

VARIANCE APPLICATION SUMMARY



File Number	V-25-12
Property Address	0000 Tech Center/Hamilton Gahanna, ohio 43230
Parcel ID	025-014183-00
Zoning District	GC - General Commercial
Project/Business Name	Crecent MOB
Applicant	Larry Canini larry@caniniassoclrd.com 614-315-7172
Description of Variance Request	Variance from 1109.02(d), all dumpsters must be set back the min distance required for parking areas. Variance from 1107.01(g), the ground floor of the primary facade shall be not less than 25% transparent glass Variance from 1109.01(a)(1), parking areas may not be closer to the front lot line than any front facing exterior wall.

Requested Variances

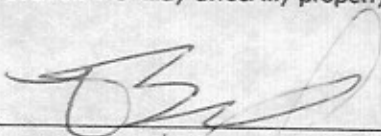
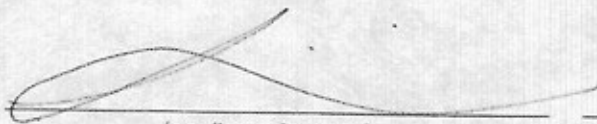
Code Section	Code Title
1109.02(e)	Setbacks and Structure Placement
1107.01(g)	City Wide Design Standards
1109.01(a)(1)	Parking, Access, and Circulation

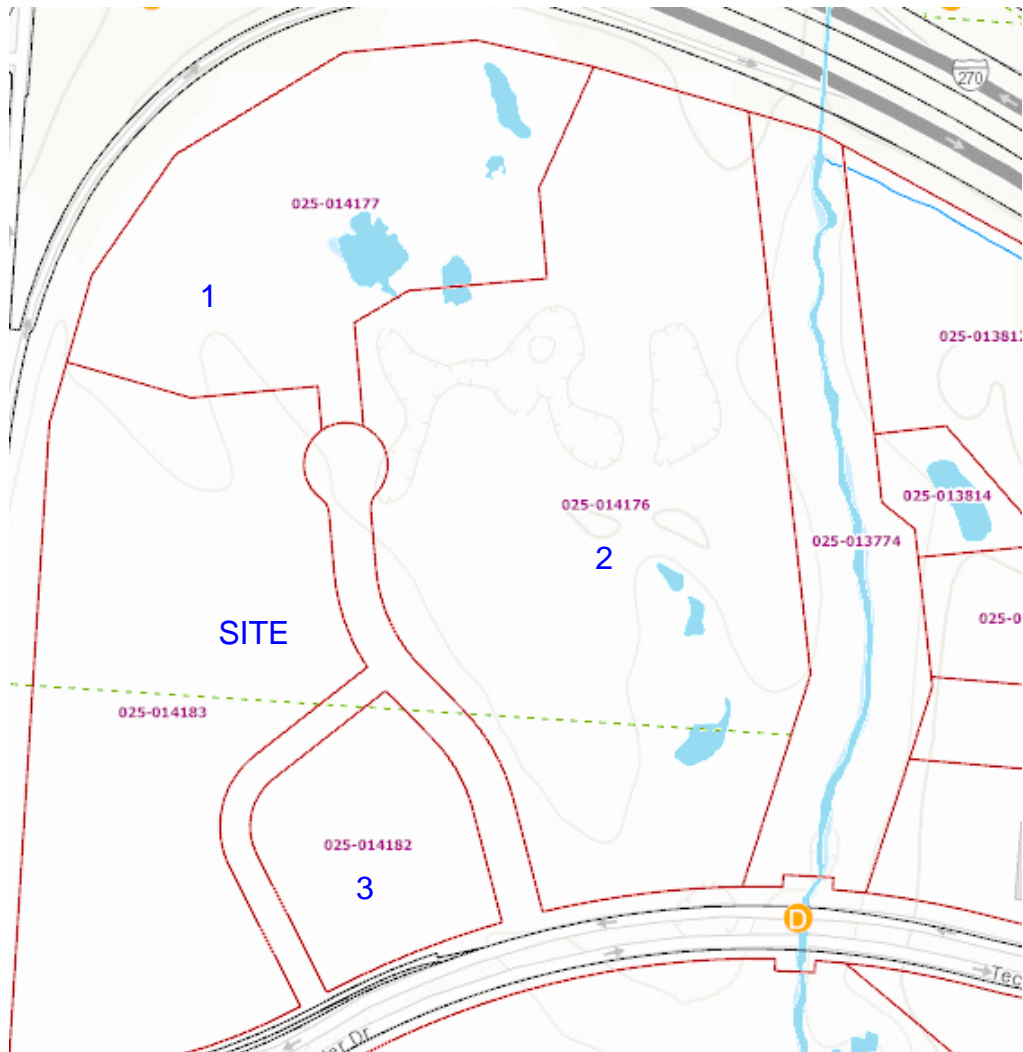


AUTHORIZATION CONSENT FORM

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.

 (property owner/acting agent signature)	<u>Brent Sobczak</u> (printed name)	<u>3/4/25</u> (date)
 (applicant signature)	<u>Lororo V. Crisp</u> (printed name)	<u>3/4/25</u> (date)



SITE

PN 025-014183
CP CRECENT LLC
250 CIVIC CENTER DRIVE SUITE# 500
COLUMBUS OH 43215

1

PN 025-014177
CP CRECENT HOLDINGS LLC
250 CIVIC CENTER DRIVE SUITE# 500
COLUMBUS OH 43215

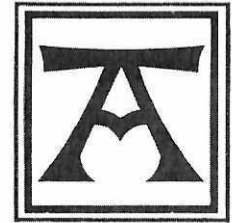
2

PN 025-014176
CRECENT WOODS LLC
250 CIVIC CENTER DRIVE SUITE# 500
COLUMBUS OH 43215

3

PN 025-014182
CP CRECENT LLC
250 CIVIC CENTER DRIVE SUITE# 500
COLUMBUS OH 43215

Alpha Architectural Services, LLC



Donald R. Weaver, Architect

Tel: 614.353.4887

E-mail: Donald.WeaverArchitect@Yahoo.com

620 Reindeer Lane

Gahanna, OH 43230

April 29, 2025

Ms. Madeline Capka

Planner II

City of Gahanna

Department of Planning

200 South Hamilton Road

Gahanna, Ohio 43230

**Re: The Crescent Medical Office Building
Variance Request**

Dear Ms. Capka,

This letter is to formally request three (3) variances for the subject development, as related to our Final Development Plan application:

1. **Per the City of Gahanna Zoning Ordinance, Chapter 1109.02(d), all dumpsters and other refuse storage areas must be set back the minimum distance required for parking areas as set forth in Section 1109.01(a) and located to the rear of the principal structure.**

Variance Request: We respectfully request a variance from this requirement, as it is technically infeasible to achieve. Given that this property is situated between two, opposing frontages, there are two 'fronts' and two 'sides', without a 'rear'. We have carefully placed the dumpster enclosures where they may be best accessed, while also being least obtrusive.

2. **Per the City of Gahanna Zoning Ordinance, Chapter 1107.01(g), the ground floor of the primary façade shall be not less than 25 percent transparent glass;**

Variance Request: We respectfully request a variance from this requirement given that this property is situated between two, opposing frontages. Therefore, this requirement applies to both, the south and east facades.

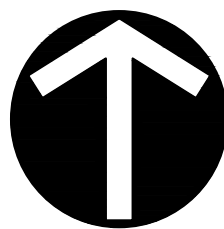
3. **Per the City of Gahanna Zoning Ordinance, Chapter 1109.01(a)(1), parking areas may not be closer to the front lot line than any front-facing exterior wall on the primary building.**

Variance Request: We respectfully request a variance from this requirement given that two sides of this building face front lot lines, and City parking requirements would not be met.

Sincerely,

Donald R. Weaver
Architect

**TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3;
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
2025**



VICINITY MAP
1" = 1,000'

SAN	PROPOSED SANITARY SEWER
W	PROPOSED WATER
ST	PROPOSED STORM SEWER
<i>SAN</i>	EXISTING SANITARY SEWER
<i>W</i>	EXISTING WATER
<i>ST</i>	EXISTING STORM SEWER
<i>E</i>	EXISTING ELECTRIC
<i>FO</i>	EXISTING FIBER OPTIC

DEVELOPER
WALNUT CREEK MOB III
PO BOX 887
NEW ALBANY, OH
PHONE: (614) 855-4545
CONTACT: LARRY CANINI
EMAIL: larry@caniniassocltd.com

OWNER



E: $1''=40$

TOTAL ACREAGE	±1.41 AC
ZONING	GENERAL COMMERCIAL (GC)
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	150 FT
<u>BUILDING SETBACKS</u>	
FRONT SETBACK	25 FT
SIDE SETBACK	10 FT
REAR SETBACK	20 FT
<u>PARKING SETBACKS</u>	
ADJACENT TO NON-RESIDENTIAL	10 FT
ADJACENT TO RESIDENTIAL	25 FT
MAX BUILDING HEIGHT	50 FT

NUMBER OF SPACES REQUIRED 35
(1 SPACE PER 350 SF.)

NUMBER OF SPACES REQUIRED	3 (1 SPACE PER 5,000 SF.)
NUMBER OF SPACES PROVIDED	3

SQUARE FOOTAGE OF SITE	61,414 FT ²
IMPERVIOUS AREA	38,468 FT ²
BUILDING	11,906 FT ²
PARKING	20,916 FT ²
SIDEWALK	4,479 FT ²
DUMPSTER	1,167 FT ²
PERVIOUS AREA	22,946 FT ²

REQUIRED INTERIOR
LANDSCAPE AREA: 1,196 FT²

PROVIDED:	3,311 FT ²	
REQUIRED ONE TREE PER 100 FT ² OF REQUIRED LANDSCAPE AREA	12 TREES (MIN. 3 CALIPER INCHES)	
PROVIDED:	12 TREES (MIN. 3 CALIPER INCHES)	

SHADE TREE CALIPER
INCH REQUIRED: 46 CALIPER INCHES
(46,518 FT²/1,000 FT² PER CALIPER INCH)

PROVIDED: 46 CALIPER INCHES

ALL PARKING AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW BY USE OF AN EVERGREEN HEDGE, MASONRY WALL (BRICK OR STONE), MOUND OR COMBINATION THEREOF TO A HEIGHT OF THREE FEET

250 W. Old Wilson Bridge Road
Suite 250
Worthington, OH 43085
Ph: 614.540.6633
www.cecinc.com

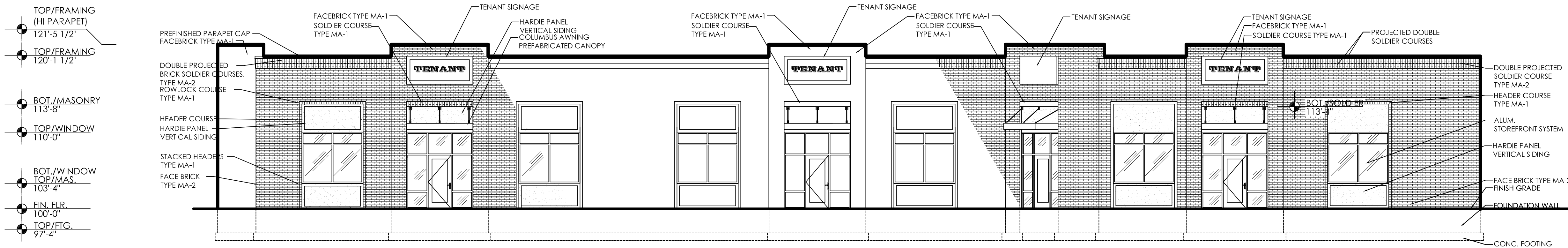


WALNUT CREEK MOB III
CRESCENT MOB
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

DATE:	FEBRUARY 2025	DRAWN BY:	BUL
DWG SCALE:	1" = 40'	CHECKED BY:	BAB
PROJECT NO:	345-622		

DRAWING NO.:
C200



EAST ELEVATION

1/8" = 1'-0"

TRANSPARENT GLASS PERCENTAGE

EAST FACADE TOTAL AREA: 3,373 S.F.
TRANSPARENT GLASS TOTAL AREA: 655 S.F.

TRANSPARENT GLASS FACADE PERCENTAGE: 655/3,373 = 19.4%



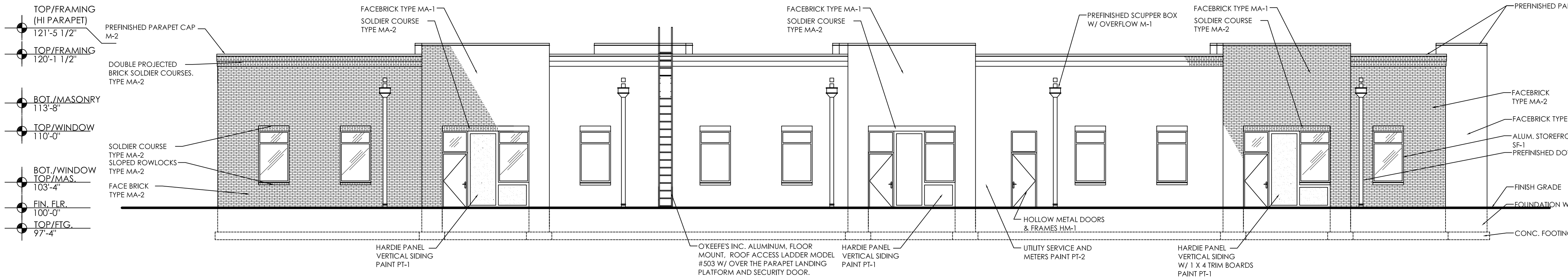
SOUTH ELEVATION

1/8" = 1'-0"

TRANSPARENT GLASS PERCENTAGE

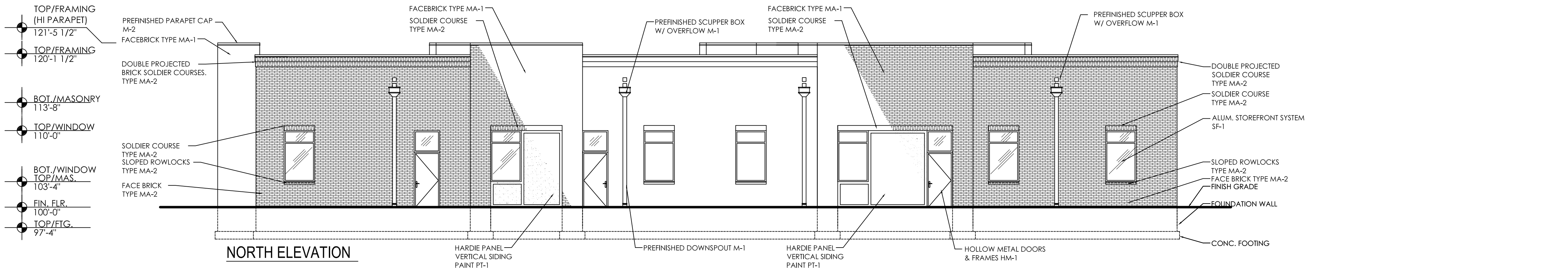
EAST FACADE TOTAL AREA: 2,559 S.F.
TRANSPARENT GLASS TOTAL AREA: 464 S.F.

TRANSPARENT GLASS FACADE PERCENTAGE: 464/2,559 = 18.1%



WEST ELEVATION

1/8" = 1'-0"

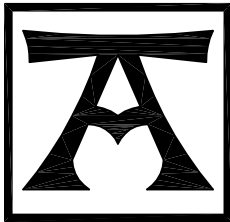


NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR FINISHES KEY		
MARK	TYPE	NOTES
HM-1	HOLLOW METAL DOOR & FRAME	PTD - PT-1
FC-1	FIBER CEMENT PANEL & TRIM	PTD - PT-1
MA-1	FACEBRICK - MASONRY	BOWERSTON BRICK - COLOR: "SANTA FE" (WIRE CUT) MORTAR COLOR: SPEC MIX SM670 BURGUNDY
MA-2	FACEBRICK - MASONRY	BOWERSTON BRICK - COLOR: "CHARCOAL GREY" MORTAR COLOR: SPEC MIX SM800 BLACK
M-1	METAL SIGNAGE PANEL/COPING SCUPPERS & DOWNSPOUTS	DMI - PREFINISHED COLOR: "SLATE GREY"
M-2	METAL COPING	DMI - PREFINISHED "MATTE BLACK"
MC-1	METAL CANOPY	COLUMBUS AWNING 10" TALL PREFINISHED ALUM. W/ HANGER ROD SUPPORTS. COLOR: "MATTE BLACK"
SF-1	ALUM. STOREFRONT GLAZING & FRAME	KAWNEER TRIFAB VG 451-T SERIES (OR EQUAL) 2' X 4 1/2" FOR 1" INSUL. GLAZING. COLOR: "SLATE GREY/LINETEC L1604 70%
PT-1	PAINT	SHERWIN WILLIAMS - SW7019 GAUNTLET GRAY
PT-2	PAINT	SHERWIN WILLIAMS - SW2858 "FAIRFAX BROWN"

GENERAL NOTES	
1. THE COLORS AND MATERIALS, AS SHOWN IN THIS FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON SUPPLY SHORTAGES OR DELAYS. HOWEVER, FINAL SELECTIONS WILL BE SUBSTANTIALLY SIMILAR TO THE DESIGN INTENT SHOWN IN THIS FINAL DEVELOPMENT PLAN SUBMISSION. IF MODIFICATIONS ARE NECESSARY, DEVELOPMENT TEAM WILL WORK WITH THE DEVELOPMENT DEPARTMENT STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.	
2. EXTERIOR DOOR LOCATIONS ARE SUBJECT TO ADDITION, DELETION, OR RELOCATION BASED ON FINAL LAYOUT OF FUTURE INTERIOR TENANT PLANS. ALL DOORS SHALL BE PLACED WITHIN CURRENTLY DERIVED STOREFRONT AREAS. DEVELOPMENT TEAM WILL WORK WITH CITY STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.	
3. TENANT SIGNAGE SHALL BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT ON A TENANT-BY-TENANT BASIS. THE DESIGN OF ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE APPROVED MASTER SIGN PLAN AND THE CITY OF GAHANNA ZONING CODE. THESE ELEVATIONS SHOW THE GENERALLY INTENDED LOCATIONS FOR WALL MOUNTED SIGNAGE TO COMPLIMENT BUILDING ARCHITECTURE. HOWEVER, THE LOCATIONS DEPICTED HEREIN SHALL NOT LIMIT THE ABILITY OF LANDLORD OR TENANTS TO INSTALL ADDITIONAL SIGNAGE TO THE EXTENT ALLOWED BY CODE.	



Alpha Architectural Services, LLC.
Donald R. Weaver, Arch.
620 Reindeer Lane
Gahanna, Ohio 43230

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A NEW OFFICE BUILDING FOR
CANINI & ASSOCIATES LTD.

WALNUT CREEK LOT #4
GAHANNA, OHIO

3.4.25	22032
1	
2	

A2.0

PLANNING COMMISSION STAFF REPORT

Project Summary – Crescent MOB

Meeting Date: June 11, 2025

Location: Just north of Tech Center Dr and east of Hamilton Rd

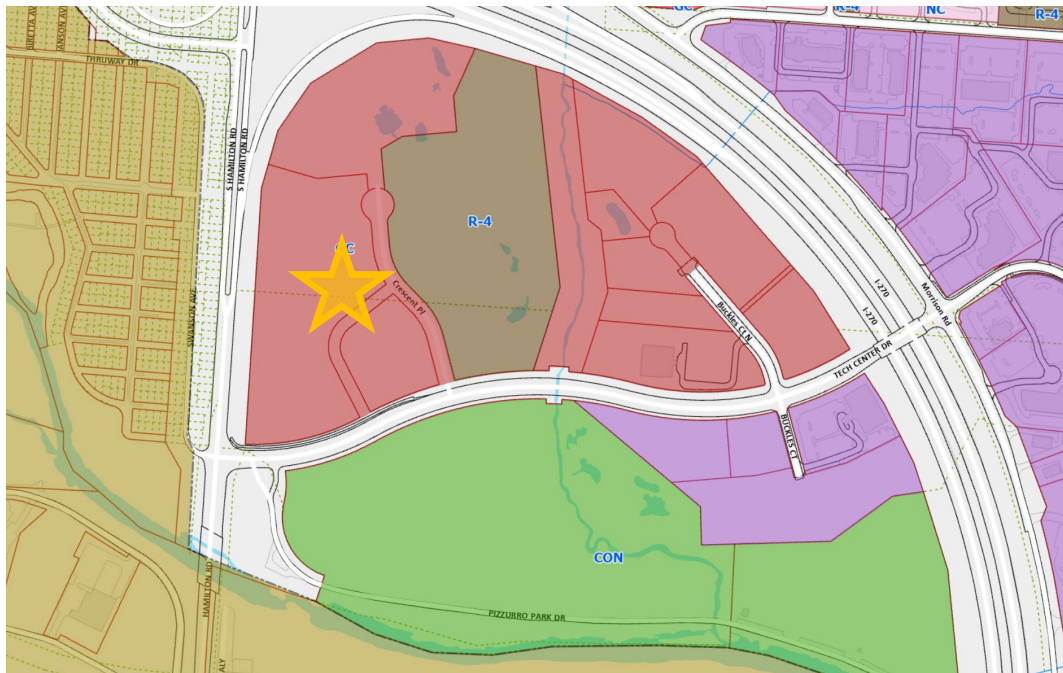
Zoning: General Commercial (GC)

Application Type(s): Development Plan (DP), Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of both applications.

Location Map:



Staff Review

Project Summary

An approximately 12,000 square foot, 1 story medical office building is proposed on a 1.41-acre parcel. The property is zoned General Commercial (GC). GC permits medical uses by right. Others typical uses within the GC zoning include office, retail/commercial, and restaurants. Existing uses in the immediate vicinity includes medical office, multi-unit residential, and gas station. Proposed uses include the Crescent Retail project.

Parking has been provided that exceeds code minimums for number of spaces. 35 spaces are required, 49 spaces have been provided. A variance is necessary to permit in the requested locations as the zoning code does not permit parking in front of the main building. Parking is required to be to the rear or side of the building.

12 trees are being planted in the parking areas to meet code for landscaping. An additional 46 caliper inches are being planted to meet code requirements. Additional plantings are proposed to screen parking from right-of-way and to beautify the site. Proposed landscaping meets or exceeds minimum code requirements.

Land Use Plan

The Land Use Plan (LUP) designates the property as Mixed Use (MU). Adjacent properties are also MU with Professional Office (PO) to the east and Parkland (PL) to the south. MU promotes commercial, office and residential uses. MU also promotes well landscaped buildings and parking areas.

The property is also located within the South Gateway Focus Area. One unique aspect of this focus area is that residential is only permitted on a limited basis. Other uses, such as medical office and retail, were deemed more desirable, hence the limitation on residential.

Unlike zoning code, the LUP makes recommendations. Strict adherence is not required but is meant as a guide.

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.

Variance (V)

The following variances have been requested:

1. 1107.01(g) – City Wide Design Standards
 - a. The ground floor of a commercial building shall be no less than 25% transparent glass.
 - b. The applicant requests a variance as they have two frontages (south and east facades).
 - c. Renderings have been provided that shows the proposed building with the recently approved Sheetz gas station and the proposed commercial buildings. It is staff's opinion that the buildings are of a similar design and appearance that granting this variance would not adversely impact the built environment.
2. 1109.01(a)(1) – Parking, Access and Circulation
 - a. Parking areas are required to be located to the side or rear of the principal building.
 - b. The applicant requests relief from this requirement as they state it is difficult to meet since the property has two frontages.
 - c. Renderings have been provided that shows the proposed building with the recently approved Sheetz gas station and the proposed commercial buildings. It is staff's opinion that the buildings are of a similar design and appearance that granting this variance would not adversely impact the built environment.
3. 1109.02(e) – Setbacks and Structure Placement
 - a. Dumpsters shall be set back the minimum distance as parking areas
 - b. The applicant requests relief from this requirement due to having two frontages. They have placed the dumpster in an area where they believe it will function well with minimum visibility from surrounding properties.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,
- f) The variance is not likely to undermine the objectives of the land use plan.
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures.
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of the Major Development Plan application as submitted. The criteria for this application is met, the use is consistent with code and uses within the Tech Center Dr/Crescent of Central

Park area. Building design closely matches that of the proposed commercial site and the recently approved Sheetz gas station. Please see below for renderings depicting the three projects.

Staff recommends approval of the variance requests. Same or similar variances have been granted for developments in the area. Staff is of the opinion that the variances are not substantial and do not negatively impact the built environment.

Rendering



1 = Crescent MOB

2 = The Crescent Retail

3 = Sheetz gas station