

**DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION**

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: <b>975 North Hamilton Road</b>		Project Name/Business Name (if applicable): <b>The Shops at McKenna Creek</b>	
Parcel ID No.(s): <b>025-009953</b>	Current Zoning: <b>PCC</b>	Total Acreage: <b>5.19</b>	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Ohio, Gahanna</small>
SIGNAGE <small>- please use the Permanent Sign Permit Application</small>			
Additional Information (if applicable): <b>Landscaping plan and lighting plan for the subject site were submitted as part of Mount Carmel's pending Design Review application.</b>			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: <b>William J. Schottenstein</b>		Applicant Address: <b>107 S. High Street, Suite 300, Columbus, OH 43215</b>	
Applicant E-mail: <b>jsugar@arshot.com</b>		Applicant Phone No.: <b>(614) 463-9730</b>	
BUSINESS Name (if applicable): <b>Arshot Investment Corporation</b>			
ATTORNEY/AGENT Name: <b>Glen A. Dugger, Smith &amp; Hale LLC</b>		Attorney/Agent Address: <b>37 W. Broad Street, Suite 460, Columbus, OH 43215</b>	
Attorney/Agent E-Mail: <b>gdugger@smithandhale.com</b>		Attorney/Agent Phone No.: <b>(614) 221-4255</b>	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
<b>Shawn Goodwin, American Structurepoint</b>		<b>(614) 901-2235; sgoodwin@structurepoint.com</b>	
<b>Tony Roell, MKSK</b>		<b>(614) 621-2796; troell@mkskstudios.com</b>	
<b>Shital Galani, Andrews Architects</b>		<b>(614) 766-1117; s.galani@andrewsarchitects.com</b>	
PROPERTY OWNER Name: (if different from Applicant) <b>Academy Development Limited Partnership</b>		Property Owner Contact Information (phone no./email): <b>Joseph A. Sugar; (614) 463-9730; jsugar@arshot.com</b>	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

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:  Date: 11/6/19

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

INTERNAL USE	Zoning File No. <u>DR-0322-2019</u>	RECEIVED: <u>KAW</u>	PAID: <u>100.00</u>
	PC Meeting Date: _____	DATE: <u>11-12-19</u>	DATE: <u>11-12-19</u>
	PC File No. _____		CHECK#: <u>1036</u>

**DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS**

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 119Z (visit <a href="http://www.municode.com">www.municode.com</a> )				
	2. Pre-application conference with staff				
	3. Materials List (see page 3) – does not apply to demolition applicants				
	4. Authorization Consent Form Complete & Notarized (see page 4)				
	5. Application & all supporting documents submitted in digital format				
	6. Application & all supporting documents submitted in hardcopy format				
	7. Application fee paid (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )				
<b>PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT</b>					
<b>NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")</b>					
<b>SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS</b>					
<b>GENERAL REQUIREMENTS</b>					
	1. One 24"x36" & One 11"x17" prints of the plans				
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)				
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)				
	4. Color rendering(s) of the project in plan/perspective/or elevation				
<b>BUILDING CONSTRUCTION, EXTERIOR REMODELING, &amp; ADDITIONS (INCLUDING PARKING LOTS &amp; LANDSCAPING)</b>					
	1. <b>SITE PLAN</b> that includes the following: (include: scale, north arrow, & address)				
	- All property & street pavement lines				
	- Gross area of tract stated in square feet				
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)				
	- Location of all existing and proposed buildings on the site				
	- Location of all existing (to remain) & proposed lighting standards				
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code <a href="#">Section 1163</a> )				
	- Provide lot coverage breakdown of building & paved surface areas				
	2. <b>LANDSCAPE PLAN</b> (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				
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)				
	- Designation of required buffer screens (if any) between parking area & adjacent property				
	- Interior landscaping breakdown for paved surface (see Gahanna Code <a href="#">Section 1163</a> )				
	3. <b>ELEVATIONS</b> from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)				
	- Exterior materials identified				
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior				
	4. <b>LIGHTING STANDARD DRAWING</b> that includes the following: (scaled drawing)				
	- All sizing specifications				
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)				
	- Materials, colors, & manufacturer's cut sheet				
	- Ground or wall anchorage details				

CONTINUE TO PAGE 3



# CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

<b>5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:</b> <ul style="list-style-type: none"> <li>- Scale model</li> <li>- Section profiles</li> <li>- Perspective drawing</li> </ul>				
<b>DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS</b>				
<b>1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:</b>				
- 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				

<h2>MATERIAL LIST</h2>			
<i>NOT REQUIRED FOR DEMOLITION APPLICANTS</i>			
Item	Manufacturer Name	Color Name	Color Number
Awnings	Steel Erectors Inc	Tricorn Black	SW6258
Brick	Belden Brick/Glen Gery	Black Dia. Velour/Yukon Winter Smooth	
Gutters and Downspouts	unknown	match Tricorn Black	SW6258
Lighting	Eaton-Lanterra 9004-w2	up & down wall sconce	black
Roofing	Roofguard Plus dimensional	Graystone	
Siding	Fiberon Horizon composite	ipe	
Signs	n/a		
Stucco	n/a		
Trim	Hardieplank fiber cement	iron gray	
Windows	YKK/Kawneer/Viracon	SW6258 match w/ clear vision glazing	

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**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.

**AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)** *If the applicant is not the property owner, this section must be completed & notarized.*

I, William J. Schottenstein, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Glen A. Dugger to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: [Signature] Date: 9/6/19

**AUTHORIZATION TO VISIT THE PROPERTY**

I, William J. Schottenstein, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 11/6/19

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

State of Ohio County of Franklin

Notary Public Signature: [Signature]

NOTARY



**JOSEPH A. SUGAR, III**  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

**AGREEMENT TO COMPLY AS APPROVED**

I, William J. Schottenstein, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 11/6/19

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

State of Ohio County of Franklin

Notary Public Signature: [Signature]

NOTARY



**JOSEPH A. SUGAR, III**  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

**APPLICATION ACCEPTANCE**

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration.
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR**

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on \_\_\_\_\_. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE

Planning & Zoning Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Chief Building Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Director of Public Service Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.*

NOT FOR  
CONSTRUCTION



**C** Neighboring Property - Retail  
Scale: 3/8" = 1'-0"



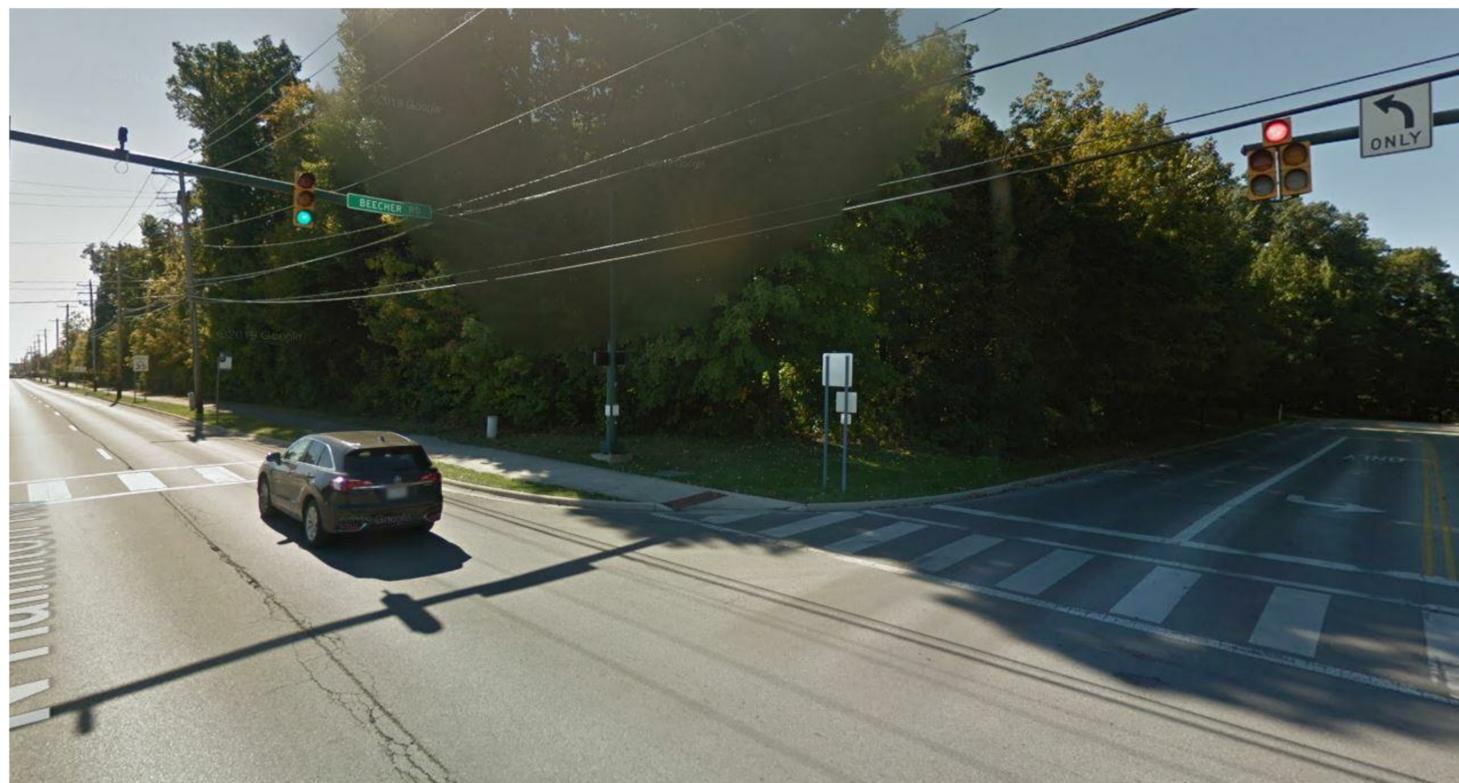
**D** Neighboring Property - Retail  
Scale: 3/8" = 1'-0"



