



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: 1255 Beecher Crossing North Gahanna, Ohio 43230		Project Name/Business Name (if applicable): 1255 Beecher Crossing North	
Parcel ID No.(s) 025-012044	Current Zoning: L-SO	Total Acreage: 0.918	
Project Description: new office building shell, foundation installed in 2007			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Larry Canini		Address: PO Box 887 New Albany, Ohio 43054	
E-Mail: lcanini@aol.com		Phone No. 614-296-3872	
ATTORNEY/AGENT INFORMATION			
Name: Doug Maddy		Address: 120 W High St	
E-Mail: doug@brookwoodbuilders.com		Phone No. 614-475-5511	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: Brookwood Construction Co. -Developer: -Architect: George Parker & Assoc		Contact Information (phone no./email): Doug Maddy 614-475-5511 doug@brookwoodbuilders.com George Parker 614-476-3600	
Property Owner Name: (if different from Applicant) Larry Canini		Contact Information (phone no./email): 614-296-3872/lcanini@aol.com	

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: 

Date: FEB 22, 2017

INTERNAL USE ONLY

Zoning File No. 17030011
PC Meeting Date: _____
PC File No. _____

RECEIVED: 3/8/17
DATE: _____

PAID: 136.40
DATE: 4/10/17
CHECK#: 1223

FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

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

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1108 (visit www.municode.com) & Chapter 914 , Tree Requirements	<input checked="" type="checkbox"/>			
	2. Review the State of Ohio Fire Code Fire Service Requirements	<input checked="" type="checkbox"/>			
	3. Pre-application conference with staff		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
	FINAL DEVELOPMENT PLAN shall contain the following:				
	4. Scale: Minimum - one inch equals 100 feet.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	5. The proposed name of the development, approximate total acreage, north arrow, and date	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	6. The names of any public and/or private streets adjacent to or within the development	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	7. Names and addresses of owners, developers and the surveyor who designed the plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	8. Vicinity map showing relationship to surrounding development and its location within the community	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	9. Natural features currently within proposed development, including drainage channels, tree lines, bodies of water, and other significant features	<input checked="" type="checkbox"/>			
	10. Current zoning district, building and parking setbacks	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	11. Proposed location, size and height of building and/or structures	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	12. Proposed driveway dimensions and access points	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	13. Proposed parking and number of parking spaces	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	14. Distance between buildings	<input checked="" type="checkbox"/>			
	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.	<input checked="" type="checkbox"/>			
	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)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	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)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	18. Setback calculations, (if needed)	<input checked="" type="checkbox"/>			
	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)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	20. List of contiguous property owners & their mailing address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	21. Pre-printed mailing labels for all contiguous property owners	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	22. Application fee (in accordance with the Building & Zoning Fee Schedule)	<input checked="" type="checkbox"/>			
	23. Application & all supporting documents submitted in digital format	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	24. Application & all supporting documents submitted in hardcopy format	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	25. Authorization Consent Form Complete & Notarized (see page 3)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	

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: 3/15/17

INTERNAL USE ONLY

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, Douglas Maddy, Partner the owner of the subject property listed on this application, hereby authorize Douglas Maddy/Larry Canine to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: [Signature] Date: 4-3-17
AGENT PARTNER

AUTHORIZATION TO VISIT THE PROPERTY

I, Douglas Maddy, 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: [Signature] Date: _____
AGENT

NOTARY

Subscribed and sworn to before me on this 28 day of FEBRUARY, 2017.
State of Ohio County of Franklin
Notary Public Signature: [Signature]



SANDRA A. MADDY W.P.B.C.
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 4/11/18

AGREEMENT TO COMPLY AS APPROVED

I, Brookwood Court, 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: [Signature] Date: 4-3-17

NOTARY

Subscribed and sworn to before me on this 3rd day of April, 2017.
State of Ohio County of Franklin
Notary Public Signature: Gina K. Sheppard



Gina K. Sheppard
Notary Public, State of Ohio
My Commission Expires 07-08-2020

SAVE APPLICATION

025-013221
Eva Stein & Shelia Pickholtz
1670 Birdsong Lane
Blacklick, Ohio 43004

027-000117
Jack & Sue Williams
5061 Shagbark Road
Columbus, Ohio 43230

025-012334
Nayda Canales
11672 Shagbark Road
Columbus, Ohio 43230

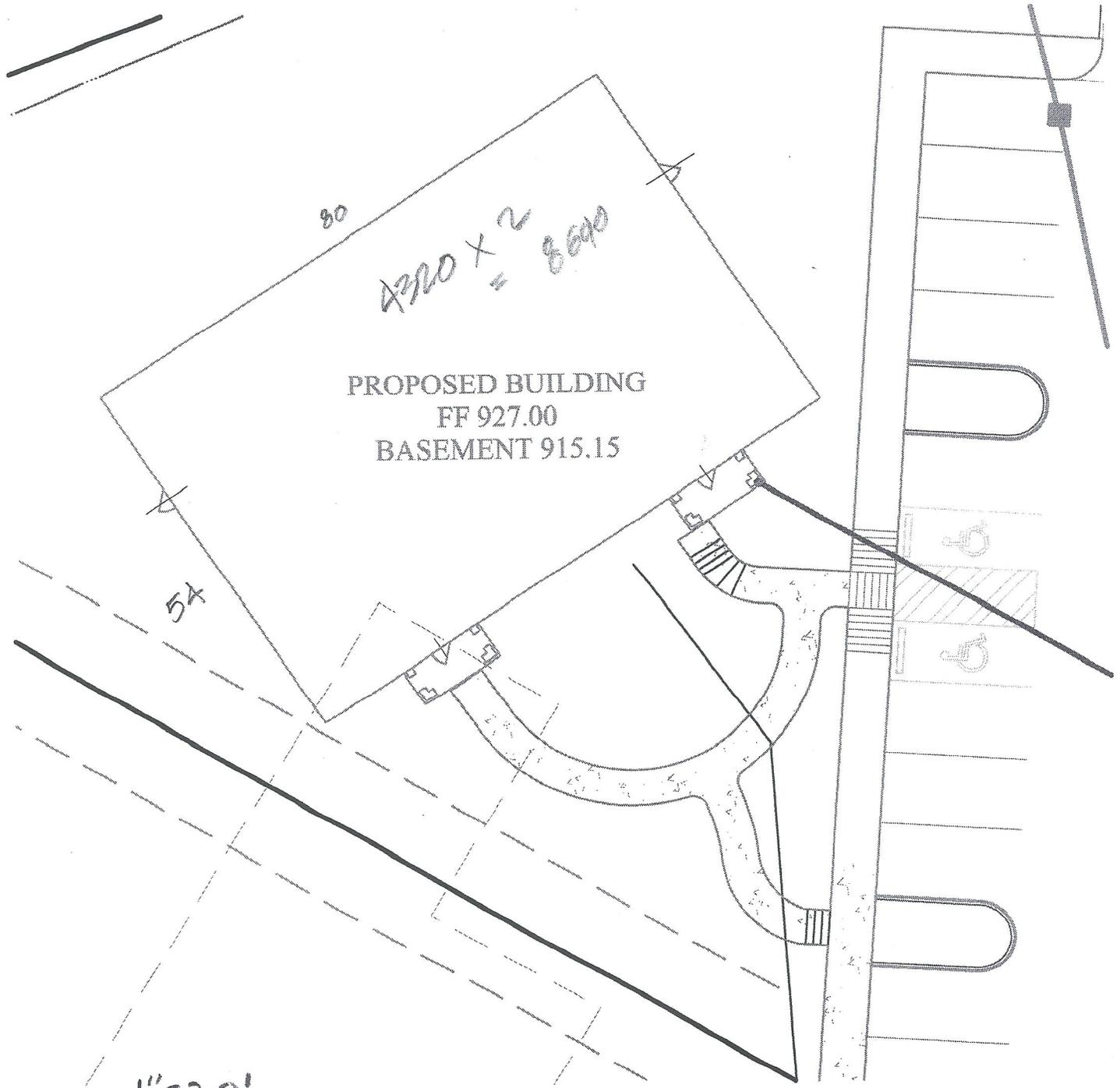
025-012662
David & Rhonda Humphrey
1111 Sanctuary Place
Gahanna, Ohio 43230

