

14060011

File No. DR-14-2014

Fee: 53.05

Check or Receipt#: 117337

Supersedes File No.(s) _____

or none X

Initials: CAS

Scheduled Public Hearing Date: 7-9-14

Date Received 6-11-14

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
DESIGN REVIEW
CITY OF GAHANNA PLANNING COMMISSION**

***Required Information**

*Site Address 376 ABLER ROAD

*Parcel ID# 025-010194-80 *Zoning District ce

*Business Name SPEEDWAY *Contact JOHN SARANZAK

*Business Owner Name SPEEDWAY LLC *Phone# 937/408-1866

*Business Address 500 SPEEDWAY DRIVE, ENDON OHIO 45323

*Applicant Name JOHN SARANZAK *Applicant Email JDSARANZAK@SPEEDWAY.COM

*Applicant Full Address 500 SPEEDWAY DRIVE, ENDON OHIO 45323

*Applicant Phone# 937/408-1866 Applicant Fax# 937/863-6078

*Designer/ Architect/ Engineer _____

*Address _____ *Phone _____

*City/ State/ Zip _____ Fax _____

*D/A/E Representative _____ Title _____

*Design Review of: Site Plan Landscaping _____ Building Design Signage Other _____

*Special Information Regarding the Property and its Proposed Use: _____

Submission Requirements

- (1) Applicant is required to complete the checklist on the following pages.
- (2) Fee: \$50.00 for review plus \$.01 per square foot.
- (3) Eleven copies of plans: Two (2) copies of 24x36 (folded, **not rolled**, to 8 1/2 x 11 inch size prior to submission) & nine (9) 11x17.
- (4) Submit one (1) reduced drawing suitable to an 8 1/2 x 11 inch size.
- (5) Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
- (6) Submit a detailed list of materials.

*Note: This application will not officially be accepted until **all** items listed above have been received.
 **Note: Planning Commission members and/or City Staff may visit the property prior to the hearing to review the application. 117337

*Applicant's Signature _____ *Date _____

APPROVAL

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: _____

Planning & Zoning Administrator

Date

Note: All correspondence will be to applicant above unless otherwise stated.

Revised April 2012

RECEIVED
JUN 11 2014

BY: CAS

PAID
JUN 11 2014

BY: CAS CHK #

SUBMITTAL REQUIREMENTS

	Applicant Or Agent	Planning & Zoning Administrator
I. GENERAL REQUIREMENTS		
A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 1/2 x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation, the Commission does appreciate the use of the audio visual system whenever possible.	A. _____	_____ ✓
B. Eleven (two 24x 36, nine 11x 17) black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission.	B. ✓ _____	_____ ✓
C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.	C. ✓ _____	_____ ✓
D. Materials List	D. ✓ _____	_____ ✓
II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)		
A. Site Plan. A site plan is required containing the following information:		
1. Scale and north arrow,	1. ✓ _____	_____ ✓
2. Project name and site address;	2. ✓ _____	_____ ✓
3. All property and street pavement lines;	3. ✓ _____	_____ ✓
4. Existing and proposed contours;	4. _____	_____
5. Gross area of tract stated in square feet;	5. ✓ _____	_____ ✓
6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);	6. ✓ _____	_____ ✓
7. The designation of required buffer screens (if any) between the parking area and adjacent property;	7. ✓ _____	_____
8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);	8. ✓ _____	_____
9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;	9. ✓ _____	_____ ✓
10. Identify photograph location;	10. _____	_____
11. Location of all existing and proposed building on the site	11. ✓ _____	_____ ✓
12. Location of all existing (to remain) and proposed lighting standards.	12. ✓ _____	_____ ✓
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);	13. ✓ _____	_____

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14.

15. Provide lot coverage breakdown of building and paved surface areas.

15. _____

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

- 1. Scale;
- 2. Changes in ground elevation;
- 3. All signs to be mounted on the elevations;
- 4. Designation of the kind, color, and texture of all primary materials to be used;
- 5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1. _____
2. _____
3. _____
4. _____
5. _____

C. Optional requirements at discretion of Planning Commission.

- 1. Scale model.
- 2. Section Profiles.
- 3. Perspective drawing.

1. _____
2. _____
3. _____

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

D.

at Mtg

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

- 1. All size specifications;
- 2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
- 3. Materials, colors, and manufacturer's cut sheet;
- 4. Ground or wall anchorage details.

1.
2.
3.
4. _____



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the applicant JOHN SARANZAK
(Please Print - Applicant Name)

_____ for SPEEDWAY LLC
(Business Name and/or Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You, as the applicant, also agree that any necessary change to the project must go back through Planning Commission process to amend the plans.

Applicant Signature [Handwritten Signature]
(Applicant Name/Applicant Representative)
Date 6-9-14



Lilly A Woolverton
Notary Public, State of Ohio
My Commission Expires 12-12-2016

[Handwritten Signature]
(Signature of Notary)
6-9-14
(Date)

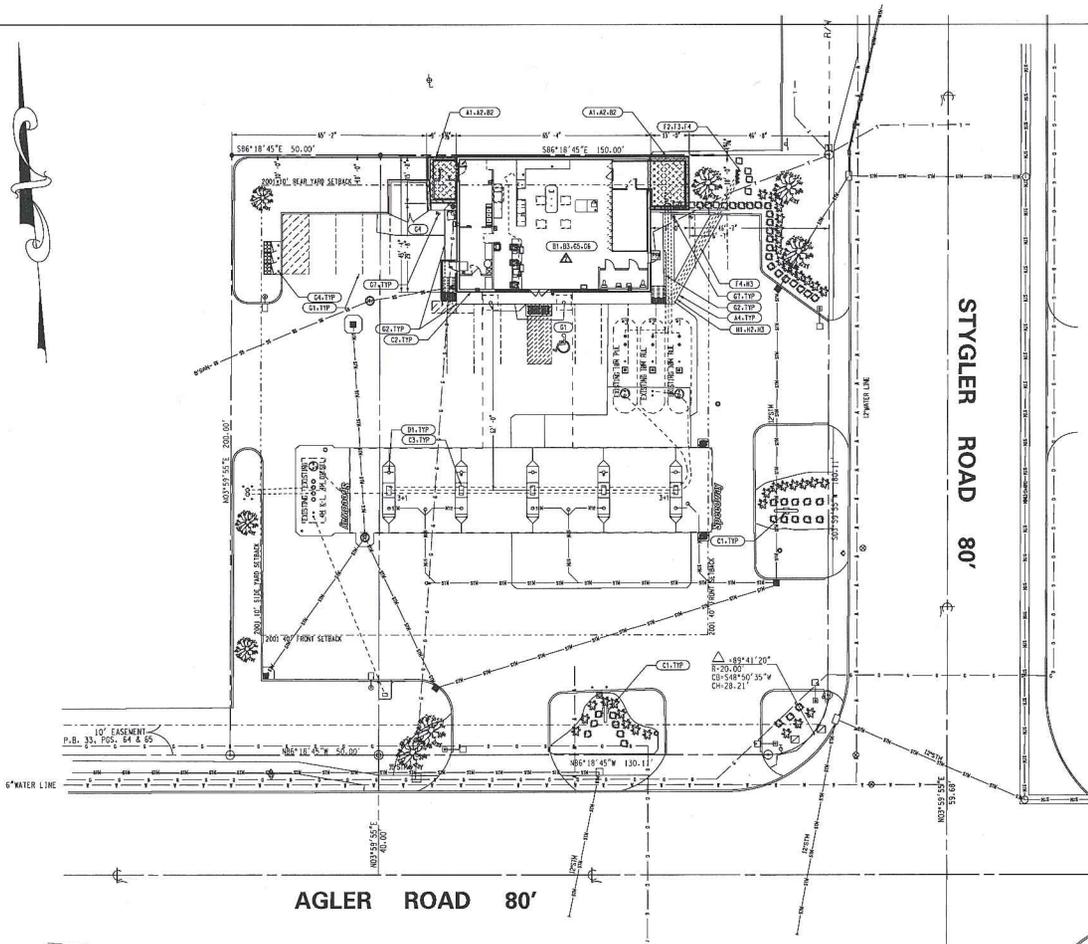
Stamp/Seal

MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick	PALMETTO BRICK	OLDE MARLBOROUGH	
Gutters and Downspouts			
Lighting	EVERBRITE SIGNS		
Roofing			
Siding			
Signs	EVERBRITE SIGNS	RED / GREEN	
Stucco			
Trim			
Windows			

Planning Commission Information for All Applicants

1. All required information must be submitted with the application. The Tuesday, four (4) weeks prior to the Public Hearing Date, by 5:00 p.m., is the deadline for acceptance of all applications. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present.
3. Reduced drawings suitable to an 11x17 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.
4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.
5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include mailing name and address of property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.
7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also notate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ www.gahanna.gov/departments/development/planning.asp under Code Ordinances.
10. Planning Commission members may visit the property prior to the hearing to review the application.



- GENERAL NOTES**
- GENERAL SCOPE OF WORK INCLUDES: BUILDING REMOVAL, EXTERIOR IMAGE, COOLER EXPANSION AND 10 SIGN L.E.D. UPGRADE. SEE NOTES, PLOT PLAN, BUILDING PLANS AND OWNER'S SPECIFICATIONS.
- ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- RESTORE TO ORIGINAL OR BETTER CONDITION ALL AREAS RESTORED BY CONSTRUCTION. UPON COMPLETION, POWER WASH ALL PAVING TO OWNER'S SATISFACTION. SHOW ALL MODIFIED PIPING THROUGH PLOTS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON 3/4" SCALE. QUANTITIES LISTED TO BE ADJUSTED TO OWNER'S REPRESENTATIVE'S WORK COMPLETION.
- UTILITY AND PIPING LOCATIONS SHOWN ARE APPROXIMATE. DO NOT USE DRAWINGS TO SCALE UTILITY LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES AND UTILITY PROVIDER NOTIFICATION PRIOR TO EXCAVATION.
1. SITE PREPARATION/DEMOLITION
 2. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY UTILITY DISCONNECTIONS AND CONNECTIONS. COORDINATE WITH OWNER'S REPRESENTATIVE.
 3. REMOVE SOILS AS NECESSARY TO COMPLETE PROPOSED CONSTRUCTION. ANY IMPACTED SOILS ENCOUNTERED SHALL BE LOADED DIRECTLY ONTO DUMPSTRT TRUCKS AND DISPOSED OF OFF SITE AS DIRECTED BY OWNER'S REPRESENTATIVE.
 4. NOTE NOT USED.
 5. CUT, REMOVE AND PROPERLY DISPOSE OF CONCRETE AND ASPHALT NECESSARY FOR CONSTRUCTION ACTIVITIES. ALL MATERIALS REMOVED DURING CONSTRUCTION SHALL BE DISPOSED OF OFF SITE AS DIRECTED BY OWNER'S REPRESENTATIVE.
 6. BUILDING INTERIOR
 7. REMOVE EXISTING BUILDING.
 8. INSTALL NEW COOLER.
 9. INSTALL NEW CONDENSERS. REUSE ABANDONED ROOF COOLER LOCATIONS AS AVAILABLE. CONSULTANT TO REVIEW EXISTING ROOF STRUCTURE TO ACCOMMODATE NEW CONDENSERS AND SCREENING FOR ALL CONDENSERS PER CITY REQUIREMENTS.
 10. EXTERIOR APPEARANCE
 11. UPGRADE EXISTING L.E.D. SIGNS WITH NEW L.E.D. FIXTURES. SIGN AREAS WILL NOT INCREASE AS PART OF THIS UPGRADE.
 12. PAINT BLUE/BLACK BUILDING ACCESS BAND WIDTH.
 13. INSTALL NEW DISPENSER GRAPHICS ON EXISTING DISPENSERS.
 14. CANOPY
 15. INSTALL 145 CANOPY COLUMN THROUGH DECALS/SIGNS. LANE IDENTIFIERS: 1101 LANE NUMBERS, 141 DIESEL.
 16. DISPENSER
 17. NOTE NOT USED.
 18. TANKS AND PRODUCT PIPING
 19. NOTE NOT USED.
 20. CONTRACTOR SHALL FINISH AND INSTALL ALL MATERIAL AS INDICATED ON SERIES STD-PO SERIES DRAWINGS.
 21. ALL NEW INSTALLATIONS AND MODIFICATIONS TO THE UNDERGROUND STORAGE TANK SYSTEM SHALL COMPLY WITH PEI HP900-S, PEI HP900-PP, AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
 22. EXTEND EXISTING VENT PIPING.
 23. INITIAL SECTION OF NEW CONTRACTOR SUPPLIED 4" SINK WILL FIT THROUGH VENT PIPING IN ACCORDANCE WITH LATEST LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARD DRAWING STD-PP-1. INSTALL TANK SINK HOLDER IN VENT BLOWER. CONSTRUCTION TO RELIEVE VENT STACKS A MINIMUM OF 10' FROM ELECTRICAL EQUIPMENT AND EXISTING BUILDING STRUCTURES.
 24. YARD
 25. PAINT INDICATED HANDICAP SPACES AND INSTALL SIGNAGE FOR APPLICABLE CODES. PAINT ALL OTHER PARKING SPACES YELLOW.
 26. PAINT EDGE OF SIDEWALK WHITE/YELLOW STRIPES. THE ENTIRE VERTICAL FACE OF THE SIDEWALK SHALL BE PAINTED INCLUDING 4" ON TO THE TOP OF SIDEWALK EXCEPT WHERE GRADES ARE FLUSH AT HANDICAP RAMPS AND ADJACENT TO NON-PAVED SURFACES.
 27. NOT USED.
 28. PAINT GUARD POSTS RED PER OWNER'S SPECIFICATIONS. REPLACE IF REQUIRED PER DETAIL ON STANDARD DRAWING STD-05-1.
 29. INDICATE EQUIPMENT AND SALES TRUCK FROM 8-TO-10 TO SALES TRUCKS PER OWNER'S REPRESENTATIVE DIRECTION.
 30. INDICATE EXISTING EQUIPMENT AS DIRECTED BY OWNER'S REPRESENTATIVE.
 31. INSTALL NEW GUARD POSTS/BOLLARDS AS SHOWN PER DETAILS ON DRAWING STD-05-1. PAINT RED PER SPECIFICATIONS.
 32. PAVING DETAILS
 33. REPAIR AND REPLACE CONCRETE PAVEMENT AS NECESSARY TO COMPLETE PROJECT PER OWNER'S REPRESENTATIVE.
 34. REPAIR AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO COMPLETE PROJECT PER OWNER'S REPRESENTATIVE.
 35. PATCH TRENCHES IN CONCRETE AREAS WITH 5" THICK NORMAL STRENGTH CONCRETE AND TRENCHES IN ASPHALT AREAS USING 4" THICK MEDIUM STRENGTH CONCRETE WITH A 1" ASPHALT FINISH SURFACE. PATCH MATERIAL SHALL MATCH EXISTING MATERIAL PER DIRECTION OF OWNER'S REPRESENTATIVE. REMOVE AND REPLACE PAVEMENT ADJACENT TO TRENCH AS NECESSARY TO MAINTAIN WIDTH OF TRENCH. PATCH SHALL BE FINISHED TO MATCH EXISTING SURFACE. SEE STANDARD DRAWING STD-05-1 FOR DETAILS.

- A. CONTRACTOR'S NOTES**
1. THESE DRAWINGS ARE SCOPE DOCUMENTS INDICATING THE GENERAL PROJECT CONCEPT, DIMENSIONS OF THE PROJECT, MAJOR ARCHITECTURAL ELEMENTS AND BASIC ORGANIZATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY DESCRIBE OR INDICATE ALL MATERIALS OR WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE PROJECT. THE GENERAL CONTRACTOR AND ANY AND ALL SUBCONTRACTORS, IS RESPONSIBLE FOR FURNISHING ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE PROPOSED PROJECT. THE PLAN DESIGNER IS NOT RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR(S) TO EXECUTE NECESSARY WORK AND SUPPLY REQUIRED MATERIALS FOR PROPER COMPLETION OF THIS PROJECT ACCORDING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS. THE DESIGNER MAKES NO WARRANTY SAID OR IMPLIED IN THESE CONSTRUCTION DOCUMENTS. ALL CHANGES WITH REGARD TO SCOPE OF THESE DOCUMENTS SHALL BE FINALIZED WITH THE DESIGNER AND OWNER AND COMMUNICATED IN WRITING TO THE CONTRACTOR(S).
 2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ELECTRICAL SERVICE FOR AND MAKING NEW CONNECTIONS TO ANY AND ALL NEW EQUIPMENT PER APPLICABLE LOCAL AND STATE CODES. CONTRACTOR SHALL ENSURE THAT THE ADDITION OF THE NEW EQUIPMENT WILL NOT OVERLOAD ANY EXISTING CIRCUITS AND/OR ELECTRICAL PANELS. CONTRACTOR SHALL NOTIFY EXISTING ELECTRICAL SERVICE, INCLUDING MODIFICATION TO OR REPLACEMENT OF ELECTRICAL PANEL(S) TO ENSURE SERVICE IS IN ACCORDANCE WITH LOCAL AND STATE CODES. ANY AND ALL MODIFICATIONS TO THE EXISTING ELECTRICAL SYSTEM SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
 3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLUMBING SERVICE FOR AND NEW CONNECTIONS TO ANY AND ALL NEW EQUIPMENT PER APPLICABLE LOCAL AND STATE CODES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PLUMBING DETAILS TO CREATE A COMPLETE AND OPERATING SYSTEM PER LOCAL AND STATE CODES. ANY MODIFICATIONS TO THE EXISTING PLUMBING SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
 4. PROPERTY FEATURES AND APPURTENANCES FROM DRAWINGS OF RECORD.



Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION
1	10/15/2024	PROPOSED PLOT PLAN
2	10/15/2024	REMODEL
3	10/15/2024	REMODEL
4	10/15/2024	REMODEL
5	10/15/2024	REMODEL
6	10/15/2024	REMODEL
7	10/15/2024	REMODEL
8	10/15/2024	REMODEL
9	10/15/2024	REMODEL
10	10/15/2024	REMODEL

PROPOSED PLOT PLAN
REMODEL
 48'-4" X 80'-0" BUILDING
 2776 AGLER ROAD & STYGLER ROAD
 FRANKLIN COUNTY
 GAHANNA, OHIO

STAKE OR #5118
 BLOCK NO.
 VERSION OR #71988
 PROJECT ID
 SCALE 1" = 20'-0"
 DESIGN TEAM DATE
 OWNER: STEVE WELLS BWSW
 PLUMBER: J. SARANZAK BWSW
 OWNER: DICK, J.W. BWSW
 DESIGN NO. #5118-P2

Speedway®
 Prepared by:
 Engineering and Construction Dept.
 Elion, OH 43021

DATE PLOTTED: 10/15/2024 10:00 AM
 PLOTTER: HP DesignJet T1100PS
 PLOT SCALE: 1" = 20'-0"



CITY OF GAHANNA
STAFF COMMENTS

FILE: DR-14-2014, V-11 -2014
SUNGARD: 14060011, 14060012
PROJECT: Speedway, LLC
ADDRESS: 376 Agler Road
APPLICANT: John Saranzak, Speedway LLC

ZONING COMMENTS

The applicant requests approval of a variance to:

- Install LED panels in two existing signs
- Allow the existing building to encroach into the 10' rear yard setback
- Allow two cooler/freezer additions to be constructed with a 0' rear yard setback

Precedent has been set to allow electronic gas price signs in other areas of the city.

1165.12 VARIANCES AND APPEALS.

(a) Variance Procedure. This section shall not apply to temporary signs as defined in Section 1165.07 of this chapter.

(1) The standard for granting a variance which relates solely to area requirements is a lesser standard than that applied to variances which relate to use. An application for an area variance need not establish unnecessary hardship; it is sufficient that the application show practical difficulties.

In determining whether a property owner seeking an area variance has encountered practical difficulties, Planning Commission shall consider and weight the following factors.

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);
- E. Whether the property owner purchased the property with the knowledge of





CITY OF GAHANNA

the zoning restriction;

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

H. Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and

I. Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

(2) In granting such variance, the Planning Commission may specify the size, type and location of the sign, and impose such other reasonable terms, restrictions and conditions as it may deem to be in the public interest.

Extensive research has been done to determine how/why the north façade of the building is at a 0' setback from the property line. While many variances were located, none dealt with the rear setback. In order to give this building a "clean slate", the applicant is asking for a variance to the existing setback. The request is being made also for the two cooler/freezer additions on the north east and north west corners of the existing building that they too are permitted to have a 0' rear setback to be in line with the north façade of the existing building.

1131.04 PUBLIC HEARING.

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

(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.

The additions are dimensioned on the plan, and will be constructed of brick to match the existing building.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230



CITY OF GAHANNA
STAFF COMMENTS

FILE: DR-14-2014, V-11 -2014
SUNGARD: 14060011, 14060012
PROJECT: Speedway, LLC
ADDRESS: 376 Agler Road
APPLICANT: John Saranzak, Speedway LLC

We have no comments as related to stormwater management, water distribution,
or sanitary sewer collection.

Respectfully Submitted By: Jeff Feltz





CITY OF GAHANNA
STAFF COMMENTS

FILE: DR-14-2014, V-11 -2014
SUNGARD: 14060011, 14060012
PROJECT: Speedway, LLC
ADDRESS: 376 Agler Road
APPLICANT: John Saranzak, Speedway LLC

No comments on general concept for the plans.

Respectfully Submitted By:

*Kenneth W. Fultz P.E.
Chief Building Official*





CITY OF GAHANNA

STAFF COMMENTS

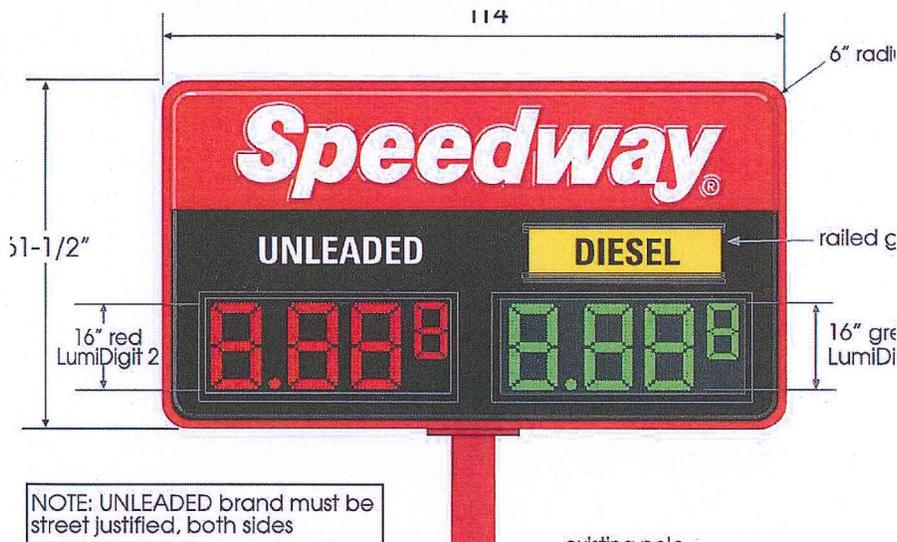
FILE: DR-14-2014, V-11 -2014
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PROJECT: Speedway, LLC
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Planning and Development

The applicant is proposing interior and exterior renovations to the Speedway located at 376 Agler Road. Exterior renovations include new signage and freezers. The request for LED price panels requires variance approval pursuant to Chapter 1165. Additional variances to setbacks are required for the coolers and existing building.

The site is located within the West Gahanna Study area boundary. As such, development proposals are guided by the Study. The Study makes recommendations regarding type, size, and location of signs. Low-profile ground signs are encouraged but not required. The applicant proposes the LED sign on an existing pole.

Proposed Sign



It is staff's opinion that the proposed sign and variance, while not in-line with the recommendation of the Study, is consistent with other signage within the general area.



CITY OF GAHANNA

The exterior elements of the coolers will consist of Olde Marlborough colored bricks which will match the existing building façade. Please refer to the application materials for building façade pictures.

Michael Blackford
Deputy Director of Planning and Development