

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY INFORMATION		
Project/Property Address: Crescent at Central Park - Lot 2		Project Name/Business Name: Crescent at Central Park - Lot 2
Parcel #: 025-013773-00	Zoning: (see Map) SCPD	Acreage: 3.844 AC

PLAN SPECIFICATIONS	
Application Type: (check all that apply)	<input type="checkbox"/> Site Plan <input type="checkbox"/> Landscaping <input checked="" type="checkbox"/> Building Design <input type="checkbox"/> Demolition <i>Olde Gahanna only</i> <input type="checkbox"/> Other
Project Description: Project has been previously approved through Planning Commission at the June 22, 2022 item DR-0107-2022. This application is to request a change to the exterior facade brick color. Previously approved was "Belden - Alaska White Velour" and the current request is "Brampton Brick - Graphite". The reasoning for the change in brick color is material availability to meet project schedule, longterm maintenance, and cost escalations.	

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Todd Kimling	Applicant Address: 715 Market St, #203 Chattanooga, TN 37402 (recent move)
Applicant E-mail: todd.kimling@noondevelopment.com	Applicant Phone: (423) 779-2585
Business Name (if applicable): Noon Development, LLC	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Artech Design Group, Inc. David Hudson	(423) 643-0612 davidh@artechdgn.com
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

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: 11.14.22

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No.

DR-0448-2022

RECEIVED:

DATE:

KAW
11-14-22

PAID:

DATE:

200.00
11-14-22

Updated
Jan 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			
NOT REQUIRED FOR DEMOLITION			
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.



DEPARTMENT OF PLANNING

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.

Todd Kimling
(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

11.14.22
(date)

Subscribed and sworn to before me on this 14 day of November, 2022.

State of Tennessee County of Hamilton

Notary Public Signature: Lynne Seeger



My Commission Expires
Jan 2022

April 10, 2023

Gahanna

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.

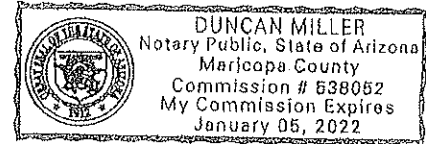
Crescent at Central Park, LLC, Andre M. Buckles, Manager

By: Andre M. Buckles (property owner name printed) 3-9-2020 (date)
(property owner signature)

Subscribed and sworn to before me on this 9 day of March, 20 20.

State of Arizona County of Maricopa

Notary Public Signature: Duncan Miller



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.

Loreto V. Canini

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

(date)

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

(date)

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

State of _____ County of _____

Notary Public Signature: _____



SOUTH WEST VIEW - BUCKLES COURT



SOUTH EAST VIEW - INTERSTATE 270

NOTE:
LANDSCAPING SHOWN FOR ILLUSTRATION PURPOSES ONLY. REFER TO FINAL DEVELOPMENT
PLAN SHEET "LANDSCAPE PLAN - C700" BY C.E.C. FOR ACTUAL LANDSCAPE PROPOSED.

MEDICAL OFFICE BUILDING CRESCENT AT CENTRAL PARK - LOT 2



TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

CONCEPT RENDERS - 11/04/22

Design Inspiration (not exact brick)



STAFF REPORT

Request Summary

Request to revise the previously approved brick color from “Belden Alaska White Velour” to Brampton Brick – Graphite”. No other changes requested.

Design Review

Developments within SCPD are subject to the standards of Design Review District 5 (DRD-5) and Design Review District 3 (DRD-3). DRD-3 doesn’t specify certain colors or color schemes, it does state that “...colors and color schemes should be designed to ensure universal harmony on all commercial developments.”

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.

Staff Comments

Staff recommends approval of the requested color change. The zoning code does not mandate a specific color palette. The proposed color palette, while different than other color schemes in the Crescent at Central Park, is similar to other recently approved developments. It is staff’s opinion that the proposed changes meet zoning code requirements for approval.

Lot 2 Approved



SOUTH WEST VIEW - BUCKLES COURT

Proposed



Approved Buildings on Buckles Court North (same road as proposed)



Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning