

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: 1379-1391 Johnstown Rd.		Project Name/Business Name: Roger's Market Limited	
Parcel #: 025-009559-00	Zoning: (see Map) NC	Acreage: 2.967	


PLAN SPECIFICATIONS	
Application Type: (check all that apply)	<input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Landscaping <input type="checkbox"/> Building Design <input type="checkbox"/> Demolition <small>Olde Gahanna only</small> <input type="checkbox"/> Other
Project Description: Modification and expansion of the parking lot at the above referenced property to increase parking capacity for the existing site. As part of the design process, the applicant is working with Staff on a Right-of-Way element that is likely to be part of this project.	

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Roger's Market Ltd c/o Eric Leibowitz	Applicant Address: 250 S Civic Center Dr. Columbus, OH 43215
Applicant E-mail: Eleibowitz@castoinfo.com	Applicant Phone: (614)744-2027
Business Name (if applicable): CASTO	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Matt Whitney	(614)744-2054 mwhitney@castoinfo.com
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email): (same as applicant)

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:  Date: 2/9/23

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. DR-0043-2023

RECEIVED: KAU
 DATE: 2-13-23

PAID: 200.00
 DATE: 2-13-23

Updated Apr 2022

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.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

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.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

_____ (property owner name printed)

_____ (property owner signature) _____ (date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Katherine A. Casto
_____ (applicant/representative/property owner name printed)

[Signature] _____ (applicant/representative/property owner signature) _____ (date) 2/9/23

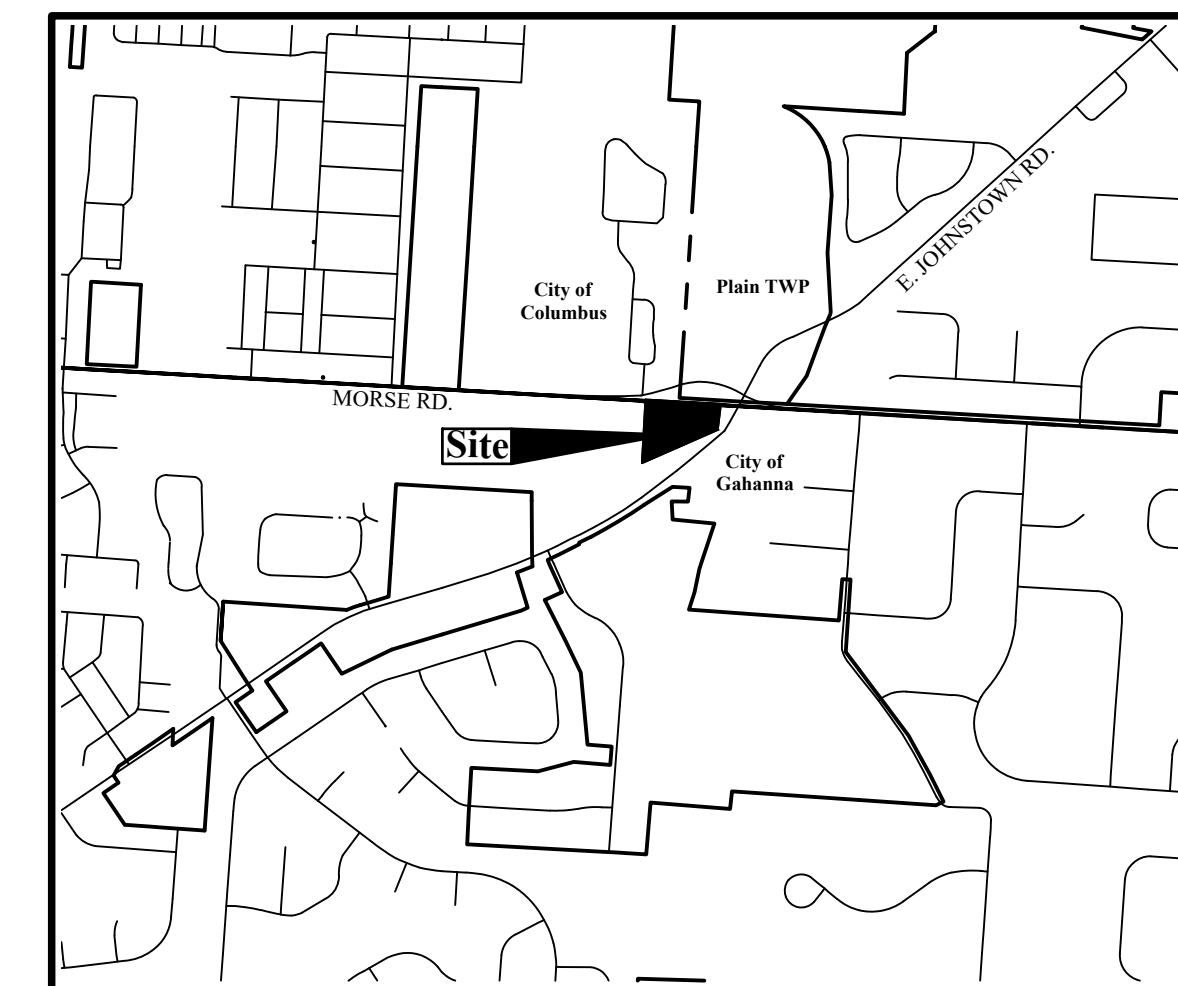
Subscribed and sworn to before me on this 9th day of February, 2023.

State of Ohio County of Franklin

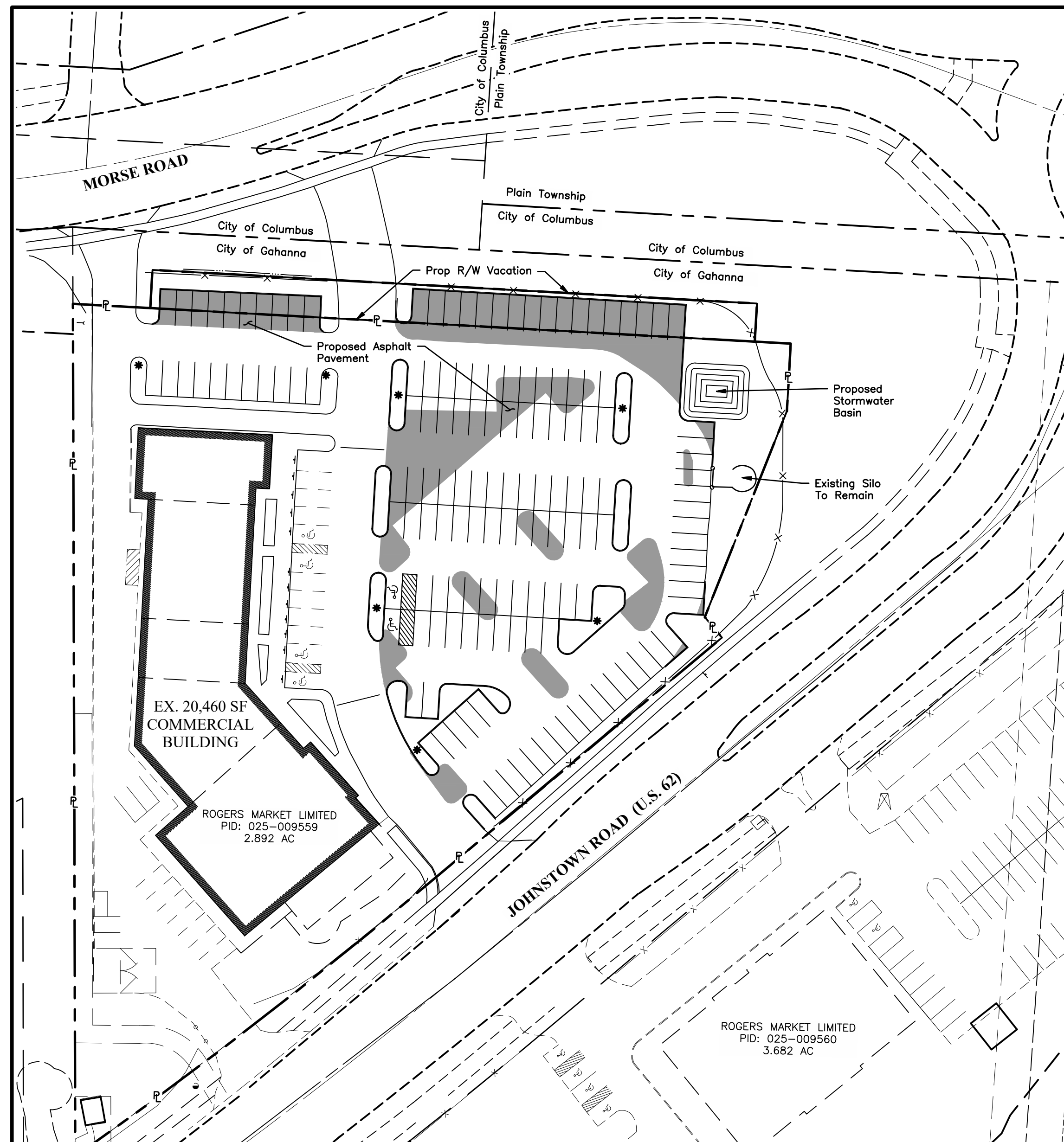
Notary Public Signature: Karin Sipes



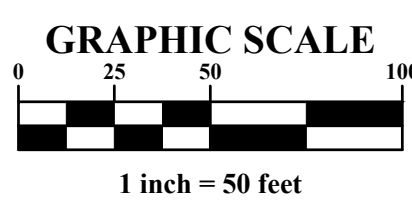
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO DESIGN REVIEW PLAN FOR THE MARKET AT ROGER'S CORNERS PARKING EXPANSION 2023



LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 50'



PROJECT INFORMATION

Address:	1391 E. Johnstown Rd, Gahanna, OH 43230
Tax Parcel No.:	025-009559
Zoning Classification/District:	NC-Neighborhood Commercial
Zoning Case No.:	#
Variances:	9' Parking Space Width, Front Yard and Parking Setback Encroachments, 54" Fence Height, No 10' Landscape Islands Between Parking Spaces
Flood Insurance Rate Map Number (FIRM):	39049C0212K
Existing Parcel Area	2.799 Acres
Proposed Right-of-Way Vacation Area	0.168 Acres
Total New Parcel Area	2.967 Acres
Maximum Lot Coverage per 1153.02	75% Maximum
Existing Lot Coverage	76%
=Existing Impervious/Existing Lot	2.14 Acres/2.80 Acres
Proposed Lot Coverage	80.22%
=Proposed Impervious/Proposed Lot	2.38 Acres/2.967 Acres
Commercial Square Footage	20,460
Existing Parking Required (Retail Strip Shopping Center - up to 40,000 SF)	86 Spaces
Existing Parking Provided	103
Proposed Parking Required:	86 Spaces
Proposed Parking Provided	173
Handicap Parking Required	6
Handicap Parking Provided	6

FEMA NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated 6/17/08, the subject parcel shown hereon lie within Zone "X", Community Panel No. 39049C0212K

DEVELOPER/OWNER

CASTO
Eric Leibowitz
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215
Tel: (614) 744-2027
Email: eilebowitz@castoinfo.com

ENGINEER

EMH&T
Brian Quackenbush
5500 New Albany Road
New Albany, Ohio 43054
Tel: (614) 775-4390
Email: bquackenbush@emht.com

SHEET INDEX

TITLE SHEET	1
EXISTING CONDITIONS & DEMOLITION PLAN	2
SITE PLAN	3
LANDSCAPE PLAN	4
LANDSCAPE DETAILS	5
PHOTOMETRIC PLAN	6

CITY OF GAHANNA APPROVAL

The signatures below signify only concurrence with the purpose and general location of the project. All technical details remain the responsibility of the Engineer preparing the plans.

Director of Planning, City Of Gahanna

Date

PREPARED BY:



This is to certify that good engineering practices have been utilized on the design of this project, and that all of the minimum local standards have been met, including those standards greater than minimum where, in my opinion, are needed to protect the safety of the public. Any variances to the above standards are consistent with sound engineering practices and are not detrimental to the public safety and convenience.



Registered Engineer No. 67680

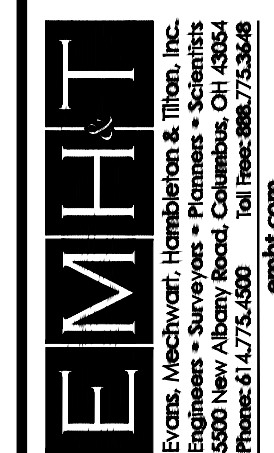
Date

REVISIONS

MARK	DATE	DESCRIPTION



CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
DESIGN REVIEW PLAN
FOR
THE MARKET AT ROGER'S
CORNERS
TITLE SHEET



DATE

MARCH 1, 2023

SCALE

AS NOTED

JOB NO.

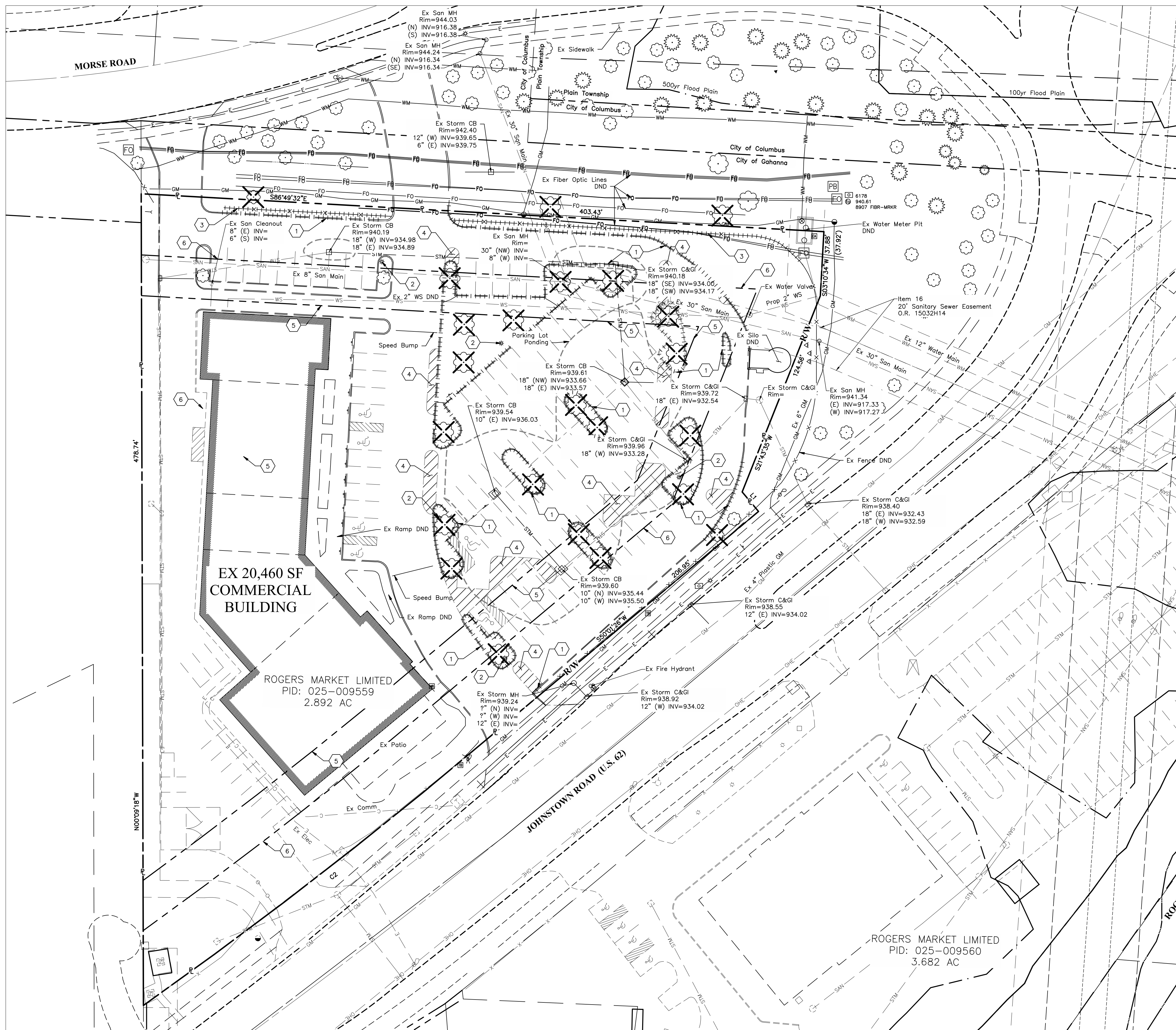
20220756

SHEET

1 / 6

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LEGEND

	Curb		Sidewalk/Curb Ramp
	Fence/Handrail		Water Main
	Water Service		Sanitary Sewer Main
	Storm Sewer		Underground Electric Service
	Overhead Electric		Communications Service
	Natural Gas Main		Parking Lot Ponding
	Catch Basin		Sign
	Curb & Gutter Inlet		Handicap Pavement Symbol
	Manhole		Light Pole
	Cleanout		Transformer
	Fire Hydrant		
	Valve		

ABBREVIATIONS

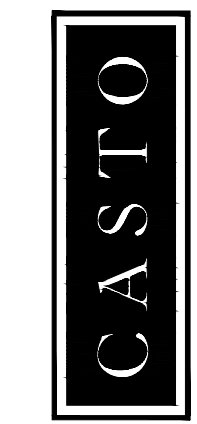
EX	Existing		Existing Tree
P/L	Property Line To Be Removed		Existing Tree To Be Removed
TBR	To Be Removed		
R/W	Right Of Way		
DND	Do Not Disturb		

- CODED NOTES**
- ① Existing Curb To Be Removed
 - ② Existing Light Pole To Be Removed
 - ③ Existing Fence To Be Removed
 - ④ Existing Pavement To Be Removed (Within Proposed Islands)
 - ⑤ 60' Front Yard Setback
 - ⑥ 36' Parking Setback



REVISIONS

MARK	DATE	DESCRIPTION

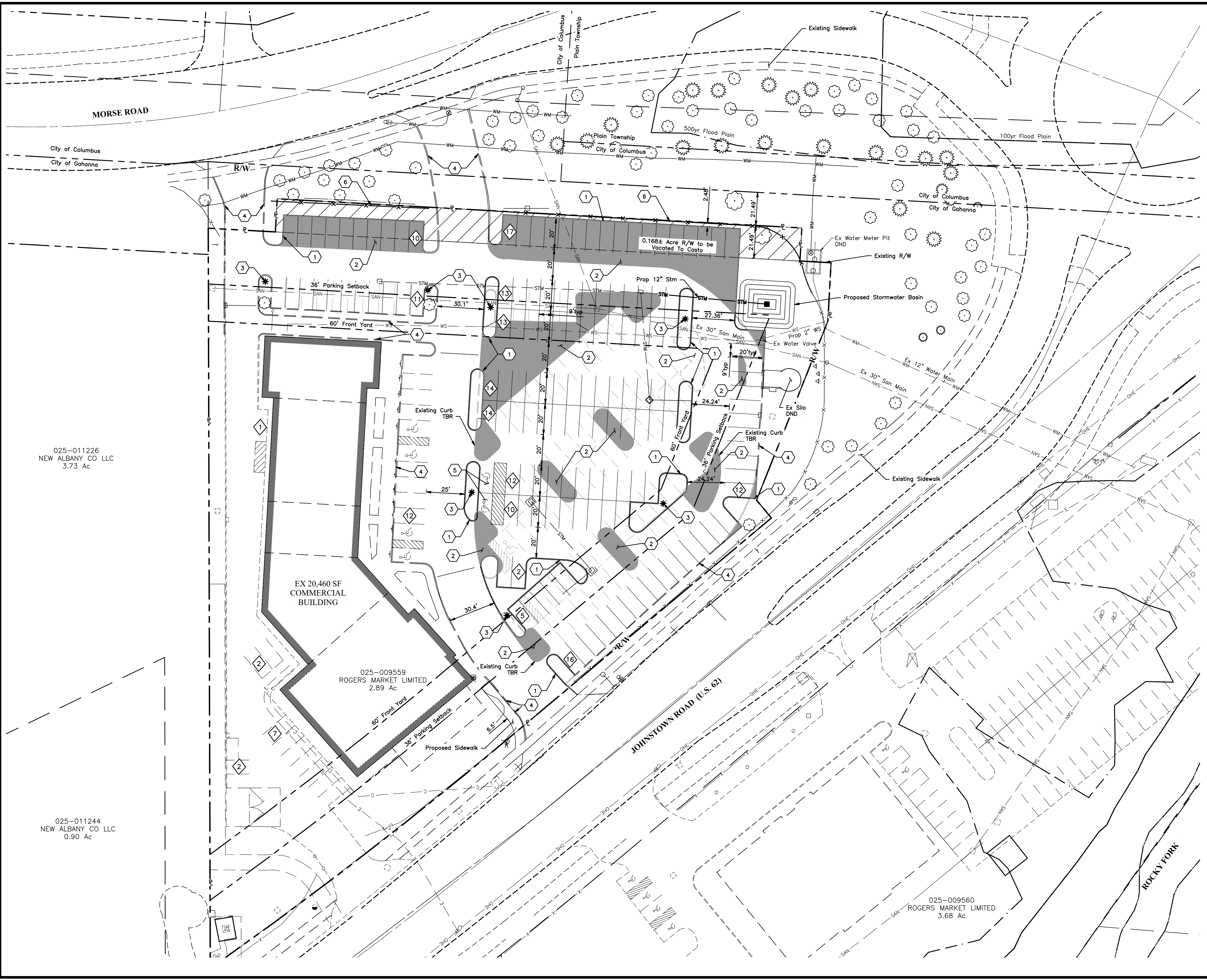


CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
 DESIGN REVIEW PLAN
FOR
THE MARKET AT ROGERS' CORNERS
EXISTING CONDITIONS & DEMOLITION PLAN

EMHT
 ENGINEERS, ARCHITECTS & DESIGNERS
 5800 New Albany Road, Columbus, OH 43244
 Phone: 614.757.5500 Fax: 614.757.5501 emht.com

DATE	MARCH 1, 2023
SCALE	AS NOTED
JOB NO.	20220756
SHEET	2 / 6

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025-011226
NEW ALBANY CO LLC
3.73 Ac

025-011244
NEW ALBANY CO LLC
0.90 Ac

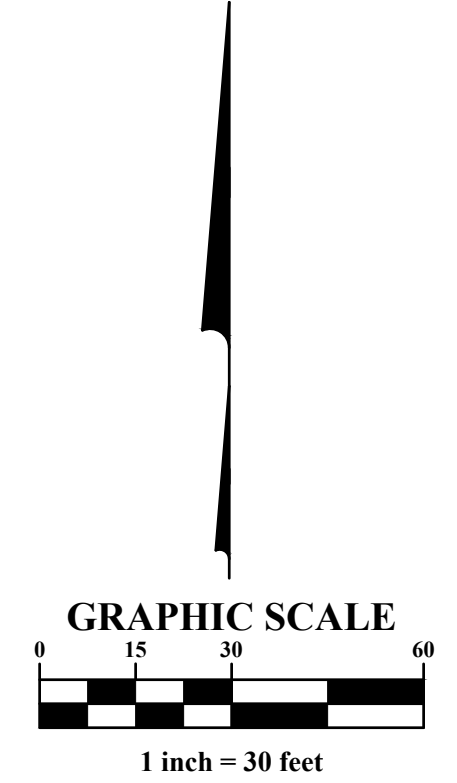
025-009559
ROGERS MARKET LIMITED
2.89 Ac

025-009560
ROGERS MARKET LIMITED
3.68 Ac

LEGEND

- Proposed Asphalt Pavement
- Vacated R/W
- 12 Parking Count

- CODED NOTES**
- 1 Proposed Curb
 - 2 Proposed Pavement
 - 3 Proposed Light Fixture
 - 4 Existing Curb To Remain
 - 5 Proposed Handicap Parking
 - 6 Proposed Fence - See Detail on Sheet 5



MARK	DATE	DESCRIPTION

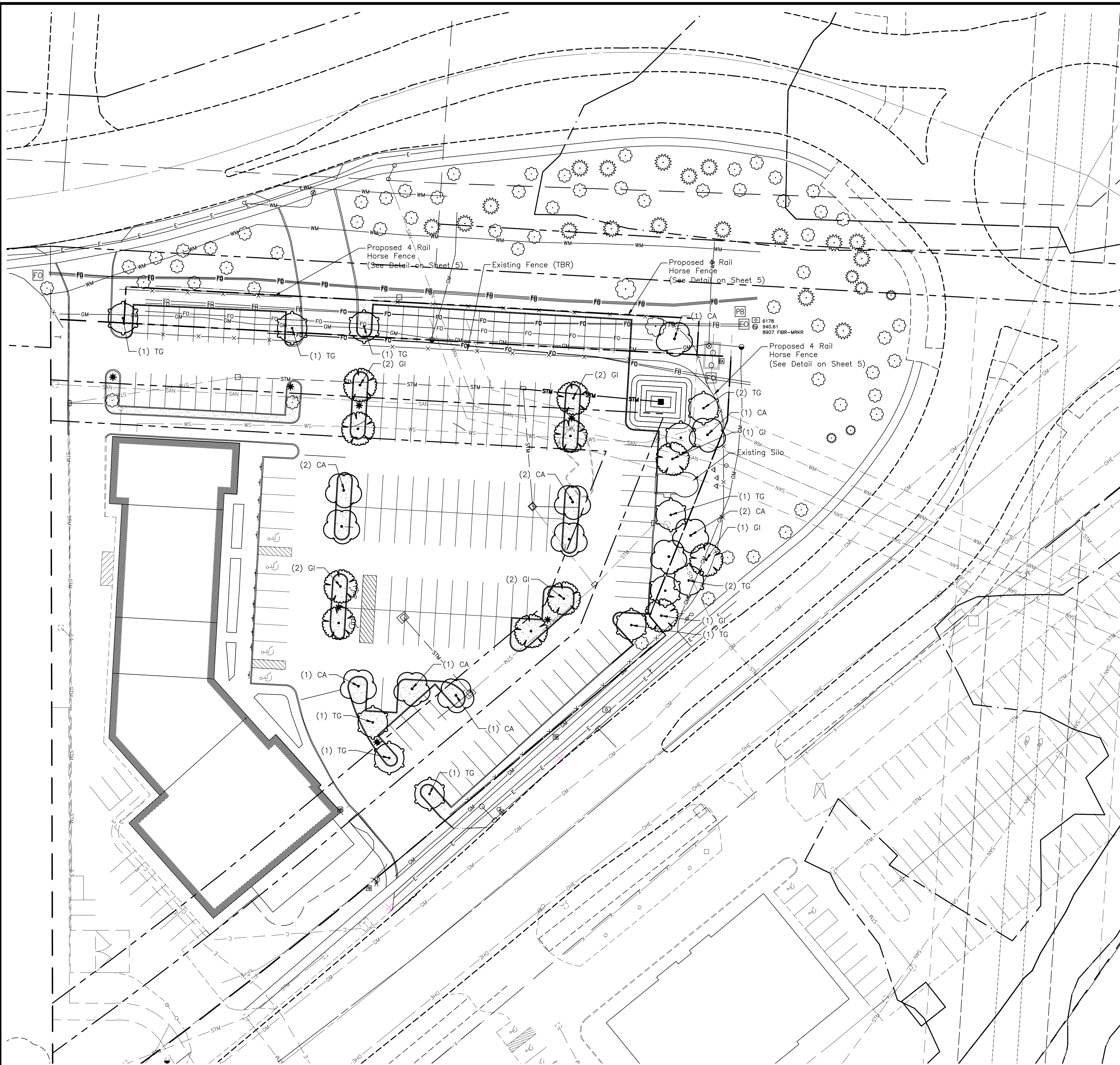
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CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
 DESIGN REVIEW PLAN
FOR
THE MARKET AT ROGERS'
CORNERS
SITE PLAN

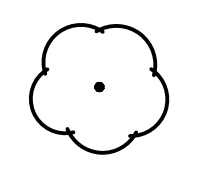
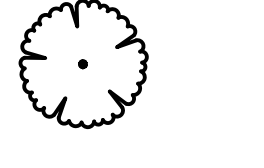
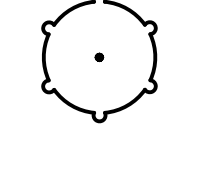
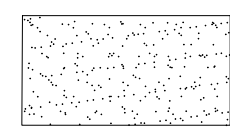
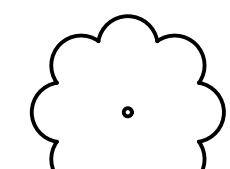
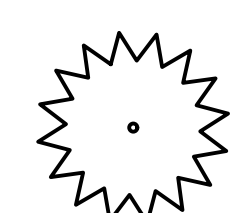
EMHT
 ENGINEERS & ARCHITECTS
 5800 New Albany Road, Columbus, OH 43254
 Phone: 614.753.5500 Fax: 614.753.5501 emht.com

DATE	MARCH 1, 2023
SCALE	AS NOTED
JOB NO.	20220756
SHEET	3 / 6

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	CA	11	Carpinus caroliniana 'Autumn Fire' Autumn Fire American Hornbeam	3" Cal.	B&B
	GI	11	Gleditsia triacanthos inermis Thornless Honey Locust	3" Cal.	B&B
	TG	12	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	3" Cal.	B&B
			Landscaped Area		
			Existing Deciduous Trees on Site		
			Existing Evergreen Trees on Site		

LANDSCAPE REQUIREMENTS AND CALCULATIONS

See Gahanna Zoning Code Chapter 1163 - Parking Regulations

1163.08(c) - The required amount of interior landscaping area shall be five percent of the total area of the parking lot pavement.

Total Area of Parking Lot Pavement: ±67,602 sq. ft.

±67,602 x .05 = ±3,380 sq. ft. landscaped area required

±4,309 sq. ft. landscaped area proposed

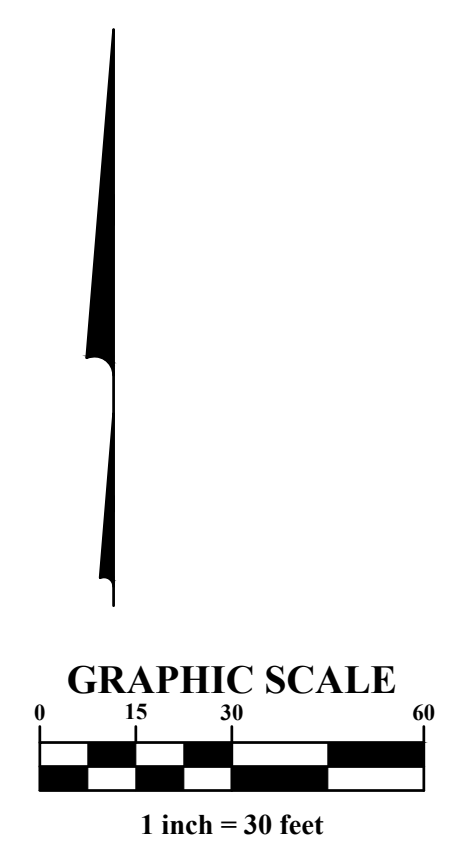
1163.08(e) - One tree per 100 square feet of required landscape area or portion thereof shall be required. The minimum caliper of such trees shall be three inches.

±3,380 sq. ft. landscaped area required

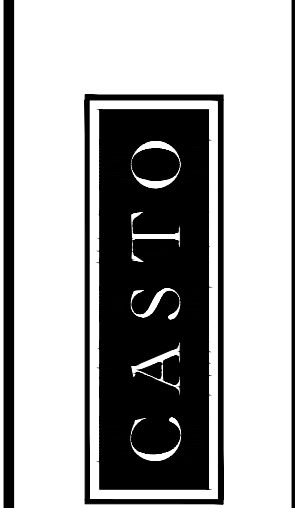
3,380 / 100 = 33.8 = 34 3" caliper Trees Required

34 3" Caliper Trees Proposed

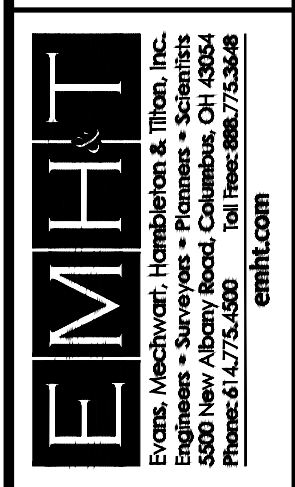
NOTE: Existing utilities shall be marked prior to installation of proposed trees and trees shall be carefully hand dug in areas adjacent to existing utility lines.



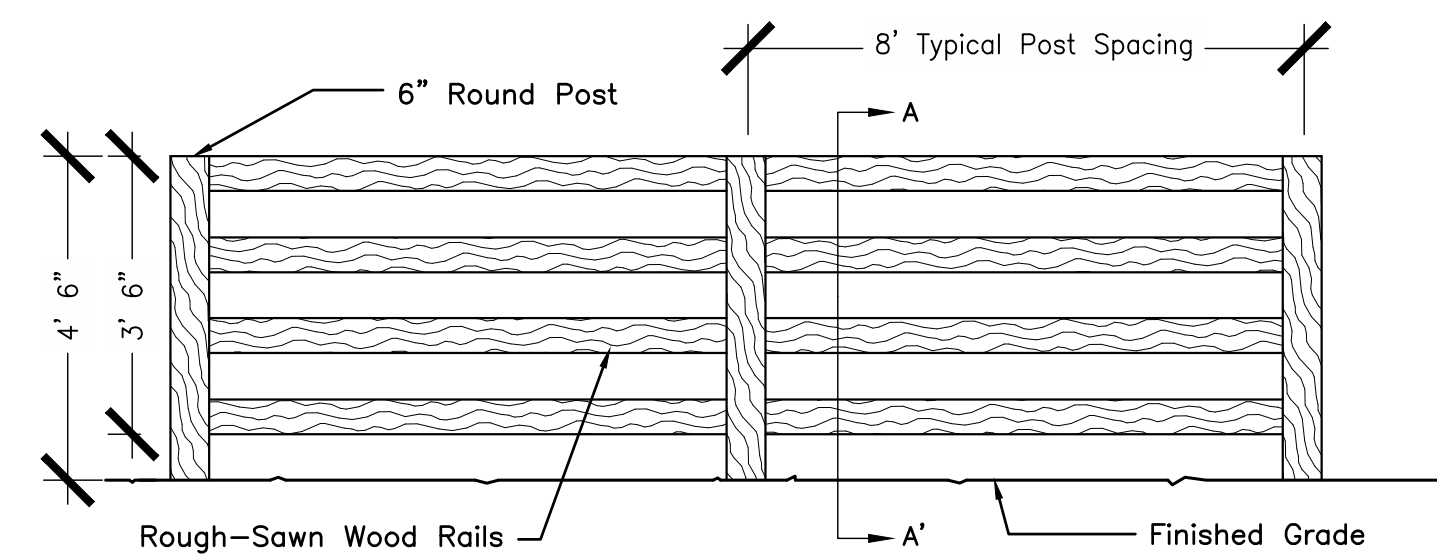
MARK	DATE	DESCRIPTION



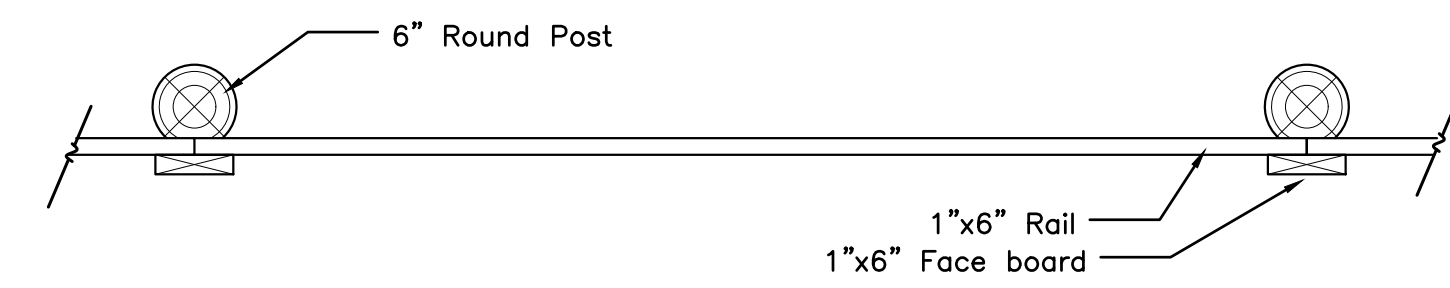
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
 DESIGN REVIEW PLAN
FOR
THE MARKET AT ROGERS CORNERS
LANDSCAPE PLAN