**E** Neighboring Property - Senior Living Center  
Scale: 3/8" = 1'-0"



**A** Site Aerial View  
Scale: 3/8" = 1'-0"



**B** Site Perspective from N Hamilton Rd and Beecher Rd  
Scale: 3/8" = 1'-0"

## THE SHOPS AT McKENNA CREEK

N Hamilton and Beecher Rd  
Gahanna, Ohio 43230

Project Number: 19302.10  
Original Issue Date: 10/07/19  
Revised Date:  
 SCHEMATIC DESIGN  
 DESIGN DEVELOPMENT  
 ZONING SUBMISSION  
 CONTRACT DOCUMENTS  
 RECORD/AS-BUILT'S

REVISION HISTORY		
No.	Date	Description

## EXISTING SITE VIEWS

**A-0**

NOT FOR  
CONSTRUCTION

# THE SHOPS AT McKENNA CREEK

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REVISION HISTORY		
No.	Date	Description

## EXTERIOR ELEVATIONS

### A-1.1

#### Exterior Finish Legend

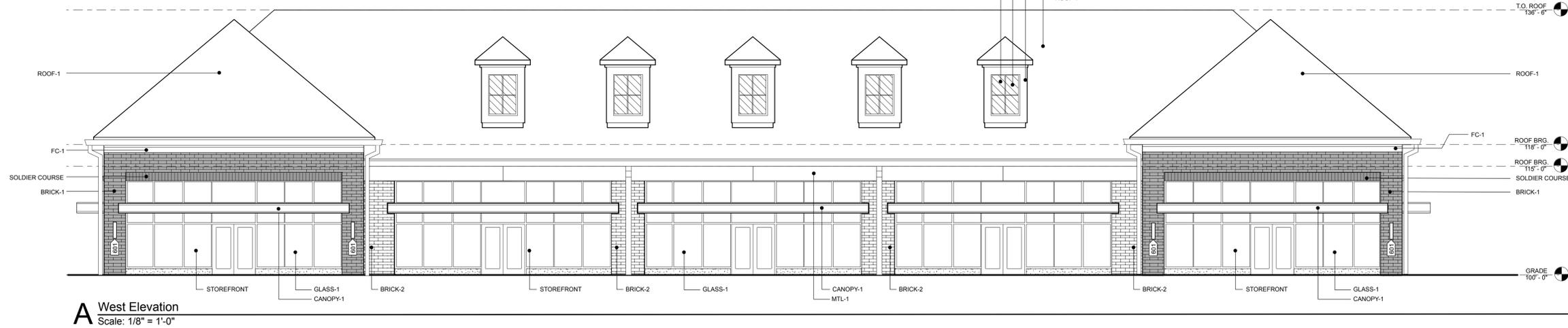
- |  |  |
|--|--|
|  BRICK-1: BELDEN BRICK COMPANY, BLACK DIAMOND VELOUR. SIZE: MODULAR (2 1/4" H X 3 5/8" D X 7 5/8" L). MORTAR: GLEN-GERY G602  |  GLASS-1: VISION GLASS. 1" THICK UNITS, VIRACON LOW-E (VE) INSULATING GLASS. VE-1-2M, OUTER PANE 1/4" CLEAR, INNER PANE 1/4" CLEAR OR APPROVED EQUAL.   |
|  BRICK-2: GLEN-GERY, YUKON WINTER SMOOTH. SIZE: MODULAR (2 1/4" H X 3 5/8" D X 7 5/8" L). MORTAR: GLEN-GERY G402  |  GLASS-2: SPANDREL GLASS. 1" THICK UNITS, VIRACON LOW-E (VE) INSULATING GLASS. VE-1-2M, OUTER PANE 1/4" CLEAR, INNER PANE 1/4" CLEAR, SPANDREL ON #4 SURFACE. SPANDREL COLOR: DARK GRAY, OR APPROVED EQUAL. |
|  CMU-1: TRENWYTH TRENSTONE GROUND FACE CONCRETE MASONRY UNIT. COLOR: MIDWEST SLATE. MORTAR: GLEN-GERY G602. (ALTERNATE: EFS, PAREX. COLOR TO MATCH BRICK-1 FINISH: SAND FINE) |  WD-1: FIBERON HORIZON COMPOSITE CLADDING, RAINSCREEN SYSTEM. COLOR: IPE  |
|  MTL-1: METAL PANEL (FLUSH). COLOR: DMI MATTE BLACK OR APPROVED EQUAL.  |  FC-1: HARDBOARD FIBER CEMENT LAP SIDING AND TRIM. SMOOTH. WIDTH: 7.25" BOARD WITH 6" EXPOSURE. COLOR: IRON GRAY  |

#### Coded Notes

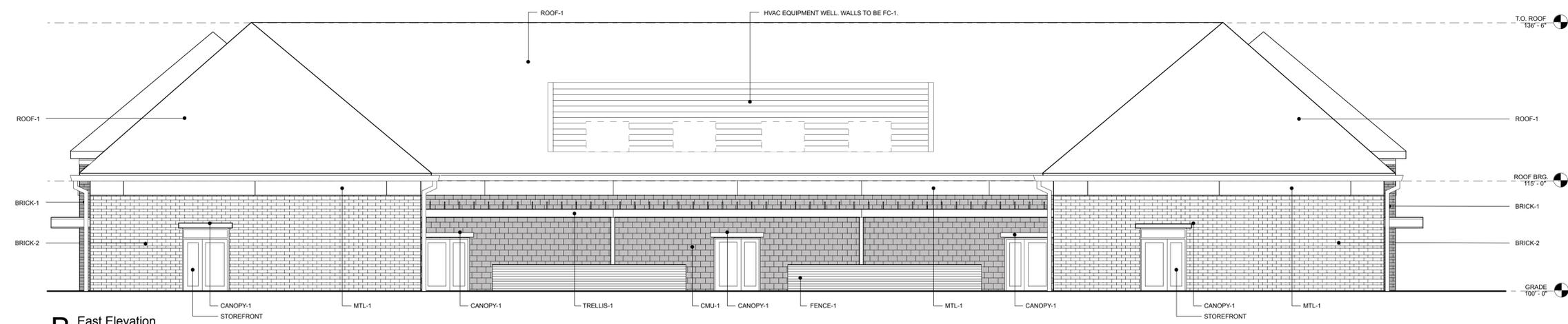
- 601 LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
- CANOPY-1: STEEL CHANNEL FRAME WITH METAL DECK INFILL. STEEL TO BE PAINTED PT-1.
- TRELLIS-1: 2X12 DOUGLAS FIR W/ PENETRATING SEALER. COLOR: TO MATCH FENCE-1.
- FENCE-1: FIBERON HORIZON COMPOSITE CLADDING FENCE OVER GALVANIZED STEEL FRAME PAINTED PT-1. COLOR: IPE
- PT-1: PAINT ON MISCELLANEOUS EXPOSED STEEL. SHERWIN WILLIAMS SW6258 TRICORN BLACK. FLAT FINISH.
- STOREFRONT: ALUMINUM STOREFRONT WINDOW FRAMING SYSTEM. COLOR TO MATCH MTL-1. DESIGN BASED OF KAWNEER TRIFAB 451UT FRONT GLAZED. PROVIDE 12" CONCRETE STUB WALL WHERE STOREFRONT WINDOW MEETS GRADE.
- ROOF-1: ROOFGUARD+ DIMENSIONAL ASPHALT SHINGLE. COLOR: GRAYSTONE.

