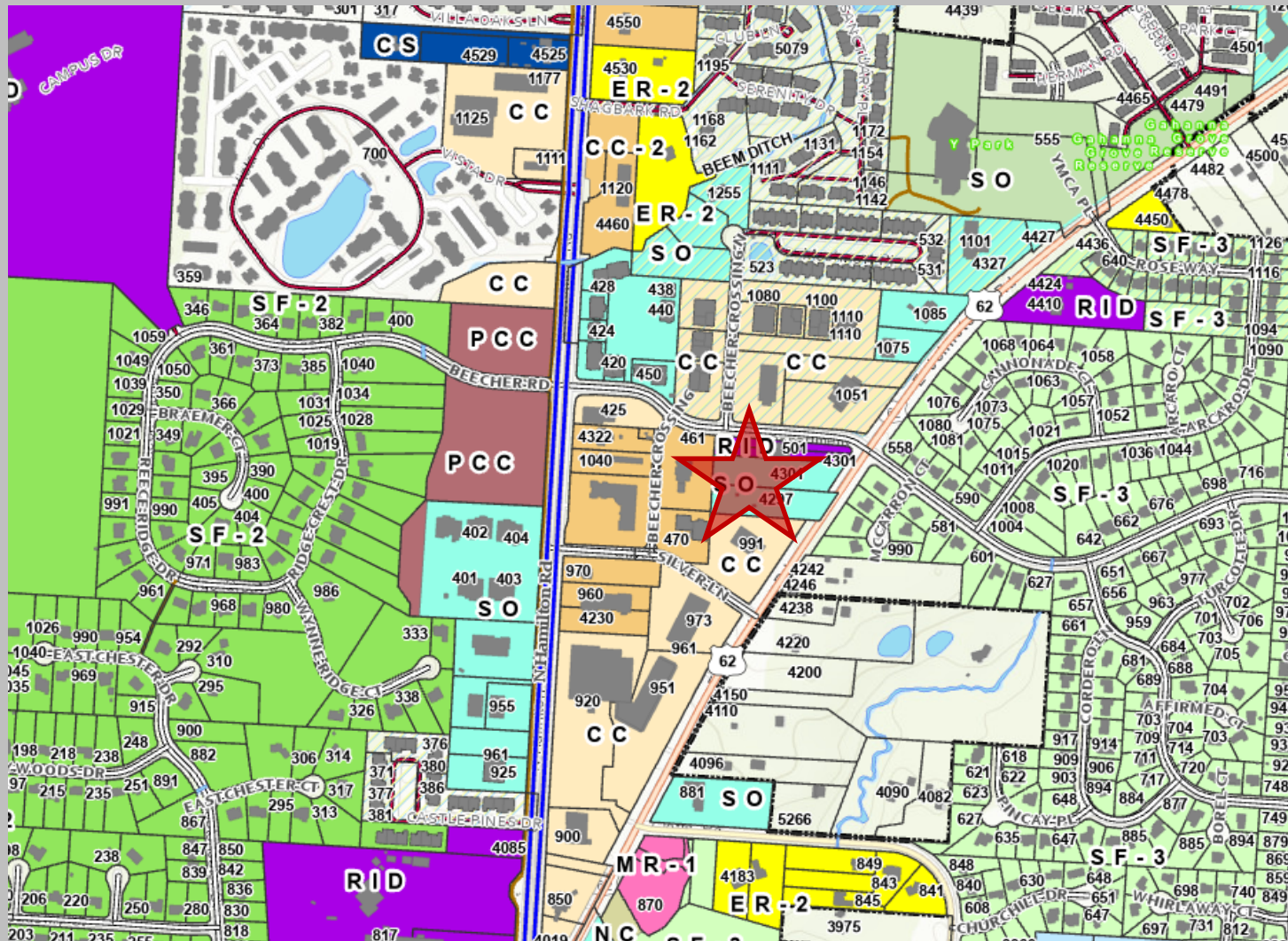


**Gas Light Square
4297-4301 Johnstown Road**

**V-10-2020
FDP-2-2020
DR-10-2020**

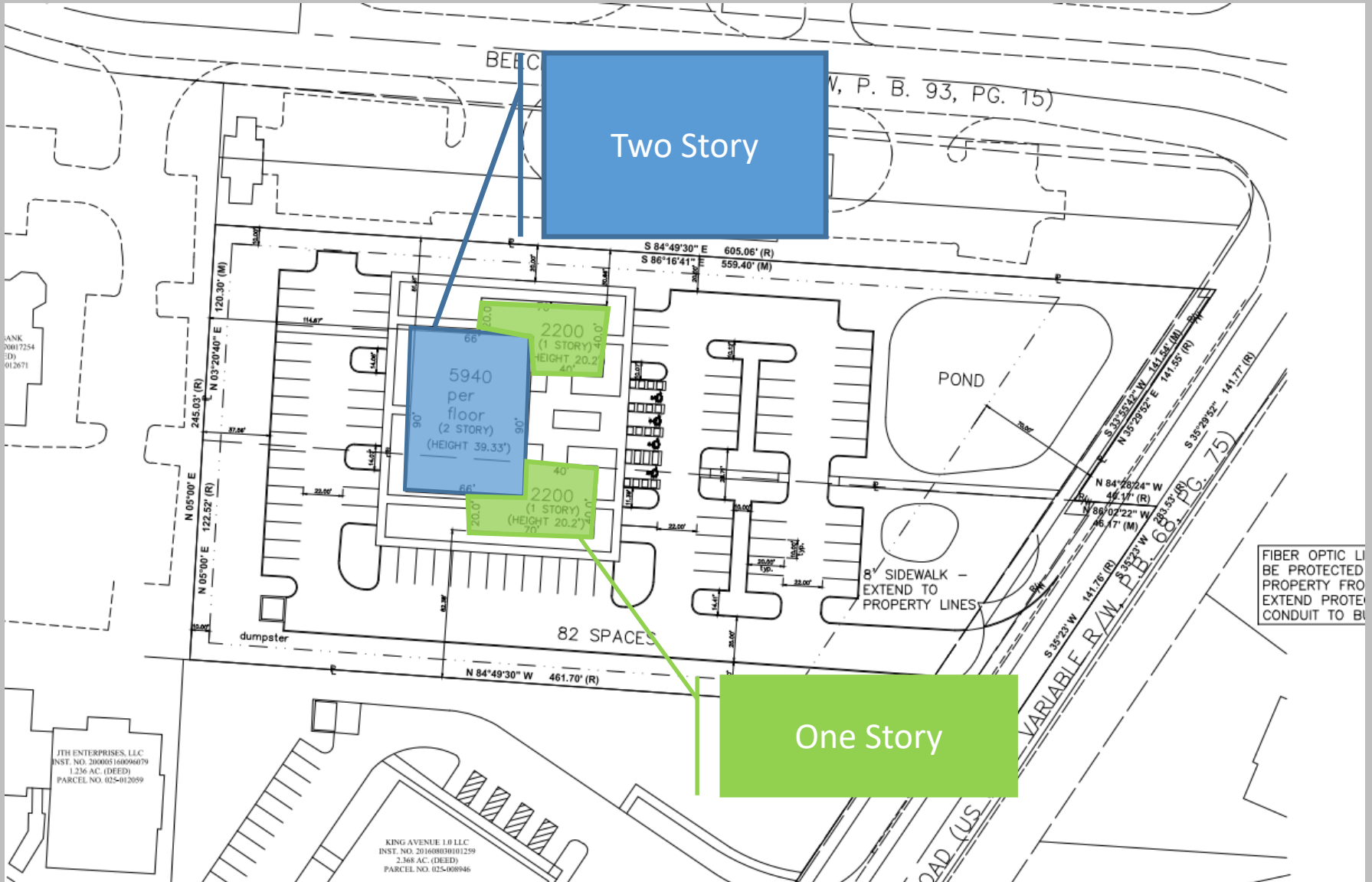
Location/Zoning Map



Summary

- Project history
 - Annexation in 2018
 - Rezoning and conditional use in 2019
 - Rezoned to SO
 - Conditional use to permit additional medical uses
- Two story medical office building
 - 16,000 sf
- Variance to Chapter 1163.06 (Lighting)
 - Average intensity of 1.25 foot candles
 - Proposed code change

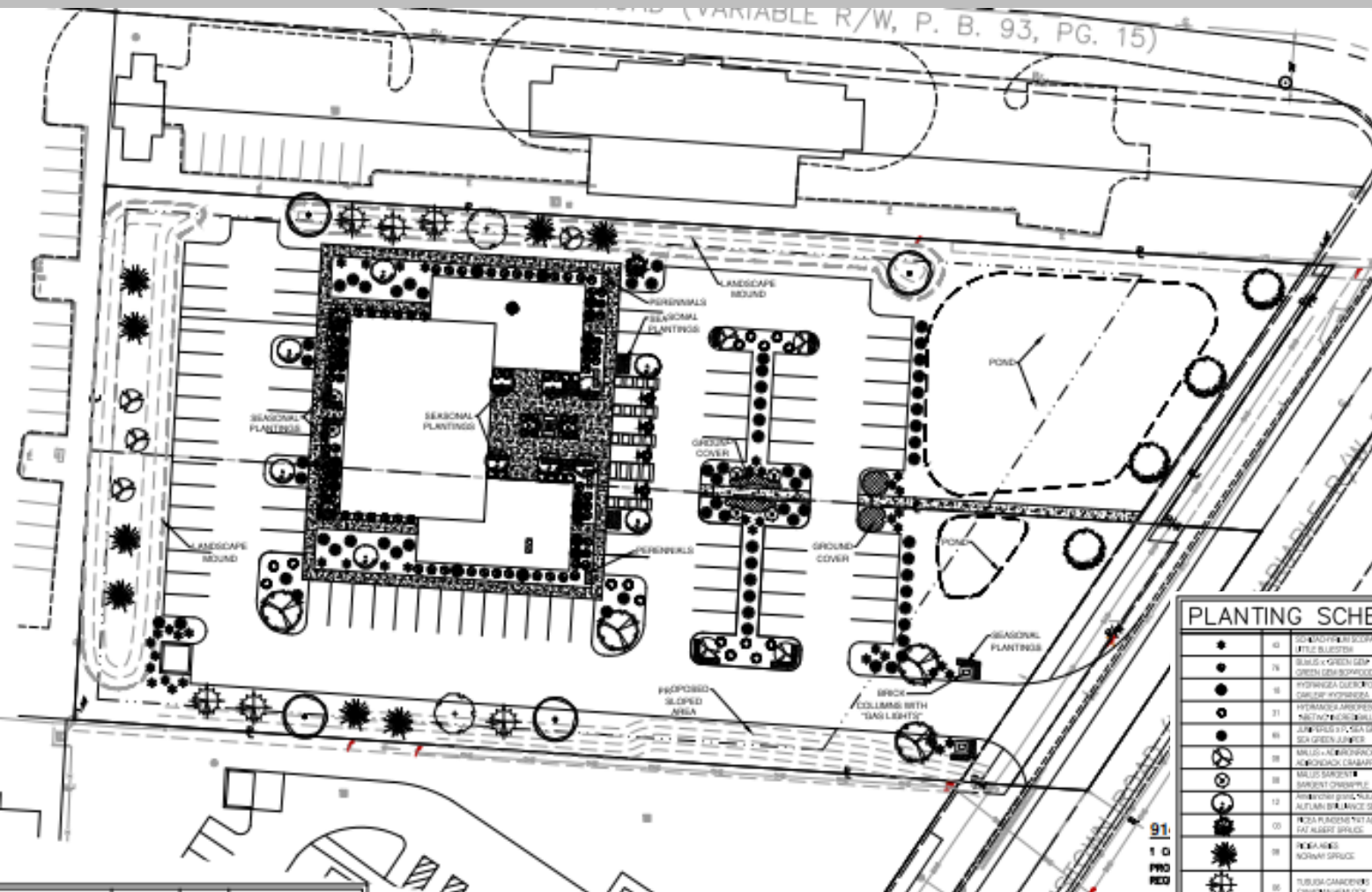
Site Plan



Rendering



Landscape Plan



PLANTING SCHEDULE					
●	40	RED DOGWOOD SCORPION WHITE BLOSSOM	18 HT	CONT	BLUE FORMING / BONE CLAMP
●	76	SHRUB - GREEN GEM GREEN GEM SPICEWOOD	24 HT SP	CONT	OVERGREEN HEDGE
●	86	HYDRANGEA QUERCIFOLIA CANTON HYDRANGEA	30 HT	8.5.0	WHITE BLOSSOM
●	31	HYDRANGEA ARBORESCENS NANTUCKET BELL HYDRANGEA	24 HT SP	CONT	WHITE BLOSSOM
●	85	HYDRANGEA SEA GREEN JUNIPER	20 HT SP	CONT	COLORED SCREENING
●	38	ARJIS - ARJIS ARJIS - ARJIS	2' CL.	8.5.0	SPRING FORM
●	38	ARJIS - ARJIS ARJIS - ARJIS	2' CL.	8.5.0	WHITE BLOSSOM
●	12	ARJIS - ARJIS ARJIS - ARJIS	2' CL.	8.5.0	WHITE BLOSSOM
●	00	ARJIS - ARJIS ARJIS - ARJIS	14 HT	8.5.0	FULL SPHERICAL
●	38	ARJIS - ARJIS ARJIS - ARJIS	7 HT	8.5.0	CONSULT CLIENT FOR SELECTION and then to be used with final grade
●	38	ARJIS - ARJIS ARJIS - ARJIS	7 HT	8.5.0	CONSULT CLIENT FOR SELECTION and then to be used with final grade
●	02	ARJIS - ARJIS ARJIS - ARJIS	2' CL.	080	CONSULT CLIENT FOR SELECTION and then to be used with final grade
●	84	ARJIS - ARJIS ARJIS - ARJIS	2' CL.	8.5.0	CONSULT CLIENT FOR SELECTION and then to be used with final grade
●	84	ARJIS - ARJIS ARJIS - ARJIS	2' CL.	8.5.0	STREET TREE
●	04	ARJIS - ARJIS ARJIS - ARJIS	2' CL.	080	CONSULT CLIENT FOR SELECTION and then to be used with final grade

Summary

- FDP criteria
 - Development meets standards of zoning ordinance
 - Development is in accord with appropriate plans for the area
 - Development would not have undesirable effects on surrounding area
 - Development is consistent with existing land use character and development potential of the area

Summary

- DR
 - Stylistically compatible with other structures in the District
 - Improvement of the arch/character of the District
 - Contribute to the economic vitality of the District
 - Enhance the physical surroundings of the District
- Variance
 - Special circumstances
 - Preservation of property rights
 - Won't adversely affect health, safety, welfare

Summary

- Staff recommends approval
 - Consistent with zoning
 - Consistent with other new/renovated buildings in the vicinity
 - Same variance approved for other new construction projects
 - Staff has proposed code amendments



Gahanna