DATE	MARCH 1, 2023
SCALE	AS NOTED
JOB NO.	20220756
SHEET	4 / 6



ELEVATION

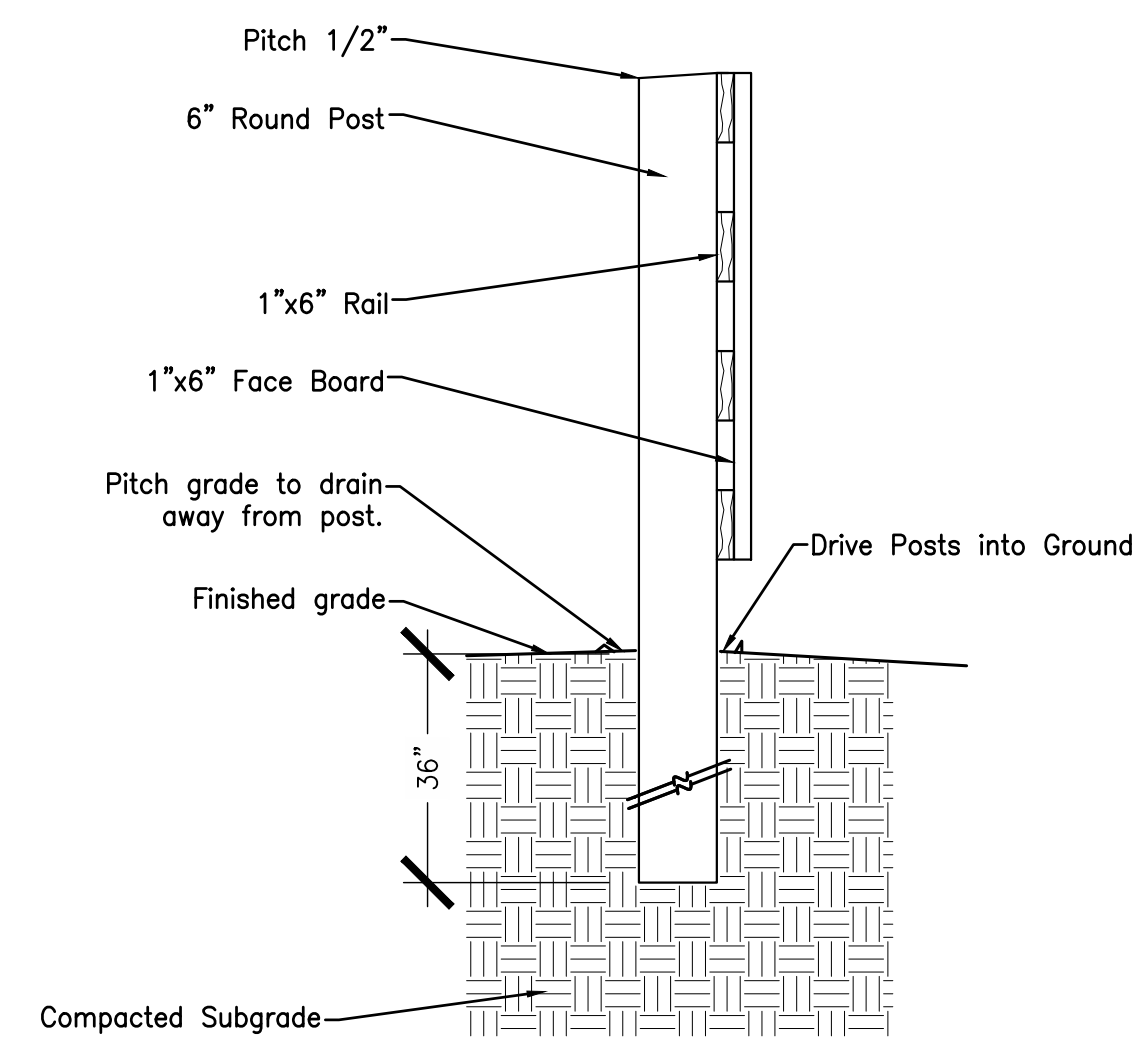


PLAN VIEW

NOTE

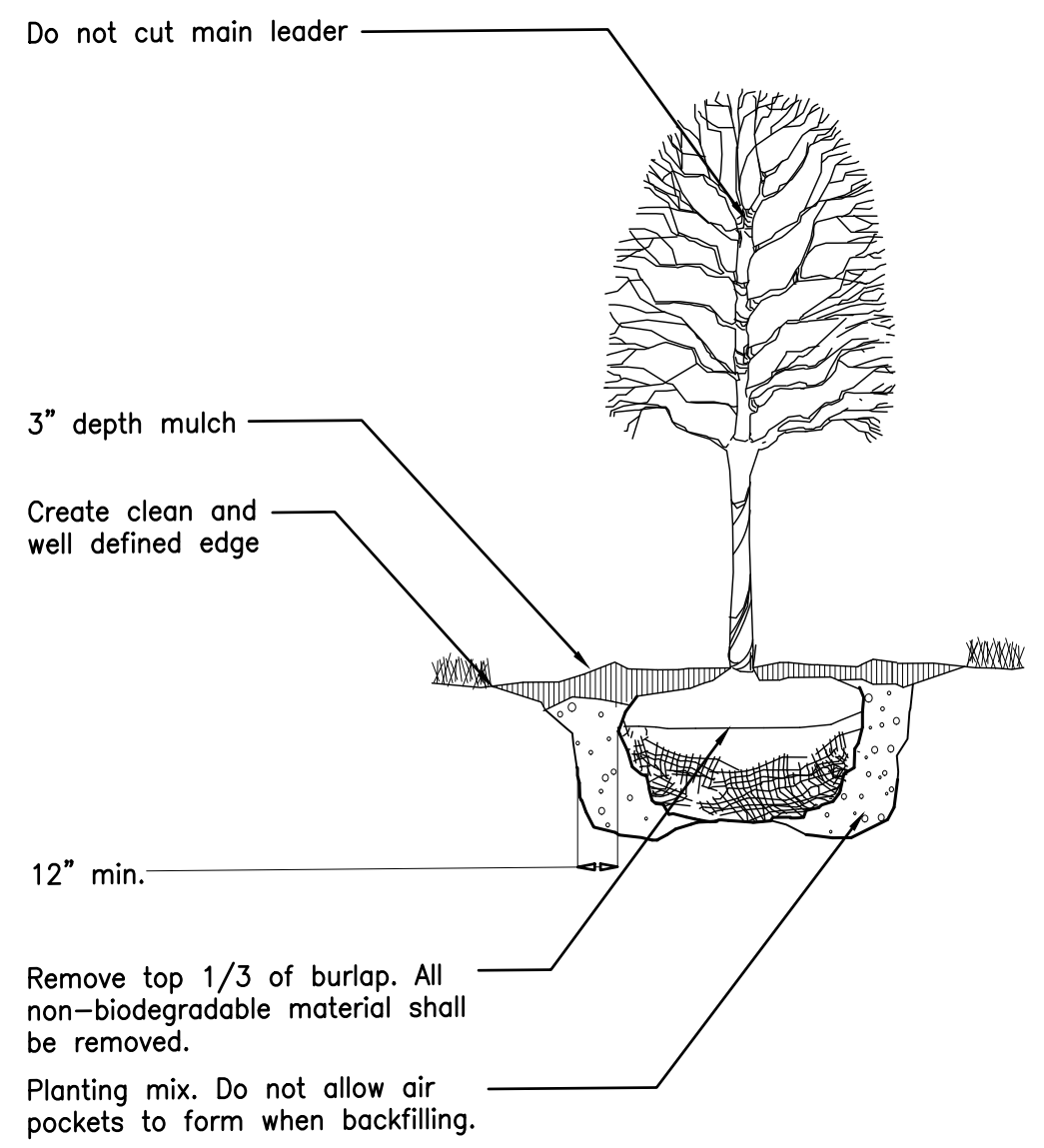
1. All fence rails and face boards to be attached to post with 3 1/2" hot dipped galvanized fence nails.
2. Fence to be sprayed with Cabots Old Virginia White oil stain.

Four Rail Horse Fence
No Scale

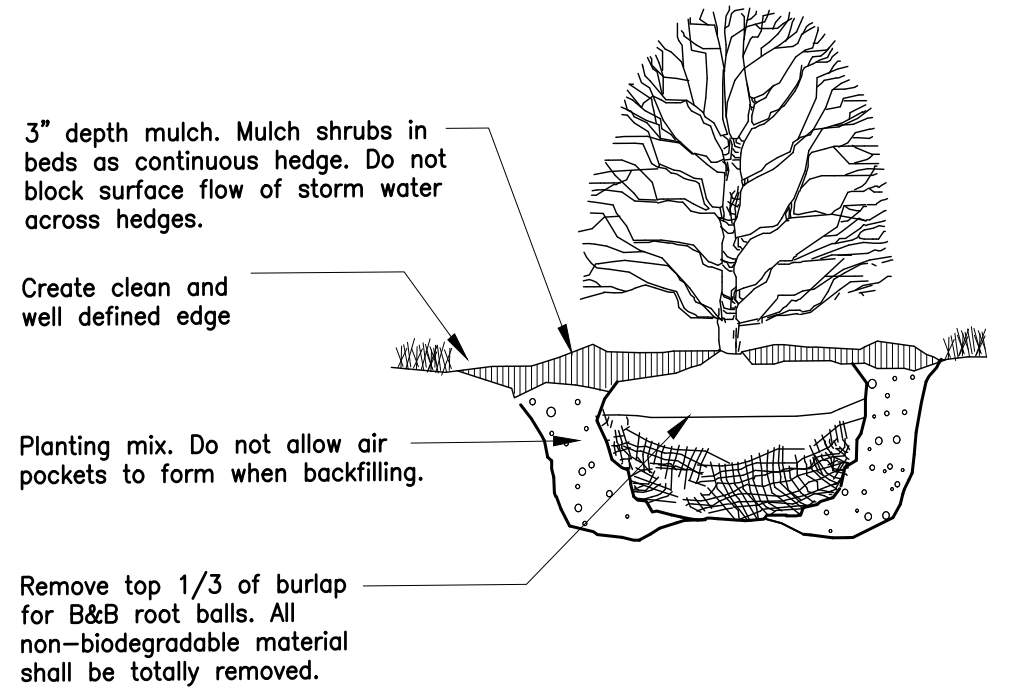


SECTION "A-A"
N.T.S.

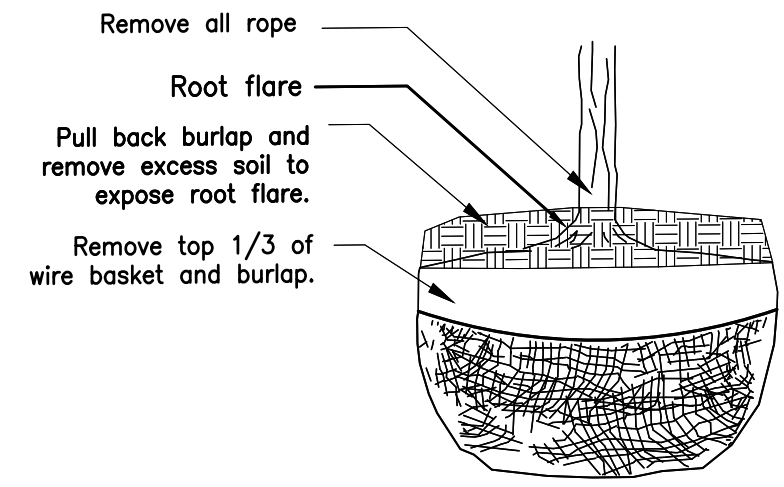
Four Rail Horse Fence
No Scale



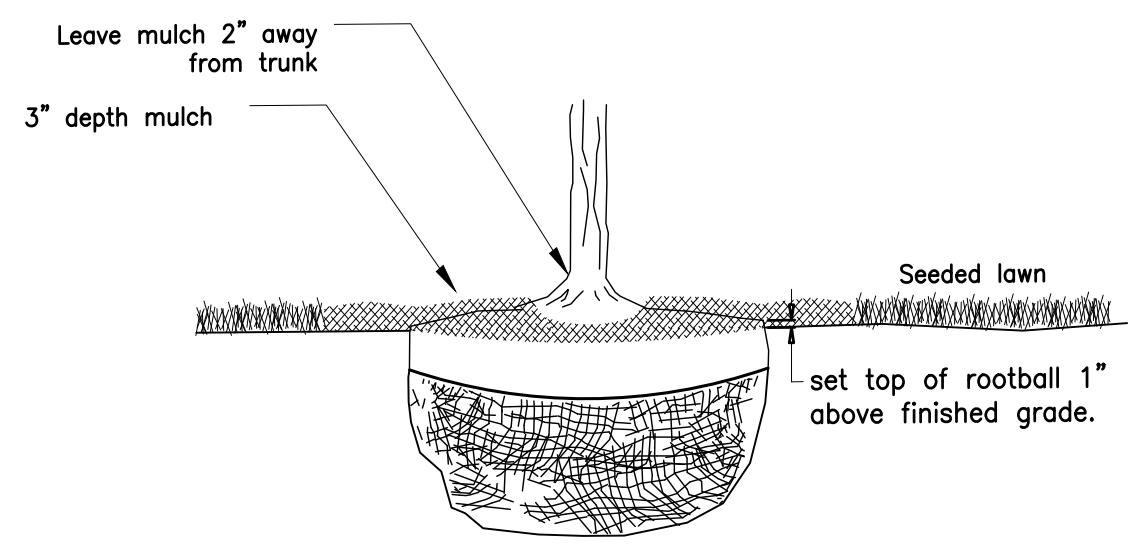
Deciduous Tree Planting
No Scale



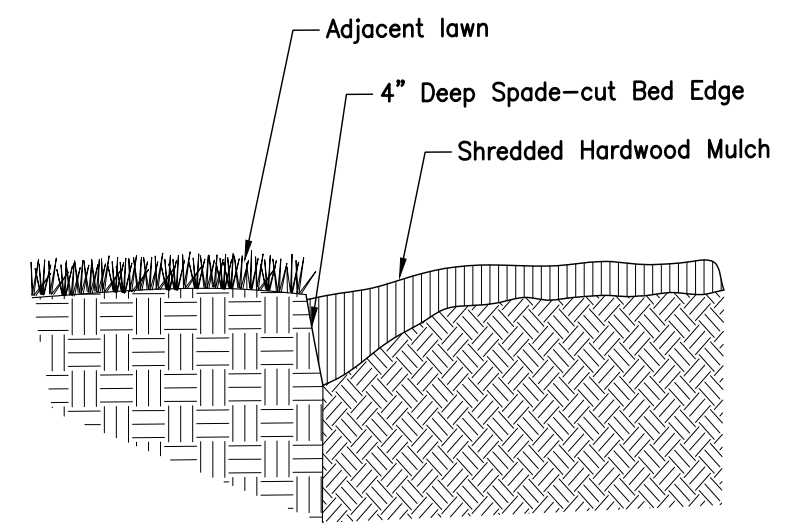
Shrub Planting
No Scale



Rootball Preparation
No Scale



Rootball Setting
No Scale

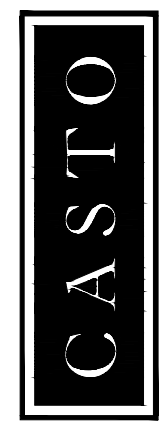


Planting Bed Edge
No Scale

GENERAL NOTES:

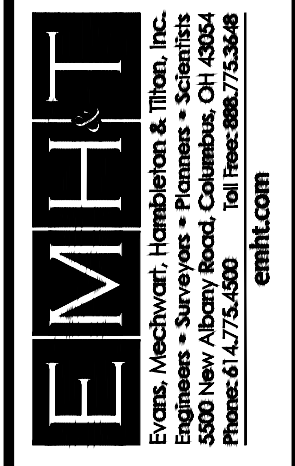
1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed a minimum of 3' from sidewalks and curbs.
17. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, pH range of 6.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
18. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
19. Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subgrade. Place remaining Planting Mix in settled 6 inch lifts.
20. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
21. Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
22. All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.
23. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
24. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
25. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
26. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
27. All annuals to be provided by Contractor from available seasonal stock.
28. Lawn seed mix shall be proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Coddieshack or Goalkeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pate Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet.
29. Lawn seed shall not have less than 98 percent purity and not have less than 90 percent germination.