#### Elevation General Notes

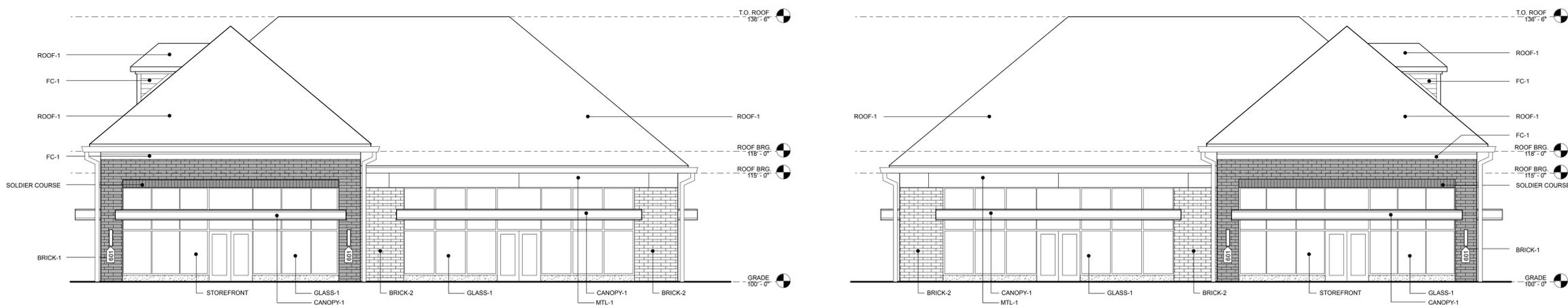
- SEE SPECIFICATIONS FOR FURTHER INFORMATION
- ALL EXTERIOR EQUIPMENT INCLUDING BUT NOT LIMITED TO GAS METERS, ELECTRICAL SERVICES, SHALL BE PAINTED TO MATCH ADJACENT MATERIALS
- SAFETY GLAZING CONFORMING TO THE REQUIREMENTS LISTED IN OBC SECTION 2406 SHALL BE INSTALLED IN ALL HAZARDOUS LOCATIONS SUCH AS DOORS AND IN ADJACENT WINDOW PANELS IN THE DOOR PLANE OR OTHER WINDOWS AS PER OBC SECTION 2406.
- ALL FASCIAS TO BE FIBER CEMENT TRIM. COLOR TO MATCH FC-1.
- ALL SOFFITS TO BE FULLY VENTED METAL SOFFITS. COLOR TO MATCH FC-1.
- ALL GUTTERS TO BE ALUMINUM. COLOR TO MATCH PT-1.
- ALL DOWNSPOUTS TO BE ALUMINUM. COLOR TO MATCH PT-1.



**A** West Elevation  
Scale: 1/8" = 1'-0"



**B** East Elevation  
Scale: 1/8" = 1'-0"



**C** North Elevation  
Scale: 1/8" = 1'-0"



**D** South Elevation  
Scale: 1/8" = 1'-0"

**Exterior Finish Legend**

 BRICK-1: BELDEN BRICK COMPANY, BLACK DIAMOND VELOUR. SIZE: MODULAR (2 1/4" H X 3 5/8" D X 7 5/8" L). MORTAR: GLEN-GERY G602	 GLASS-1: VISION GLASS. 1" THICK UNITS, VIRACON LOW-E (VE) INSULATING GLASS. VE-1-2M, OUTER PANE 1/4" CLEAR, INNER PANE 1/4" CLEAR OR APPROVED EQUAL.
 BRICK-2: GLEN-GERY, YUKON WINTER SMOOTH. SIZE: MODULAR (2 1/4" H X 3 5/8" D X 7 5/8" L). MORTAR: GLEN-GERY G402	 GLASS-2: SPANDREL GLASS. 1" THICK UNITS, VIRACON LOW-E (VE) INSULATING GLASS. VE-1-2M, OUTER PANE 1/4" CLEAR, INNER PANE 1/4" CLEAR, SPANDREL ON #4 SURFACE. SPANDREL COLOR: DARK GRAY, OR APPROVED EQUAL.
 CMU-1: TRENWYTH TRENSTONE GROUND FACE CONCRETE MASONRY UNIT. COLOR: MIDWEST SLATE. MORTAR: GLEN-GERY G602. (ALTERNATE: EFS, PAREX. COLOR TO MATCH BRICK-1 FINISH: SAND FINE)	 WD-1: FIBERON HORIZON COMPOSITE CLADDING, RAINSCREEN SYSTEM. COLOR: IPE
 MTL-1: METAL PANEL (FLUSH). COLOR: DMI MATTE BLACK OR APPROVED EQUAL.	 FC-1: HARDIEPLANK FIBER CEMENT LAP SIDING AND TRIM. SMOOTH. WIDTH: 7.25' BOARD WITH 6" EXPOSURE. COLOR: IRON GRAY

**Coded Notes**

601 LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.

CANOPY-1: STEEL CHANNEL FRAME WITH METAL DECK INFILL. STEEL TO BE PAINTED PT-1.

TRELLIS-1: 2X12 DOUGLAS FIR W/ PENETRATING SEALER. COLOR: TO MATCH FENCE-1.

FENCE-1: FIBERON HORIZON COMPOSITE CLADDING FENCE OVER GALVANIZED STEEL FRAME PAINTED PT-1. COLOR: IPE

PT-1: PAINT ON MISCELLANEOUS EXPOSED STEEL. SHERWIN WILLIAMS SW6258 TRICORN BLACK. FLAT FINISH.

STOREFRONT: ALUMINUM STOREFRONT WINDOW FRAMING SYSTEM. COLOR TO MATCH MTL-1. DESIGN BASED OF KAWNEER TRIFAB 45/UT FRONT GLAZED. PROVIDE 12" CONCRETE STUB WALL WHERE STOREFRONT WINDOW MEETS GRADE.

ROOF-1: ROOFGUARD+ DIMENSIONAL ASPHALT SHINGLE. COLOR: GRAYSTONE.

**Elevation General Notes**

SEE SPECIFICATIONS FOR FURTHER INFORMATION

ALL EXTERIOR EQUIPMENT INCLUDING BUT NOT LIMITED TO GAS METERS, ELECTRICAL SERVICES, SHALL BE PAINTED TO MATCH ADJACENT MATERIALS

SAFETY GLAZING CONFORMING TO THE REQUIREMENTS LISTED IN OBC SECTION 2406 SHALL BE INSTALLED IN ALL HAZARDOUS LOCATIONS SUCH AS DOORS AND IN ADJACENT WINDOW PANELS IN THE DOOR PLANE OR OTHER WINDOWS AS PER OBC SECTION 2406.

ALL FASCIAS TO BE FIBERON TRIM. COLOR TO MATCH WD-1.

ALL SOFFITS TO BE FULLY VENTED METAL SOFFITS. COLOR TO MATCH WD-1.

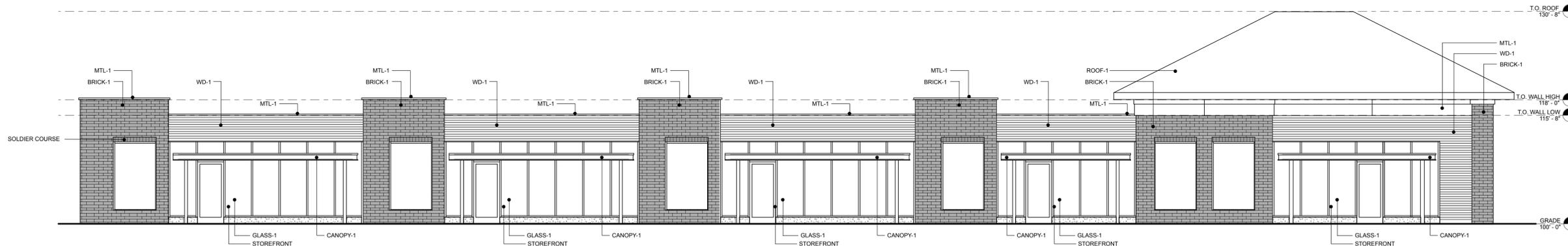
ALL GUTTERS TO BE ALUMINUM. COLOR TO MATCH WD-1.

