

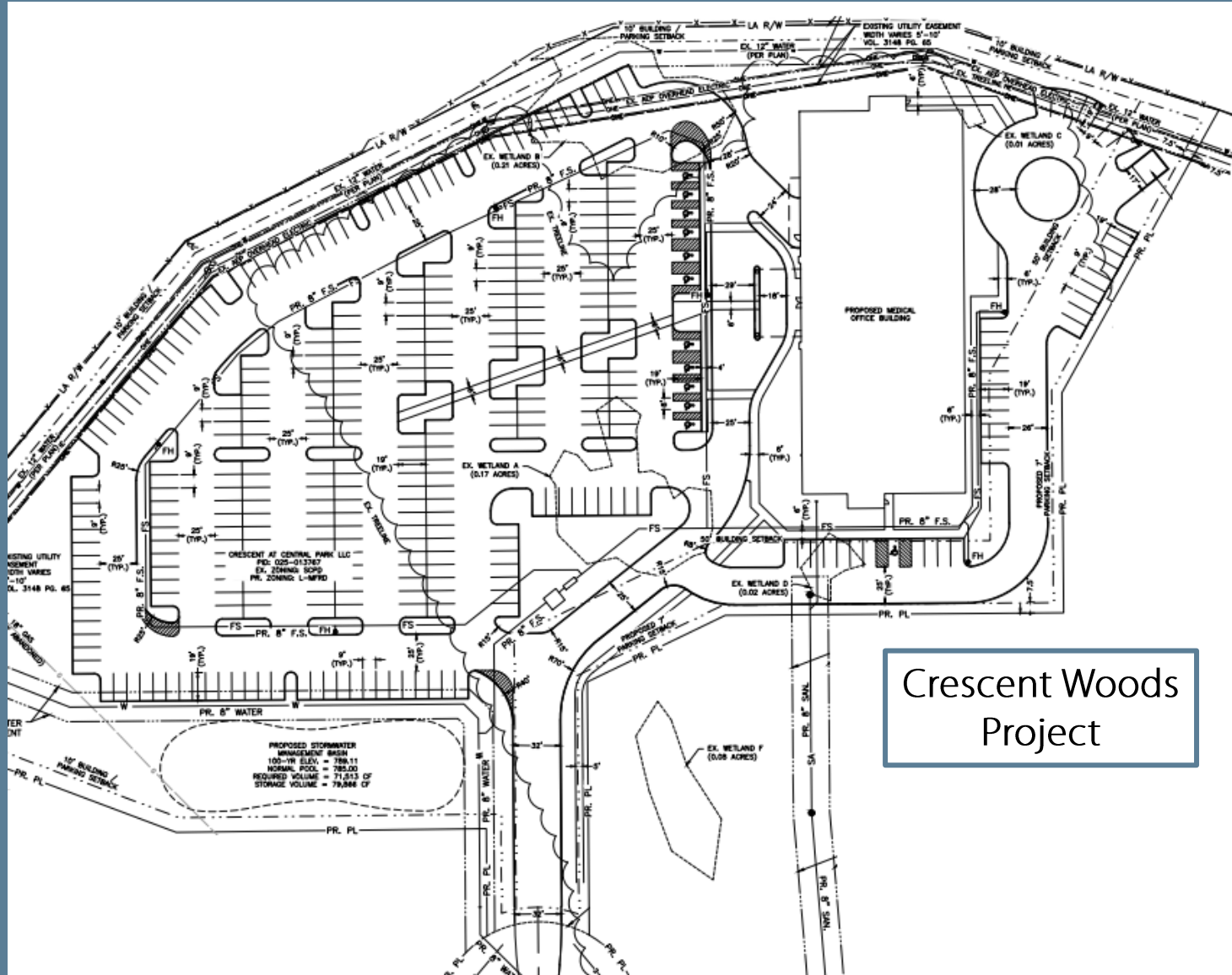
Request Summary

- Requesting approval of Final Development Plan, Design Review, and Variances for a 60,000 SF medical office building at the Crescent at Central Park
 - Zoned SCPD – Select Commercial Planned District
 - 9.13-acre site
- Site is directly west of the Crescent Woods apartment complex project

Request Summary

- Building is approximately 60,000 SF
- 32,719 SF of landscaping provided; 8,080 SF required
 - 81 trees required and provided
 - Ch 914 landscaping and lighting requirements also met
- 354 proposed parking spaces; 310 required
 - Variances requested to parking setbacks and screening requirements when adjacent to residential
- Building materials include primarily brick and metal panels, both black and orange
 - Design under purview of Planning Commission

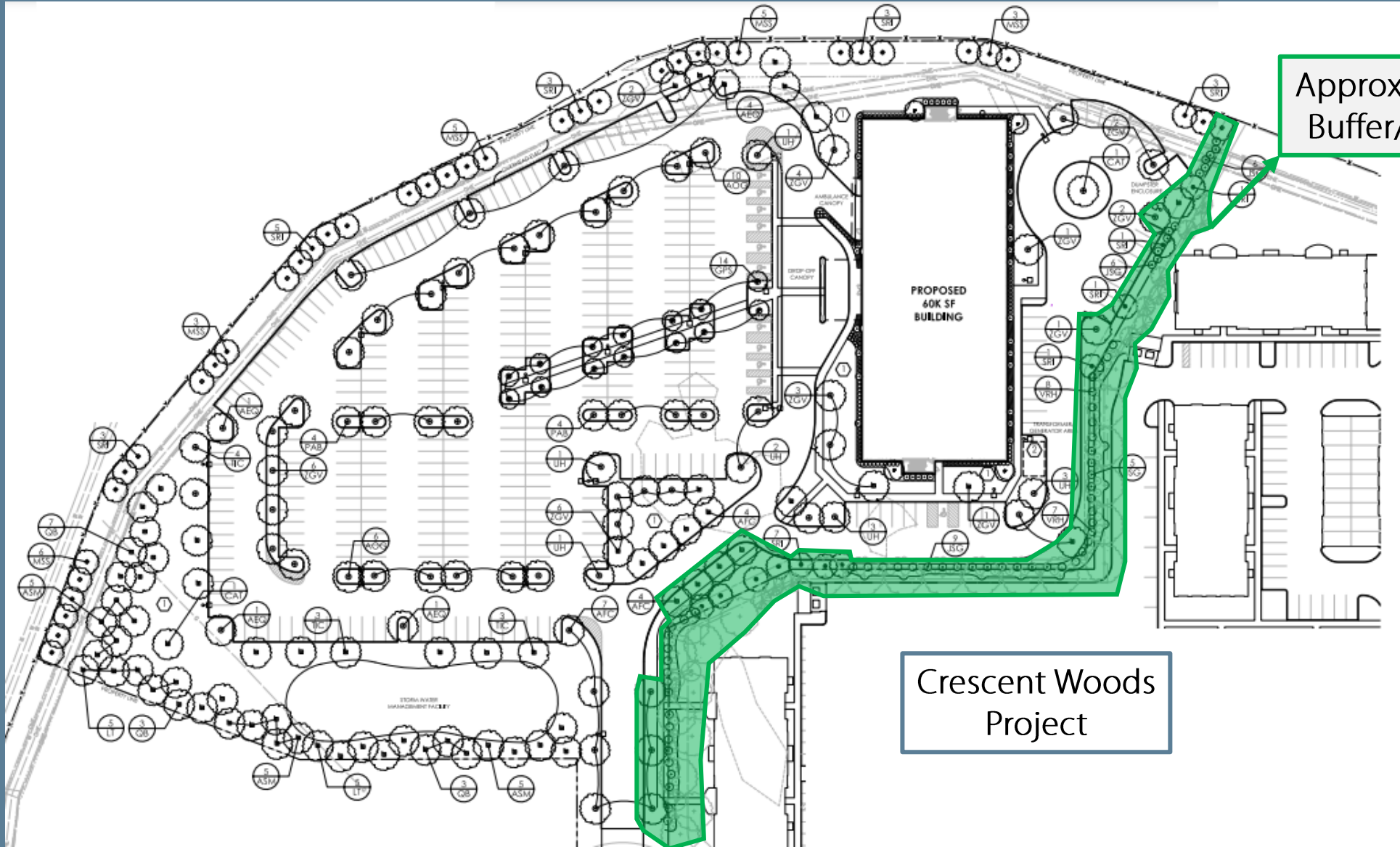
Site Plan



Crescent Woods Project



Landscape Plan



Approx. Shared Buffer/Screen

Crescent Woods Project

Renderings



Northwest Perspective

Southwest Perspective



Elevations



West



East

Request Summary

- Requested Variances
 - 1151.04(b)(14) – Development Standards
 - Code requires a 25 ft setback for parking areas adjacent to residential
 - Request to reduce this to 7 ft along the east property line
 - Buffering and screening between parking and residential is coordinated with both sites. The buffer will be 15 ft and landscaped
 - 1163.08(h) – Interior Landscaping Requirements
 - Code requires a 10-foot-wide island with screening for every two rows of parking
 - Many variances to this provision have been approved in the past and it is in the process of being removed from Code

Request Summary

- Requested Variances cont.
 - 1167.18 – Screening Requirements
 - Parking areas adjacent to residential shall have screening that is 6-8 ft in height and 80% opacity
 - Buffering and screening between parking and residential is coordinated with both sites. The buffer will be 15 ft and landscaped
 - 1167.20(b)(1) – Property Perimeter Requirements
 - Office zones adjacent to residential requires a 15 ft buffer, 1 tree per 40 ft, and a continuous 6-foot-high screen
 - There will be partial screening on-site. Landscaping and screening is being coordinated with the adjacent site to create continuous screening

Request Summary

- Requested Variances cont.
 - 1167.20(b)(7) – Property Perimeter Requirements
 - Any zone adjoining a freeway required a 15 ft buffer, one tree per 30 ft, and a continuous 6-foot-high screen
 - The applicant states they would like to maintain visibility along roads and freeways

Request Summary

- **Variance Criteria**
 - There are special circumstances or conditions applying to the land, building or use referred to in the application.
 - The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
 - The granting of the application will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Request Summary

- **Design Review Criteria**
 - Compatibility with existing structures
 - Contributes to the improvement of the design of the district
 - Contributes to the economic and community vitality of the district
 - Maintain, protect, and enhance physical surroundings
- **Final Development Plan Criteria**
 - Plan meets applicable development standards
 - Is in accord with appropriate plans for the area
 - Would not have undesirable effects on area
 - Consistent with land use character and development of the area

Request Summary

- Staff recommends approval of all 5 Variances
 - Multiple are for screening/buffering requirements. These requirements are met when considering the joint screening between this site and the adjacent Crescent Woods site
 - It is Staff's belief that the Variances will not have a negative impact on the surrounding area
- Staff recommends approval of the Final Development Plan
 - All applicable requirements and criteria are met with Variances
- Staff recommends approval of the Design Review
 - Application meets all criteria, although Planning Commission may request modifications to the design of the building



Gahanna