025-012664
Cecilia & James Bancroft
1110 Sanctuary Place
Gahanna, Ohio 43230

025-012992
Felix & Cecilia Melaragrano
502 Mechwart Place
Gahanna, Ohio 43230

MOURAY 
CALL BMMHT.

1" = 20'



1" = 20'

(A) ✓ BULD AREA = 80'-0" x 54'-0" = 4320 SF
 EA. FLOOR
 x 2 = 8640 SF

(B) ✓ POORCH - 11-8 x 6-0 = 70 SF x 2 = 140 SF

(C) ✓ SIDEWALK - 6' x 170' = ~~1020~~ 1020 SF
 5' x 120' = 600 SF
 20 + 10 + 5 + 20 + 50 = 11620 SF

(2019)

(D) ✓ RAMP & REAR PORCH - E

6 x 22 =	132
5 x 7 =	35
5 x 25 =	125
(L) 5 x 5 =	25
5 x 30 =	150
(L) 5 x 5 =	25
5 x 35 =	175
(RP) 10 x 10 =	<u>100</u>
	767 SF

DRIVE
 22 x 195 = 4290 SF

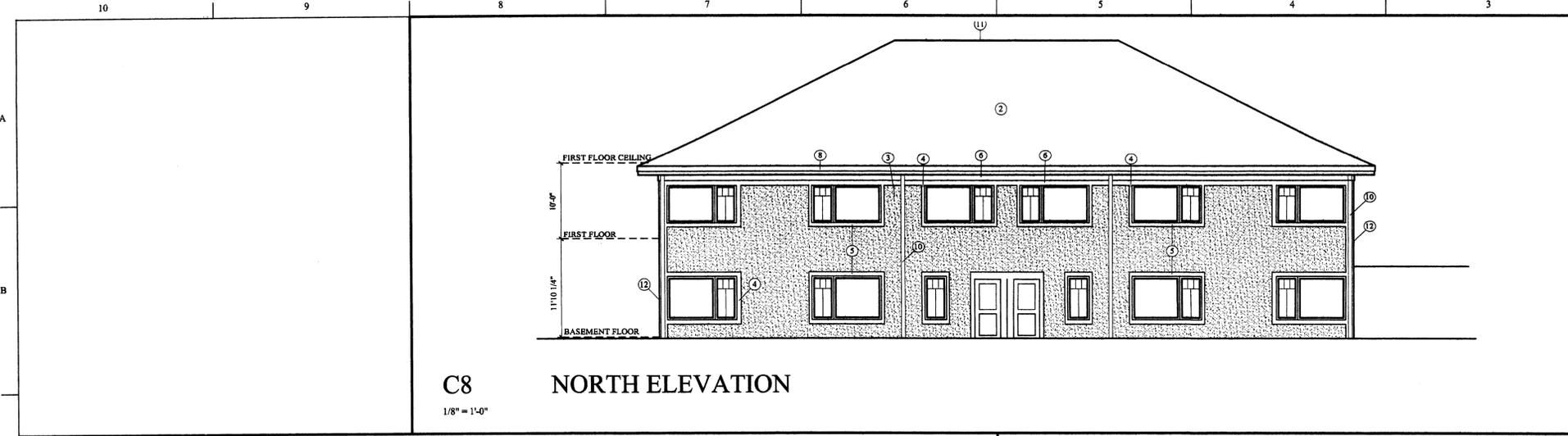
PARKING =

19 x 60 =	1140
19 x 50 =	950
19 x 40 =	760
19 x 50 =	950
19 x 104 =	<u>1976</u>
	5776 SF