ALL DOWNSPOUTS TO BE ALUMINUM. PAINT PT-1.

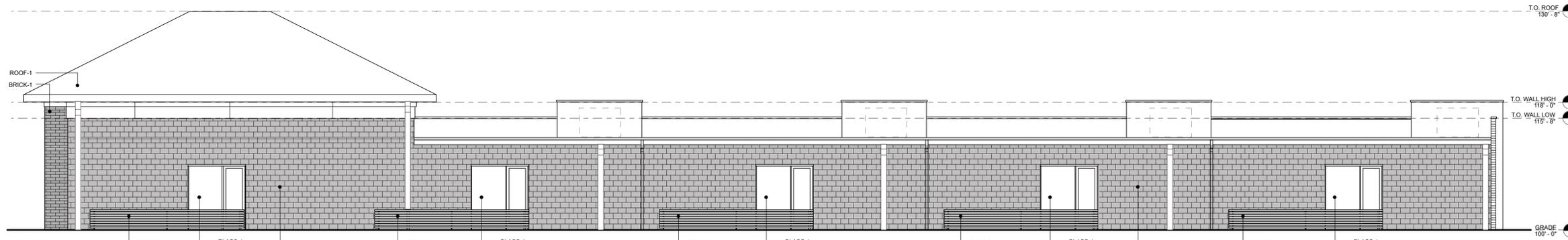


6631 Commerce Parkway  
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T 614.766.1117  
F 614.766.2023  
www.andrewsarchitects.com

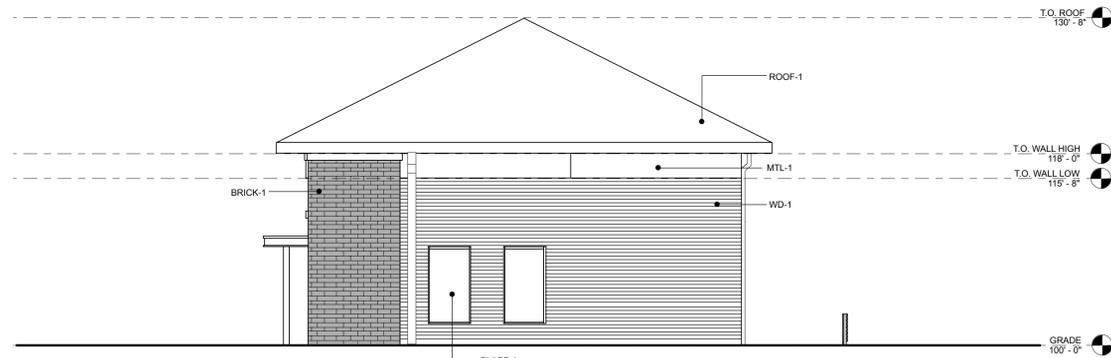
NOT FOR CONSTRUCTION



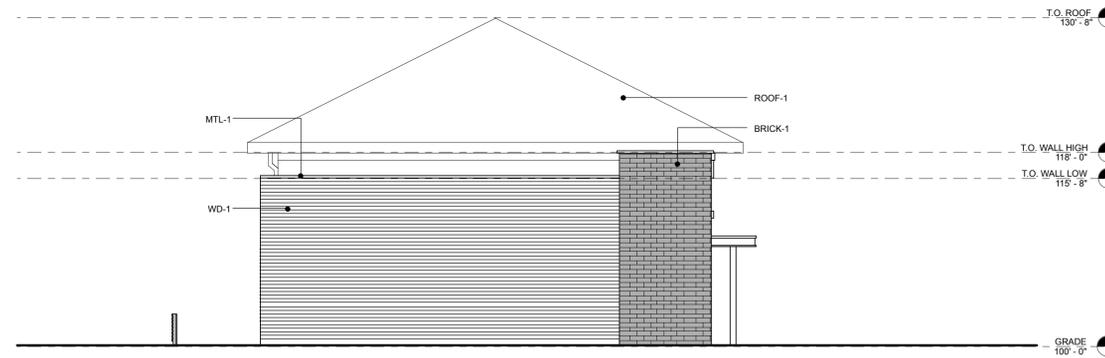
**A West Elevation**  
Scale: 1/8" = 1'-0"



**B East Elevation**  
Scale: 1/8" = 1'-0"



**C North Elevation**  
Scale: 1/8" = 1'-0"



**D South Elevation**  
Scale: 1/8" = 1'-0"

**THE SHOPS AT  
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REVISION HISTORY		
No.	Date	Description

**EXTERIOR  
ELEVATIONS**

**A-1.2**



NOT FOR  
CONSTRUCTION



BRICK-1



GLASS-1



BRICK-2



GLASS-2



CMU-1



WD-1



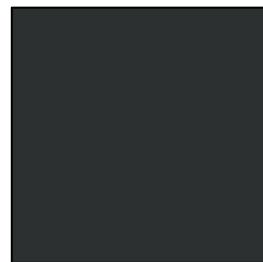
MTL-1



FC-1



ROOF-1



PT-1



**A** Exterior Perspective  
Scale: 3/8" = 1'-0"



**B** Exterior Perspective  
Scale: 3/8" = 1'-0"

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REVISION HISTORY

No.	Date	Description

## EXTERIOR RENDERINGS & MATERIAL PHOTOGRAPHS

# A-2.1

NOT FOR  
CONSTRUCTION



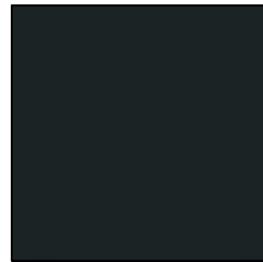
BRICK-1



GLASS-1



BRICK-2



GLASS-2



CMU-1



WD-1



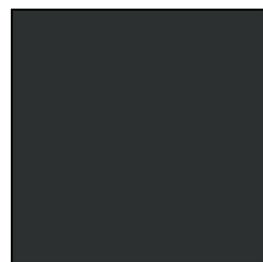
MTL-1



FC-1



ROOF-1



PT-1



**A** Exterior Perspective  
Scale: 3/8" = 1'-0"



**B** Exterior Perspective  
Scale: 3/8" = 1'-0"

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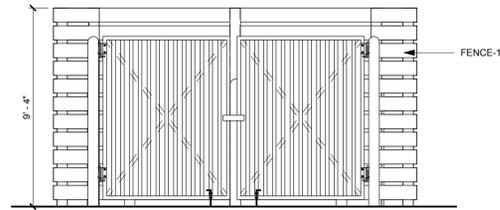
- SCHEMATIC DESIGN
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- RECORD/AS-BUILT'S

REVISION HISTORY

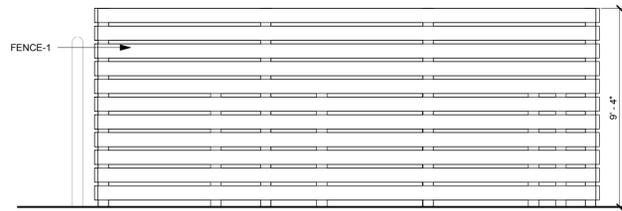
No.	Date	Description

## EXTERIOR RENDERINGS & MATERIAL PHOTOGRAPHS

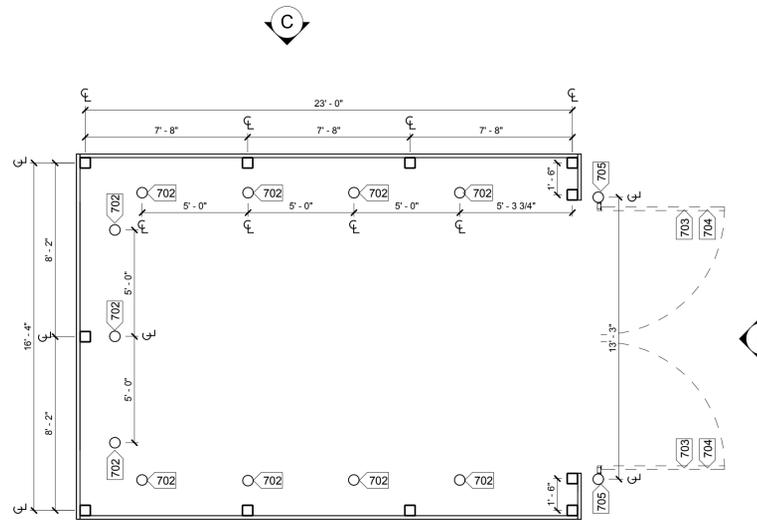
# A-2.2



**B** Dumpster Enclosure Front Elevation  
Scale: 1/4" = 1'-0"



**C** Dumpster Enclosure Side Elevation  
Scale: 1/4" = 1'-0"



**A** Dumpster Enclosure Plan  
Scale: 1/4" = 1'-0"

**Dumpster Enclosure General Notes**

GATES TO INCLUDE ALL NUTS, BOLTS, PLATES, NAILS, AND ALL GATE HARDWARE. SUBMIT SHOP DRAWINGS FOR GATE, LATCH, AND HINGES DEPICTING MATERIALS AND METHODS OF CONSTRUCTION TO ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION.

