



DEVELOPMENT PLAN APPLICATION SUMMARY



File Number	DP-26-2
Property Address	350 STYGLER RD N GAHANNA, OH 43230
Parcel ID	025-001937
Zoning District	RI - Restricted Institutional
Project/Business Name	Middle School West Addition
Applicant	Carrie Smith
Description of the Request	Addition of competition gym and associated locker rooms and facilities



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

A handwritten signature in black ink, appearing to read "Kevin Klingler", written over a horizontal line.

(property owner/acting agent signature)

Kevin Klingler

(printed name)

1.7.2026

(date)

A handwritten signature in black ink, appearing to read "Carrie Smith", written over a horizontal line.

(applicant signature)

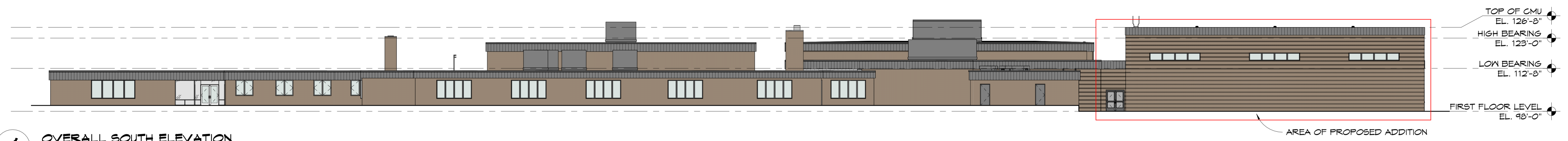
Carrie Smith

(printed name)

1.7.2026

(date)

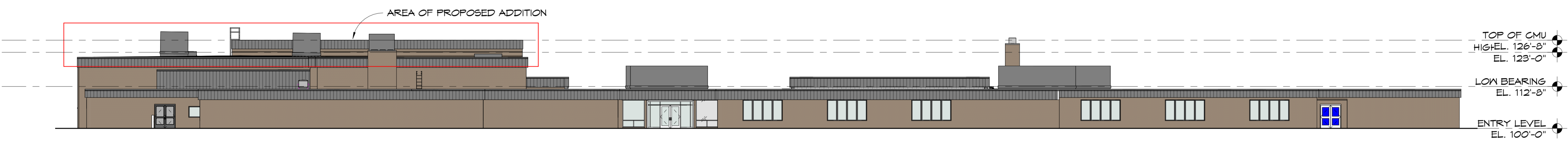
<p>Alhaji Faal 235 McCutcheon Rd Gahanna OH 43230 PPN: 025-004766-00</p>	<p>John Hastings 409 Armor Hill Dr Columbus OH 43230 PPN: 025-004765-00</p>
<p>Alexander Herzog 399 Armor Hill Dr Columbus OH 43230 PPN: 025-004764-00</p>	<p>Alawn Jordan 393 Armor Hill Dr Columbus OH 43230 PPN: 025-004763-00</p>
<p>Tammie Evans 385 Armor Hill Dr Columbus OH 43230 PPN: 025-004762-00</p>	<p>Mitzi Cover 373 Armor Hill Dr Gahanna OH 43230 PPN: 025-004761-00</p>
<p>Leon Mehnert 367 Armor Hill Dr Columbus OH 43230 PPN: 025-004760-00</p>	<p>Anthony Sgro 169 East Lincoln St Columbus OH 43215 PPN: 025-004759-00</p>
<p>Timothy Thomas 353 Armor Hill Dr Columbus OH 43230 PPN: 025-004758-00</p>	<p>Michael Holmes 345 Armor Hill Dr Columbus OH 43230 PPN: 025-004757-00</p>
<p>Brian Dixon 339 Armor Hill Dr Columbus OH 43230 PPN: 025-004756-00</p>	<p>David Burgoon 331 Armor Hill Dr Columbus OH 43230 PPN: 025-004755-00</p>
<p>Jimmie Davis 323 Armor Hill Dr Columbus OH 43230 PPN: 025-004754-00</p>	<p>Robert Ball 240 Chapelfield Rd Gahanna OH 43230 PPN: 025-004753-00</p>



4 OVERALL SOUTH ELEVATION
1/16" = 1'-0"



3 OVERALL NORTH ELEVATION
1/16" = 1'-0"



2 OVERALL WEST ELEVATION
1/16" = 1'-0"



1 OVERALL EAST ELEVATION
1/16" = 1'-0"

ELEVATIONS

GJPS MIDDLE SCHOOL WEST
ADDITION AND RENOVATION
350 N Stygler Rd, Gahanna, OH 43230

PREPARED FOR:
GAHANNA-JEFFERSON PUBLIC SCHOOLS
630 MORRISON ROAD
GAHANNA, OHIO 43230

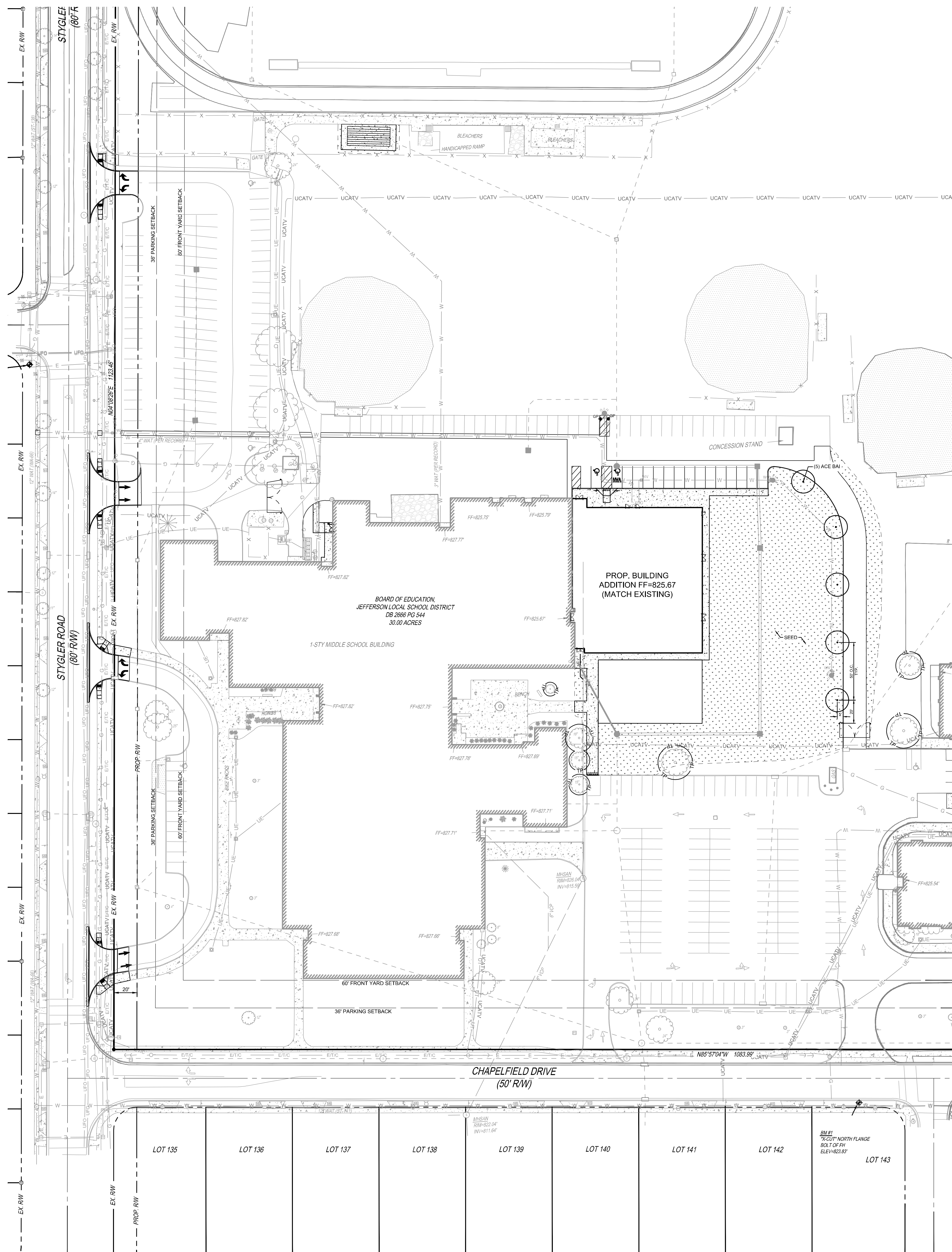


CMR SCHEMATIC DESIGN SET -
9/16/2025
CMR DESIGN DEVELOPMENT SET -
1/16/2026
PLANNING AND ZONING
SUBMISSION - 1/23/2026

COMM. NO.: 2535

FDP2

SIGNED _____ DATE 1/6/2026



PLANTING NOTES

- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
- ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
- SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
- ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
- THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF AMERICANHORT.
- PRIOR TO ORDERING PLANT MATERIAL, THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN, LABELS, AND PLANT SCHEDULE.

LEGEND

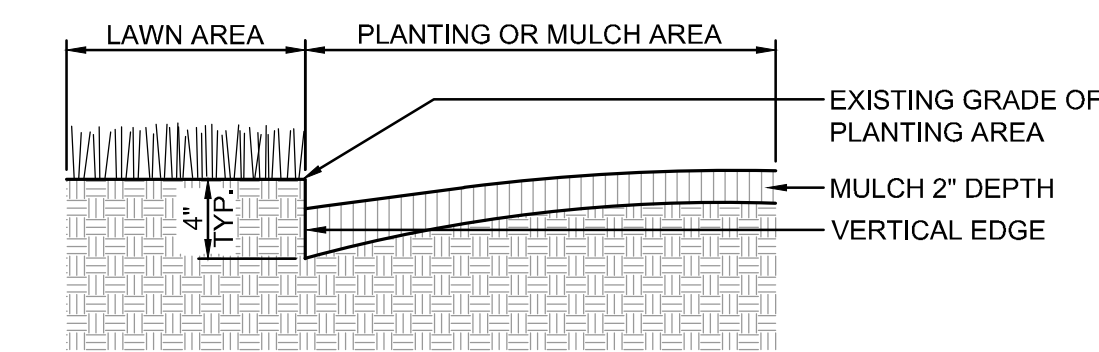
- PROPERTY LINE
- STANDARD CONCRETE TYP. SEE CIVIL DRAWINGS
- TURF GRASS
- DECIDUOUS TREE, TYP.
- EXISTING TREES TO REMAIN, PROTECT IN PLACE
- TREE PROTECTION

GAHANNA, OHIO LANDSCAPE ZONING REQUIREMENTS

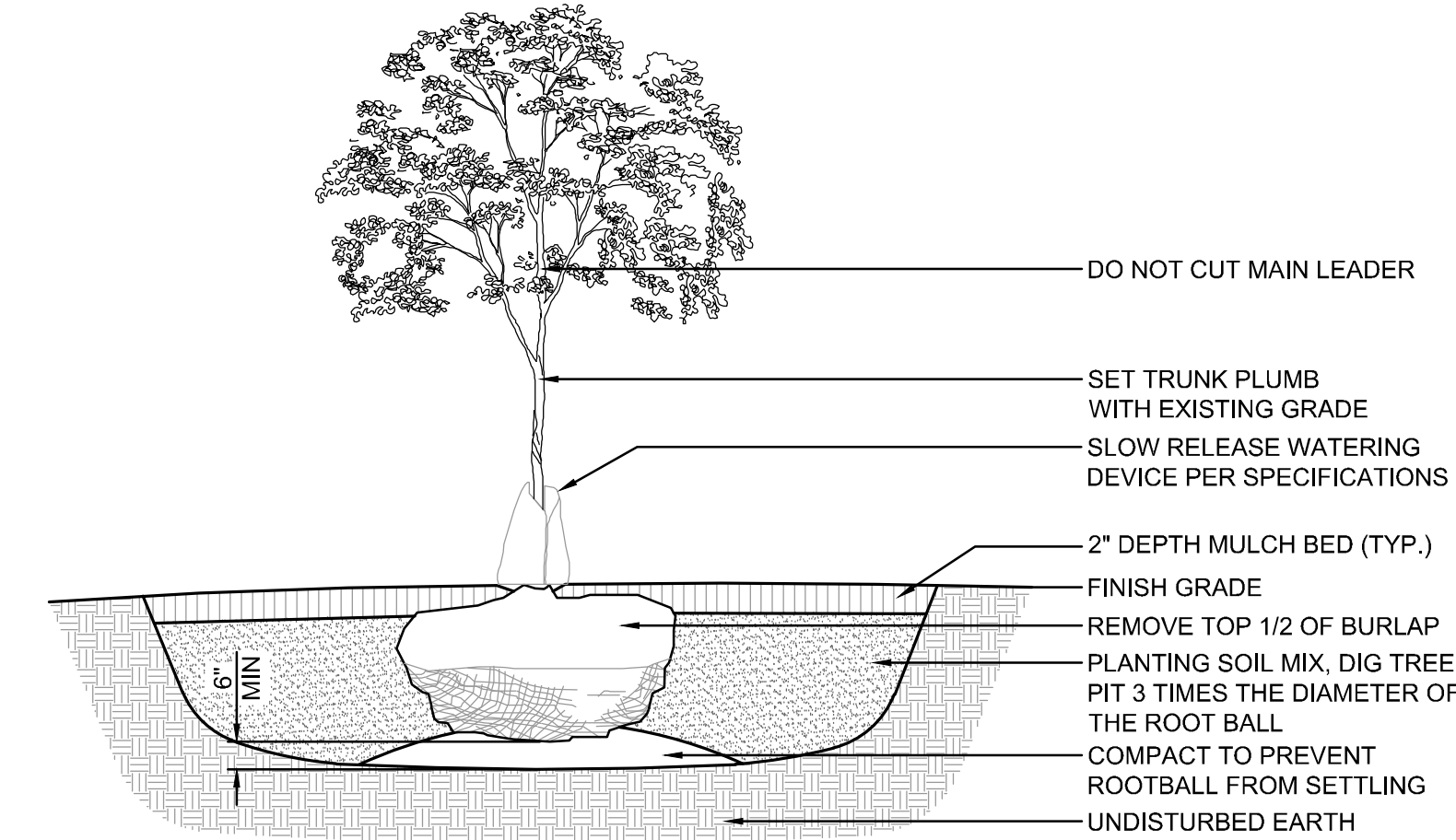
	REQUIRED	PROPOSED
TREES (914.05)		
TREES REQUIRED	ALL PROJECTS FOR WHICH AN FDP IS REQUIRED IN WHICH THERE ARE NEW STRUCTURES, PARKING AREAS, LOADING AREAS, OR OTHER IMPERVIOUS SURFACES SHALL PLANT 1 SHADE TREE CALIPER INCH PER 1,000 SF OF NEW IMPERVIOUS SURFACE 15,806 SF BUILDING + 4,950 PLAYGROUND + 5,319 WALKS = 26,075 SF TOTAL = 27 INCH CALIPER OF TREE	USING TREE PRESERVATION CREDIT
PRESERVED TREES	PRESERVED TREES BETWEEN 6" AND 19" IN DBH ARE AWARDED CREDIT ON AN INCH FOR INCH BASIS. PRESERVED TREES 20" OR LARGER IN DBH ARE AWARDED 1.5 CREDITS PER INCH. 74" (6"-19" DBH) = 74" CREDIT 48" (>20" DBH) = 72" CREDIT	146" DBH CREDIT
PARKING (1109.1(f))		
PARKING LOT LANDSCAPE	5% OF THE TOTAL PARKING AREA AND DRIVE IS REQUIRED TO BE LANDSCAPED. 9,759 SF PARKING AREA = 488 SF LANDSCAPE AREA	PROVIDED
PARKING LOT TREES	1 TREE PER 100 SQUARE FEET OF REQUIRED LANDSCAPE AREA OR PORTION THEREOF IS REQUIRED 488 SF OF LANDSCAPE AREA = 5 TREES	5 TREES PROVIDED (3" CALIPER)

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE BA1	ACER SACCHARUM 'BA1STA'	FALL FIESTA SUGAR MAPLE	3" CAL. MIN.	B&B	



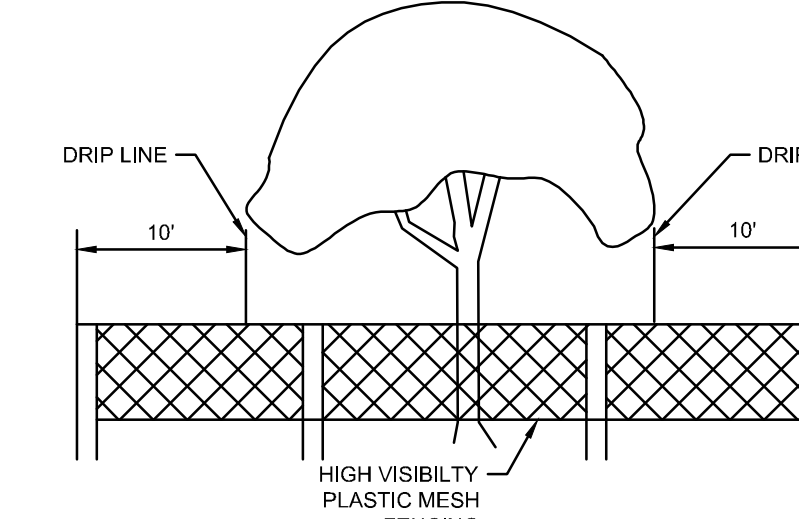
1 PLANTING BED / TREE PIT EDGING DETAIL
N.T.S.



NOTES:

- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
- REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
- THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
- DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- PROVIDE SLOW RELEASE WATERING DEVICE, ONE PER TREE. REFER TO SPECIFICATIONS.

2 DECIDUOUS TREE PLANTING WITH WATERING DEVICE
N.T.S.



NOTES:

- PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- SIGNAGE SHALL CLEARLY IDENTIFY THE TREE AND NATURAL PRESERVATION AREA AND STATE THAT NO CLEARING OR EQUIPMENT IS ALLOWED WITHIN IT.
- TREE AND NATURAL PRESERVATION AREA SHALL BE FENCED PRIOR TO BEGINNING CLEARING OPERATIONS. FENCE MATERIALS SHALL BE METAL FENCE POSTS WITH FENCE.
- FENCE SHALL BE PLACED AS SHOWN ON PLANS AND BEYOND THE DRIP LINE OR CANOPY OF TREES TO BE PROTECTED.
- IF ANY CLEARING IS DONE AROUND SPECIMEN TREES IT SHALL BE DONE BY CUTTING AT GROUND LEVEL WITH HAND HELD TOOLS AND SHALL NOT BE GRUBBED OR PULLED OUT. NO CLEARING SHALL BE DONE IN BUFFER STRIPS OR OTHER PRESERVED FORESTED AREAS.
- NO FILLING OR STOCKPILING OF MATERIALS SHALL OCCUR WITHIN THE TREE PROTECTION AREA, INCLUDING DEPOSITION OF SEEDMENT.
- WHERE UTILITIES MUST RUN THROUGH A TREE'S DRIP LINE, TUNNELING SHOULD BE USED TO MINIMIZE ROOT DAMAGE. TUNNELING SHOULD BE AT A MINIMUM DEPTH OF 24 INCHES FOR TREES LESS THAN 12 INCHES IN DIAMETER OR AT A MINIMUM DEPTH OF 36 INCHES FOR LARGER DIAMETER TREES.
- WHERE TUNNELING WILL BE PERFORMED WITHIN THE DRIP LINE OF A TREE, THE TUNNEL SHOULD BE PLACED A MINIMUM OF 2 FEET AWAY FROM THE TREE TRUNK TO AVOID TAPROOTS.
- MINIMIZE EXCAVATION OR TRENCHING WITHIN THE DRIP LINE OF THE TREE. ROUTE TRENCHES AROUND THE DRIP LINE OF TREES.
- ROOTS 2 INCHES OR LARGER THAT ARE SEVERED BY TRENCHING SHOULD BE SAWS OFF NEARLY IN ORDER TO ENCOURAGE NEW GROWTH AND DISCOURAGE DECAY.
- SOIL EXCAVATED DURING TRENCHING SHALL BE PILED ON THE SIDE AWAY FROM THE TREE.
- ROOTS SHALL BE KEPT MOIST WHILE TRENCHES ARE OPEN AND REPLED IMMEDIATELY AFTER UTILITIES ARE INSTALLED OR REPAIRED.

3 TREE PROTECTION DETAIL
N.T.S.

DEVELOPMENT PLANTING PLAN

GJPS MS WEST GYM ADDITION, ENTRY AND ROOF REPLACEMENT

PREPARED FOR:
Gahanna-Jefferson Public Schools
630 Morrison Road, Suite 200
Gahanna, Ohio 43230



DESIGN DEVELOPMENT	01/06/2026
DEVELOPMENT PLAN	01/23/2026
DEVELOPMENT PLAN	03/09/2026

COMM. NO.: 2535

L1.1

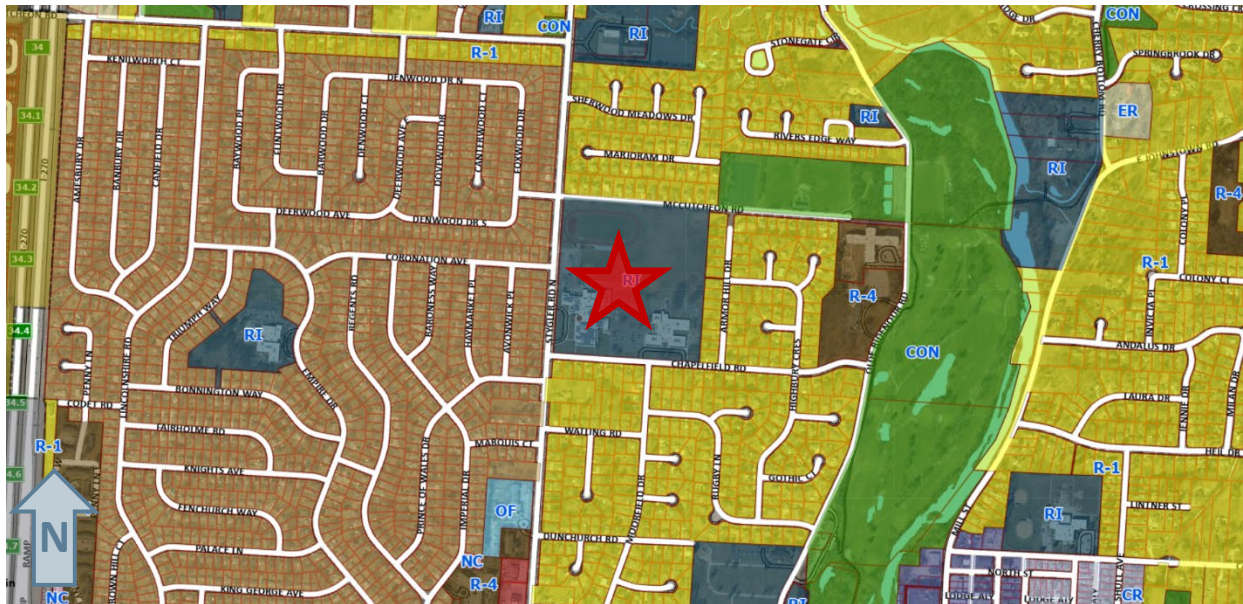
SIGNED _____ DATE 03/09/2026

PLANNING COMMISSION STAFF REPORT

Project Summary – Gahanna Middle School West Addition

- Meeting Date:** April 8, 2026
- Location:** 350 North Stygler Road
- Zoning:** Restricted Institutional (RI)
- Application Type(s):** Major Development Plan (MDP)
- Staff Representative:** Maddie Capka, Planner II
- Recommendation:** Staff recommends approval of the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a Major Development Plan for one building addition to the existing Gahanna Middle School West building. The addition is 14,215 SF and located off the northeast corner of the existing building.

The exterior materials for the addition match the existing building materials as closely as possible. The applicant stated that the original masonry color is no longer available. The primary material is brick, in sanded velour and dark velour colors. There are accent grey metal panels along the roof of the addition.

The addition is 29 ft tall, which meets code requirements and is slightly below the height of existing RTUs on the building.

16 parking spaces will be removed to accommodate the addition, and 17 new spaces will be added. For both the middle and elementary school on the site, the total parking required is 257 spaces and there will be 288 spaces provided. A new access drive will be constructed for fire access, connecting the middle and elementary school parking areas. A new sidewalk will also be constructed around the exterior of the addition.

For the new parking spaces and access drive, new landscaping is required. The applicant is providing 488 SF of landscape area and 5 parking lot trees. This fully meets zoning code requirements.

Review Criteria

Major Development Plan (MDP)

Planning Commission shall approve an application for a Major Development Plan if the following four conditions are met:

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

Recommendation

Staff recommends approval of the application as submitted. The project meets all the above criteria and is an expansion of an existing use. The project also meets all zoning code requirements, and no variances are required. The addition will match the existing building as closely as possible.