation and enjoyment of property rights
In order to have enough parking spaces to serve the site, there is not enough room on site to plant the additional trees.
3. Will not adversely affect the health or safety
This request will not adversely affect the health or safety.

1163.08(h) – Not to provide the 10ft ten foot wide tree island with screening between every two rows of parking.

4. Special Circumstances or conditions
There is not enough room on site to provide the 10ft islands and provide the required number of parking spaces.
5. Necessary for preservation and enjoyment of property rights
In order to have enough parking spaces to serve the site, the 10ft islands need to be eliminated from the plan.
6. Will not adversely affect the health or safety
This request will not adversely affect the health or safety.

1167.20(b)(7) - 15' buffer adjacent to the freeway with no screening provided.

1. Special Circumstances or conditions

The majority of the buffer area will be in a 6-10ft cut situation, which in itself will act as screening.

2. Necessary for preservation and enjoyment of property rights

The side slopes in the buffer area will be 2:1 to existing to account for the onsite improvements. Planting on 2:1 side slopes would be difficult.

3. Will not adversely affect the health or safety

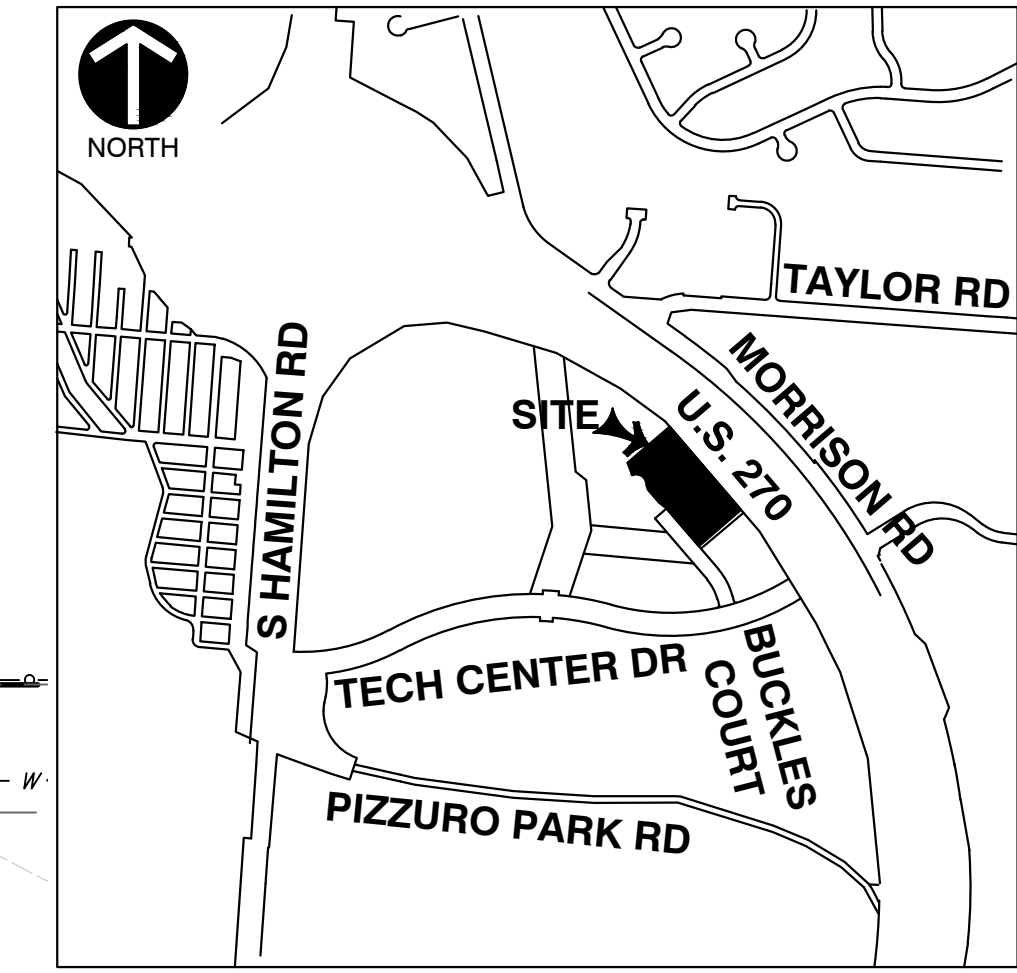
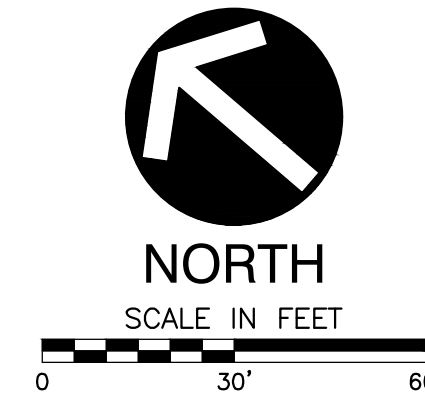
This request will not adversely affect the health or safety.

FINAL DEVELOPMENT PLAN

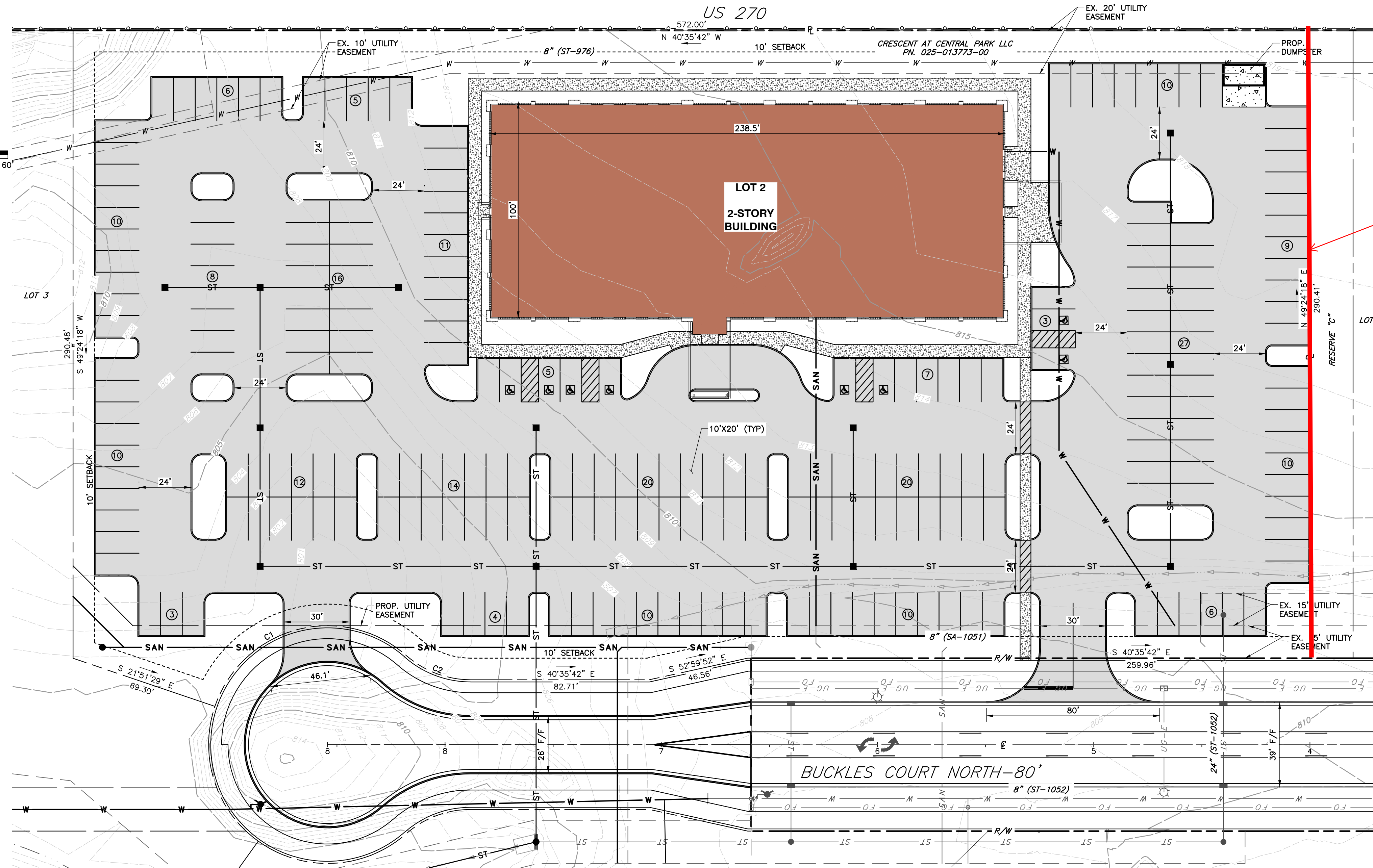
CRESCENT AT CENTRAL PARK - LOT 2

TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3;
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

2022



VICINITY MAP
1" = 1,000'



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	55.00'	112°40'22"	108.16'	91.55'	S 55°31'18" E
C2	45.00'	41°24'35"	32.52'	31.82'	S 19°53'25" E

SITE PLAN
SCALE: 1"=30'

SITE STATISTICS

TOTAL ACREAGE	±3.84 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 (VARIANCE REQUIRED)
ADJACENT TO RESIDENTIAL	25 FT

PARKING DATA

GROSS BUILDING SQUARE FOOTAGE	47,734 SQ FT (2- STORIES)
NUMBER OF SPACES REQUIRED	190 (1 PER 250 SQ FT X 47,734 SQ FT)
NUMBER OF SPACES PROVIDED	236 (8 HANDICAP)

LANDSCAPE REQUIREMENTS

SQUARE FOOTAGE OF SITE	167,450 FT ²
IMPERVIOUS AREA	128,545 FT ²
BUILDING	23,923 FT ²
PARKING	99,395 FT ²
SIDEWALK	5,227 FT ²
PERVIOUS AREA	38,905 FT ²
SHADE TREE CALIPER INCH REQUIRED	129 (128,545 FT ² /1,000 FT ² PER CALIPER INCH)
SHADE TREE CALIPER PROVIDED	129 CALIPER INCHES
REQUIRED TREES FOR PARKING AREA	50 ((99,395 FT ² * .05)/100 FT ² PER TREE)