SUBMIT FRAME AND GATE SAMPLES FOR APPROVAL.

ALL WELDED JOINTS TO BE GROUND SMOOTH.

ALL EXPOSED METAL SURFACES TO BE PRIMED WITH A RUST INHIBITING PRIMER AND TWO COATS OF RUST INHIBITING PAINT.

**Coded Notes**

- 702 6" STEEL PIPE BOLLARDS. HEIGHT TO BE 6'-0". SEE DETAIL E/A-3. BOLLARDS TO BE PAINTED TO MATCH GATE COLOR.
- 703 METAL ENCLOSURE DOOR. PAINT TO MATCH MTL-1. PROVIDE HOLES FOR CANE BOLT.
- 704 6" STEEL PIPE BOLLARDS. HEIGHT TO BE 8'-0". SEE DETAIL E/A-3. BOLLARDS TO BE PAINTED TO MATCH GATE COLOR.



6631 Commerce Parkway  
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NOT FOR  
CONSTRUCTION

**THE SHOPS AT  
McKENNA  
CREEK**

N Hamilton and Beecher Rd  
Gahanna, Ohio 43230

Project Number: 19302.10

Original Issue Date: 10/07/19

Revised Date:

- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- ZONING SUBMISSION
- CONTRACT DOCUMENTS
- RECORD/AS-BUILT'S

REVISION HISTORY		
No.	Date	Description

**DUMPSTER  
ENCLOSURE  
PLAN AND  
ELEVATIONS**

**A-3**



NOT FOR  
CONSTRUCTION

## THE SHOPS AT McKENNA CREEK

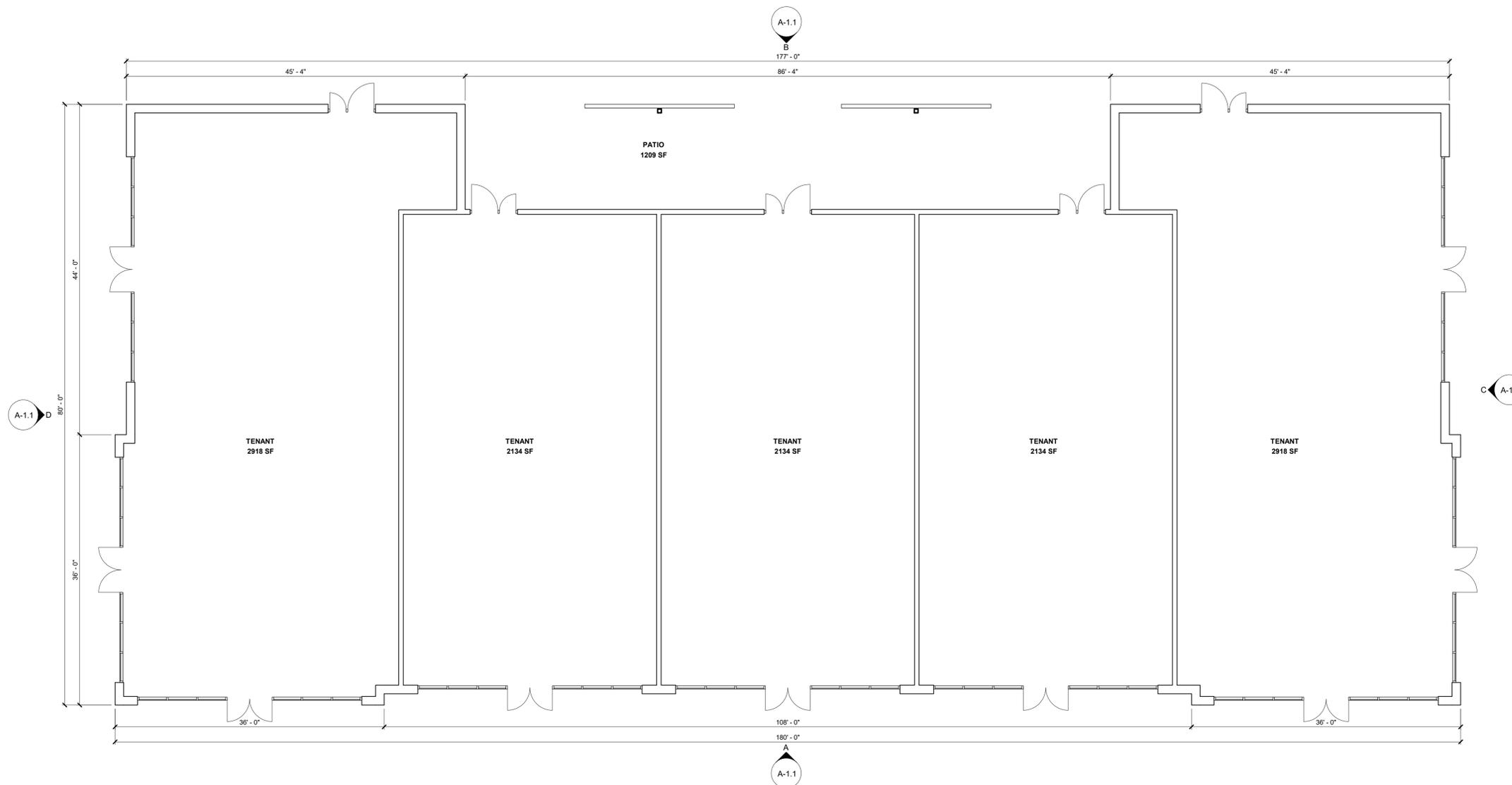
N Hamilton and Beecher Rd  
Gahanna, Ohio 43230

Project Number: 19302.10  
Original Issue Date: 12/09/19  
Revised Date:  
 SCHEMATIC DESIGN  
 DESIGN DEVELOPMENT  
 ZONING SUBMISSION  
 CONTRACT DOCUMENTS  
 RECORD/AS-BUILT'S

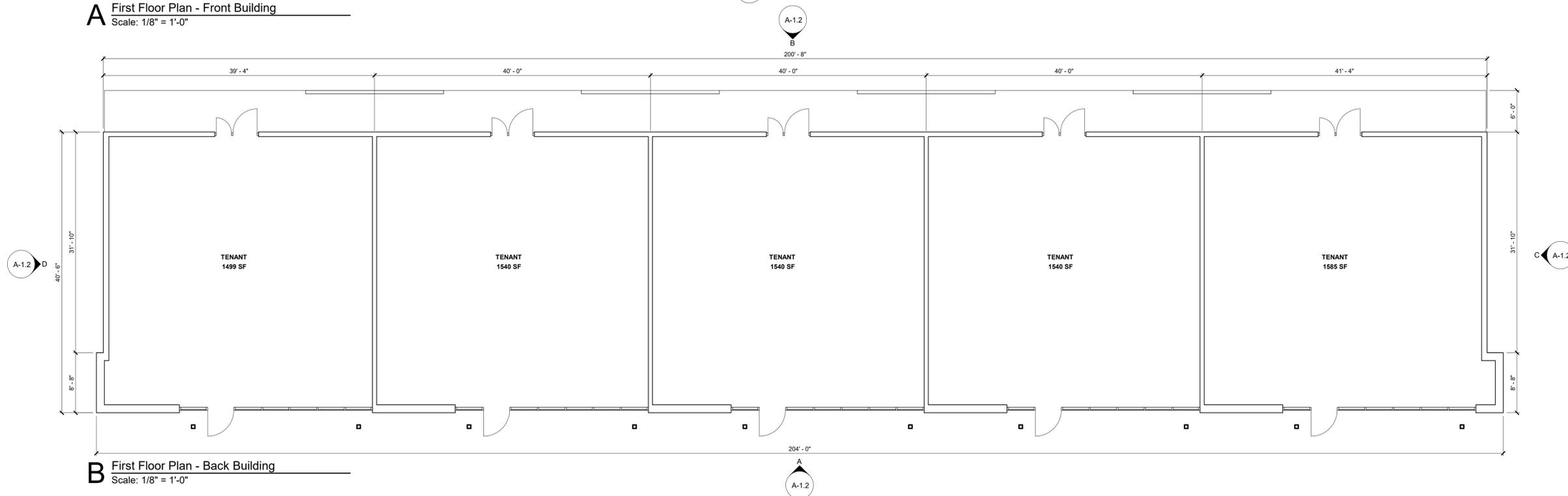
REVISION HISTORY		
No.	Date	Description

## FIRST FLOOR PLANS

**A-4**



**A** First Floor Plan - Front Building  
Scale: 1/8" = 1'-0"



**B** First Floor Plan - Back Building  
Scale: 1/8" = 1'-0"

Pursuant to the landscape standards set forth in Ordinance 111-90, reasonable efforts will be made to preserve the following existing trees:

Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Credit	Total DBH (inches)
13674	<i>Carya ovata</i>	Shagbark Hickory	21	2	42
13680*	<i>Acer saccharum</i>	Sugar Maple	6	1	6
13681	<i>Juglans nigra</i>	Black Walnut	18	1	18
13704*	<i>Ostrya virginiana</i>	Hophornbeam	9	1	9
13707	<i>Quercus bicolor</i>	Swamp White Oak	36	2	72
13710	<i>Carya glabra</i>	Pignut Hickory	17	1.5	25.5
13713	<i>Fagus grandifolia</i>	American Beech	21	2	42
13714*	<i>Prunus serotina</i>	Black Cherry	9	1	9
13722*	<i>Acer saccharum</i>	Sugar Maple	9	1	9
13732*	<i>Acer saccharum</i>	Sugar Maple	15	1	15
13735	<i>Ostrya virginiana</i>	Hophornbeam	7	1	7
13738	<i>Ostrya virginiana</i>	Hophornbeam	10	1	10
13745	<i>Carya ovata</i>	Shagbark Hickory	20	2	40
13759	<i>Acer saccharum</i>	Sugar Maple	11	1	11
13766*	<i>Acer saccharum</i>	Sugar Maple	26	2	52
13774	<i>Carya glabra</i>	Pignut Hickory	12	1	12
13778	<i>Acer saccharum</i>	Sugar Maple	6	1	6
13786*	<i>Ostrya virginiana</i>	Hophornbeam	10	1	10
13794*	<i>Ostrya virginiana</i>	Hophornbeam	6	1	6
13853	<i>Carya ovata</i>	Shagbark Hickory	14	1	14
13908*	<i>Fagus grandifolia</i>	American Beech	7	1	7
13911*	<i>Acer saccharum</i>	Sugar Maple	7	1	7
13922*	<i>Carya ovata</i>	Shagbark Hickory	11	1	11
14690	<i>Ostrya virginiana</i>	Hophornbeam	10	1	10

\* These 11 trees, totaling 141 caliper inches, plus all trees located in the Preservation Easement, shall be preserved in satisfaction of the requirements set forth in Chapter 914 of the Gahanna Code of Ordinances.

- \* ALL CATEGORIES ONLY INCLUDE SURVEYED TREES OVER 6" CALIPER
- \* ALL EXISTING TREE LOCATIONS BASED ON GPS INFORMATION PROVIDED BY AHLUM AND ARBOR
- \* EXACT TREE CANOPIES VARY. EXISTING TREES SHOWN TO BE PRESERVED BASED ON BEST AVAILABLE INFORMATION

**SITE ANALYSIS**

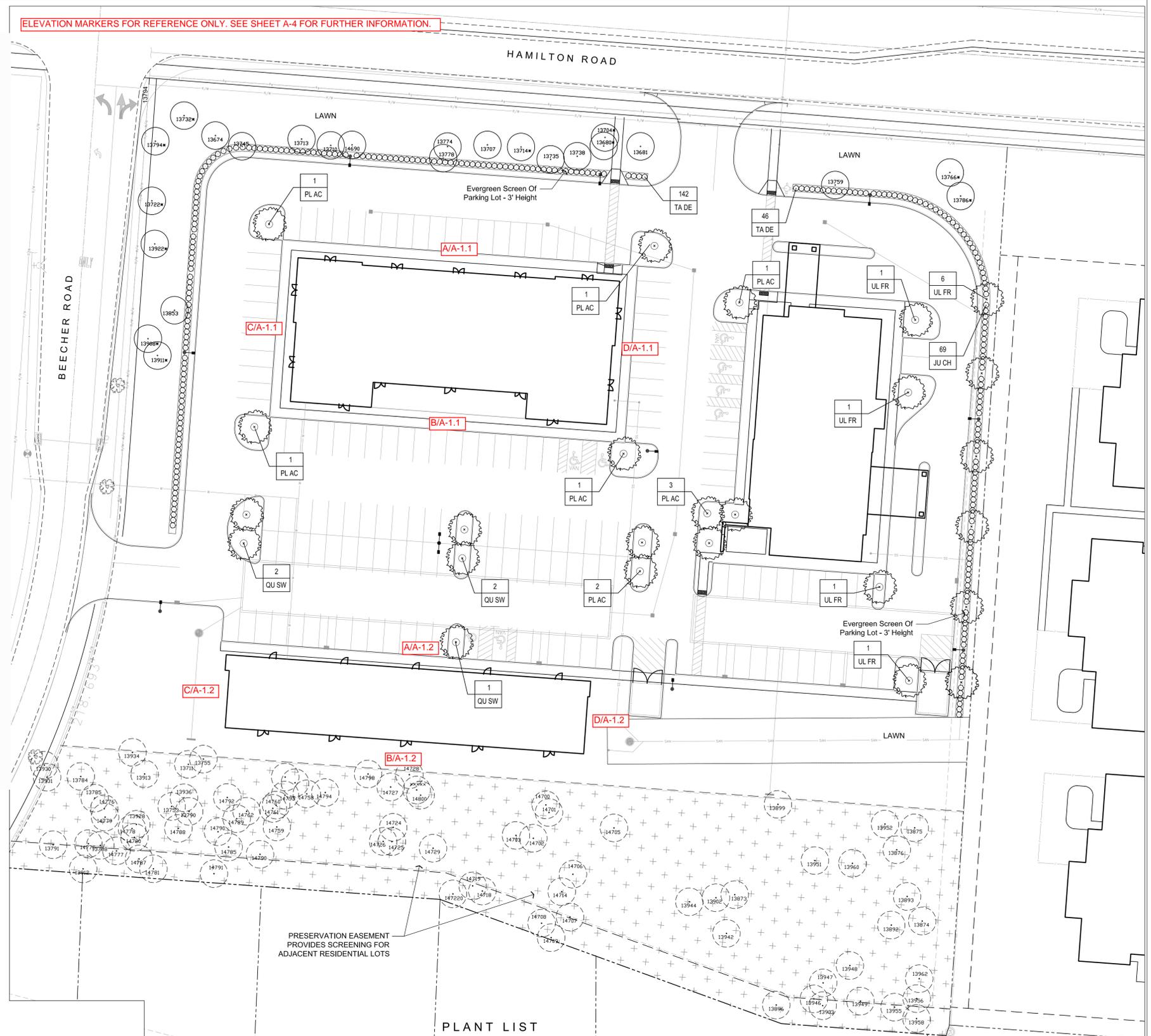
- AREA: 5.19 ACRES
- EXISTING ZONING: PCC

**LOT COVERAGE**

- SITE AREA = 226,135 S.F.
- BUILDING AREA = 31,233 S.F. (12.3%)
- PAVEMENT COVERAGE\* = 79,862 S.F. (35.3%)
- TOTAL COVERED AREA = 111,095 S.F.
- UNCOVERED LAND = 115,040 S.F.
- PROPOSED LOT COVERAGE = 49.1%
- COVERAGE REQUIREMENT = 75% MAX.
- INTERIOR LANDSCAPING REQUIRED = 3,994 SF (5% OF PAVEMENT COVERAGE)
- INTERIOR LANDSCAPING PROVIDED = 5,198 SF
- CALIPER INCHES REQUIRED (45 TREES) = 135" (45X3"=135")
- 3" CALIPER TREES PROVIDED IN LOT = 19 (19X3"=57")
- EXISTING TREES MEETING 914.05(b) = 11 (135"-See Chart Above)

\* PAVEMENT COVERAGE INCLUDES ALL IMPERVIOUS AREAS OTHER THAN THE BUILDINGS.

ELEVATION MARKERS FOR REFERENCE ONLY. SEE SHEET A-4 FOR FURTHER INFORMATION.



Ordinance 111-90, Reasonable Efforts Will Be Made To Preserve The Following Existing Trees

Existing Tree Legend At Ravine On East Side

- 309.5 Caliper Inches
- 1,415" Within Preservation Easement, 1,415 Caliper Inches

**PLANT LIST**

TREES					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
PL AC	<i>Platanus x acer</i> Exclamation!	Morton Circle London Planetree	3" Cal.	B&B	Per Plans
UL FR	<i>Ulmus x Frontier</i>	Frontier Elm	3" Cal.	B&B	Per Plans
QU SW	<i>Quercus bicolor</i>	Swamp White Oak	3" Cal.	B&B	Per Plans
19	TOTAL QUANTITY OF TREES				
EVERGREEN SHRUBS					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
JU CH	<i>Juniperus Ch. 'Sea Green'</i>	Sea Green Juniper	36" Ht.	B&B	24" O.C.
TA DE	<i>Taxus x media 'Densiformis'</i>	Dense Yew	36" Ht.	B&B	24" O.C.



PROPERTY OWNER:  
ACADEMY DEVELOPMENT LIMITED PARTNERSHIP  
107 S. HIGH ST., 3RD FLOOR  
COLUMBUS, OHIO 43215  
PHONE: (614) 463-9730

OHIO UTILITIES PROTECTION SERVICE  
CALL 1-800-362-2764  
TWO WORKING DAYS BEFORE YOU DIG  
NON-MEMBERS MUST BE CALLED DIRECTLY

**MKSK**  
LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
462 SOUTH LUDLOW ALLEY  
COLUMBUS, OHIO 43215  
614.621.2766 MKSKSTUDIOS.COM

**AMERICAN STRUCTUREPOINT**  
2550 CORPORATE EXCHANGE DRIVE, SUITE 300  
COLUMBUS, OHIO 43221  
TEL: 614-801-2235

LANDSCAPING PLAN  
975 N. HAMILTON RD.  
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

TITLE: PROJECT: DATE: 1/2018  
REVISION: screening parking lot DATE: 1/2018

SIGNED: DATE: Revised August 2019  
SCALE: DRAWN BY: EBP  
DESIGN: EBP CHECK: APR  
PROJECT: c17024  
DRAWING: SHEET OF

## ACADEMY DEVELOPMENT LIMITED PARTNERSHIP

### 975 N. Hamilton Road, Shops at McKenna Creek – Design Review Responses to comments dated November 27, 2019

#### Building

1. **Comment** – The project will be required to comply with the Ohio Building Code and all required plan approvals and permits obtained.

**Response** – Comment acknowledged. Required documents will be submitted for building plan review and permits prior to construction.

#### Engineering

2. **Comment** – No comment

**Response** – N/A

#### Fire District

3. **Comment** – The fire division has no comment on the land signage and lighting plan since there are not reference in the 2017 Ohio Fire Code.

**Response** – N/A

#### Community Development

4. **Comment** – The approved applications had three buildings on the site. The request is for two of those buildings. It would be helpful to have a site plan that clearly indicated which elevation is for which building on the site plan. For example, it appears that the building depicted on sheet A-1.1 is for the western most part of the building but that is unclear. Please submit a site plan that identifies which elevations/renderings are for which building. This information will help Planning Commission better understand the request.

**Response** – Elevation markers have been added to Sheet A-4 for clarification. The building shown in View A is the larger building located closest to Hamilton Road. The building shown in View B is the smaller building located toward the rear of the site, closest to access from Beecher Road. These notations have also been added to the landscape plan for reference only.

#### Public Safety

5. **Comment** – No comment

**Response** – N/A

**Soil & Water Conservation District**

6. **Comment** – No comment

**Response** – N/A

**Parks**

7. **Comment** – No comment

**Response** – N/A



December 11, 2019

Arshot Investment Corporation  
107 S High St Suite 300  
Columbus, OH 43215

RE: Project 975 N Hamilton Shops at McKenna Creek Design Review

Dear Arshot Investment Corporation:

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

**Building**

1. The project will be required to comply with the Ohio Building Code and all required plan approvals and permits obtained.

**Engineering**

2. No comment

**Fire District**

3. The fire division has no comment on the land signage and lighting plan since these are not referenced in the 2017 Ohio Fire Code.

**Public Safety**

4. No Comment Received

**Soil & Water Conservation District**

5. No Comment Received.

**Parks**

6. No Comment Received.

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

Sincerely,

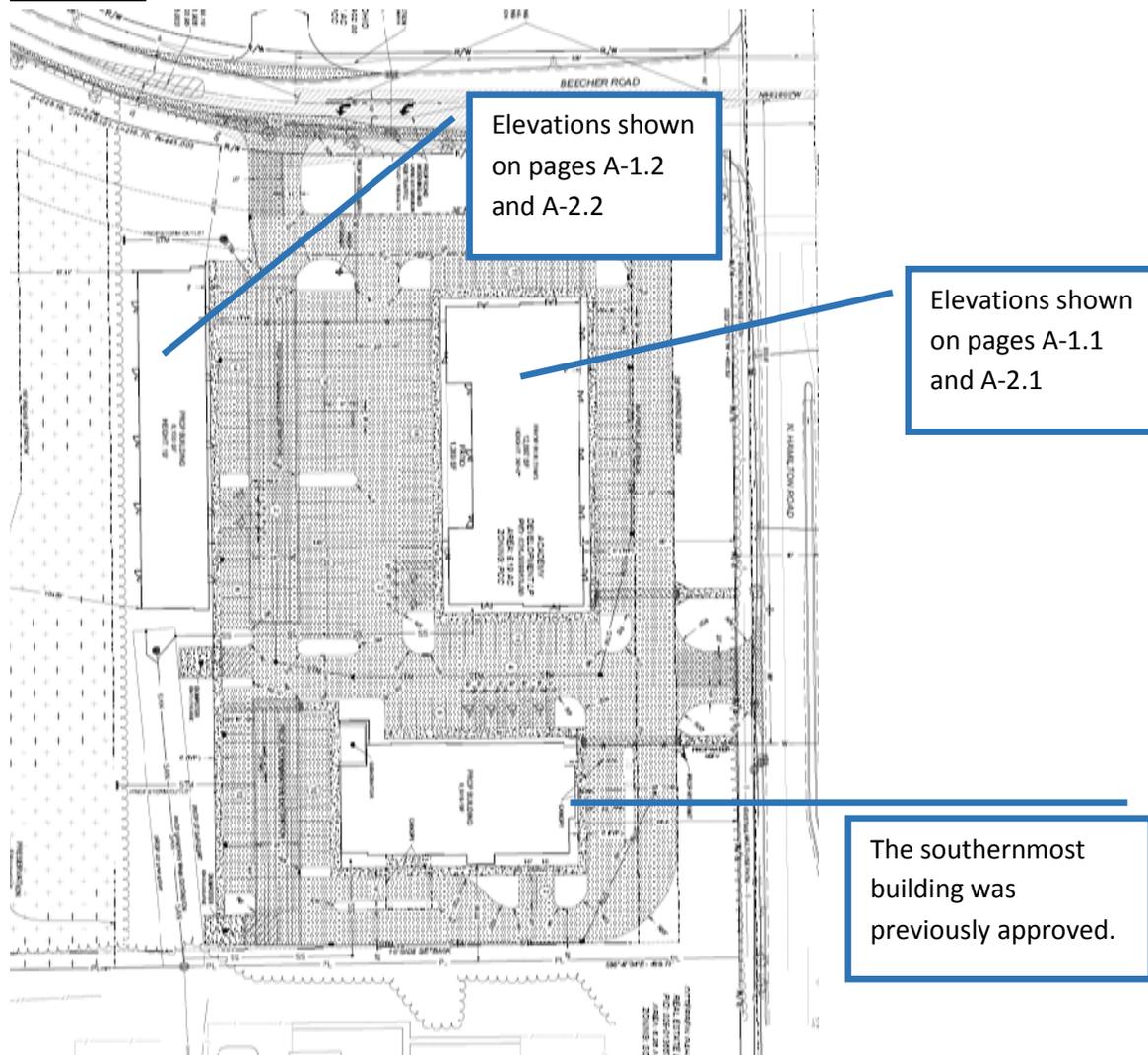
Kelly Wicker  
Administrative Assistant

## PLANNING AND DEVELOPMENT STAFF REPORT

### Project Summary

This Design Review (DR) request is for approval of two of the buildings that were recently approved by FDP-7-2019. The DR that was submitted with the FDP was for approval of one building, however, landscaping and lighting was for the entire site. Therefore, this DR request is limited to just the design, materials, and colors of the two buildings indicated below.