MARK	DATE	DESCRIPTION



CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
DESIGN REVIEW PLAN

FOR
THE MARKET AT ROGERS' CORNERS
LANDSCAPE DETAILS



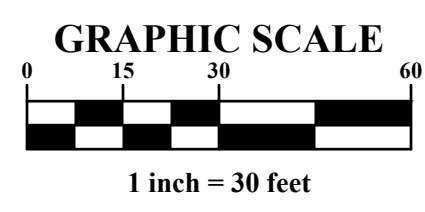
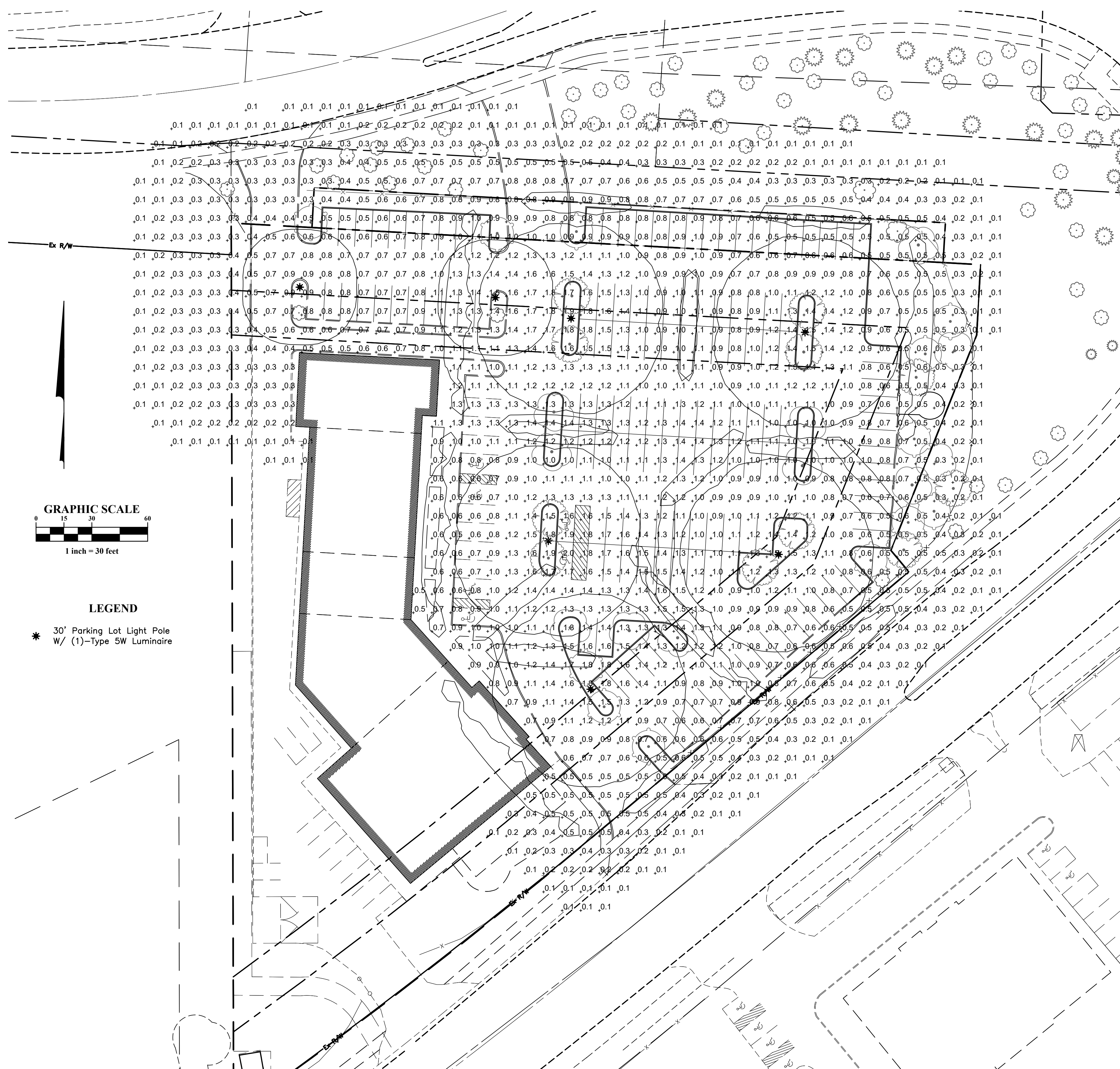
DATE
MARCH 1, 2023

SCALE
AS NOTED

JOB NO.
20220756

SHEET
5 / 6

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LEGEND
 * 30' Parking Lot Light Pole
 W/ (1)-Type 5W Luminaire

STATISTICS					
Description	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	1.1 fc	2.0 fc	0.5 fc	2.1:1	4.0:1

LIGHT POLE TABLE			
POLE HEIGHT	LUMINAIRE TYPE	NORTHING	EASTING
30'	VLX-1 TSW 96LC 5 3K	748401.8750	1872231.3750
30'	VLX-1 TSW 96LC 5 3K	748396.1822	1872337.1235
30'	VLX-1 TSW 160LC 5 3K	748385.0349	1872377.7823
30'	VLX-1 TSW 160LC 5 3K	748377.7823	1872503.5620
30'	VLX-1 TSW 160LC 5 3K	748265.5018	1872365.5763
30'	VLX-1 TSW 160LC 5 3K	748258.2149	1872489.3620
30'	VLX-1 TSW 160LC 5 3K	748185.7870	1872388.2794

LUMINAIRE SCHEDULE								
MANUFACTURER	MODEL	OPTICS	LEDS	CURRENT	COLOR TEMP	FILE NAME	LLF	WATTAGE
Visionaire Lighting LLC	VLX-1	Type 5 Wide	96LC	350mA	3000K	VLX-1_TSW_96LC_3_3K.ies	0.72	171
Visionaire Lighting LLC	VLX-1	Type 5 Wide	160LC	350mA	3000K	VLX-1_TSW_160LC_3_3K.ies	0.72	103

VLX LED Specifications



Control Number: AREA-VLX-1-08_30_2022

Project Name:
 Catalog Number:
 Type:

The new VLX LED Series offers clean, functional styling that is defined by its sleek, low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy toolless access for mounting and maintenance.

The LED light assemblies come with 96 to 192 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VLX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDS	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	
VLX-1	T1	96LC	3 350mA	3K 3000K	UNV 120/277V	AM Arm Mount	BZ Bronze	PCR-120 RPP	RPP Right Side	
	Type 1									PCR-208 UPMA-S
	T2	128LC	5 530mA	4K 4000K	8 347V	Round Pole Plate Adaptors (RPP) are to be ordered separately.	BK Black	PCR-240 PCR-277	BK Black	
	Type 2									PCR-347 UPMA-R
	T3	160LC	7 700mA	5K 5000K	5 480V	SBK Smooth Black	WM Wall Mount *Requires BAWP	SBK Smooth Black	PCR-480 RPP	RPP Right Side
	Type 3									
	T4	192LC				WH White	BAWP to be ordered separately.	WH White	PCR-480 RPP	RPP Right Side
	Type 4									
	T4A	Automotive				SWH Smooth White	BAWP to be ordered separately.	SWH Smooth White	PCR-480 RPP	RPP Right Side
	Type 4									
T5	Type 5				GP Graphite	BAWP to be ordered separately.	GP Graphite	PCR-480 RPP	RPP Right Side	
Type 5										PCR-480 UPMA-R
TSW	Type 5 Wide				GY Grey	BAWP to be ordered separately.	GY Grey	PCR-480 RPP	RPP Right Side	
Type 5										PCR-480 UPMA-R
TSWR	Type 5 Wide Round				SL Silver Metallic	BAWP to be ordered separately.	SL Silver Metallic	PCR-480 RPP	RPP Right Side	
Type 5										PCR-480 UPMA-R
CC	Custom Color				WSC-8 WCS-20	BAWP to be ordered separately.	WSC-8 WCS-20	PCR-480 RPP	RPP Right Side	
Type 5										PCR-480 UPMA-R
								WSC-40 WCS-20	RPP Right Side	

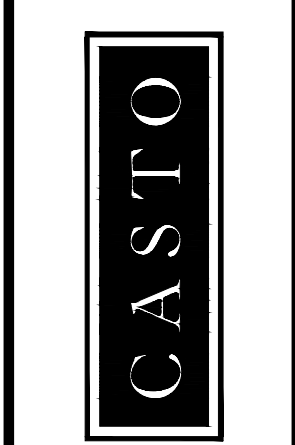


VL-PA-ING-001-F37

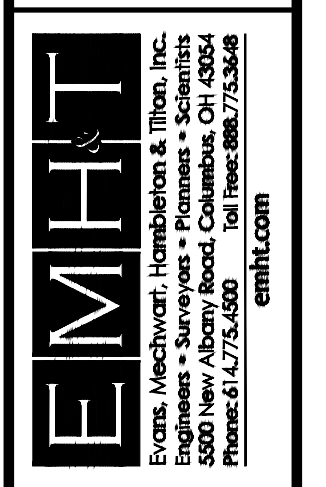
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CR2022-03

MARK	DATE	DESCRIPTION



CITY OF CAHAINA, FRANKLIN COUNTY, OHIO
 DESIGN REVIEW PLAN
FOR
THE MARKET AT ROGERS'S
CORNERS
 PHOTOMETRIC PLAN



DATE
 MARCH 1, 2023

SCALE
 1" = 30'

JOB NO.
 20220756

SHEET
 6 / 6



Engineers, Surveyors, Planners, Scientists

March 1, 2023

Ms. Kelly Wicker
Planning & Zoning Coordinator
City of Gahanna
200 S. Hamilton Road
Gahanna, OH 43230

Subject: Project 1379-1391 E Johnstown Rd Design Review/C of A
Response Letter

Dear Ms. Wicker,

In response to the comments received from City of Gahanna on February 22, 2023, the plans have been modified as described herein.

Fire District

1. The fire division has no objection to the Design Review or Variance for Rogers Market parking lot expansion.

Response: Understood.

City Engineer

2. Easements will be required for utilities within vacated right-of-way pursuant to ORC Section 723.041.

Response: Understood.

3. This preliminary review does not constitute a comprehensive engineering design review. A formal site civil review will be conducted upon the approval of the final development plan. (*Informational Comment*).

Response: Understood.

4. Sidewalks shall satisfy ADA requirements for minimum width and other related design standards such as ADA compliant curb ramps.

Response: Proposed sidewalk width shown on plan (sheet 3). There are no proposed sidewalk ramps.

5. Consideration should be given to connections from the sidewalk in the public right-of-way to the internal sidewalk.

Response: Sidewalk connection shown from existing internal sidewalk to the sidewalk in the public right-of-way.