(D+E) = 2387 SF

PARKING LANDSCAPE

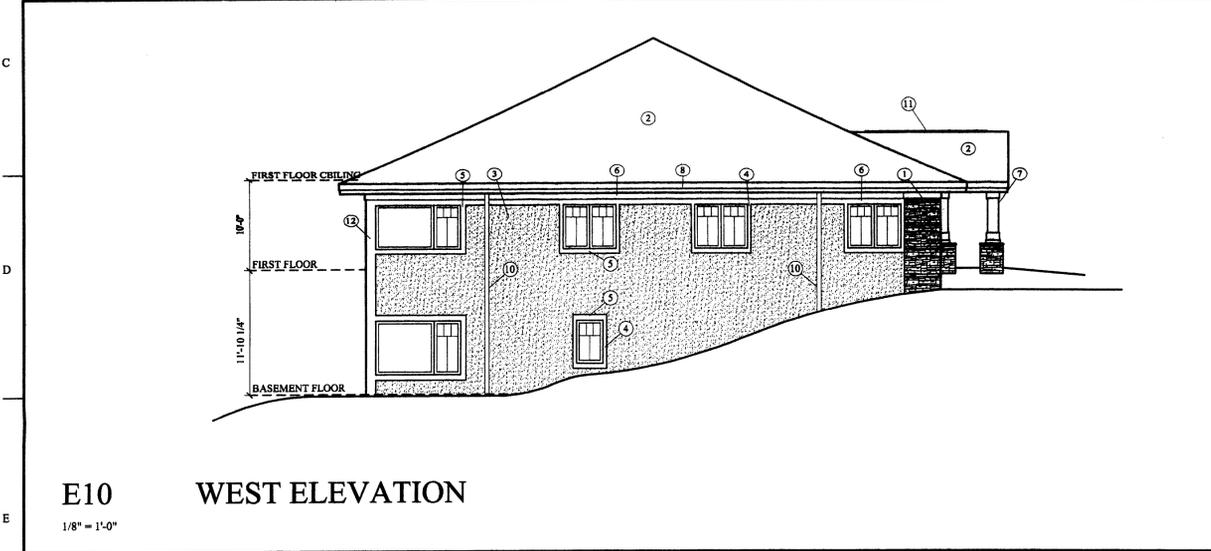
20 x 14 = 280	10 x 19 = 190	10 x 19 = 190
	10 x 19 = 190	19 x 20 = 380
		<u>1230 SF</u>



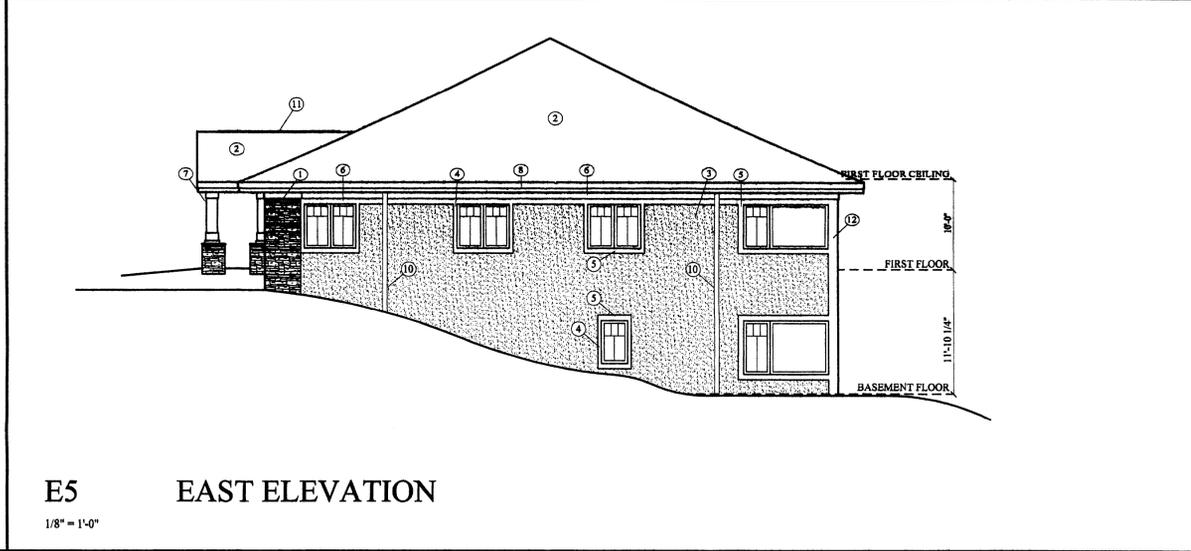
C8 NORTH ELEVATION
1/8" = 1'-0"

- ELEVATION LEGEND**
- ① CULTURED STONE
 - ② ASPHALT SHINGLES
 - ③ STUCCO
 - ④ 1 x 4" TRIM
 - ⑤ 1 x 6" TRIM
 - ⑥ WOOD FRIEZE 1 x 10 OVER 1 x 10 SBB SECT. H4-A601
 - ⑦ WOOD COLUMN- SBB SECT. H10-A603
 - ⑧ 6" ALUMINUM GUTTER OVER WOOD FASCIA SBB SECT H4-A601
 - ⑨ STONE WATERTABLE/SILL
 - ⑩ ALUM DOWNSPOUT
 - ⑪ RIDGE VENT
 - ⑫ CORNERTRIM FROM 1 x 12
 - ⑬ WRAP 3-2 x 6 W/WOOD TRIM

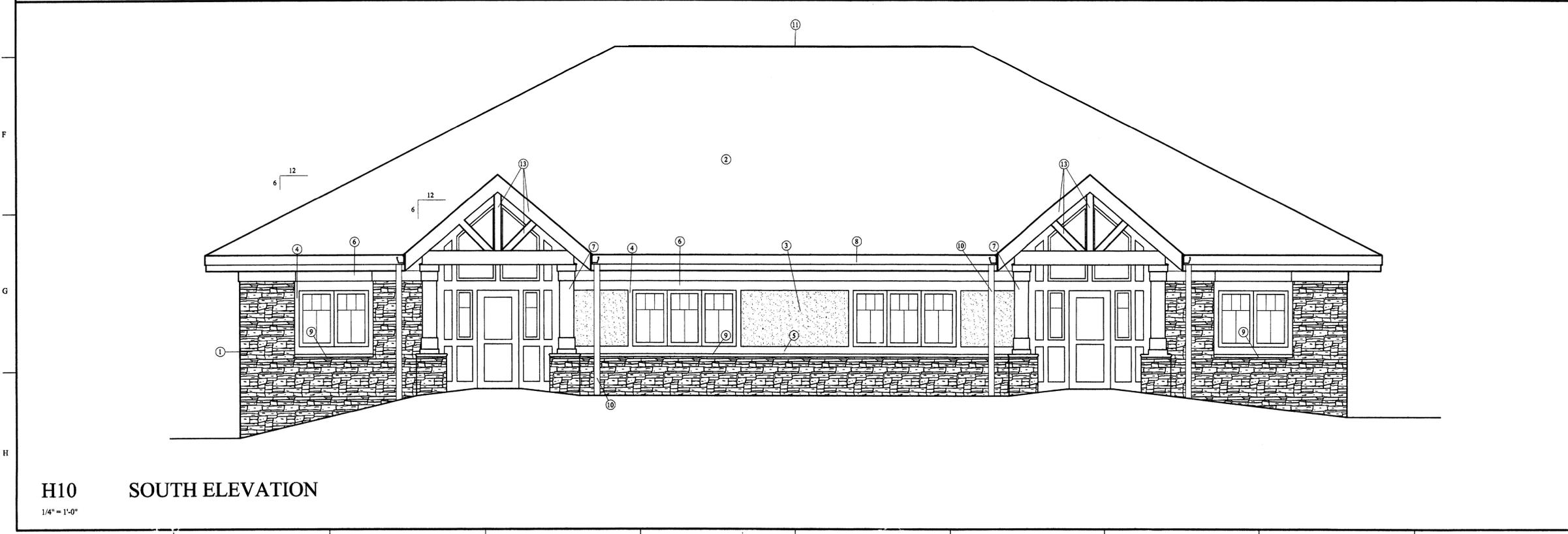
KEYED NOTES: ○



E10 WEST ELEVATION
1/8" = 1'-0"



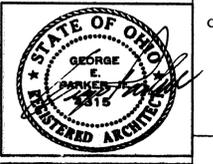
E5 EAST ELEVATION
1/8" = 1'-0"



H10 SOUTH ELEVATION
1/4" = 1'-0"

george parker & associates, aia
architecture · planning · interior design
106 short street
gahanna, ohio 43230
614.476.3600

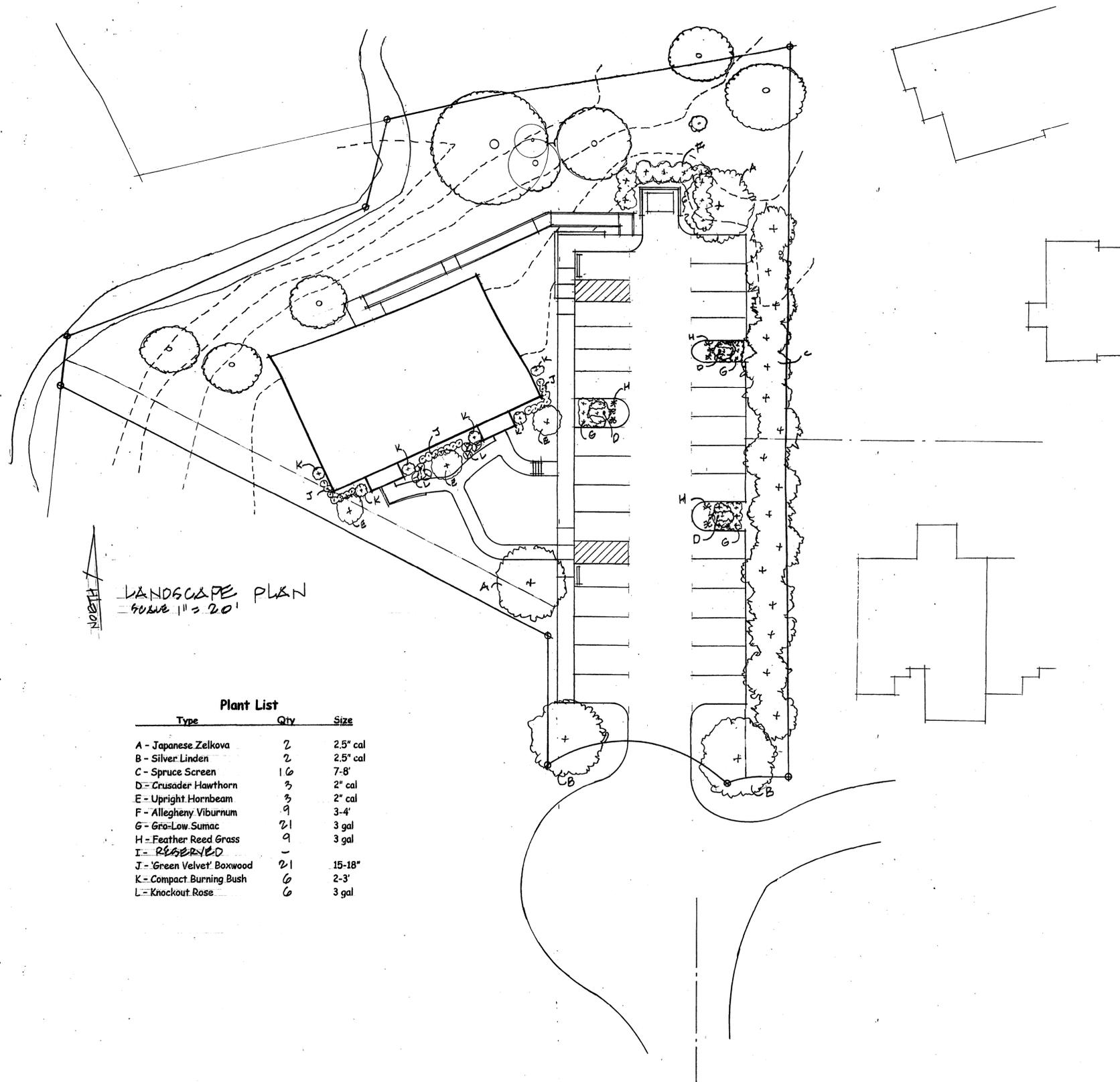
DECEMBER
FEB 2 2017



A New Office Facility For:
CANINI & PELLECCIA
1255 BEECHER CROSSING NORTH
GAHANNA, OHIO 43230

ISSUED DATE:
4.20.2007
ISSUED FOR:
PERMIT & CONSTRUCTION

SHEET NO.
A401



LANDSCAPE PLAN
 SCALE 1" = 20'

Type	Qty	Size
A - Japanese Zelkova	2	2.5" cal
B - Silver Linden	2	2.5" cal
C - Spruce Screen	16	7-8'
D - Crusader Hawthorn	3	2" cal
E - Upright Hornbeam	3	2" cal
F - Allegheny Viburnum	9	3-4'
G - Gra-Low Sumac	21	3 gal
H - Feather Reed Grass	9	3 gal
I - RESERVED	1	
J - Green Velvet Boxwood	21	15-18"
K - Compact Burning Bush	6	2-3'
L - Knockout Rose	6	3 gal

Beecher Crossing North
 Gahanna, OH
 - Landscape Plan -

KLAMFOTH
 Landscape Management
 6630 Hill Road NW • Canal Winchester, Ohio 43110
 Phone: 614-833-1953 Fax: 614-833-9860

Scale: 1" = 20'

Prepared by Klamfoth, Inc. for Canini & Pellecchia
 Not to be reproduced or used for bidding or construction purposes without permission of Klamfoth, Inc.

A PROPOSED OFFICE BUILDING FOR:
CANINI AND PELLECCIA
 1255 BEECHER CROSSING NORTH, GAHANNA, OHIO

DEVELOPER:
CANINI & PELLECCIA

ARCHITECT:
GEORGE PARKER & ASSOCIATES

DATE: DECEMBER 18, 2015

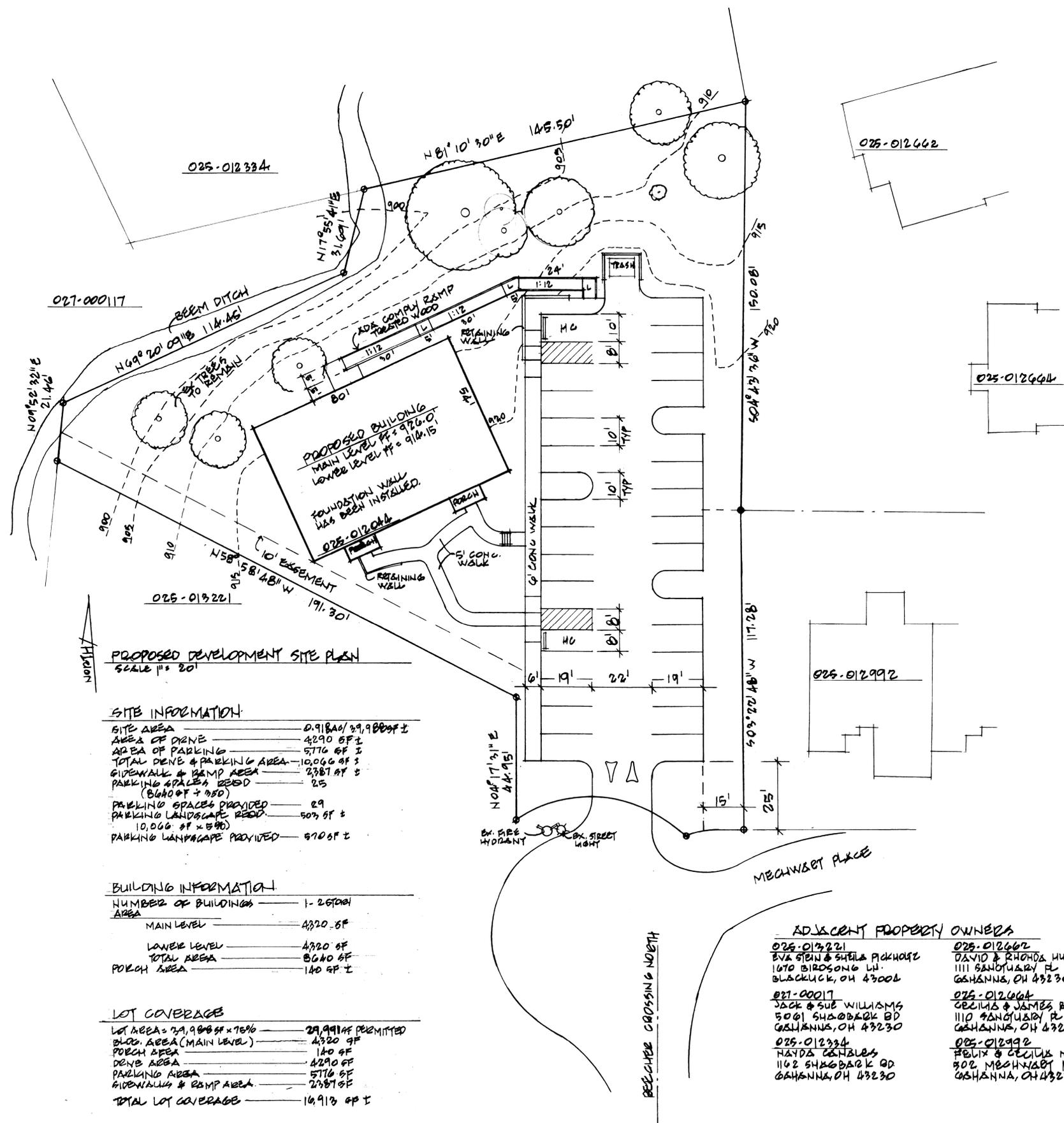


CANINI & PELLECCCHIA



george parker & associates, aia
architecture · planning · interior design

106 short street
gahanna, ohio 43230
614 476 3600



PROPOSED DEVELOPMENT SITE PLAN
SCALE 1" = 20'

SITE INFORMATION:

SITE AREA	0.918AC / 39,988 SF ±
AREA OF DRIVE	4290 SF ±
AREA OF PARKING	5776 SF ±
TOTAL DRIVE & PARKING AREA	10,066 SF ±
SIDEWALK & RAMP AREA	2387 SF ±
PARKING SPACES PROVIDED	25
(8'x40' @ 250)	
PARKING SPACES PROVIDED	29
PARKING LANDSCAPE REQ'D	503 SF ±
(10,000 SF @ 500)	
PARKING LANDSCAPE PROVIDED	570 SF ±

BUILDING INFORMATION:

NUMBER OF BUILDINGS	1 - 2670sq ft
AREA	
MAIN LEVEL	4320 SF
LOWER LEVEL	4320 SF
TOTAL AREA	8640 SF
PORCH AREA	140 SF ±

LOT COVERAGE

LOT AREA = 39,988 SF @ 75%	29,991 SF PERMITTED
BLDG. AREA (MAIN LEVEL)	4320 SF
PORCH AREA	140 SF
DRIVE AREA	4290 SF
PARKING AREA	5776 SF
SIDEWALK & RAMP AREA	2387 SF
TOTAL LOT COVERAGE	16,913 SF ±

A PROPOSED OFFICE BUILDING FOR:
CANINI AND PELLECCIA
1255 BEECHER CROSSING NORTH, COLUMBUS, OHIO

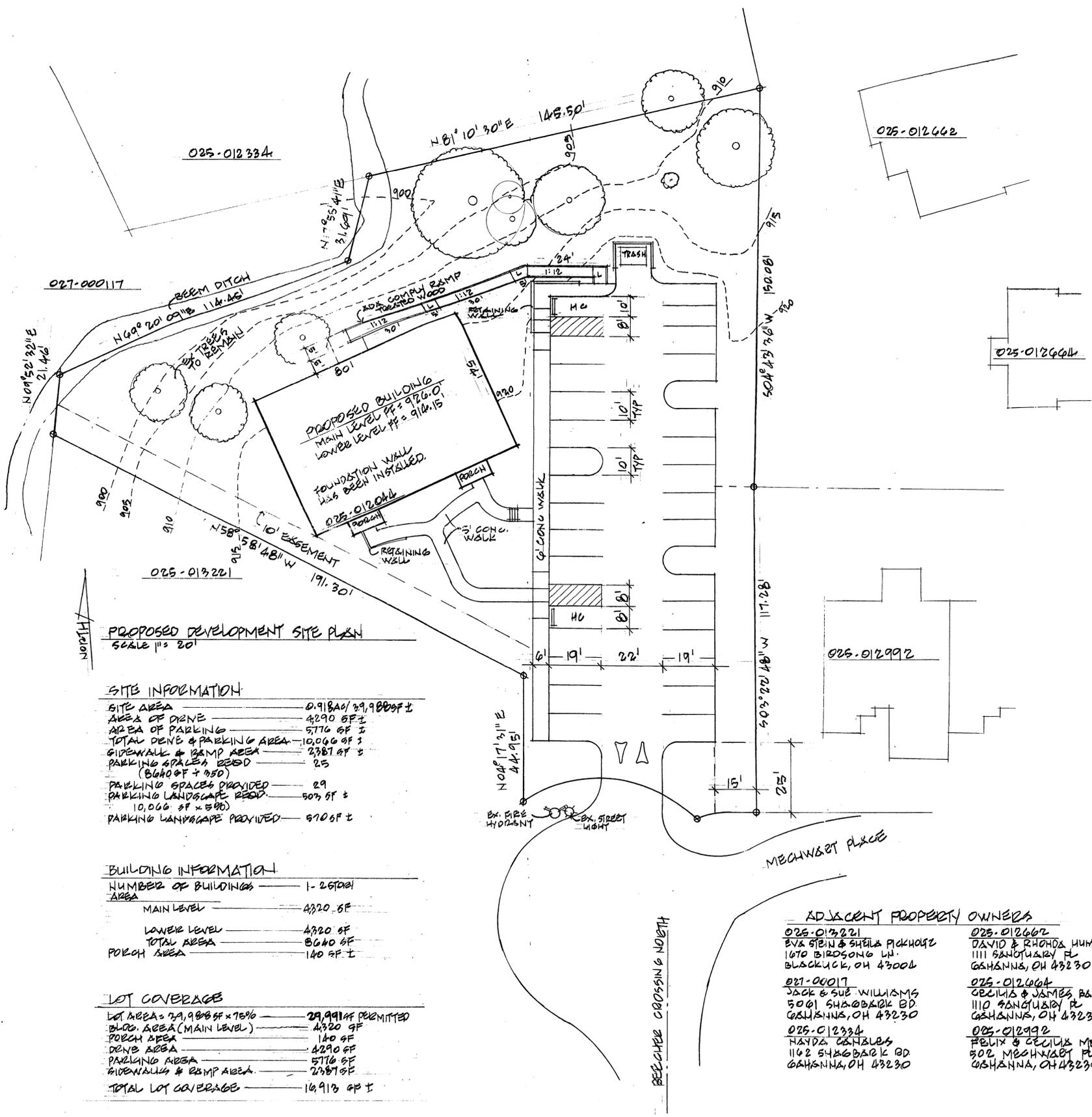
DEVELOPER:
CANINI & PELLECCIA

ARCHITECT:
GEORGE PARKER & ASSOCIATES

DATE: DECEMBER 18, 2015

ADJACENT PROPERTY OWNERS

025-012321 EVA STEIN & SUELA PICKHOFF 1070 BIRDSONG LN. BLACKHOCK, OH 43008	025-012662 DAVID & RICHARD HUMPHREY 1111 SANDUSKY PL COLUMBUS, OH 43230
027-000117 JACK & SUE WILLIAMS 5001 SHADOBARK RD COLUMBUS, OH 43230	025-012664 CECILIA & JAMES BANCROFT 1110 SANDUSKY PL COLUMBUS, OH 43230
025-012334 NAYDA CANALES 1162 SHADOBARK RD COLUMBUS, OH 43230	025-012992 FELIX & CECILIA MELARAGNO 902 MECHWBT PL COLUMBUS, OH 43230



PROPOSED DEVELOPMENT SITE PLAN
SCALE 1" = 20'

SITE INFORMATION

SITE AREA	0.918AC / 39,980 SF ±
AREA OF DRIVE	4290 SF ±
AREA OF PARKING	5776 SF ±
TOTAL DRIVE & PARKING AREA	10,066 SF ±
SIDEWALK & RAMP AREA	2387 SF ±
PARKING SPACES PROVIDED	25
(80'0" x 9'50")	
PARKING SPACES PROVIDED	29
PARKING LANDSCAPE REQ'D	503 SF ±
(10,000 SF x 5%)	
PARKING LANDSCAPE PROVIDED	570 SF ±

BUILDING INFORMATION

NUMBER OF BUILDINGS	1 - 267001
AREA	
MAIN LEVEL	4320 SF
LOWER LEVEL	4320 SF
TOTAL AREA	8640 SF
PORCH AREA	140 SF ±

LOT COVERAGE

LOT AREA = 39,980 SF x 75%	29,991 SF PERMITTED
BLDG. AREA (MAIN LEVEL)	4320 SF
PORCH AREA	140 SF
DRIVE AREA	4290 SF
PARKING AREA	5776 SF
SIDEWALKS & RAMP AREA	2387 SF
TOTAL LOT COVERAGE	16,913 SF ±

A PROPOSED OFFICE BUILDING FOR:
CANINI AND PELLECCIA
1255 BEECHER CROSSING NORTH, COLUMBUS, OHIO

DEVELOPER:
CANINI & PELLECCIA

ARCHITECT:
GEORGE PARKER & ASSOCIATES

DATE: DECEMBER 18, 2015

ADJACENT PROPERTY OWNERS

025-013221 EVA STEIN & SHEILA PICKHOFF 1070 BIRDSONG LN. BLACKLICK, OH 43001	025-012662 DAVID & RHONDA HUMPHREY 1111 SANCTUARY PL COLUMBUS, OH 43230
021-00017 JACK & SUE WILLIAMS 5001 SHANONBARK RD COLUMBUS, OH 43230	025-012664 CECILIA & JAMES BANCROFT 1110 SANCTUARY PL COLUMBUS, OH 43230
025-012334 NAYDE GAZALES 1102 SHANONBARK RD COLUMBUS, OH 43230	025-012992 FELIX & CECILIA MELERANO 502 MECHANIST PL COLUMBUS, OH 43230

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: 1255 Beecher Crossing

Project Name/Business Name: 1255 Beecher Crossing

SUBMITTED BY:

Name: Kenneth W. Fultz, P.E. Title: Chief Building Official

Department: Building

Comments:

Accessibility will need to be reviewed for the revised site plan.

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: 1255 Beecher Crossing North

Project Name/Business Name: Larry Canini

SUBMITTED BY:

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

Department: Planning and Development

The project site is located on a cul-de-sac at the end of Beecher Crossing North. The site is partially developed with the foundation of a building and a partially constructed parking area (see page 3). The project previously received Planning Commission approval for Final Development Plan (FDP), Design Review (DR), and Variances. The most recent approvals were in January of 2016. The FDP and DR have expired since they were not completed in a timely manner.

The site is located within the North Triangle Concept Plan, Mixed Use Future Land Use and within Target Site 3B of the 2015 Economic Development Strategy.

North Triangle Concept Plan/ 2002 Land Use Plan

The North Triangle Concept Plan was adopted in 1997 and espoused development principles focused on land use, roadways, and open space. The majority of these principles are applicable to properties which front major roadways such as Hamilton, Johnstown, and Morse Road. The North Triangle Plan designated the property Mixed Use. This designation is consistent with the 2002 Land Use Plan designation. Mixed Use encourages development opportunities that promote a blend of office, commercial, and higher density residential development. It appears that the proposed development is consistent with the goals of both the North Triangle Plan and 2002 Land Use Plan.

Economic Development Strategy

The site was included within the Economic Development Strategy Update as part of Target Site 3B. The Strategy anticipated a one story office building approximately 7,200 square feet in size. The proposed building, parking, and aesthetics are consistent with the recommendations of the Strategy. Target Site 3B encompasses properties in addition to the subject property. In total, 3B anticipates 31,800 square feet of office space with a total annual payroll of \$5,559,441. The subject property accounts for approximately 23% of the total square footage of 3B. This means the Strategy projects an annual payroll of \$1,278,671 for the property.

Community Feedback

It should be noted that Planning and Development staff has been contacted numerous times from neighboring residents who have inquired about the status of construction. The area residents have concerns regarding the unfinished nature of the project.

Target Site 3B



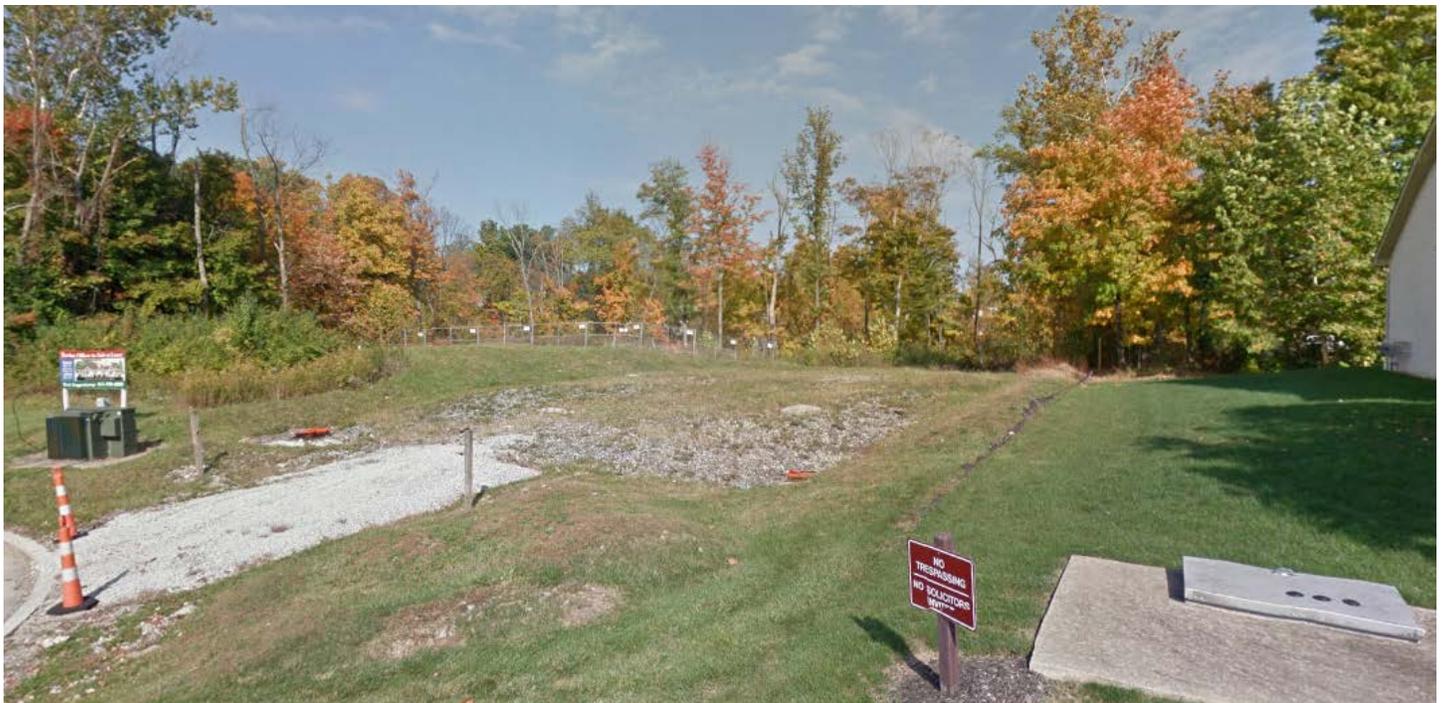
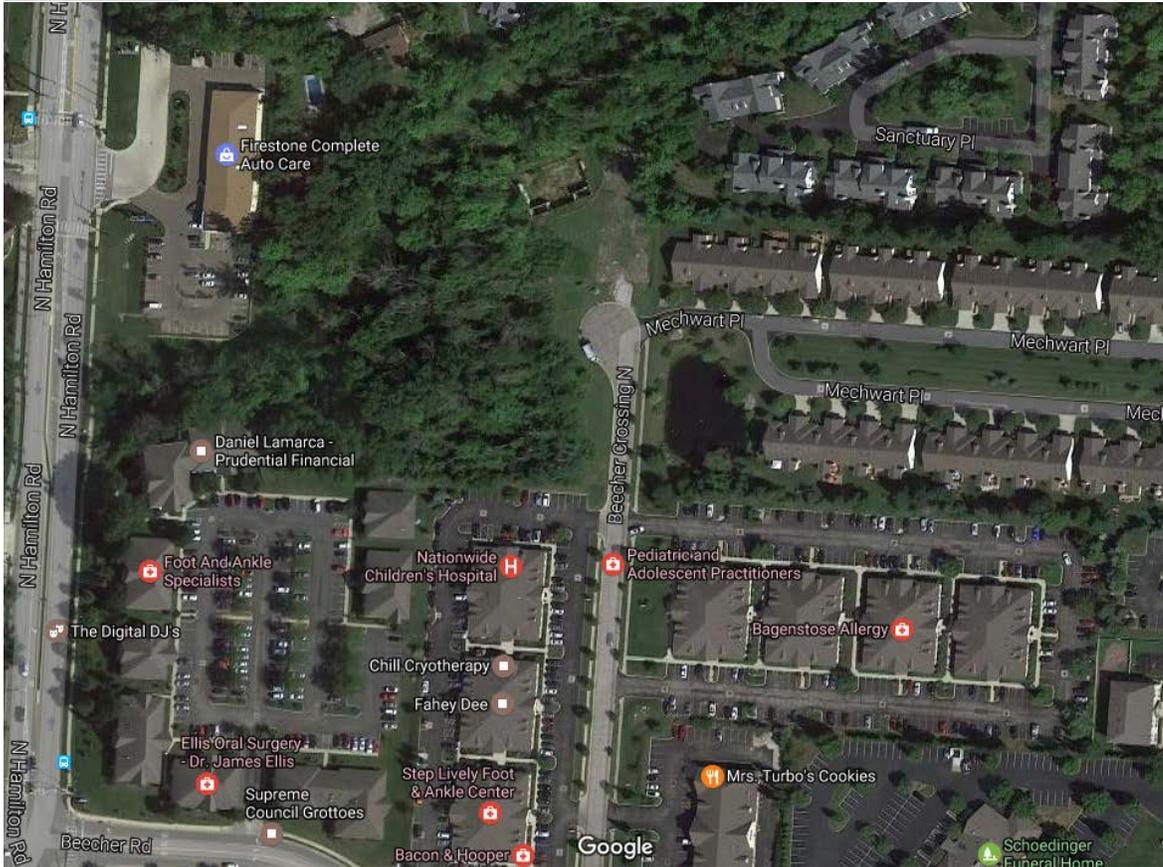


CITY OF GAHANNA

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zoning@gahanna.gov

Aerial Images



APPLICATION STAFF COMMENTS

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Project/Property Address or Location: 1255 Beecher Crossing North

Project Name/Business Name: New Office Building

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

General:

1. A detailed engineering plan review will be required if the final development plan is approved by Planning Commission.
2. Letter shall be submitted that is signed and sealed by a registered professional engineer identifying the total trip generation from the proposed facility. Should the trip generation indicate that the total site generates more than 100 trips in the peak hour or more than 1000 total trips in a day, a detailed traffic impact study will be required.
3. A street light detail is included and indicates "Reynoldsburg Green". Is the proposed street light proposed to be public or private? The site plan shows an existing streetlight near the proposed entrance. If the light a new light is to be proposed within the public right-of-way, it shall be "Gahanna Green".

Site Access

1. The site access for this project will be via the existing curb cut on Beecher Crossing Road.
2. Sidewalk shall be installed along the frontage of the development.

Stormwater Management:

1. Stormwater Management shall be provided in accordance to City Code and the direction of the City Engineer.
2. Erosion and Sedimentation control measures shall be provided per City Code 1195 and meet Franklin Soil and Water Conservation District requirements.



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Sanitary Sewer:

1. The site plan calls for a 6 inch lateral connection on the 8 inch City line located along the east side of the property. The 6" lateral was previously installed and inspected in 2007.

Water:

1. The site plan calls for a 1 inch water service tap on the 8 inch City line on Beecher Crossing. This was installed and inspected in 2007 when the initial development began.
2. Verify with Mifflin Fire whether there is the need for additional fire hydrant coverage.

APPLICATION STAFF COMMENTS

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Project/Property Address or Location: 1255 Beecher Crossing North

Project Name/Business Name: Larry Canini

SUBMITTED BY:

Name: JEFFREY B. SPENCE Title: DEPUTY CHIEF OF POLICE

Department: GPD

No objections and filling in the hole will be an improvement to public safety.



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T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1255 BEECHER CROSSING NORTH

Project Name/Business Name: _____

SUBMITTED BY:

Name: STEVE WELSH **Title:** FIRE MARSHAL

Department: MIFFIN TWP DIVISION OF FIRE

PROPERTY HAS ADEQUATE WIDTH ROADWAY FOR FIRE ACCESS
AND WATER SUPPLY IS ADEQUATE FOR BUSINESS. NO ISSUES
WITH PROJECT.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

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Project/Property Address or Location: 1255 Beecher Crossing North

Project Name/Business Name: Larry Canini

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

These comments are from the FDP and DR applications submitted in 2016. The current applications are virtually the same as what was submitted last year, so Zoning's comments remain unchanged.

This parcel is zoned L-SO, and was a part of the Beecher Crossing Tract known as Subarea A, which was zoned with an overlay in 2000.

In 2004, the original Subdivision without Plat, Final Development Plan, DR, and Variances for parking setback, sizes of spaces, and width of drive aisle were approved. The project was not built within the 1 year period of validity for the FDP and DR, so those applications expired.

In 2007, the second FDP and DR were approved and the project foundation was started, but never completed.

The most recent submission is not unlike the first two in size and style. The proposed building is 8,640 sq ft and is slightly smaller than the original proposals. The style of the building is basically the same as the previous submissions, and will be comparable to the other structures in the Beecher Crossing North complex.

The previously approved variances for parking setback and size, and drive aisle width reduction run with the land and still apply.

Many existing trees on the property will be preserved, and the new landscape plan is slightly more robust than ones submitted earlier. Lighting is more residential in nature to fit the character of the surrounding properties.

The tenants of the overlay text have been met by this proposed plan.