PROVIDED TREES FOR PARKING AREA	50

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

OWNER

CRESCENT AT CENTRAL PARK LLC
132 PRESTON RD
COLUMBUS, OH 43209

DEVELOPER

NOON DEVELOPMENT, LLC
832 GEORGIA AVENUE, SUITE 300
CHATTANOOGA, TN 37402
PHONE: (386) 481-4962
CONTACT: BOB ELLIOTT
EMAIL: BOB.ELLIOTT@NOONDEVELOPMENT.COM

FINAL DEVELOPMENT PLAN

DATE:	MARCH 2022	DRAWN BY:	DJH
DWG SCALE:	1"=30'	CHECKED BY:	HKS
PROJECT NO.:	314-272	APPROVED BY:	BAB

DRAWING NO. **C200**
SHEET 1 OF 1

NOON DEVELOPMENT, LLC
CRESCENT AT CENTRAL PARK - LOT 2
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

NO	DATE	DESCRIPTION

P:\310-000\314-272-CAD\DWG\314-272-DEVELOPMENT PLAN\314272-C102-C102-000 Development Plan.dwg [200] LS:03/24/2022 11:27 AM - LP: 3/24/2022 11:27 AM



May 25, 2022

Mrs. Kelly Wicker
City of Gahanna- Planning & Zoning
200 S. Hamilton Rd.
Gahanna, OH 43230

Dear Mrs. Wicker,

Subject: Crescent at Central Park Section 2- Lot 2
City of Gahanna, Franklin County, Ohio
CEC Project 314-902

CEC received comments from the City of Gahanna dated 5-18-2022. Please see our responses in Red.

Design Review/C of A

Fire District

1. The fire division has no objections to the Buckles Court North (lot 2) design review – DR22.
OK as noted.

Planning

2. Chapter 1163.08(h) requires a ten foot wide tree island between every two rows of parking. A continuous three foot high screen consisting of evergreen plantings is required. The tree island and screening is required in between the two rows of parking. It appears a variance will be necessary as there are areas on the north, south, and west side of the building where there are two rows of parking facing each other. Similar variances have been requested and approved.
Variance request to eliminate the 10ft tree island provided.
3. Chapter 1167.20(b)(7) requires a 15' buffer adjacent to the freeway. The site plan needs to depict the buffer and the landscape plan needs to depict one tree every 30' and a 6' tall continuous hedge, fence, wall or mound.
Variance request to provide the 15' buffer with no screening provided.
4. It appears that the tree planting requirements of Chapter 1163 have been met but not Chapter 914. Planting requirements of 914 are in addition to those of other chapters (CH 914.02). An additional 75 tree inches need to be planted. Please be aware that the 75 inches are in addition to the planting requirements required in the buffer along the

freeway. Credit is given to any protected trees that are saved. Please revise the landscape plan accordingly.

The previously submitted landscape plan does account for section 914. See below:

LANDSCAPE REQUIREMENTS

SQUARE FOOTAGE OF SITE	167,450 FT ²
IMPERVIOUS AREA	128,545 FT ²
BUILDING	23,923 FT ²
PARKING	99,395 FT ²
SIDEWALK	5,227 FT ²
PERVIOUS AREA	38,905 FT ²

SECTION 914.05- MINIMUM TREES REQUIREMENTS

SHADE TREE CALIPER INCH REQUIRED	129 (128,545 FT ² /1,000 FT ² PER CALIPER INCH) 51.6 TREES (2-1/2" CALIPER)
SHADE TREE CALIPER PROVIDED	130 CALIPER INCHES 52 TREES (2-1/2" CALIPER)

SECTION 1163.08- INTERIOR LANDSCAPE REQUIREMENTS (MIN. 5% OF PARKING AREA)

REQUIRED LANDSCAPE AREA:	4,970 SQ. FT (99,395 FT ² * .05)
PROVIDED LANDSCAPE AREA:	6,734 SQ. FT
REQUIRED TREES FOR PARKING AREA	50 ((99,395 FT ² * .05)/100 FT ² PER TREE)
PROVIDED TREES FOR PARKING AREA	50 TREES (3" CALIPER)

5. Informational Comment - Please be aware that the design review application cannot be approved until the final plat is approved by City Council. (Informational Comment)
OK as noted.
6. Informational Comment - Please be aware that signage is not approved as part of the design review application. Multi-tenant buildings require a master sign plan and a sign permit. (Informational Comment)
OK as noted.
7. Please include information on dumpster screening. Please refer to Chapter 1167.18(c) for details on screening materials and height.
Landscape plan updated to show a 6ft high wall around dumpster with evergreen trees plantings.

Parks

8. Species selection looks acceptable. I was worried about the “bush honeysuckle” at first glance, but I see that it is Diervilla spp. instead of Lonicera spp. It does not look like Diervilla spp. show invasive tendencies at this time. Planting details need to be adjusted to show root flare even with finished grade instead of top of root crown 4” above finish grade. Mulch should be pulled away from the trunks of trees. Top 1/3 of burlap and metal basket should be removed from the root ball at a minimum.
Planting details have been updated.

Final Development Plan

Fire District

1. The fire division has no objections to the Buckles Court North (lot 2) Final development plan –FDP.
OK as noted.

Planning

2. Informational Comment - Please be aware that the final plat must be approved prior to this and other applications proceeding to Planning Commission. (Informational Comment)
OK as noted.

3. Parking for medical uses are based on the number of exam rooms and the amount of staff. Please see CH 1163.02(a) for details and please revise accordingly.

Parking data has been revised based on exam rooms and largest shift.

4. Please revise the site statistics table to include building height. It appears the proposed two story building will meet code requirements, however the height in feet needs to be included.

The building height has been added to the site statistics table.

5. Chapter 1167.20(b)(7) requires a 15' buffer along the property line adjacent to the freeway. One tree every 30' is required and a 6' continuous hedge, fence, wall or mound is required. Please revise the FDP to depict the 15' buffer. The Design Review application should be revised to depict the location of the buffer and screening.

Variance request to provide the 15' buffer but with no screening provided.

Parks

6. Species selection looks acceptable. I was worried about the “bush honeysuckle” at first glance, but I see that it is Diervilla spp. instead of Lonicera spp. It does not look like Diervilla spp. show invasive tendencies at this time. Planting details need to be adjusted to show root flare even with finished grade instead of top of root crown 4”

above finish grade. Mulch should be pulled away from the trunks of trees. Top 1/3 of burlap and metal basket should be removed from the root ball at a minimum.

Planting details have been updated.

Engineering

7. A final engineering plan review will be required following approval of the Final Development Plan (FDP). Engineering plan review can be concurrent with the FDP process if requested. Concurrent review may expedite the project. (Informational Comment)
OK as noted.
8. The Developer/Owner will be responsible for abandoning the existing 8" water main along the rear of this property prior to starting earthmoving activities. That abandonment shall be coordinated with and approved by the City of Gahanna as part of the Final Engineering design process. (Informational Comment)
OK as noted.
9. Please revise the application to reflect the construction of a 5-ft wide concrete sidewalk along Lot 2's frontage to Buckles Court North. Construction of this sidewalk to public standards and its subsequent dedication to the City are a condition of this application's approval. (Streetscape)
Sidewalk added to the entire frontage of Lot 2.
10. This project appears to be designed in anticipation of receiving a waiver from certain stormwater management requirements as allowed under Gahanna Codified Ordinance 1193.05. That waiver is being requested as part of the Buckles Court North Final Plat. This FDP application cannot be approved until the Final Plat has been approved by City Council. Note that if a waiver is approved, the project's stormwater management design will still need to meet Ohio EPA standards for water quality and allowable rates of runoff from a 100-yr storm will still be limited by the capacity of receiving storm sewers. (Informational Comment)
OK as noted.
11. The Developer/Owner will be responsible for the construction of Buckles Court North along with appurtenant public utilities and pedestrian facilities as part of this development. Design and construction of those improvements will be governed by City of Gahanna standards and ordinances. In addition to utility extensions within the proposed public right of way, the Developer/Owner will also be required to extend an 8" water main from Buckles Court North to connect with an existing 12" water main located at the North end of the Crescent at Central Park, Section 2 subdivision. (Informational Comment)
Buckles Court Extension to be constructed by Crescent at Central Park LCC before/ at the same time as Lot 2 improvements.

Variance

Fire District

1. The fire division has no objections to the Buckles Court North (lot 2) variance – V22.
OK as noted.

Planning

2. Informational Comment - Please see comments under the associated applications and revise the variance request as necessary. (Informational Comment)
Additional variances are being requested.
3. Informational Comment - Please be aware that the variance cannot be approved until the final plat is approved. (Informational Comment)
OK as noted.
4. Informational Comment - No objection to the one variance included within the application. (Informational Comment)
OK as noted.

Engineering

5. No objection to the requested variance.
OK as noted.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Brian A. Burkhardt, PE
Senior Project Manager

Enclosures: FDP
Landscape Plan



June 10, 2022

Noon Development
832 Georgia Ave Suite 300
Chattanooga, TN 37402

RE: Project Buckles Court North (Lot 2) Variance

Dear Noon Development:

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

Planning

1. Informational Comment - Please be aware that the variance cannot be approved until the final plat is approved.

6/1/22 - After additional review, the variance may be approved prior to the plat. However, no construction related approvals are permitted until the final plat is approved per Chapter 1105.10.

2. Informational Comment - No objection to the one variance included within the application.

6/1/22 - No objection to the three variances requested.

Development Engineer

3. No objection to the requested variance.

Fire District

4. This is the Design Review, Final Plat, Variance and Final Development Plan Reviews for Crescent at Central Park Lot 2.

1. Proposed building size is 47,734 square feet. It is fully sprinklered and the water line goes into the southeast corner of the building. If the Fire Department Connection (FDC) is at that corner, a fire hydrant shall be required to be within 30 feet of the FDC in accordance with the fire department standards.

2. With the building sprinklered, you can reduce the fire flow for the building by 75 percent which equates to 1187 GPM. This requires 2 hydrants for the building.

3. Roadways are of adequate width.

4. The fire division has no objection to the variance and final plat.

Page 2 of 2
June 10, 2022
Re: Project Buckles Court North (Lot 2)
Buckles Court North (Lot 2)

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

Final development plan (FDP), design review (DR), and variance approval for a new two-story medical building. The property is zoned Select Commercial Planned District (SCPD). SCPD allows for a variety of commercial uses, including most medical uses which are allowed by right. Building height is 36' which meets code/airport standards for height.

The need for over 200 parking spaces on a less than four acres does create some site planning constraints. Please see the variance section below for details on variances requested.

A related application, final plat, has also been filed. The code allows for the FDP, DR, and variance to be approved by Planning Commission prior to final plat approval. However, no permits authorizing construction (e.g., engineering plans, building permits) may be approved until the plat is approved.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

Developments within SCPD are subject to the standards of Design Review District 5 (DRD-5) and Design Review District 3 (DRD-3).

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.

Variance

The following variances have been requested to the zoning code.

1. 1151.04(b)(14) – Parking setback
 - a. Minimum 10' setback from property lines

- b. Request for 0' setback along the southeast property line. Area is adjacent to reserve "C" which is a 20' reserve for a future billboard.
 - c. No objections from staff. The reserve functions in such a way that it will provide a 20' setback from the adjacent property.
2. 1163.08(h) – 10' wide tree island required in between two rows of parking
- a. Applicant provides that there isn't enough room on the property to provide.
 - b. Staff does not object. Similar variances have been granted. Additionally, it has been discussed that the vegetation in the tree island often times gets trampled by pedestrians and is difficult to properly maintain. Staff anticipates the zoning code rewrite to eliminate this requirement.
3. 1167.20(b)(7) – 15' buffer and landscaping adjacent to freeway
- a. Applicant states the variances is necessary as the property slopes towards the freeway. Plantings aren't likely to survive/thrive. Also, visibility from the freeway is extremely important for this property and other properties fronting the freeway.
4. 1163.08(e) – One tree per 100 square feet of required interior landscaping
- a. Applicant states there isn't enough room on site to provide the required number of trees.
 - b. Approximately 50 trees are required to be planted in the parking lot. As can be seen by reviewing the landscape plan, the site lacks sufficient area to plant trees in a healthy manner. If the variance is granted, the parking area will still have a significant amount of trees planted to provide shade and visual interest. These trees are being planted to meet the requirements of Chapter 914.

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.

Staff Comments

Staff recommends approval of the three applications as submitted. In staff's opinion, the variances are not substantial and justifiable given the intensity of development. The site layout, building materials, use, variances, etc are all very similar to the other developments in the Crescent at Central Park.

The one aspect of this request which differs from other Crescent at Central Park approvals is that the building color is white. The two building closest to this site have a more natural shade of brick. See below for images. Staff has no objections to white as the primary building color. White has been the

primary building color on numerous approvals over the last few years. Additionally, the zoning code rewrite is likely to state white as a preferred building color.

Proposed



SOUTH WEST VIEW - BUCKLES COURT

Approved Building on Buckles Court North



Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning