



DEPARTMENT OF PLANNING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

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

PLAN SPECIFICATIONS	
Application Type: (check all that apply)	<input type="checkbox"/> Site Plan <input type="checkbox"/> Landscaping <input checked="" type="checkbox"/> Building Design <input type="checkbox"/> Demolition <i>Older Gahanna only</i> <input type="checkbox"/> Other
Project Description: New construction of a two-story Medical Office Building of 47,734 gross square feet (23,923 ground floor square footage) on approximately 3.84 acres. Building to accommodate 3 or 4 tenants with a single tenant to occupy the ground floor with the exception of certain common space for second floor access. Construction of building to be OBC type IIB and fully sprinklered.	

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Bob Elliott	Applicant Address: 832 Georgia Ave., 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)
Artech Design Group, Inc. Rice Williams	(423) 432-6883 ricew@artech.pro
Property Owner Name: (if different from Applicant) Crescent at Central Park, LLC	Property Owner Contact Information (phone no./email):

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 Elliott Date: March 24, 2022

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. <u>DR-0107-2022</u>

RECEIVED: <u>KAW</u>
DATE: <u>3-25-22</u>

PAID: <u>100.00</u>
DATE: <u>3-25-22</u>

Updated Aug 2021

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:	
1.	Review Gahanna Code Section 1197 (visit www.municode.com)
2.	Materials List (see page 3) – does not apply to demolition applicants
3.	Authorization Consent Form Complete & Notarized (see page 4)
4.	Application & all supporting documents submitted in digital format
5.	Application & all supporting documents submitted in hardcopy format
6.	Application fee paid (in accordance with the Building & Zoning Fee Schedule)
7.	Color rendering(s) of the project in plan/perspective/or elevation
8.	One (1) copy 24"x36" or 11"x17" prints of the plans
Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)	
1.	SITE PLAN that includes the following: (include: scale, north arrow, & address) if applicable
-	All property & street pavement lines
-	Property size
-	Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
-	Location of all existing and proposed buildings on the site
-	Location of all existing & proposed exterior lighting standards
-	Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)
-	Provide lot coverage breakdown of building & paved surface areas
2.	LANDSCAPE PLAN (including plant list)
-	Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated
-	Designation of required buffer screens (if any)
-	Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)
3.	ELEVATIONS from all sides
-	Fenestration, doorways, & all other projecting & receding elements of the building exterior
4.	LIGHTING STANDARD DRAWING that includes the following: (exterior only)
-	All sizing specifications
-	Information on lighting intensity (no. of watts, iso foot candle diagram)
-	Materials, colors, & manufacturer's cut sheet
5.	OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:
-	Scale model
-	Section profiles
-	Perspective drawing
Demolition or Removal of Existing Structures Requirements	
1.	ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:
-	That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district
-	That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights
-	That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood

MATERIAL LIST			
<i>NOT REQUIRED FOR DEMOLITION</i>			
ITEM	MATERIAL TYPE	COLOR NAME	COLOR NUMBER
Facade			
Facade			
Facade			
Awnings			
Lighting			
Roofing			
Trim			
Other (please specify)			
Other (please specify)			
Other (please specify)			

PLEASE NOTE:

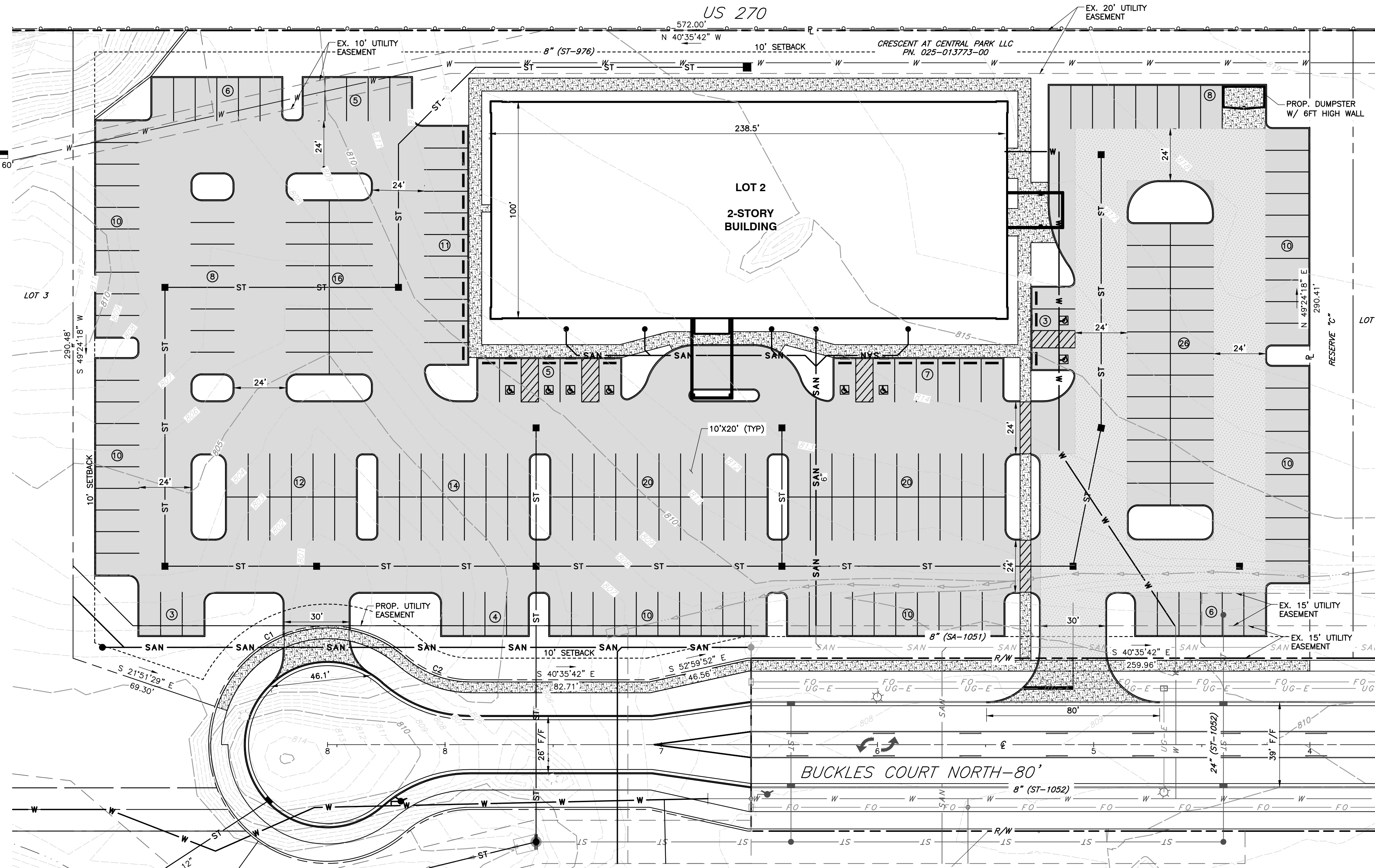
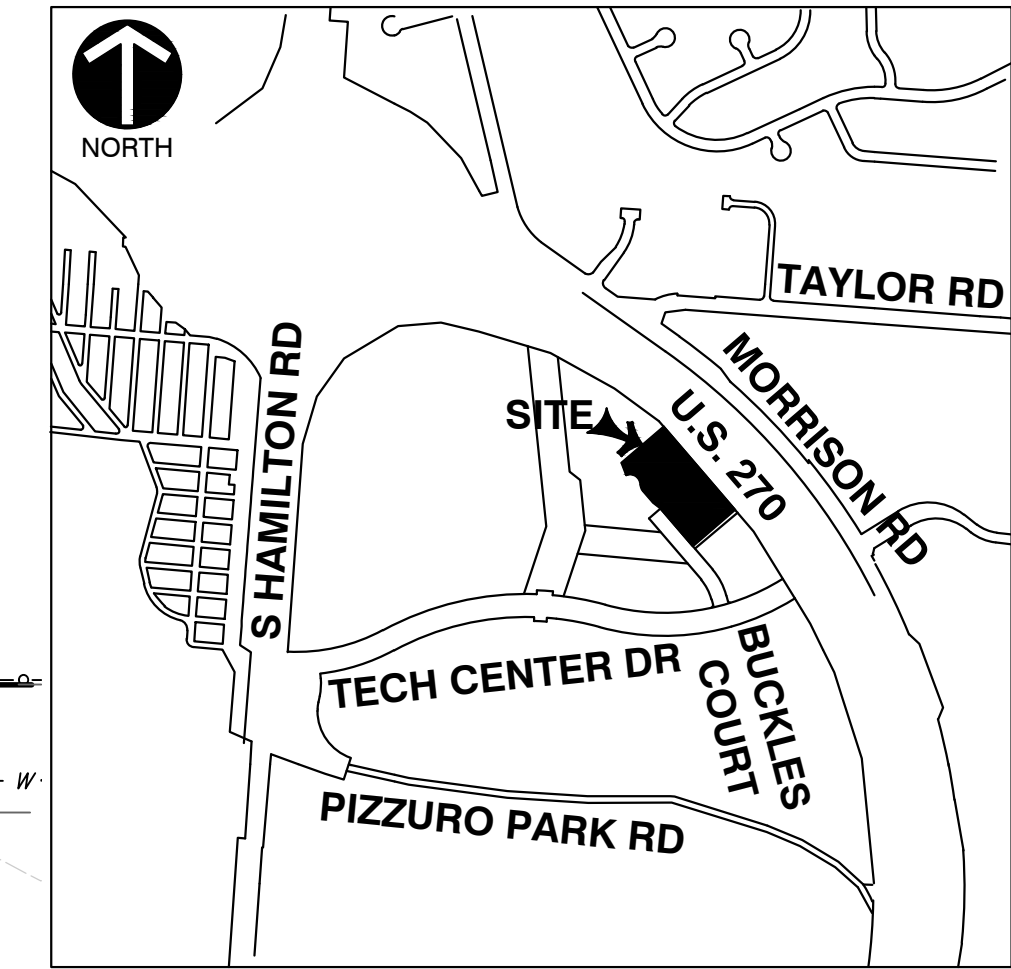
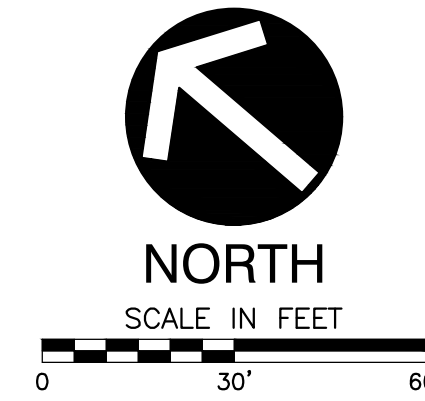
The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.

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



SITE PLAN

SCALE: 1"=30'

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 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
BUILDING HEIGHT	36 FT

PARKING DATA

GROSS BUILDING SQUARE FOOTAGE	47,734 SQ FT (2- STORIES)
NUMBER OF SPACES REQUIRED	220 (2 SPACES PER EXAM ROOM X 60 EXAM ROOMS + 1 SPACE PER STAFF ON LARGEST SHIFT X 100 STAFF)
NUMBER OF SPACES PROVIDED	234 (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	137.5 CALIPER INCHES
REQUIRED TREES FOR PARKING AREA	50 ((99,395 FT ² * .05)/100 FT ² PER TREE)
PROVIDED TREES FOR PARKING AREA	0 (VARIANCE REQUEST)

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

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

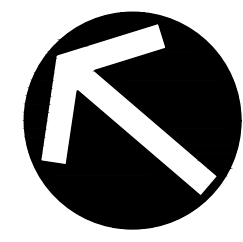
REVISION RECORD

NO	DATE	DESCRIPTION

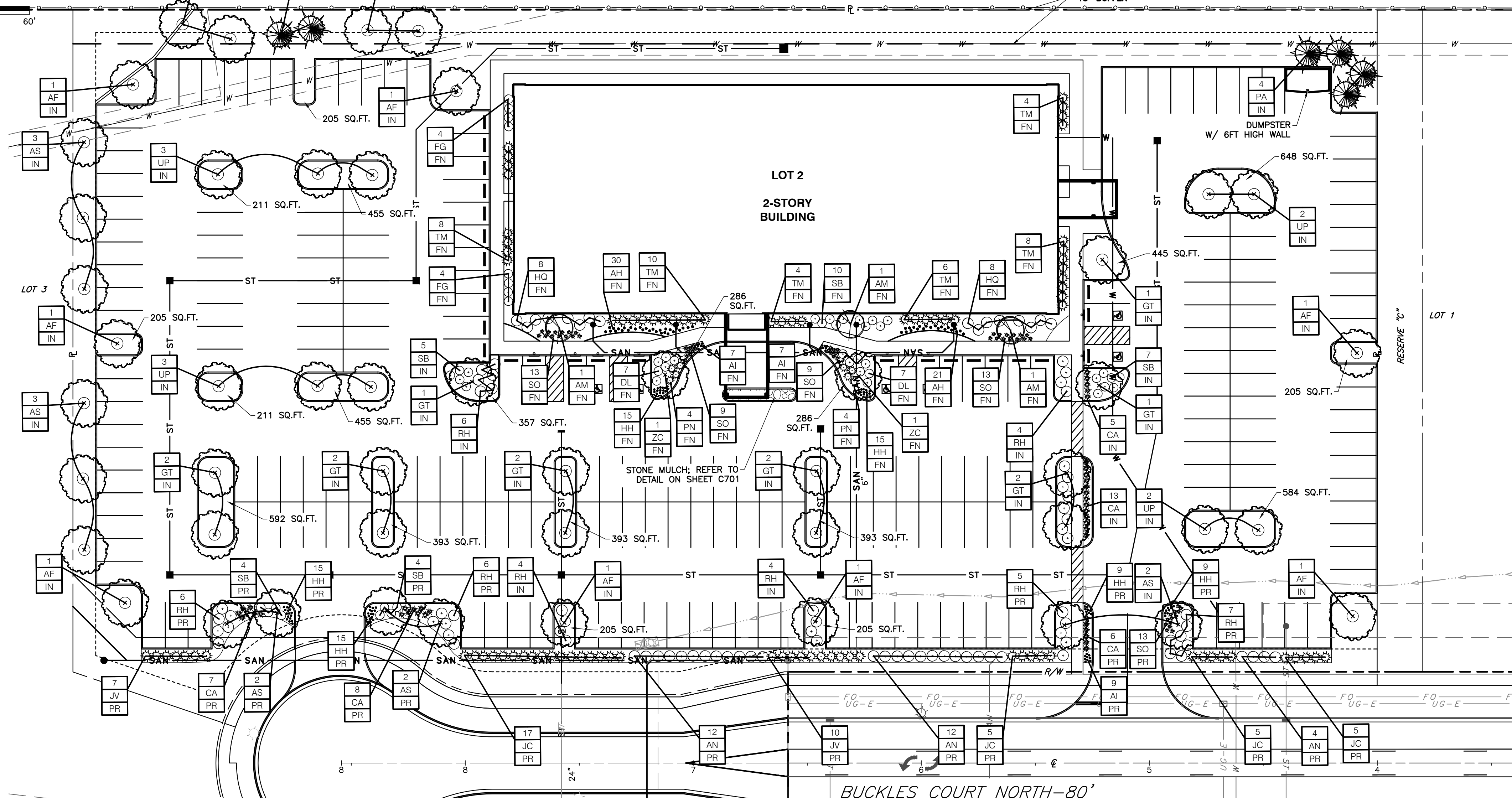
DRAWING NO.: **C200**

SHEET 1 OF 1

P:\310-000\314-272-CAD\DWG\314-272-DEVELOPMENT PLAN\314272-C102-C200 Development Plan.dwg (200) LS(6/28/2022 - abourhard) - LP: 6/2/2022 1:00 PM



SCALE IN FEET



LANDSCAPE PLAN
SCALE: 1"=30'

GENERAL LANDSCAPE NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
4. NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
5. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
6. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-2004", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
7. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
8. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
9. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
10. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
12. THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
14. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
15. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
16. STAKES AND OR CUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
17. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
18. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

SYMBOL	DESCRIPTION	PLANT QUANTITY	
		PLANT TYPE	REQ. LOCATION
FN	FOUNDATION PLANTINGS		
IN	INTERIOR PARCEL PLANTINGS		
PR	PARKING LOT REQUIRED PLANTINGS		
	STREET TREE PLANTINGS		

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	129 (128,545 FT ² /1,000 FT ² PER CALIPER INCH)
INCH REQUIRED	51.6 TREES (2-1/2" CALIPER)
SHADE TREE CALIPER PROVIDED	137.5 CALIPER INCHES
	55 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	0 TREES (VARIANCE REQUEST)

NO.	DATE	DESCRIPTION

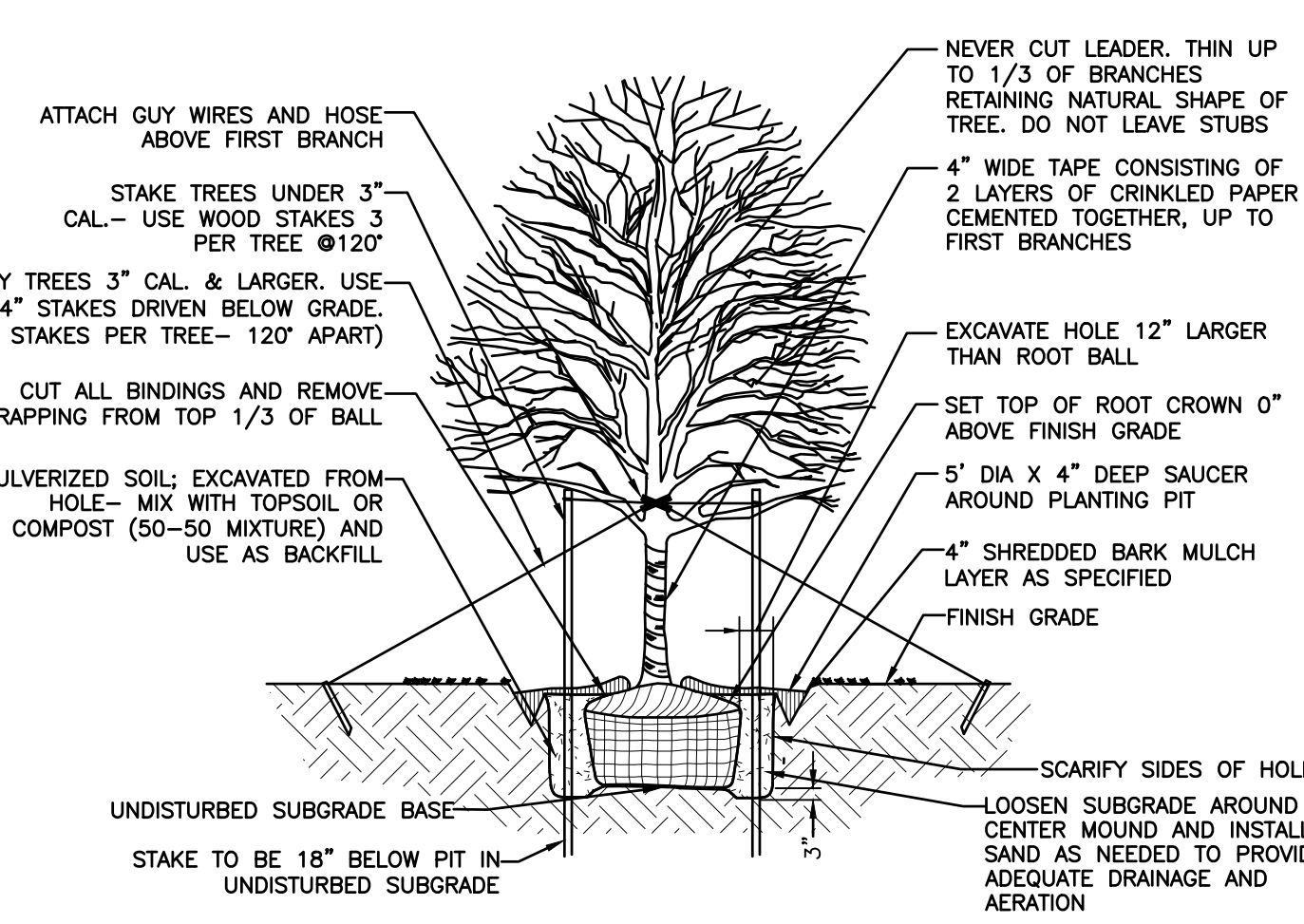
Civil & Environmental Consultants, Inc.
 250 W. Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
 614-540-6633 · 888-598-6808
 www.cecinc.com

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

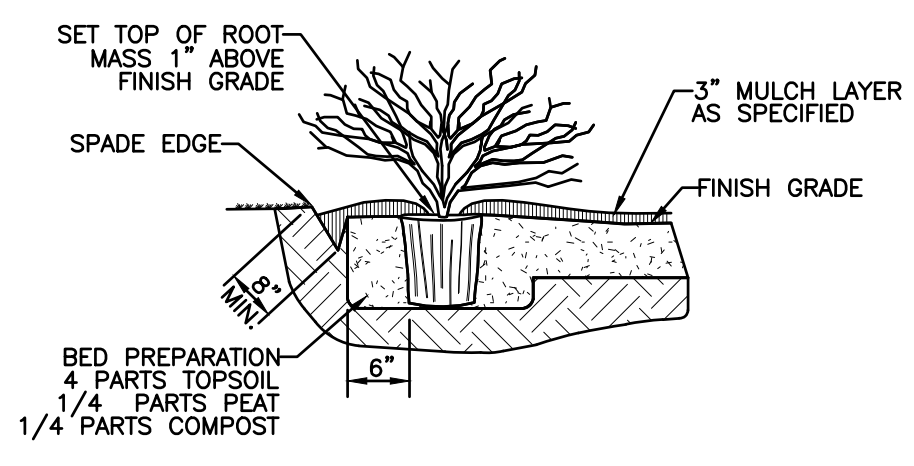
LANDSCAPE PLAN	
DATE:	MARCH 2022
DWG SCALE:	1"=30'
PROJECT NO.:	314-272
APPROVED BY:	BAB
DUIH	HKS

DRAWING NO. **C700**
 SHEET 1 OF 2

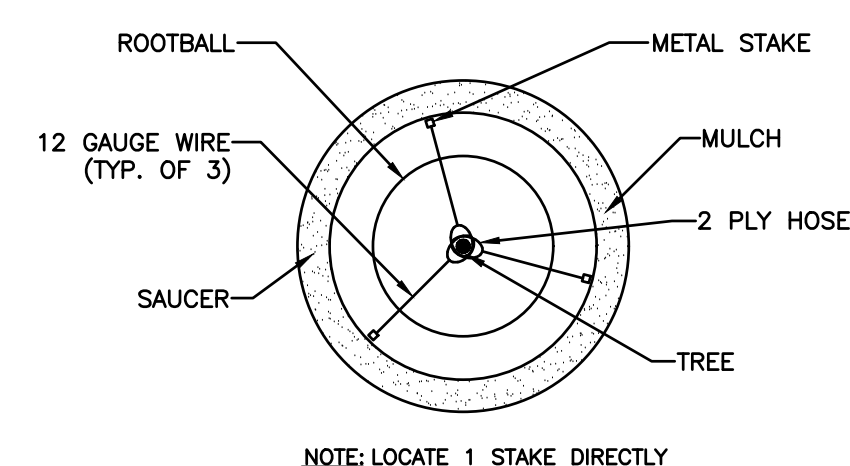
P:\310-000\314-272-CAD\DWG\C700 - LANDSCAPE PLAN\314272-C704-C700_Landscape Plan.dwg [C700] - LP - 6/2/2022 12:57 PM



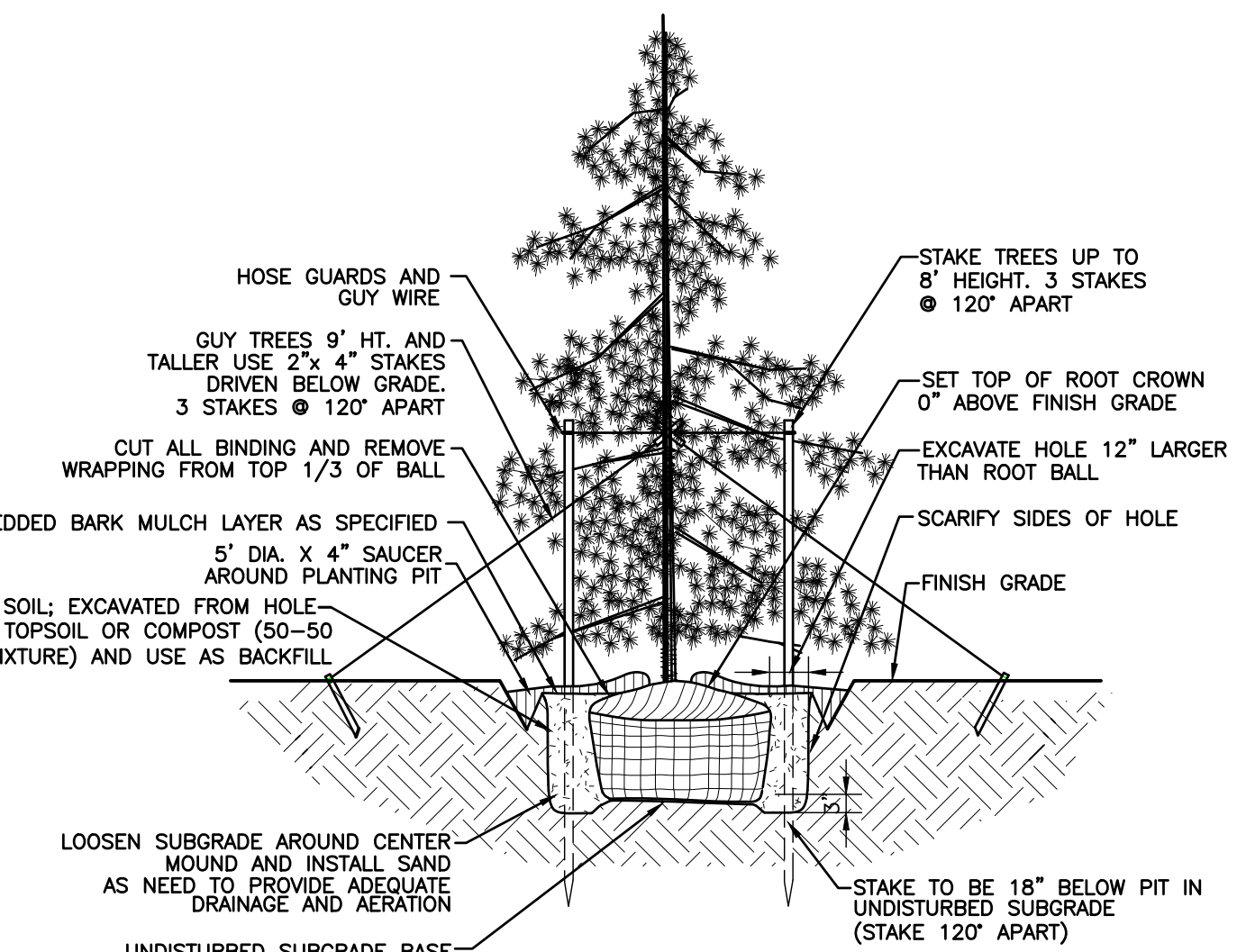
DETAIL 700 - SHADE TREE PLANTING DETAIL
NOT TO SCALE



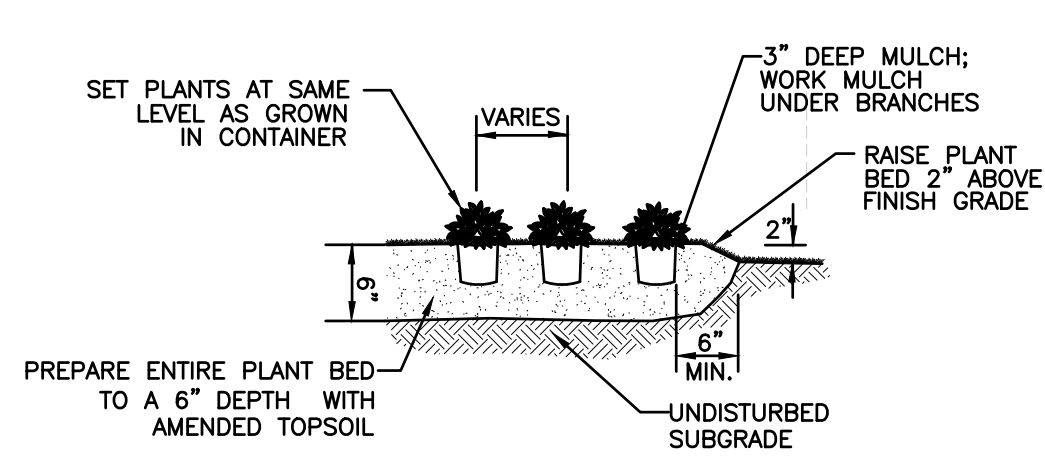
DETAIL 702- SHRUB/ SMALL TREE PLANTING DETAIL
NOT TO SCALE



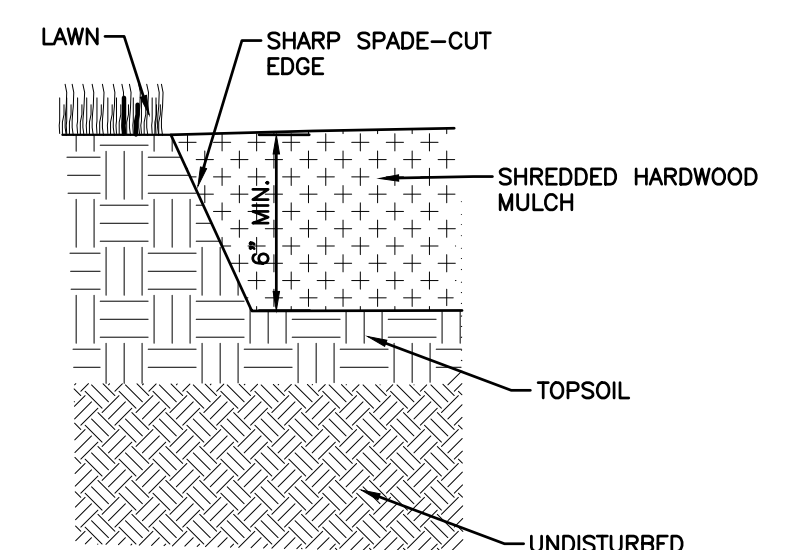
DETAIL 703 - TREE STAKING DETAIL
NOT TO SCALE



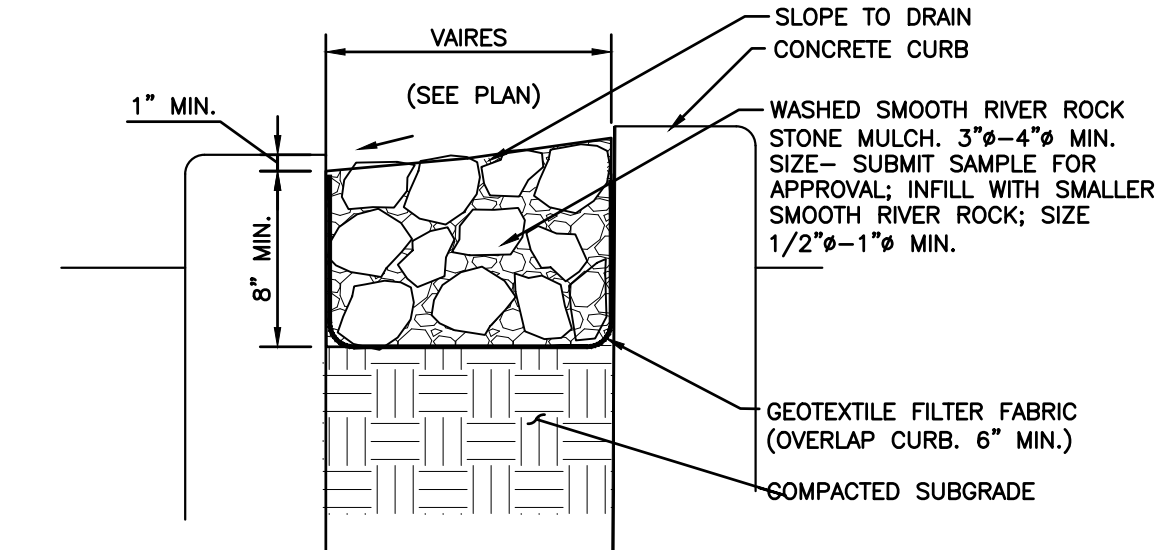
DETAIL 701 - EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



DETAIL 704 - ORNAMENTAL GRASS/ PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



DETAIL 705 - SPADE EDGING DETAIL
NOT TO SCALE



DETAIL 706 - STONE MULCH DETAIL
NOT TO SCALE

OVERALL PLANTING SCHEDULE									
TREE/ EVERGREENS SCHEDULE									
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE COND	REMARKS	HEIGHT AT MATURITY	SPREAD AT MATURITY	
+	AS	14	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5" Cal. B & B	Deciduous Tree	50'	50'	
+	AF	7	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal. B & B	Deciduous Tree	50'	25-30'	
+	AM	3	Amelecocher x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6"-8" Ht. Dump Form	Ornamental Tree	12-15'	10-12'	
+	GT	13	Gleditsia triacanthos 'Inermis Shademaster'	Shademaster Honeylocust	2.5" Cal. B & B	Deciduous Tree	50'	50'	
+	PA	6	Picea abies	Norway Spruce	6"-7" Ht. B & B	Evergreen Tree	40-50'	25-30'	
+	UP	10	Ulmus americana 'Princeton'	Princeton Elm	2.5" Cal. B & B	Deciduous Tree	50'	50'	
+	ZS	2	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" Cal. B & B	Deciduous Tree	40'	20-25'	
SHRUBS SCHEDULE									
+	AN	28	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokeberry	24" No. 7 Cont.	Deciduous Shrub	3'-4'	4'-5'	
+	DL	14	Dierilla x ssp 'Kodiak Orange'	Kodiak Orange Bush Honeysuckle	24" No. 5 Cont.	Deciduous Shrub	2'-3'	3'-4'	
+	FG	8	Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	18"-24" No. 7 Cont.	Deciduous Shrub	3'-4'	4'-5'	
+	HQ	16	Hydrangea quercifolia 'Pee Wee'	Pee Wee Dwarf Hydrangea	18"-24" No. 7 Cont.	Deciduous Shrub	3'-4'	4'-5'	
+	JC	32	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	12"-15" No. 5 Cont.	Evergreen Shrub	2'-3'	4'-5'	
+	JV	17	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	12"-15" No. 5 Cont.	Evergreen Shrub	2'-3'	4'-5'	
+	PN	8	Picea abies 'Nidiformis'	Bird's Nest Spruce	24" Ht. B & B	Evergreen Shrub	2'-3'	2'-3'	
+	RH	42	Rhus aromatica 'Gro Low'	Gro Low Sumac	18" No. 7 Cont.	Deciduous Shrub	3'-4'	4'-5'	
+	SB	30	Spiraea x bumalda 'Gold Flame'	Gold Flame Spiraea	24" No. 5 Cont.	Deciduous Shrub	2'-3'	3'-4'	
+	TM	40	Taxus x media 'Densiformis'	Densi Yew	24" No. 5 Cont.	Evergreen Shrub	4'-5'	4'-5'	
PERENNIALS/ GRASSES SCHEDULE									
•	AL	23	Allium lusitanicum 'Summer Beauty'	Summer Beauty Allium	12" No. 2 Cont.	Perennial	12"-18"	Space 18" O.C. 12"-18"	
•	AH	51	Amsonia hubrichtii 'Blue Ice'	Blue Ice Arkansas Bluesstar	12" No. 2 Cont.	Perennial	18"	Space 18" O.C. 18"	
•	CA	39	Calamagrostis x acutiflor 'Karl Foerster'	Karl Foerster Reed Grass	12"-18" No. 3 Cont.	Ornamental Grass	3'	3'	
•	HH	78	Hemerocallis ssp. 'Happy Returns'	Happy Returns Daylily	12" No. 2 Cont.	Perennial	18"	Space 18" O.C. 18"	
•	SO	70	Sporobolus heterolepis	Prairie Dropseed	12" No. 3 Cont.	Native Grass	2'-3'	2'-3'	

NO	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 • 888-698-6808
www.cecinc.com

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

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

DRAWING NO.: **C701**
SHEET 2 OF 2

P:\310-000\314-272-CAD\DWG\C701 - LANDSCAPE PLAN\314272-C104-C700 Landscape Plan.dwg(2/01) LSC(2/25/2022 - aburkard) - LP: 6/2/2022 12:57 PM



SOUTH WEST VIEW - BUCKLES COURT



SOUTH EAST VIEW - INTERSTATE 270

**NOTE:
LANDSCAPING SHOWN FOR ILLUSTRATION PURPOSES ONLY. REFER TO FINAL DEVELOPMENT
PLAN SHEET "LANDSCAPE PLAN - C700" BY C.E.C. FOR ACTUAL LANDSCAPE PROPOSED.**

MEDICAL OFFICE BUILDING CRESCENT AT CENTRAL PARK - LOT 2

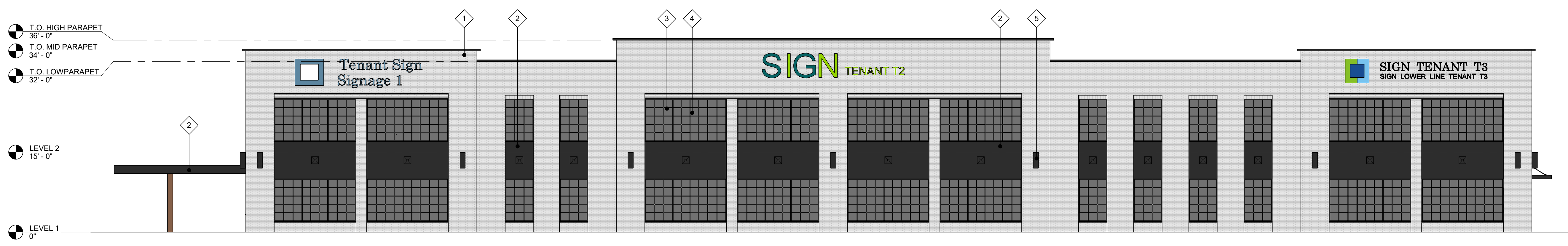


TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

CONCEPT RENDERS - 03/24/22

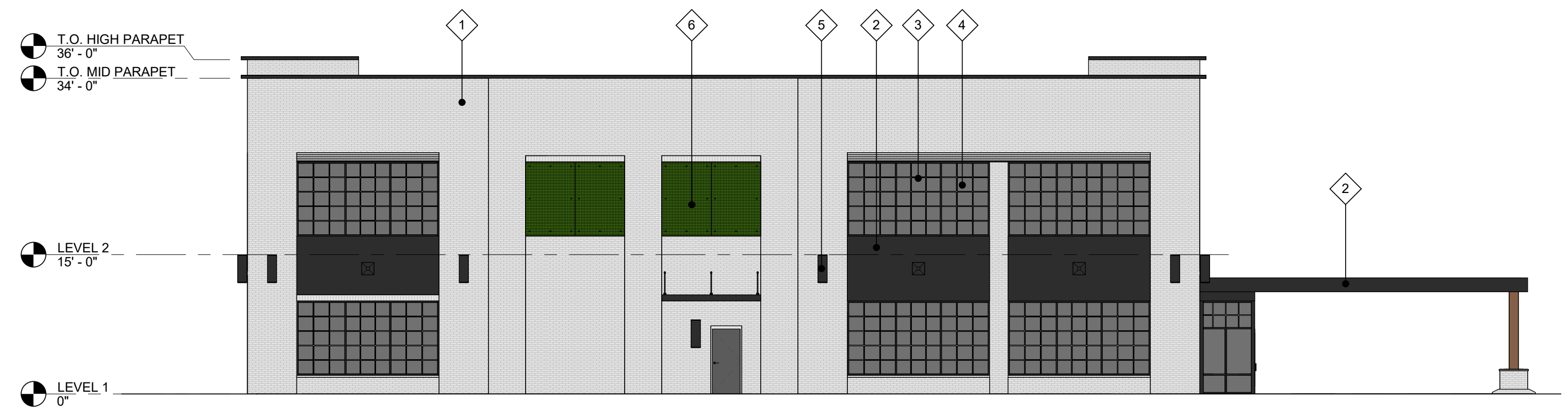


1 EXTERIOR ELEVATION (FRONT)
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION (REAR)
SCALE: 3/32" = 1'-0"

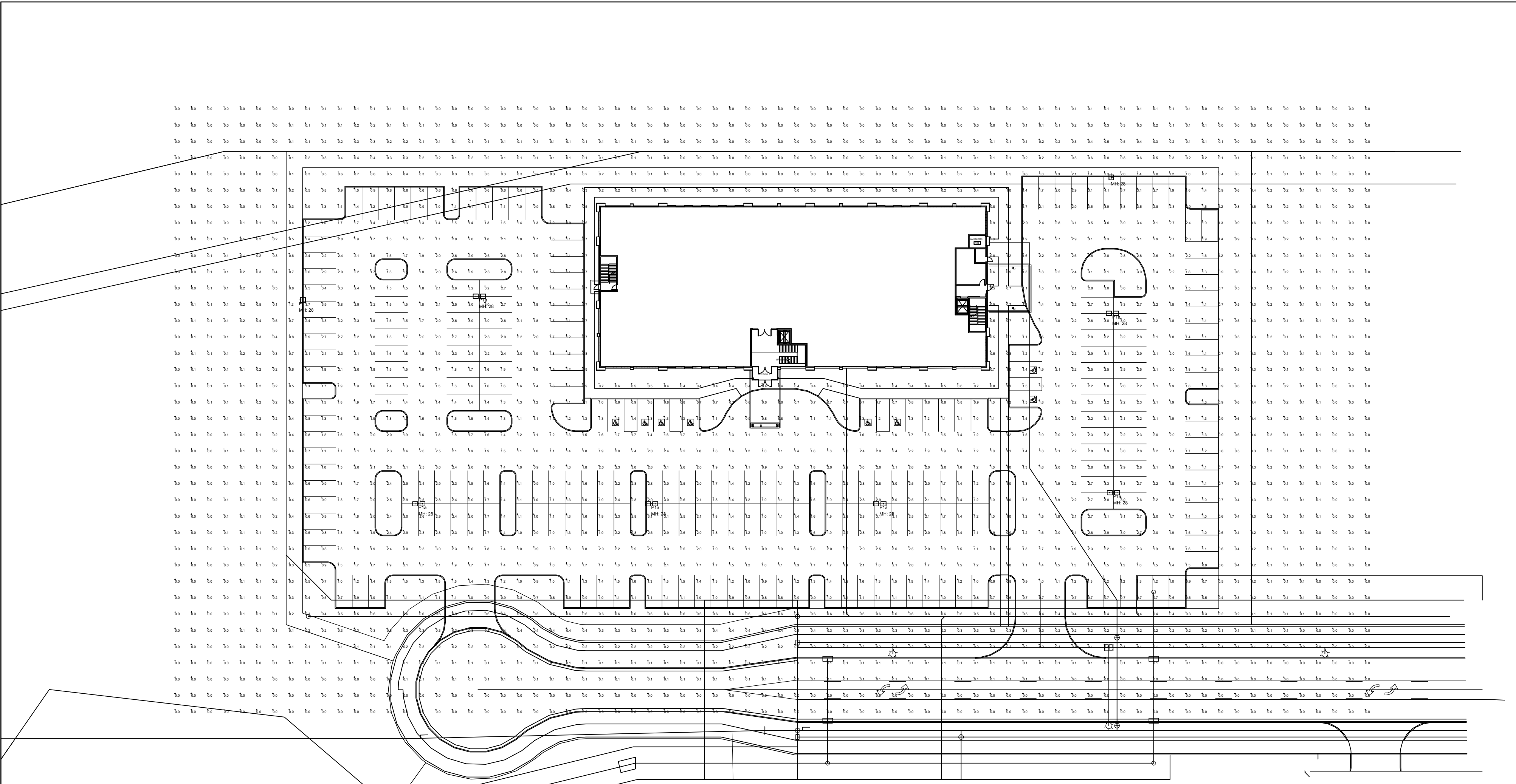
MATERIAL LEGEND	
◇	MATERIAL
1	FACE BRICK - BELDEN BRICK "ALASKA" WHITE VELOUR * W/MATCHING GROUT
2	METAL (INCLUDING DECORATIVE FLAT PANELS, AWNINGS & COPING) COLOR - BLACK
3	ALUMINUM STOREFRONT - KAWNEER TRIFAB 450 OR EQUAL; MANUFACTURES COLOR - BLACK
4	GLAZING - 1" INSULATING GLASS W/INTEGRAL MUNTIN PATTERN FOR SIMULATED DIVIDED LITE.
5	WALL SCONCE - HUBBEL CY1 TYPE "CB" COLOR - BLACK
6	LIVE WALL SCREEN: 6" x 6" WIRE SCREEN IN ALUMINUM FRAME. COLOR - POWDER-COAT BLACK



3 EXTERIOR ELEVATION (LEFT)
SCALE: 3/32" = 1'-0"



4 EXTERIOR ELEVATION (RIGHT)
SCALE: 3/32" = 1'-0"



PHOTOMETRIC SITE PLAN

Symbol	Qty	Label	Arrangement	Description	LLF	Fixture Voltage	Total Watts	Lumens/Lamp	[MANUFAC]
□	2	P	SINGLE	AR2-81L-700-4K7-3	0.900	277V	343.32	18,640	Hubbell Lighting
□	6	P1a	BACK-BACK	AR2-81L-700-4K7-4W	0.900	277V	2138.4	17,941	Hubbell Lighting
	8	P, P1a		25" ROUND POLE, BLACK					

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.86	4.1	0.0	N.A.	N.A.

LIGHTING

ARA2
ARCHITECTURAL AREA/STREET

FEATURES

- Tri-Brite Optics
- Available in Monochromatic Amber, 2700K, 3000K, 4000K and 5000K
- Type 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
- 10V dimming drivers standard
- IP20 optical assembly

CONTROL TECHNOLOGY

SPECIFICATIONS

CONSTRUCTION (CONTINUED)

ELECTRICAL

INSTALLATION

KEY DATA

Lumen Range	4,363-24,338
Efficiency Range (LPW)	88.7-178.2
Efficiency (LPW)	88.2-178.3
Typical Life (Hours)	1,700,000
Height	50 in 22.85 in
EPSE Size	3.25

LIGHTING

ARA2
ARCHITECTURAL AREA/STREET

ORDERING GUIDE

Symbol	Qty	Label	Arrangement	Description	LLF	Fixture Voltage	Total Watts	Lumens/Lamp	[MANUFAC]
□	2	P	SINGLE	AR2-81L-700-4K7-3	0.900	277V	343.32	18,640	Hubbell Lighting
□	6	P1a	BACK-BACK	AR2-81L-700-4K7-4W	0.900	277V	2138.4	17,941	Hubbell Lighting
	8	P, P1a		25" ROUND POLE, BLACK					

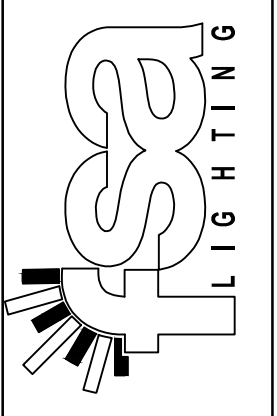
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.86	4.1	0.0	N.A.	N.A.

All intellectual property rights, including CAD drawings and related information, belong to Factory Sales Agency. The reproduction and use of this material is only authorized for purposes connected with specifications. The USER of this information is authorized to reproduce and distribute exact copies or exact extracts of CAD drawings for the sole purpose of detailing, using, and promoting the use of Factory Sales Agency products and systems. The information does not contain the full details required for construction. It is the USER'S responsibility to ensure full building performance specifications and to ensure specification and installation. Appropriate expert advice should always be obtained to ensure suitability of these drawings for your specific application. The USER is deemed to accept these terms of use. IF YOU DO NOT AGREE TO THE TERMS OF USE, DO NOT USE THE FACTORY SALES CAD DRAWINGS.

Date: 3/23/22
 Designed: TAS
 Drawn: TAS
 Checked: TAS
 Approved: TAS

MEDICAL OFFICE BUILDING CRESCENT AT CENTRAL PARK - LOT 2
 TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3
 CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO



File No.
 Drawing No. 4881
 Sheet 1 of 1









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 Burkhart, PE

Brian A. Burkhart, 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) Design Review/C of A

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 design review application cannot be approved until the final plat is approved by City Council.

6/2/22 - After further review, it has been determined that Chapter 1105.10 permits the approval of this application but does not allow approval of construction permits/applications until the plat is approved.

2. 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.

Fire District

3. 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.

Parks

4. Updates look appropriate. No additional comments.

Page 2 of 2
June 10, 2022
Re: Project Buckles Court North (Lot 2)
Buckles Court North (Lot2)

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