### FDP-7-2019



The property is zoned Planned Commercial Center District (PCC). The property was rezoned to PCC in 1990. The 1990 ordinance contains images of what the proposed center was anticipated to look like. The renderings below were meant as a representation of what the buildings facing Hamilton Road would look like, not necessarily the exact style of the center. The zoning text provides that buildings facing Hamilton Road will have varying roof lines generally as shown on the renderings below.



Attachments to the 1990 ordinance depicting a general style of architecture of the project.



In 1993 the City amended the zoning code to prohibit additional properties from being rezoned to PCC. PCC is classified as a “General Commercial District” in the zoning code and has many of the same development parameters as typical commercial zone districts such as Suburban Office or Community Commercial.

#### Design Review

The property is zoned PCC and therefore subject to the standards of Design Review District 3 (DRD-3). Relevant standards include the following:

- Brick, stone, cement, aluminum, wood, and other materials that will enhance the development in a positive manner are encouraged.
- Specific colors and color schemes are not identified but colors should be designed to ensure universal harmony on all commercial developments.

- Orientation of the development should focus on and compliment the surrounding topographic features and existing developments.

The 1990 ordinance contains language regarding colors and materials and is attached for your reference.

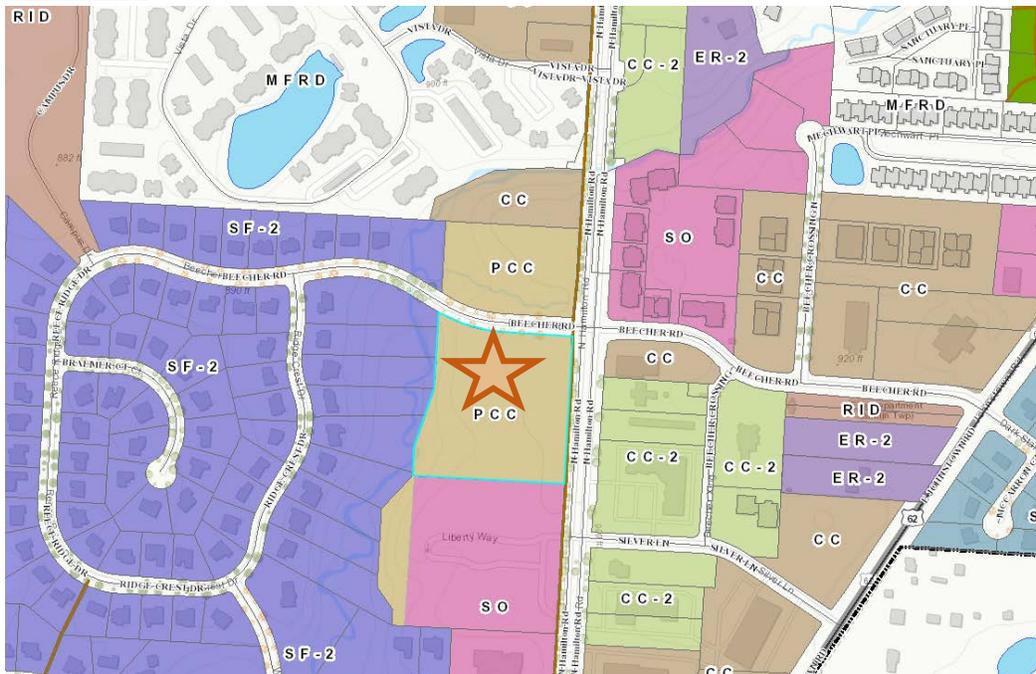
General review criteria for Design Review applications include the following:

- 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.

#### Staff Recommendation

Staff recommends approval of the application as submitted. The materials, colors, and style of the proposed buildings are consistent with the 1990 ordinance and the applicable standards of DRD-3.

#### Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director

**Ordinance**

**111-1990**

EXHIBIT C

DEVELOPMENT STANDARDS

for

Planned Commercial Center District

Zoning Application No. ZC-10-90

A. Use limitations.

1. No building or premises shall be used, constructed, erected, arranged, designed or intended to be used as:
  - a. An adult bookstore, adult theater or adult entertainment establishment;
  - b. A vehicle sales or service facility of any kind, including gasoline service station and repair shop for automobiles, recreational vehicles or other vehicles; or
  - c. A boat or trailer sales or service establishment.
2. Free-standing or guyed antenna towers are prohibited.

B. Lighting standards.

1. All lighting fixtures shall not exceed 24 feet in height, and any light fixture more than 16 feet in height, other than internally illuminated signs, shall be a cut-off type fixture (down lighting) so that such lighting shall not shine above the horizontal.
2. Pole mounted lighting shall be mounted on poles which are wood or black, dark brown or bronze colored metal.

C. Signage standards.

1. Sign frames and poles shall be black, dark brown, dark charcoal, dark rust, dark maroon, dark green or dark bronze in color.
2. Only internally illuminated graphics shall be utilized, except that monument-type signs may be externally illuminated.

D. Landscape standards.

1. Development planning and engineering shall assure that all reasonable steps are taken to assure that the ravine along the west edge of the PCC District shall, to the extent located in the PCC District, remain substantially in its natural state, subject to deviation therefrom necessary for the construction of the Access Road (the road separating Parcel #1 and Parcel #2 as those Parcels are designated on the Survey) and utility lines in and adjacent thereto, the construction of sanitary sewer lines to provide service for the PCC District to the sanitary sewer line to be constructed in said ravine and any improvements required to provide for proper storm water drainage from the PCC District into said ravine.
2. Within the required parking set back along Hamilton Road and the south side of the Access Road, reasonable efforts will be made to preserve a reasonable number of existing trees having a diameter of more than eight inches in order to provide a pleasing streetscape without unduly restricting visibility of the development in the PCC District from Hamilton Road and the Access Road.
3. Landscaping shall be provided at the following ratio of lot coverage (both buildings and parking/loading).
  - a. 0 to 20,000 square feet - 6" of total trunk diameter plus an additional 1" of total trunk diameter for every 4,000 square feet of coverage.
  - b. 20,000 to 100,000 - 10" of total trunk diameter plus an additional 1" of total trunk diameter for every 4,000 square feet of coverage over 20,000.
  - c. Over 100,000 square feet - 20" of total trunk diameter plus an additional 1" of total trunk diameter for every 6,500 square feet of coverage over 100,000.

Such tree planting material shall be used to provide plantings within parking areas, as part of frontage treatment, and to accent buildings. Existing trees of 3" diameter or greater which are

retained on a site may be used as part of the above requirements as long as such trees are not located in service areas. Minimum tree trunk size shall be not less than 2" diameter at time of planting.

4. At the east edge of the parking lot on Parcel #1, except at driveways onto Hamilton Road, screening from Hamilton Road shall be provided to a total height of not less than 3 feet above the finished grade of the parking lot by means of one, or a combination of two or more, of the following: (a) earthen mounding; (b) plantings having an opacity of not less than 75% at time of planting; (c) walls; or (d) grading the parking lot to an elevation below the grade of the area east of the parking lot.
- E. Dumpster screening: Trash containers and dumpsters of any type shall be contained within buildings or shall be enclosed on all sides with fences or walls of brick, stone or wood at least six feet in height or with landscape materials of at least 80% opacity and at least six feet in height at time of planting.
- F. Building design standards.
1. The design of building facades facing Hamilton Road which are constructed on Parcel #1 will be in the style shown on the renderings attached to these Design Standards as Attachments 1 and 2, although those renderings do not depict the exact appearance of those facades because the building layout and final detailing has not been determined.
  2. The building facades facing Hamilton Road on buildings constructed on Parcel #1 will be articulated and have varying roof lines generally as shown on those renderings in order to avoid the appearance of a flat-walled traditional strip shopping center.
  3. The architectural design of all buildings shall employ only the following building finish materials: wood; brick; stone; dryvit; or stucco, except that windows, doors and accents may be of other materials. All four sides, or all facades, shall be finished in one or more of those materials.

4. The colors of exterior finishes of buildings will be either natural colors (for example, but not by way of limitation, brick, stone, copper or brass) or applied finishes in white or shades and tones of brown, rust, tan, grey and cream, with accents of other colors being permitted.