6. ADA requirements for parking lots such as the amount of accessible parking stalls, design of stalls, location of stalls, and others shall be satisfied.

Response: ADA parking requirements are met for this site.

7. Potential conflict with water line (PV-120) and proposed stormwater basin.

Response: No conflict with proposed basin and existing water line. See sheet 3.

8. Potential conflict with existing sanitary sewer (SA-461) and proposed stormwater basin.

Response: No conflict with proposed basin and existing sanitary sewer. See sheet 3.

9. Include the locations of sanitary lines and water service lines in the site plan.

Response: Sanitary lines and water service lines shown on site plan.

Parks

10. Landscape plans look well done. My only concern is about the choice of tree species. Honey locust and linden are both acceptable trees, but honey locusts are prone to surface roots that sometimes conflict with pavement. Lindens are prone to low hanging branches that could be difficult to keep pruned up in a parking lot setting.

Response: Tree species listed are part of the approved trees by city of Gahanna and have small leaves that will better minimize debris in the parking lot during the fall.

Planning

11. Please be aware the site plan (sheet 3/6) contains a significant amount of information that isn't approved through a design review application. Please refer to the design review application, Chapter 1197 and 1108.03 for the type of information required. For clarity, please remove the unnecessary/unapprovable information from the site plan (sheet 3/6). Please revise to clearly depict the site post development (e.g., new property lines, parking setbacks, fence location, etc.). Please be aware that additional comments may be forthcoming.

Response: Unnecessary underground utilities are no longer shown on the plan. We feel the information currently on the plan is necessary to show a complete layout of the site and is pertinent to the site. New property lines, parking setbacks, and fence locations shown and called out on the site plan.

12. Chapter 1153.02/1167.15 requires a 60' front yard (north/east/south property lines) and a 36' parking setback. Please revise the site plan to clearly depict. Please revise the variance application to request a variance if necessary.

Response: 60' Front yard and 36' setback shown on site plan. Variance application has been revised and sent with the submittal package.

13. Sheet 5 depicts a 54" fence in the front yard(s). Chapter 1171.03(f) permits a maximum fence height of 42". A variance will be required if the fence is located in the front yard. Please revise the site plan to clearly depict fence location. Please revise the variance application as necessary.

Response: Current fence is 54". Variance application has been revised and sent with the submittal package.

14. The landscape plan contains a reference to Chapter 1155.06. Please be aware that this code requirement applies to properties zoned Office, Commerce, and Technology (OCT). Since the property is zoned Neighborhood Commercial (NC), this is not a requirement that applies to this request. The applicant may remove these landscaping improvements if desired.

Response: Landscaping requirements pertaining to 1155.06 removed from plan.

15. Chapter 1163.08(h) requires a 10 wide landscape island between two rows of parking (where a vehicle's headlights would shine into another vehicle). There appears to be six or seven different rows of parking where landscaping is required. Staff strongly recommends requesting a variance to this requirement as adherence to this requirement would require a total redesign of the site and significantly reduce the amount of parking available onsite. The screening provided to meet Chapter 1155.06 could be used as justification to vary this requirement (if it remains, although not required.).

Response: Current conditions do not have 10' landscape islands between parking rows. Variance application has been revised and sent with the submittal package.

Should you have any questions or require additional information, please do not hesitate to contact me directly at (614) 775-4391.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in blue ink, appearing to read "Mallory Weinger", is written over a light blue circular stamp.

Mallory Weinger

J:\20220756\Correspondence\ReviewCommentScans\From Gahanna\2023-02-22\Response letter_Design Review Staff Comments.docx



March 7, 2023

Rogers Market Limited
250 Civic Center Dr #500
Columbus, OH 43215

RE: Project 1379-1391 E Johnstown Rd Design Review/C of A

Dear Rogers Market Limited:

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

Fire District

1. The fire division has no objection to the Design Review or Variance for Rogers Market parking lot expansion.

City Engineer

2. Sidewalks shall satisfy ADA requirements for minimum width and other related design standards such as ADA compliant curb ramps. Note: existing sidewalk and curb ramps will need to be updated to be ADA compliant.

Parks

3. Landscape plans look well done. My only concern is about the choice of tree species. Honey locust and linden are both acceptable trees, but honey locusts are prone to surface roots that sometimes conflict with pavement. Lindens are prone to low hanging branches that could be difficult to keep pruned up in a parking lot setting.

Planning

4. Sheet 5 depicts a 54" fence in the front yard(s). Chapter 1171.03(f) permits a maximum fence height of 42". A variance will be required if the fence is located in the front yard. Please revise the site plan to clearly depict fence location. Please revise the variance application as necessary.

3/7/23 - Staff incorrectly read/interpreted the cited code. Since the property is zoned commercial, a decorative fence at 54" in height is permissible. Staff will modify the variance application accordingly.

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments please reach out to that department.

Sincerely,
Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

A design review and variance application have been submitted to allow for parking lot modifications for the property known as the Market at Roger's Corners. The property is zoned Neighborhood Commercial (NC) and developed with a multi-tenant building. Tenants include Donatos, 1837 Wine and Spirits Emporium, Home Source Custom Draperies and Blinds, and High Bank Distillery.

The popularity of the tenants has driven the need to create additional parking. The site has 103 parking spaces with a code requirement of 86 spaces. The proposed site layout increases parking to 173 spaces. Variances and a right-of-way vacation is required to accomplish the proposed redesign. The City is working with various political entities to vacate the right-of-way necessary to accomplish the proposed redesign. The applications would become null and void if the right-of-way vacation is unsuccessful.

Design Review

Developments within NC are subject to the standards of Design Review District 3 (DRD-3). Most standards are not applicable to this request because of its limited scope.

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

A variance application has been submitted and reviewed by staff. The variances requested exist on the site currently but require variance approval since the site layout is changing. Planning staff supports the variance requests. We believe the variances are warranted given the shortage of onsite parking. Approving the variances allows the site to be designed in a manner that provides for enough onsite parking to safely accommodate patrons of the center.

- Chapter 1163.01(a) – Parking space width
 - 9' requested; existing parking spaces are 9' wide
 - 10' required by code
- Chapter 1163.08(h) – Interior landscaping



- Code requires there be a ten foot wide landscape island between two rows of parking
 - Existing parking does not meet this requirement
- It should be noted that staff is working on code changes to eliminate this requirement. Similar projects have received variance approval.
- Chapter 1167.15(b) – Parking setback
 - Code requires a 36’ setback from right-of-way
 - Existing parking does not meet this requirement
 - The city is working with multiple jurisdictions to vacate unnecessary right-of-way along the northern property line. The proposed parking improvements along the northern property line may not meet setback requirements, however, the parking is setback from pavement at a far greater distance than typically found in Gahanna. The City believes that the reduced setback will not create an unsafe condition along Morse Rd.

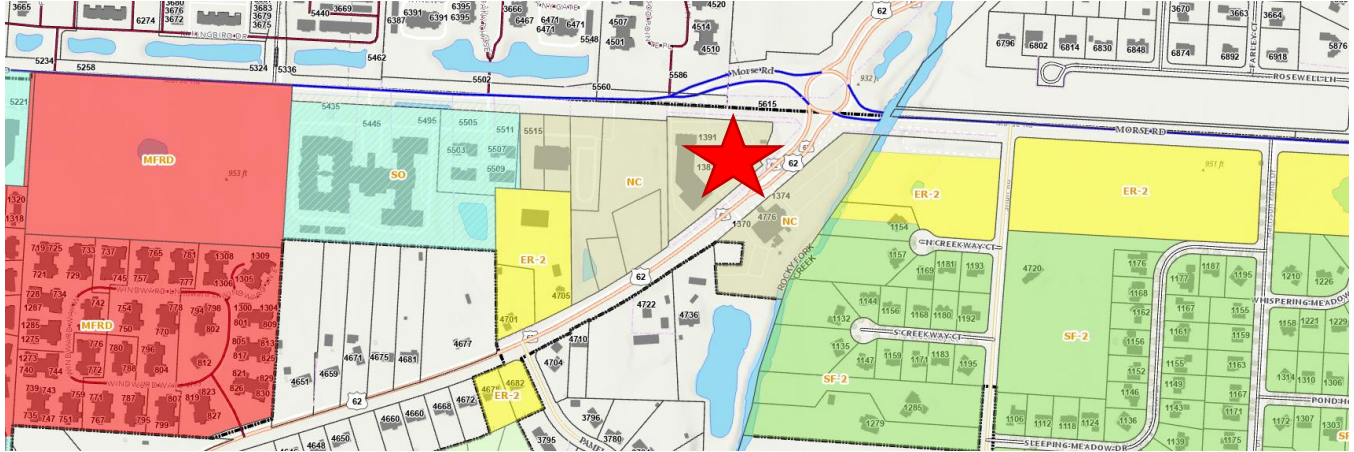
Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- 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 both applications as submitted. The City has been working with the landlord and tenants on solutions to the parking shortage. The proposed plan increases parking by 70 spaces. Additional onsite parking should eliminate the need for offsite overflow parking. Offsite parking areas can create unsafe pedestrian and vehicular movements. The proposed plan appears to resolve potential safety issues while maintaining an attractive and vibrant shopping center.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning