



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

FINAL DEVELOPMENT PLAN 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: <u>Lot 9-A Science Blvd</u>		Project Name/Business Name (if applicable): <u>ALL R Friends</u>	
Parcel ID No.(s) <u>025-013620-00</u>	Current Zoning: <u>LOCT</u>	Total Acreage: <u>1.0</u>	
Project Description: <u>new 2,100 sq building</u>			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): <u>Frank Albanese, Agent</u>		Address: <u>5277 Blue Ash Rd</u>	
E-Mail: <u>FNA010@gmail.com</u>		Phone No. <u>614-554-3464</u>	
ATTORNEY/AGENT INFORMATION			
Name: <u>SOME</u>		Address:	
E-Mail:		Phone No.	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: <u>ISL Communities LLC</u> -Developer: <u>"</u> -Architect: <u>Carney Ranker</u>		Contact Information (phone no./email): <u>Frank Albanese owner (614) 554-3464</u> <u>Darwin Ranker (614) 792-1000</u>	
Property Owner Name: (if different from Applicant) <u>JK&R Properties LLC</u>		Contact Information (phone no./email): <u>Ken Cook (614) 402-7024</u>	

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

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: Frank Albanese My name

Date: 5-3-17

INTERNAL USE ONLY

Zoning File No. 17050006
PC Meeting Date: _____
PC File No. _____

RECEIVED: 4/10
DATE: 5/3/17

PAID: 500.00
DATE: 5/3/17
CHECK#: 1593



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FINAL DEVELOPMENT PLAN 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 <u>Section 1108</u> (visit www.municode.com) & <u>Chapter 914</u> , Tree Requirements	✓			
	2. Review the <u>State of Ohio Fire Code Fire Service Requirements</u>	✓			
	3. Pre-application conference with staff	✓		✓	
	FINAL DEVELOPMENT PLAN shall contain the following:				
	4. Scale: Minimum - one inch equals 100 feet.	✓		✓	
	5. The proposed name of the development, approximate total acreage, north arrow, and date	✓		✓	
	6. The names of any public and/or private streets adjacent to or within the development	✓		✓	
	7. Names and addresses of owners, developers and the surveyor who designed the plan	✓		✓	
	8. Vicinity map showing relationship to surrounding development and its location within the community	✓		✓	
	9. Natural features currently within proposed development, including drainage channels, tree lines, bodies of water, and other significant features	✓		✓	
	10. Current zoning district, building and parking setbacks	✓		✓	
	11. Proposed location, size and height of building and/or structures	✓		✓	
	12. Proposed driveway dimensions and access points	✓		✓	
	13. Proposed parking and number of parking spaces	✓		✓	
	14. Distance between buildings	✓			N/A
	15. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc.	✓			
	THE DEVELOPER SHALL SUBMIT A TABLE OF DEVELOPMENT CALCULATIONS. TABLE SHALL INCLUDE:				
	16. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)	✓		✓	
	17. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage)	✓		✓	
	18. Setback calculations, (if needed)	✓			✓
	19. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, and number of trees proposed)	✓		✓	
	20. List of contiguous property owners & their mailing address	✓			
	21. Pre-printed mailing labels for all contiguous property owners	✓			
	22. Application fee paid (\$500)	✓		✓	
	23. Application & all supporting documents submitted in digital format	✓		✓	
	24. Application & all supporting documents submitted in hardcopy format	✓		✓	
	25. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

APPLICATION ACCEPTANCE

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.

Planning & Zoning Administrator Signature: Bonnie Gard Date: 5/17/17

INTERNAL USE ONLY



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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 and notarized.

I, KEN COOK Mgr member, the owner of the subject property listed on this application, hereby authorize Frank Albanese 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: x Kenneth N Cook Date: x 5/5/17

AUTHORIZATION TO VISIT THE PROPERTY

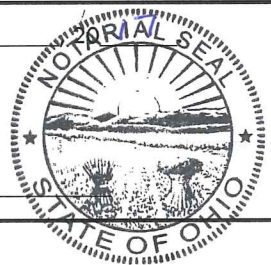
I, KEN COOK mgr member, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: x Kenneth N Cook Date: x 5/5/17

NOTARY

Subscribed and sworn to before me on this 5th day of May
State of Ohio County of Franklin

Notary Public Signature: Elizabeth E Kolmer



ELIZABETH E KOLMER
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

AGREEMENT TO COMPLY AS APPROVED

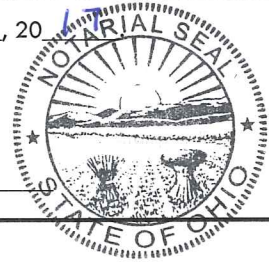
I, 1st Communities LLC
Frank N. Albanese, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Contractor/Applicant Signature: x Frank N Albanese Date: x 5-5-17

NOTARY

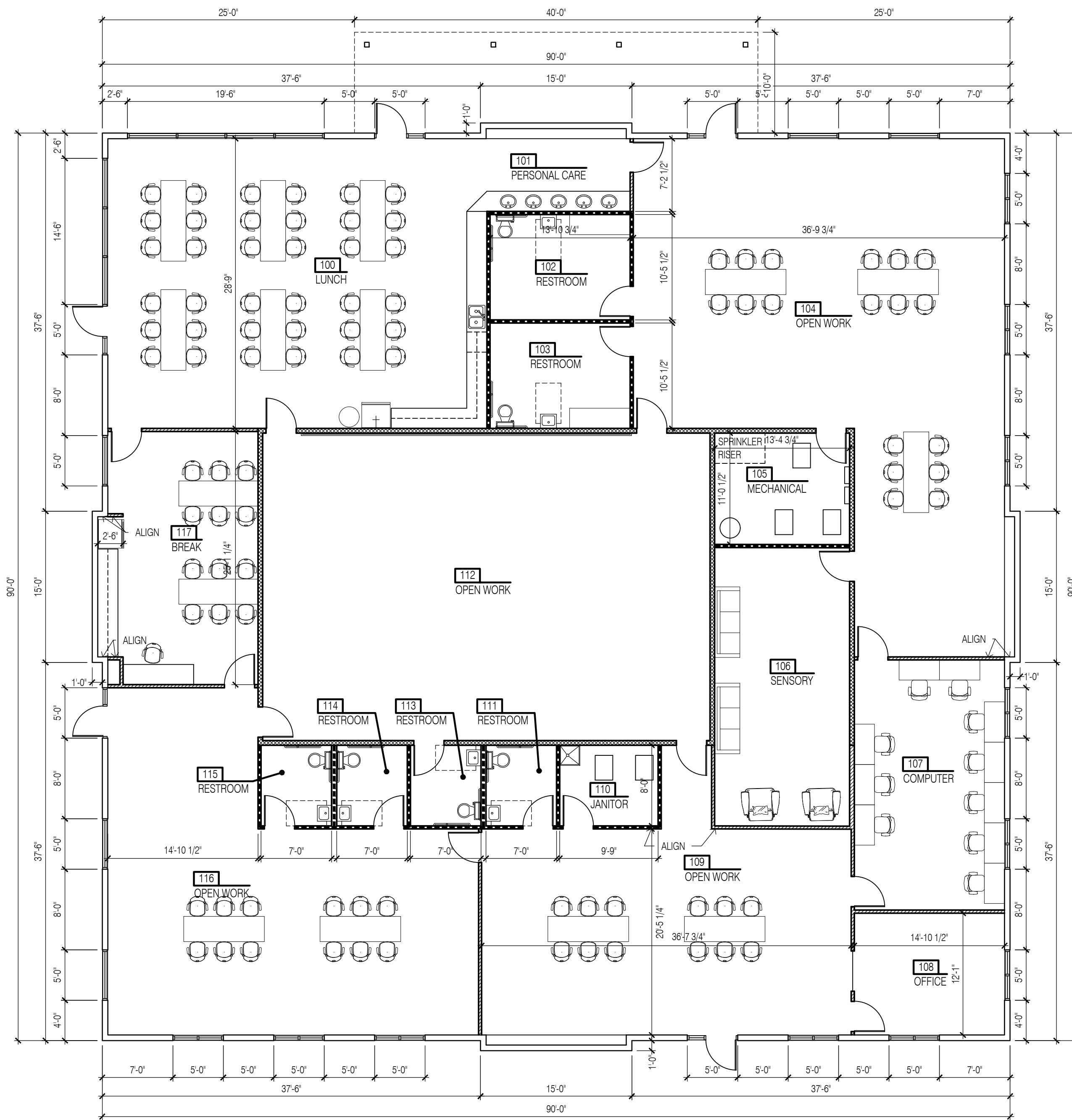
Subscribed and sworn to before me on this 5th day of May, 20 17
State of Ohio County of Franklin

Notary Public Signature: Elizabeth E. Kolmer



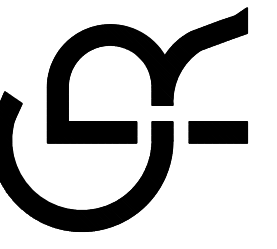
ELIZABETH E KOLMER
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

SAVE APPLICATION



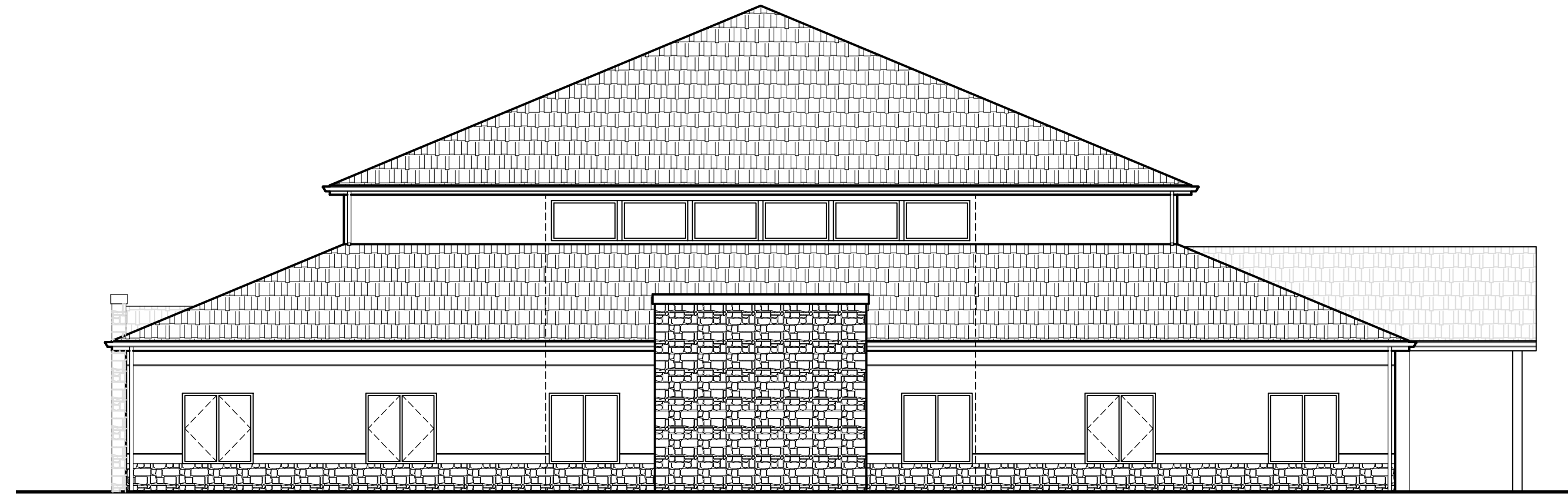
N floor plan

1/8" = 1'-0"

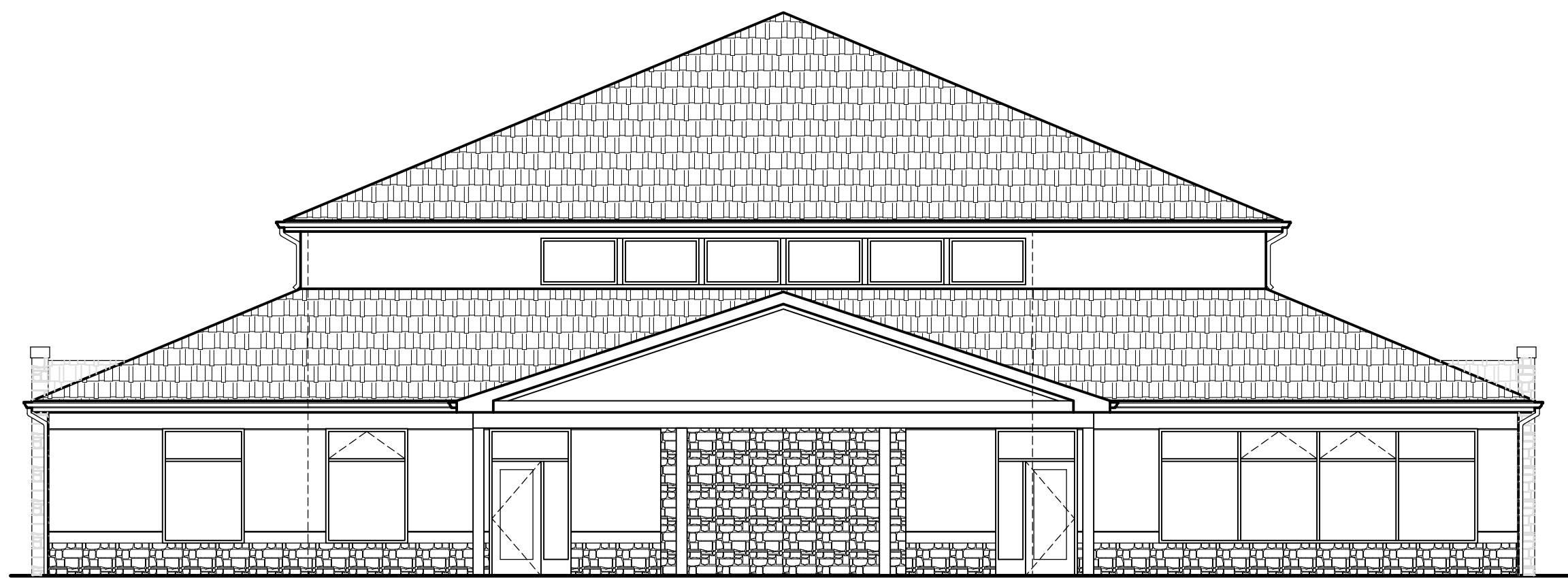




1 east elevation
1/8"=1'-0"



2 north elevation
1/8"=1'-0"



3 west elevation
1/8"=1'-0"



4 south elevation
1/8"=1'-0"

⊕ BOTT. OF TRUSS
121'-1"

⊕ TOP OF COPING
114'-0"

⊕ BOTT. OF TRUSS
110'-0"

⊕ FINISHED FLOOR
100'-0"



1 east elevation

1/8"=1'-0"



3 west elevation

1/8"=1'-0"

PRMN/PRMS/PRMD

Promenade™

PERIOD



- Features highly efficient, exclusive MicroCore™ technology
- Upgrade kits available
- DLC pending
- Features exclusive LifeShield® Protection System
- 0-10v dimming capabilities

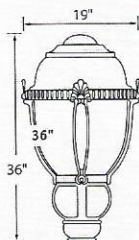
- All cast aluminum construction and stainless steel hardware
- IP66
- Powder coat finish in 13 standard colors with a polymer primer sealer

ORDERING INFORMATION

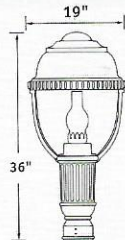
MODEL		COLOR TEMPERATURE		COLORS		OPTIONS	
PRMN	Promenade™	48LED-3K	Warm White, 3000K output	AWT	Arctic White	CHC	Copper hood cover. <i>PRMS & PRMN only.</i>
PRMS	Promenade™	48LED-4K	Neutral White, 4000K output	BLK	Black	BHC	Brass hood cover. <i>PRMS & PRMN only.</i>
PRMD	Promenade™	48LED-5K	Bright White, 5000K output	MTB	Matte Black	BPS	Brass color painted struts. <i>PRMN only.</i>
UPGRADE KITS		DRIVER		RAL/ PREMIUM COLOR		CUSTOM COLOR	
PRMN-LK, PRMS-LK, PRMD-LK		120 thru 277 volt		Provide a RAL 4 digit color number		Please provide a color chip for matching	
Distribution (Class 2, 120 thru 277 volt)		700 700mA drive current, 112 watts		MAL		MAT	
T2, T3, T4, T5, TL, TR	IES Type 2, 3, 4, 5, 45° Left, 45° right distribution	450 450mA drive current, 72 watts		Matte Aluminum		Cast adapter to mount to a 2 3/8" O.D. mast arm. <i>PRMD only.</i>	
Color Temperature		DISTRIBUTION		MDG		FTG	
48LED-3K	Warm White 3000K diodes	T2	Type 2	Medium Grey		Flat glass lens in replacement of standard acrylic drop lens. <i>PRMD only.</i>	
48LED-4K	Neutral White 4000K diodes	T3	Type 3	ATG		HSS	
48LED-5K	Bright White 5000K diodes	T4	Type 4	Antique Green		House side shield.	
Ballast/Driver		T5	Type 5	LGY		LDL	
700	700 milliamp drive current, 112 watts	TL	45° Left	Light Grey		Lightly diffused lens.	
450	450 milliamp drive current, 72 watts	TR	45° Right			FTG	
						Clear flat lens. <i>PRMD only.</i>	
						SCP	
						Programmable motion control, factory default is 50%, requires pole.	
						PCA-C	
						Rotatable photocell housing-contemporary	
						EPA-C	
						Egress-contemporary	

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/products/sensor_control_programmable/

DIMENSIONS



PRMN
WT: 38 lbs. EPA: 2.75 IP: 66
Slip over 4" O.D. pole



PRMS
WT: 38 lbs. EPA 2.75



PRMD
36" x 19" DIA
WT: 34 lbs EPA: 2.10

Please visit www.aal.net for mounting options.

FGS/FGL

Federal Globe™ Small/Large Scale

PERIOD

- Two fitter designs to accommodate architectural requirements
- Available with highly efficient LEDs
 - IES Type 2, 3, 4 or 5 distribution
 - Three standard color temperatures: 3K, 4K or 5K
- Cutoff shield available to reduce uplight
- Integrated hinged capital offers tool-less access to lamp and ballast compartments
- IP66
- Powder coat finish in 13 standard colors with a polymer primer sealer



ORDERING INFORMATION

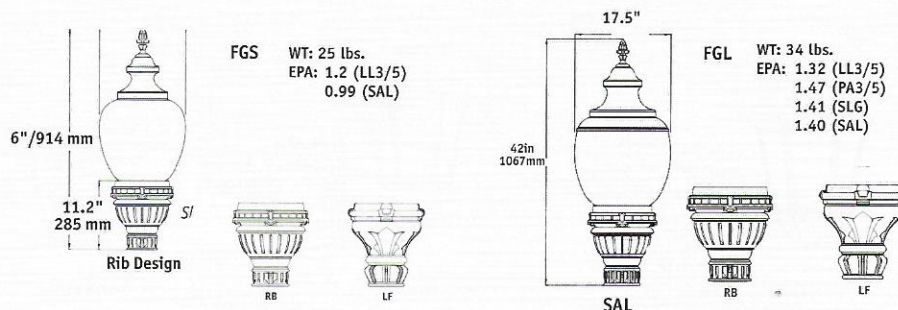
FGS/FGL		GLOBE STYLE		COLOR TEMPERATURE		OPTIONS		COLORS	
MODEL	FGS Federal Globe Small. Post top mount. Slips over a 4" O.D. pole.	SAL Standard Acorn globe. One-piece.		36LED-3K Warm White 3000K		FS1 Single Fuse Holder (fuse by others)		AWT Arctic White	
	FGL Federal Globe Large. Post top mount. Slips over a 5" O.D. pole.	SLG Two-piece globe. <i>FGL only.</i>		36LED-4K Neutral White 4000K		FS2 Double Fuse Holder (fuse by others)		BLK Black	
UPGRADE KITS FGL-LK, FGS-LK		DECORATIVE STYLE		36LED-5K Bright White 5000K		TA3 Tenon adaptor slips over a 3" O.D. by 4" long. Secures to the pole with four stainless steel set screws.		MTB Matte Black	
Distribution (Class 2, 120 thru 277 volt)	Y2, Y3, Y4, Y5 IES Type 2, 3, 4, 5, distribution.	RB Rib Fitter Design		DRIVER		TA23 Tenon adaptor slips over a 2 3/8" O.D. by 4" long. Secures to the pole with four stainless steel set screws.		DGN Dark Green	
Color Temperature	36LED-3K Warm White 3000K diodes	LF Leaf Fitter Design		120 thru 277 volt		AD5 Adaptor to slip over a 5"/125mm O.D. pole and is 4"/100mm long. Secures to the pole with four stainless steel set screws.		DBZ Dark Bronze	
	36LED-4K Neutral White 4200K diodes	OPTICAL SYSTEM		600 600mA drive current, 73 watts. For FGL only.		ALF Cast filigree basket. For SAL globe only.		WRZ Weathered Bronze	
	36LED-5K Bright White 5100K diodes	Available in 3 color temperatures: 3000K, 4000K, 5000K.		450 450mA drive current, 53 watts. For FGS only.		COS Cut off shield - reduces uplight. Factory installed.		BRM Metallic Bronze	
Ballast/Driver	600 600 milliamp drive current, 73 watts. FGL only.	Y2 Type 2				PHC Photo control kit. Specify line voltage when ordering this option.		VBL Verde Blue	
	450 450 milliamp drive current, 53 watts. FGS only.	Y3 Type 3				347 347VAC input		CRT Corten	
Bezel Finish/Color	Bezel available in 13 standard finishes and premium finishes (See Colors section)	Y4 Type 4				480 480VAC input		MAL Matte Aluminum	
		Y5 Type 5						MDG Medium Grey	
								ATG Antique Green	
								LGY Light Grey	
								RAL/PREMIUM COLOR Provide a RAL 4 digit color number	
								CUSTOM COLOR Please provide a color chip for matching	

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/products/sensor_control_programmable/

MOUNTING (FGS)

Wall Mount	
WMA1M	WMA56
WMA1L	WMA57
WMA55	
Pole Mount	
TRA1M	TRA56
TRA1L	TRA57
TRA55	

DIMENSIONS



PROV

Providence® Medium LED

PERIOD



- MicroCore™ technology
- Canted design provides even illumination with less glare
- Upgrade kits available
- 0-10v dimming ready
- Surge protection included
- Type 2, 3, 4, 5, Left, Right distributions
- IP66 optics
- DLC listed
- Powder coat finish in 13 standard colors with a polymer primer sealer

ORDERING INFORMATION

PROV - [] - [] - [] - [] - []

MODEL	
PROV	Providence medium housing scale
UPGRADE KITS - PROL-LK	
Distribution (Class 2, 120 thru 277 volt)	
T2, T3, T4, T5, TL, TR	IES Type 2, 3, 4, 5, 45° Left, 45° right distribution
Color Temperature	
32LED-3K	Warm White 3000K diodes
32LED-4K	Neutral White 4000K diodes
32LED-5K	Bright White 5000K diodes
Ballast/Driver	
700	700 milliamp drive current, 75 watts
450	450 milliamp drive current, 48 watts
Bezel Finish/Color	
Bezel available in 13 standard finishes and premium finishes (See Colors section)	

COLOR TEMPERATURE	
32LED-3K	Warm White, 3000K output
32LED-4K	Neutral White, 4000K output
32LED-5K	Bright White, 5000K output

DRIVER	
120 thru 277 volt	
700	700mA drive current, 75 watts
450	450mA drive current, 48 watts

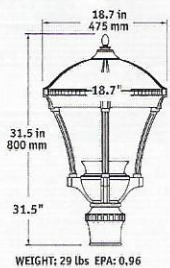
DISTRIBUTION	
T2	Type 2
T3	Type 3
T4	Type 4
T5	Type 5
TL	45° Left
TR	45° Right

COLORS	
AWT	Arctic White
BLK	Black
MTB	Matte Black
DGN	Dark Green
DBZ	Dark Bronze
WRZ	Weathered Bronze
BRM	Metallic Bronze
VBL	Verde Blue
CRT	Corten
MAL	Matte Aluminum
MDG	Medium Grey
ATG	Antique Green
LGY	Light Grey
RAL/ PREMIUM COLOR	Provide a RAL 4 digit color number
CUSTOM COLOR	Please provide a color chip for matching

OPTIONS	
SPK	Decorative cast aluminum spikes on the top and bottom of the four vertical struts.
PFN	Cast aluminum finial painted a brass color.
BPS	Cast aluminum struts painted a brass color - spikes also painted brass if option SPK chosen
LDL	Lightly diffused lens. Frosted, flat tempered glass lens has a lightly diffused finish to minimize the lamp and reflector brightness
CLR	Clear flat lens
HSS	House side shield. Not for Type 5.
PCA-T	Rotatable photocell housing-traditional
PCA-C	Rotatable photocell housing-contemporary
SCP	Programmable motion control, factory default is 50%, requires pole

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/products/sensor_control_programmable/

DIMENSIONS

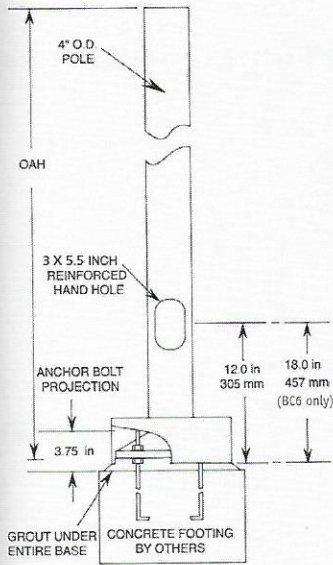


* DesignLights Consortium® Qualified



Please visit www.aal.net for mounting options.

PREMIUM POLES



FEATURES

AAL poles are designed for maximum strength to resist wind loads and perform with a wide variety of fixtures, arms and accessories. Whether the pole is ten feet or twenty five feet tall, the same robust design and structural integrity is built into every pole. At AAL, we design and manufacture aluminum poles for the best balance of strength, corrosion resistance, and longevity.

ROUND ALUMINUM POLES

CATALOG NUMBER	PR3	PR4	PR5
POLE HEIGHT(S)	8' to 10'	8' to 20'	10' to 25'
BASE DIAMETER	9"	9"	12.5"
POLE DIAMETER	3"	4"	5"

SQUARE ALUMINUM POLES

CATALOG NUMBER	PS3	PS4	PS5
POLE HEIGHT(S)	8' to 10'	8' to 20'	10' to 20'
BASE DIAMETER	7" square	9" square	14" square
POLE DIAMETER	3"	4"	5"

Fixture must be grounded in accordance with local codes or the National Electric Code. Failure to do so may result in serious personal injury. Poles should never be erected without the luminaire installed.

Warranty is voided if the pole is erected without the luminaire. Adequate drainage must be provided in concrete foundation or in the grout.

Please visit www.aal.net for complete pole specifications

DECORATIVE BASE COVERS



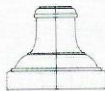
BC1

12.75" x 8.25" - One-piece For a 4" or 5" pole



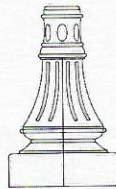
BC5

14" x 24" - Two-piece For a 4" or 5" pole



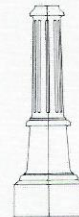
BC6

17" x 13" - Two-piece For a 4" or 5" pole



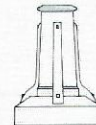
BC7

18" x 30" - Two-piece For a 4" or 5" pole



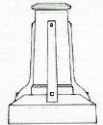
BC8

12" x 36" - Two-piece For a 4" pole



ACBCR

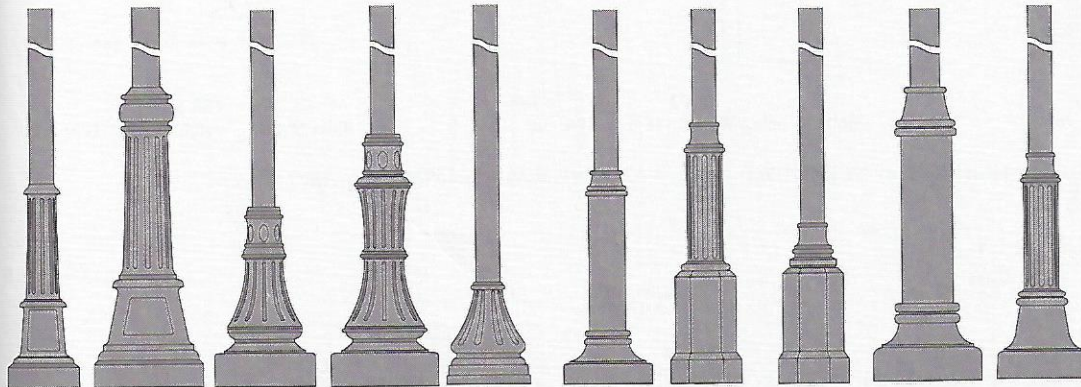
14" x 18" - One-piece For a 4" round pole



ACBCS

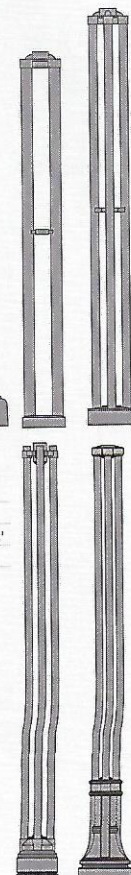
14" x 18" - One-piece For a 4" square pole

DECORATIVE POLES



	DB1	DB2	DB3	DB4	DB5	DB6	DB8	DB9	DB10	DB12
1	34"	51"	30"	42"	17"	36"	44"	27"	48"	39"
2	12"	20"	18"	18"	14"	15"	12"	12"	18"	16"
3	8' to 16'	10' to 25'	8' to 25'	8' to 25'	8' to 16'	8' to 16'	8' to 16'	8' to 16'	10' to 25'	8' to 16'
4	4"	5"	4" or 5"	4" or 5"	4"	4"	4"	4"	5"	4"

MULTI POST POLES



	2P	3P
1	—	—
2	12"	12"
3	8' to 20'	8' to 20'
4	(2) 3"	(3) 2"

	C4P	T4P
1	—	—
2	12.5"	16"
3	8' to 20'	8' to 20'
4	(4) 2"	(4) 2"

REFERENCE

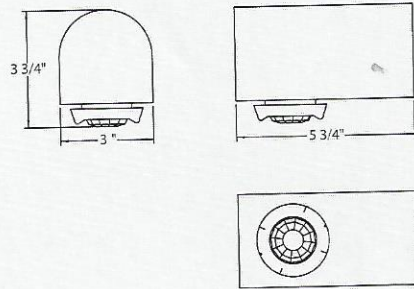
- 1 BASE HEIGHT
- 2 BASE DIAMETER
- 3 POLE HEIGHT(S)
- 4 POLE DIAMETER

Visit www.aal.net for complete details on weight and load limits as well as windloading information. Decorative poles are available with smooth round or fluted shafts.

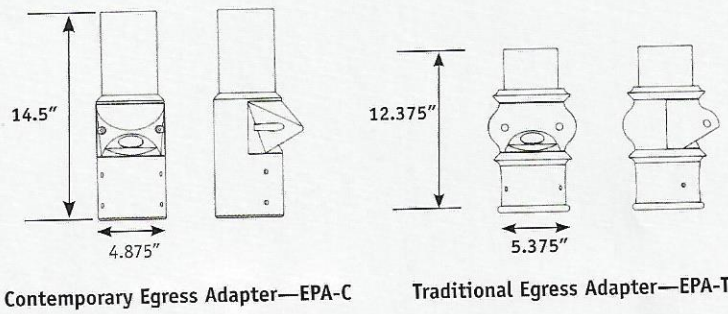
ACCESSORIES

POLES/ARMS/ACCESSORIES

Sensor Control Programmable (SCP)

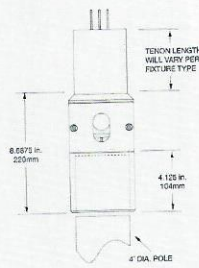


Egress Post Top Adapter

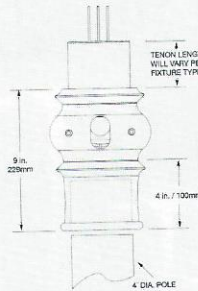


Contemporary Egress Adapter—EPA-C

Traditional Egress Adapter—EPA-T

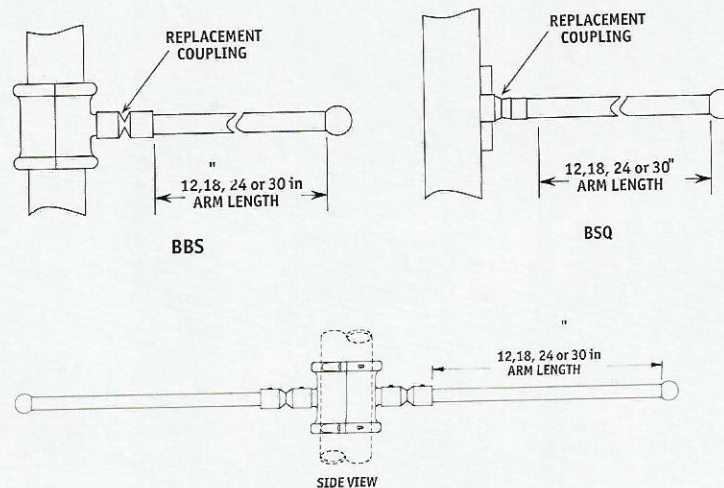


Contemporary Photocell Adapter—PCA-C



Traditional Photocell Adapter—PCA-T

Banner Arms



Please visit www.aal.net for a complete listing of our poles/arms/accessories

SLD

Slide

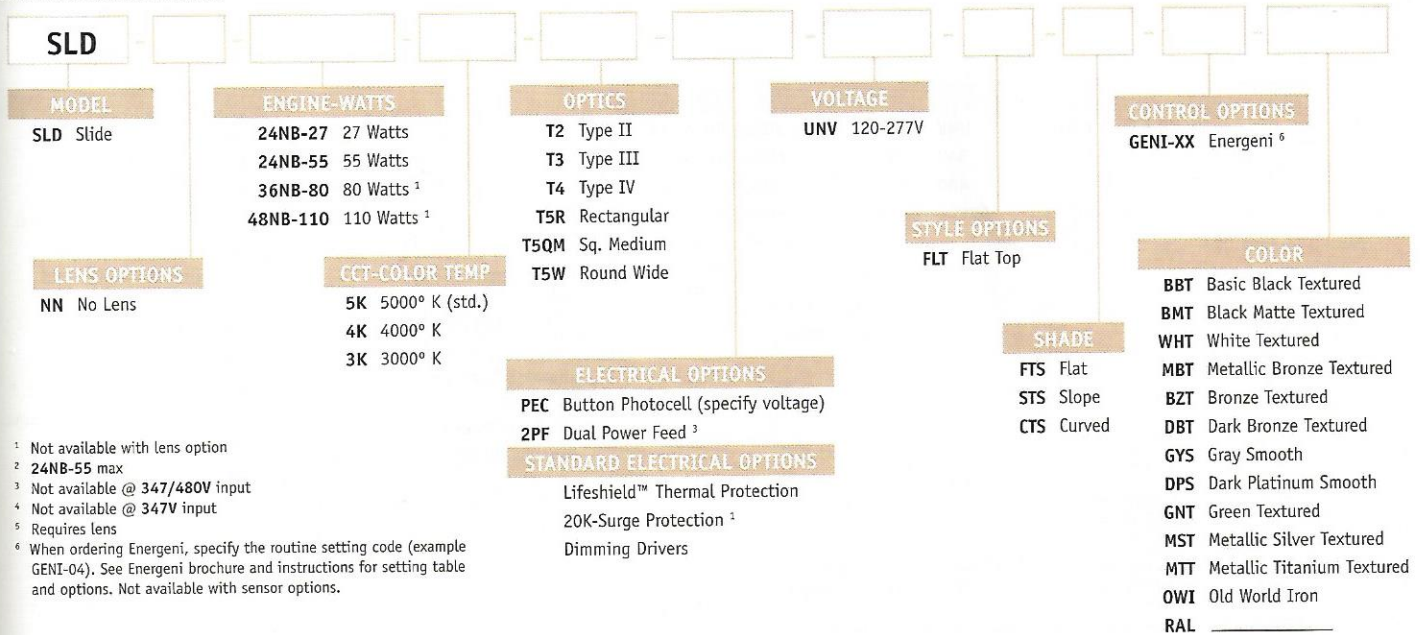
DECORATIVE

FEATURES

- All cast aluminum parts for the Beacon Slide luminaire shall be ASTM 356 marine grade alloy. The large upper shade shall be made from a one-piece aluminum spinning. The small top shade shall be removable for wiring access to the LED engine. The large upper shade provides direct-heat exchange between the LED light engine and the cool outdoor air.
- Each Beacon Slide luminaire is supplied with an Optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stamped stainless steel bezel.
- Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load.
- The luminaire shall bear a CSA label and be marked suitable for wet locations.
- A thermal circuit, LIFESHIELD™, shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary.

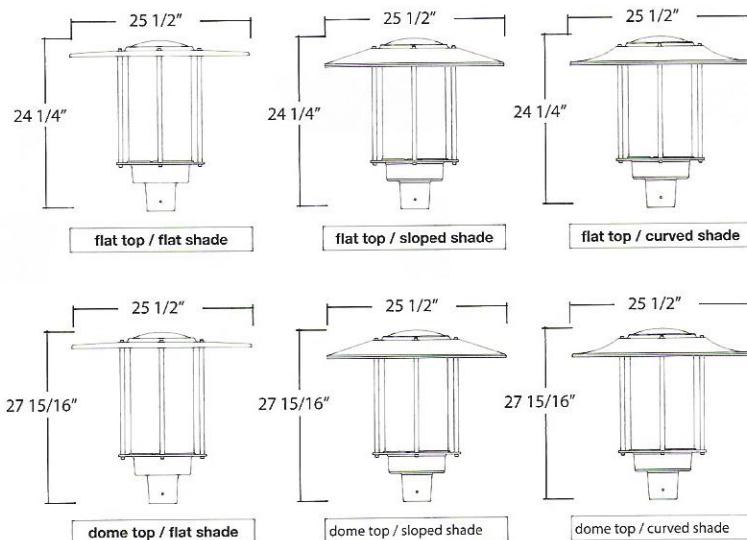


ORDERING INFORMATION



¹ Not available with lens option
² 24NB-55 max
³ Not available @ 347/480V input
⁴ Not available @ 347V input
⁵ Requires lens
⁶ When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

DETAILS



Kelly Wicker

From: Jordan Fromm <jfromm@valuerecovery.com>
Sent: Tuesday, May 09, 2017 11:06 AM
To: Kelly Wicker
Subject: Contiguous - All R Friends

Central Ohio Community Improvement Corporation
PO Box 6355
Columbus, OH 43206

Jordan N Fromm
Associate
Real Estate Group

VRG Value Recovery Group

919 Old Henderson Rd.
Columbus, Ohio 43220

Mobile (614) 446 - 0367
Office (614) 324 - 5959, ext. 2087
Fax (614) 324 - 5950
Web archetypeusa.com
valuerecoverygroup.com
Central Park of Gahanna

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APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Lot 9 A Science Blvd.

Project Name/Business Name: All R Friends

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant seeks approval for three applications at this site.

- **Subdivision Without Plat** – to split out a 1.0 acre parcel from the existing 5.271 acre parcel for subject development, creating 3 parcels of 3.671 acres, 1 acre and 0.6 acre.
 - The Planning Commission shall act upon an application for subdivision without plat within 21 days after receipt of the application from the Planning and Zoning Administrator and shall approve such application provided:
 - (a) All lots of the resulting subdivision are contiguous to a dedicated public street right of way for such distance as is required by the applicable zoning category.
 - (b) No opening, widening or extension of any road, street or other public way is involved.
 - (c) No more than five lots are involved after the original tract is completely subdivided.
 - (d) The request for subdivision is not contrary to platting, subdividing or zoning regulations of the City.
 - **Final Development Plan** – The building proposed for the L-OCT zoned parcel in the Central Park Overlay District is 8,100 sq ft. The required setbacks for this parcel are 10' front, 0' side and 0' rear per the overlay text. 23 parking spaces have been provided, meeting code requirements. The parking setback is 25' from the public ROW, with no side or rear pavement setbacks per the overlay code. There is one point of ingress/egress for the site. Lot coverage is 66%.
 - **Design Review** – The exterior finishes consist of light grey stucco, Kentucky limestone, and grey dimensional shingles. The tree planting requirement has been met with the proposed 11 2.5" caliper Pin Oak trees. Each end of the property is screened, with a total of 26 pines.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Science Boulevard

Project Name/Business Name: All R Friends

SUBMITTED BY:

Name: Robert S. Priestas, P.E. Title: City Engineer

Department: Department of Public Service and Engineering

Final Development Plan

General Comments

- A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk.
- The FDP shall identify all parking and building setbacks for the parcel.
- Parking lot dimensions shall be provided on the site plan.

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. It is unexpected that this development will exceed 100 trips in the peak hour, and thus most likely will not require a Traffic Impact Study. The owner or developer shall provide sufficient information to confirm the vehicle end trips generated by this development in the peak hour.
- It is strongly recommended that the access drive be relocated to as to align with the existing access drive located on the east side of Science Boulevard.
- An 8' multi-use trail shall be constructed along the frontage of the development.
- The drive aisles appear to be less than 20'. The fire department shall approve for interior accessibility.

Sanitary Sewer

- There is an existing sanitary sewer located onsite that can be accessed to provide sanitary sewer service for the development. A sanitary sewer easement will be required to be dedicated to the City as part of the engineering plan review and approval process.
- Due to the proximity of the building to the sanitary sewer trench, consideration by the designer should be given to ensure that the line of influence from the building foundation does not cross the trench of the sanitary sewer. If it does, additional design consideration will need to be given to account for this condition.

Water Service

- There is an existing water line located onsite that can be accessed to provide service for this development. This line can be tapped to provide service to the development for both domestic and fire suppression. If the tap should require excavation into the roadway, it will require a repair to meet City standards.

Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Design Review

- No comments.

Subdivision Without Plat

- Iron pins shall be set for all property corners following the recording of the subdivision.



Gahanna Internal Basemap Viewer

City of Gahanna GIS





Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Development Plan Review Response 2017052601 Revision

Applicant All R Friends
Science Blvd.
Gahanna, OH 43230

On June 1st, 2016 it came to the attention of the Fire Division the All R Friends building has a peaked roof that was approximately 35 feet in height (See attached email). There are additional roadway requirements that will needed to be met.

D104.1 Building exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D105.2 Width. Aerial fire apparatus roads shall have a minimum unobstructed width of 26 feet (7925mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572mm) and a maximum of 30 feet (9144mm) from the building and shall be positioned parallel to one entire side of the building. This side of the building on which the aerial fire access road is positioned shall be approved by the fire code official.

If you have any questions to this response, feel free to contact me at (614) 679-4078 - Cell.

June 2, 2017

Date

A handwritten signature in black ink, appearing to read "Steve Welsh".

Steve Welsh, Captain, Fire Marshal



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments - YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: LOT 9 SCIENCE BLVD.

Project Name/Business Name: ALL R FRIENDS

SUBMITTED BY:

Name: SGT. KISSEL **Title:** OPERATIONS SGT

Department: GAHANNA DIV OF POLICE.

NO COMMENTS



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
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APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Lot 9 on Science Blvd.

Project Name/Business Name: All R Friends

SUBMITTED BY:

Name: Kenneth W. Foltz **Title:** Chief Building official

Department: Building Division

No comments - although documentation will be required to be submitted on the Reserve to provide the necessary min fire separation distance of greater than 10' from the face of the building.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
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Project/Property Address or Location: Lot 9 Science Blvd

Project Name/Business Name: All R Friends

SUBMITTED BY:

Name: Michael Blackford **Title:** Deputy Director

Department: Planning and Development

The applicant has proposed a new 8,100 square foot office building on a portion of lot 9 within Central Park.

Area/Land Use Plan

The subject property is not located within any subarea plan. It is located within the Industrial Future Land Use per the 2002 Land Use Plan. Objectives and Principles of the Industrial Land Use include but aren't limited to the following:

- Any industrial site should be developed in a safe manner with enhanced site design that is architecturally compatible with surrounding development.
- Permit those types of industries that will stabilize, enhance, and diversify the economic base.

2015 Economic Development Strategy/TIF

The Strategy looked at current market conditions for office within Gahanna and found a somewhat high vacancy rate of 23%. There were 54 vacant office spaces with a total of 237,000 vacant square feet. Recent staff research indicates that the current vacancy rate is much lower, however, this analysis is anecdotal.

The project location is located within priority development area (PDA) #4. Desirable uses within PDA #4 vary based on location. Along Science Blvd, office uses or flex space uses are more desirable than manufacturing. The request is consistent with the recommendations of the Strategy.

The property is located within the Central Park TIF (Tax Increment Financing). Construction costs have been estimated at \$1.5 million. This would lead to an annual TIF contribution of approximately \$20,571.

Design Review

Applications for Design Review are subject to the following criteria:

- a) Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain continuity and provide protection of existing design environment;
- b) Contribute to the improvement and upgrading of the architectural and design character of the Design Review District;
- c) Contribute to the continuing economic and community vitality of the Design Review District; and
- d) Maintain, protect and enhance the physical surroundings of the Design Review District.

Properties that are zoned Office, Commerce, and Technology (OCT) are subject to the design standards of Design Review District-4 (DRD-4). Relevant standards of DRD-4 are as follows:

- a) Adequate walkways and landscaped islands should be distributed throughout the development. These should emphasize the use of perimeter and central landscape features and easily observe patterns of circulation.

- b) Integration of natural screening elements should be used to maximize visual interest and foster a natural relationship between the development and the land.
- c) In order to protect land values of adjoining parcels, explicit materials, colors, styles, etc. should be established to control development.

In addition to the standards of DRD-4, the Central Park overlay has specific standards for design. Relevant standards of the overlay are as follows:

- a) 40%-70% of the main façade for office uses shall be window openings.
An updated rendering has been provided. It appears that the main façade (east elevation) meets the aforementioned requirement.
- b) All buildings shall provide a minimum tree planting within the interior of the site to help provide shade and increase aesthetic value. Trees shall be a minimum of 2" in caliper.
An updated site plan has been provided. The tree size, 2 ½", meets the requirements of the overlay.

The application as submitted appears to meet the requirements of the overlay.

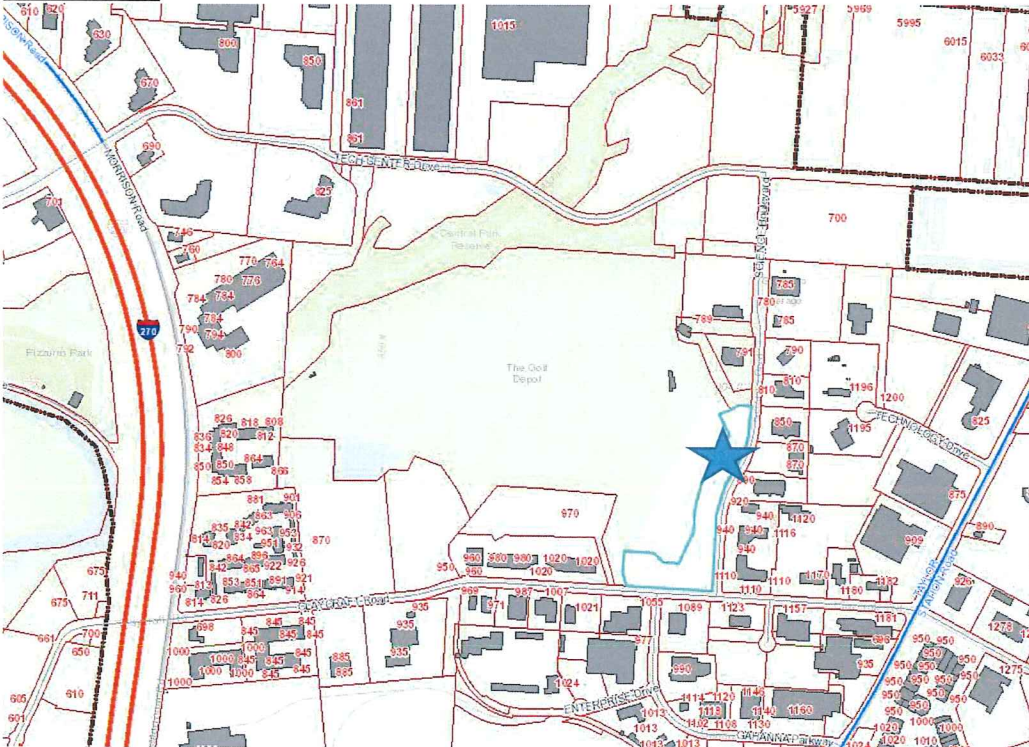
Final Development Plan

A Final Development Plan (FDP) shall conform to all zoning requirements and conform to the goals and objectives established in the City’s approved Land Use Plan, or other applicable studies. Planning Commission shall approve an application for FDP if the following four conditions are met:

- a) The proposed development meets the applicable development standards of the zoning ordinance.
- b) The proposed development is in accord with appropriate plans for the area.
- c) The proposed development would not have undesirable effects on the surrounding area.
- d) The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Planning and Development staff believes that the proposed request is consistent with the requirements for approval.

Location Map



Original Elevation



1 east elevation
1/8" = 1'-0"

Revised Elevation



1 east elevation
1/8" = 1'-0"