

Application for Final Development Plan
City of Gahanna, Ohio Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 Phone: (614) 342-4025 Fax: (614) 342-4117

*REQUIRED INFORMATION: All correspondence will be addressed to the ap	plicant.							
*Applicant Name: The Pizzuti Companies, c/o James J. Miller								
*Name of Final Development Plan: Pizzuti Training Facility  *Address of Final Development Plan: 1385 Blatt Boulevard, Blacklick, Ohio 43004 4 1600 Eastgate Pkiny  *Parcel ID# see attached list *Total Acreage *Current Zoning OCT								
*Project Description: Columbia Gas Training Center- education center and or	utdoor training area							
	*Date 3/30/16							
ADDITIONAL CONTACT INFORMATION:								
Property Owner Name: see attached list Property Owner Address: Contact Name:	Phone: Fax: Email:							
Developer Address: F	Phone; Fax: Email:							
*SUBMISSION REQUIREMENTS: Applications are <u>not complete</u> until all submission requirements are received and accepted by the Planning and Zoning Administrator.								
<ol> <li>A Pre-Application Conference shall be scheduled with the Planning and Development Department.</li> <li>A plan that complies with the Final Development Plan requirements stated in Chapter 1108.</li> <li>A plan that complies with the 2011 State of Ohio Fire Code Fire Service Requirements.</li> <li>Three (3) copies of plans: 24x36 size folded (not rolled) to 81/2 X 11 size prior to submission.</li> <li>One (1) digital copy of completed application and associated plans.</li> <li>A list of contiguous property owners and their mailing addresses.</li> <li>Pre-printed mailing labels for all contiguous property owners.</li> <li>Completed Final Development Plan Checklist from page 2 of this application.</li> <li>Notarized Agreement to Build as Specified document from page 3 of this application.</li> <li>Application Fee of \$500.</li> </ol>								
In accordance with Chapter 1108 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on								
Planning & Zoning Administrator's Signature	Date							
For Internal Use: SunGard File No. PC File No. Public Hearing Date:  MAR 3 0 2016  MAR 3 0 2016  MAR 3 0 2016  MAR 3 0 2016	ACCEPTED APR 1 9 2015 aid)  ACCEPTED APR 1 9 2015							
Revised 10-3-14/cas BY: 3000	Page 1 of 4							

Fir	nal Development Plan Checklist	Applicant Or Agent	Planning &Zoning Administrator	
A.	<ol> <li>The Final Development Plan shall contain the following:         <ol> <li>Scale: Minimum – one inch equals 100 feet.</li> <li>The proposed name of the development, approximate total acreage, north arrow, and date.</li> <li>The names of any public and/or private streets adjacent to or within the development.</li> </ol> </li> <li>Names and addresses of owners, developers and the surveyor who designed the plan.</li> <li>Vicinity map showing relationship to surrounding development and its location within the community.</li> <li>Natural features currently within proposed development, including drainage channels, tree lines bodies of water, and other</li> </ol>			
	significant features.  7. Current zoning district, building and parking setbacks.  8. Proposed location, size and height of building and/or structures.  9. Proposed driveway dimensions and access points.  10. Proposed parking and number of parking spaces.  11. Distance between buildings.  12. List of adjacent property owners for notification.  13. Reduced site plan suitable for showing on an overhead projector.  14. 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.			
В.	<ol> <li>In addition to the aforementioned requirements, the developer shall submit a table of development calculations. This table shall include:</li> <li>Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed).</li> <li>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).</li> <li>Setback calculations, (if needed).</li> <li>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).</li> <li>(Ord. 132-96. Passed 8-6-96.)</li> </ol>			
C.	The Final Development Plan should provide preliminary details regarding stormwater management, availability of utilities, necessary easements for construction, and other similar information as applicable. Details may be addressed on the plan or within a narrative summary. Information should be sufficient to demonstrate how these areas will generally be addressed.			

#### Supplement to Application for Final Development Plan

REQUIRED INFORMATION:

Parcel ID#:

025-010847, 025-010849, 025-006924

Current Zoning:

OCT

ADDITIONAL CONTACT INFORMATION:

Property Owner Name:

Value Recovery Group II

Property Owner Address:

919 Old Henderson Road, Columbus, OH 43220

Property Owner 2 Name:

Franklin Steel

Property Owner 2 Address: 1385 Blatt Boulevard, Blacklick, OH 43004

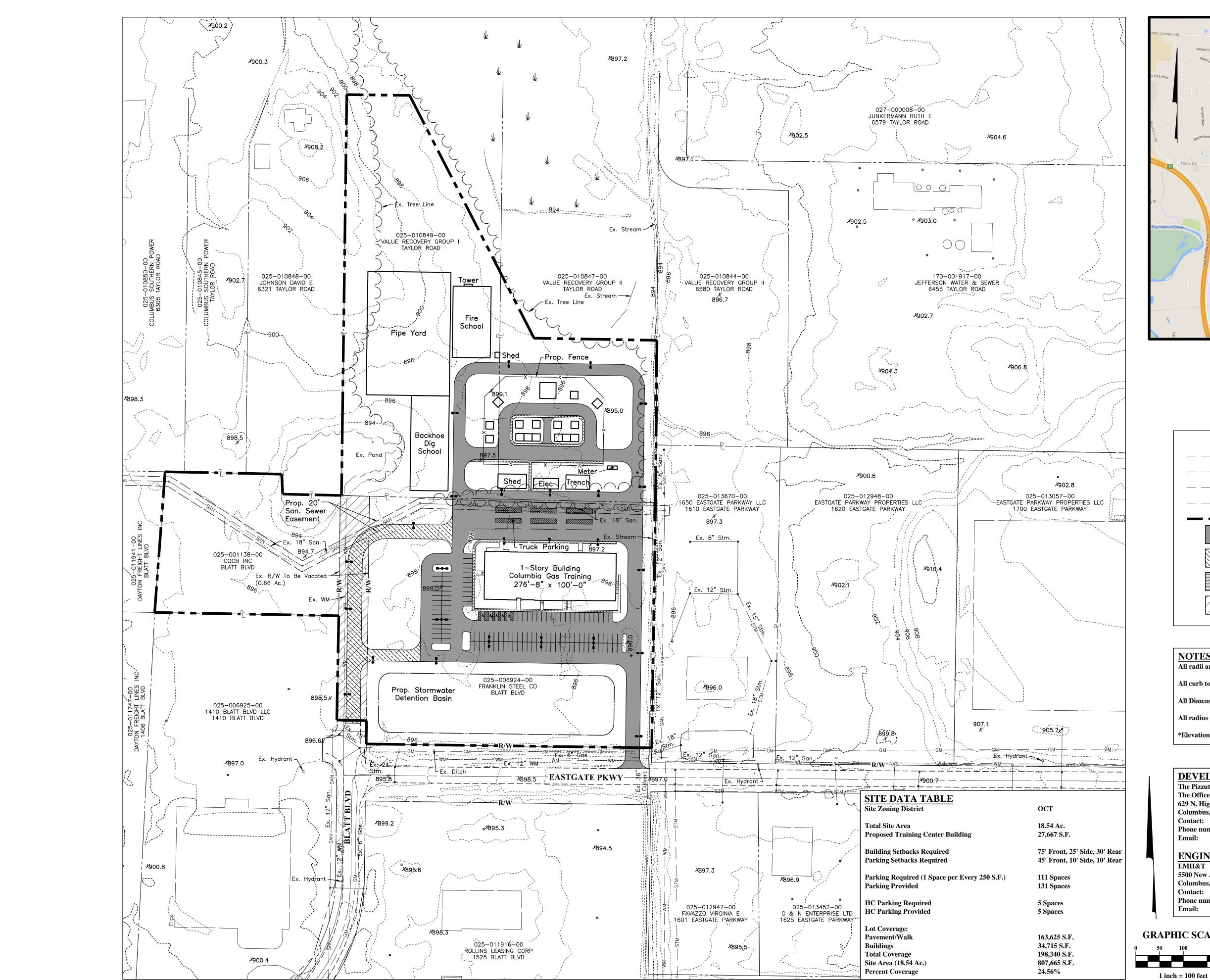


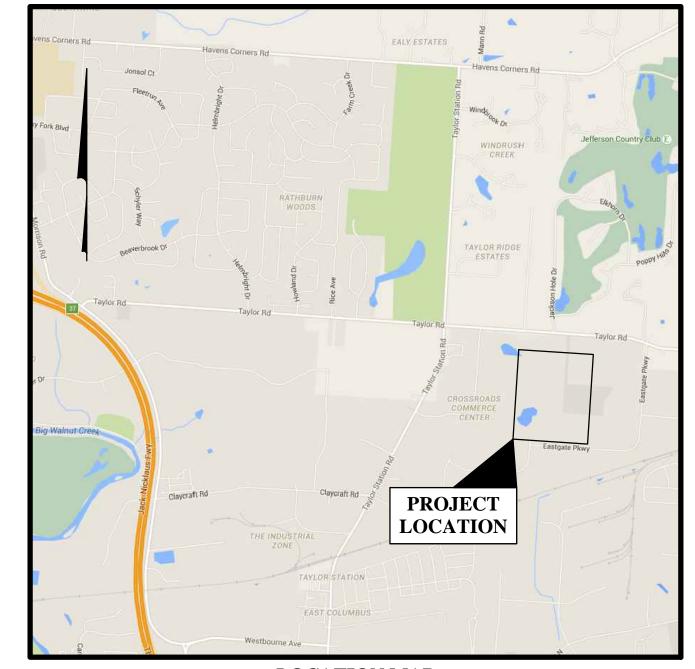
Agreement to Construct as Approved Your signature below affirms that, as the contractor/applicant (Please print - Contractor Applicant Name) James J Miller for, The Bizzuti the above named project will be built as approved and specified by the City of Gahanna Planning & Zoning Administrator (or Designee). As the contractor or applicant, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved. Contractor/Applicant Signature (Please sign) (Signature of Notary) Notary Public, State of Ohio My Commission Expires 10-01-2019 3.30.16 (Date)

Stamp/Seal

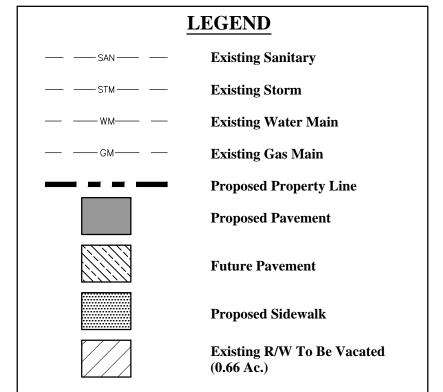
## Proximity Report Columbia Gas Training Facility

taxid	ownername1	ownername2	Property address1	zipcode owner mailing address1	owneraddress2
025-012947-00	FAVAZZO VIRGINIA E		1601 EASTGATE PW	43230 1645 EAGLE GLEN DR	BLACKLICK OH 43004
025-010849-00	VALUE RECOVERY GROUP II	LLC	0 TAYLOR RD	43230 919 OLD HENDERSON RD	COLUMBUS OH 43220
025-006925-00	1410 BLATT BLVD LLC		1410 BLATT BL	43230 209 E LAKE SHORE DR	CHICAGO IL 60611
025-011941-00	DAYTON FREIGHT LINES INC		0 BLATT BL	43230 6450 POE AVE	DAYTON OH 45414
025-010845-00	COLUMBUS SOUTHERN POWER	COMPANY	0 TAYLOR RD	43230 700 MORRISON ROAD	COLUMBUS OH 43230
025-010848-00	JOHNSON DAVID E		6321 TAYLOR RD	43230 7389 HAVENS RD	BLACKLICK OH 43004
025-013670-00	1650 EASTGATE PARKWAY LLC		1610 EASTGATE PW	43230 8101 CORPORATE BLVD	PLAIN CITY OH 43064
025-011916-00	ROLLINS LEASING CORP	e;	1525 BLATT BL	43230 ONE ROLLINS PLZ BOX 1719	WILMINGTON DE 19899





**LOCATION MAP** Scale: N.T.S.



NOTES All radii are 5' unless otherwise noted. All curb to be 6" extruded unless otherwise noted.

All Dimensions given are measured to the face of curb.

All radius dimensions given are measured along the face of curb.

\*Elevations per record plan

#### DEVELOPER The Pizzuti Companies The Offices at the Joseph 629 N. High Street, Suite 500 Columbus, OH 43215 Contact: Stephen Touzinsky Phone number: (614) 280-4010 stouzinsky@pizzuti.com

**ENGINEER/SURVEYOR** EMH&T

5500 New Albany Road Columbus, OH 43054 Contact: Phone number: (614) 775-4376 anagy@emht.com

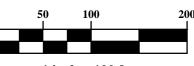
Amy Nagy, PE

27,667 square feet one-story office building. **STORMWATER MANAGEMENT** The storm water for this project will be controlled by a proposed pond at the

final engineering approval process.

PROJECT DESCRIPTION

### **GRAPHIC SCALE**



**The Columbia Gas Training Facility** development includes the construction of a

southern end of the site. Final calculations will be submitted for the pond during the

As Noted JOB NO.

March 30, 2016

DATE

SCALE

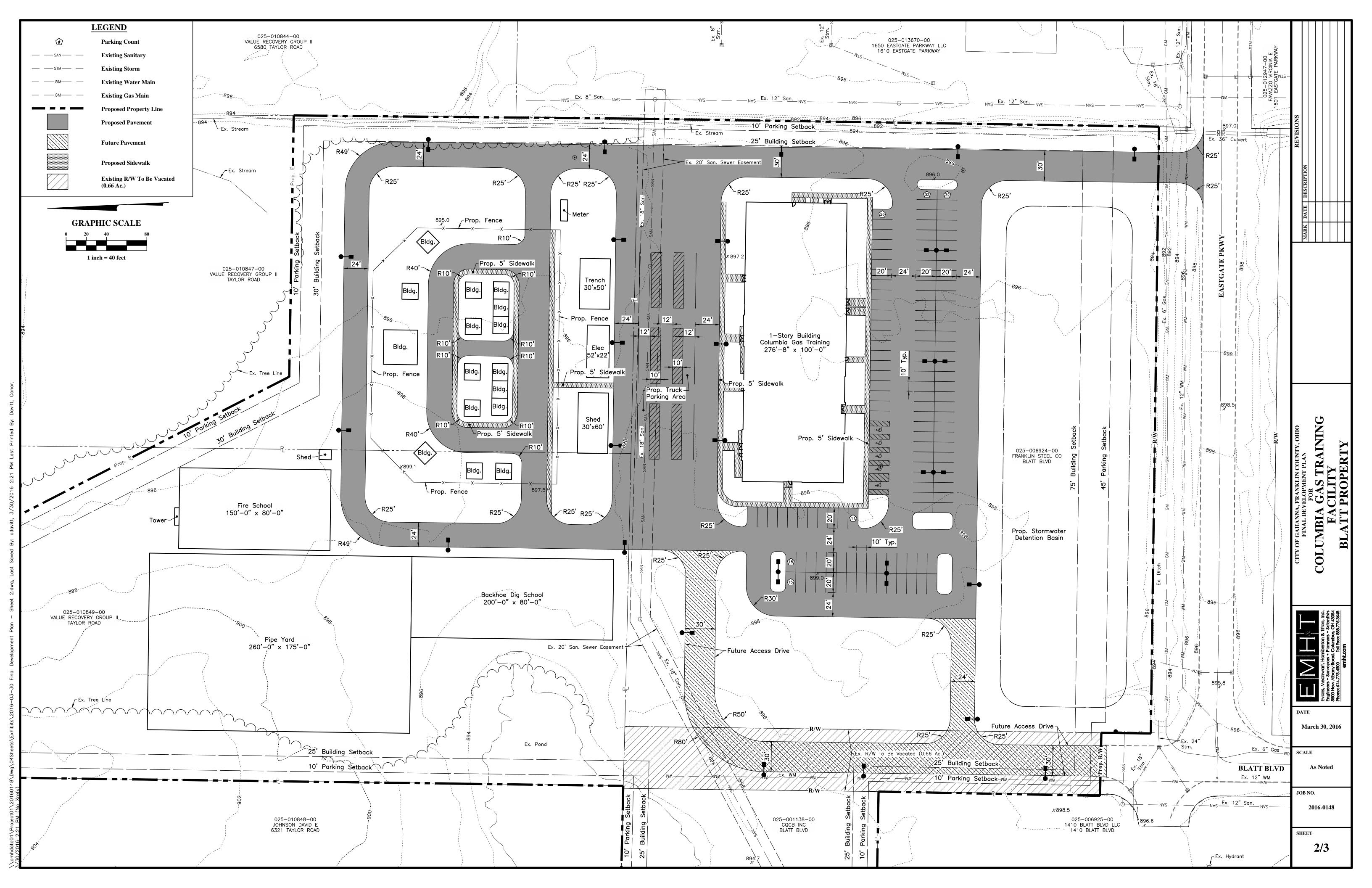
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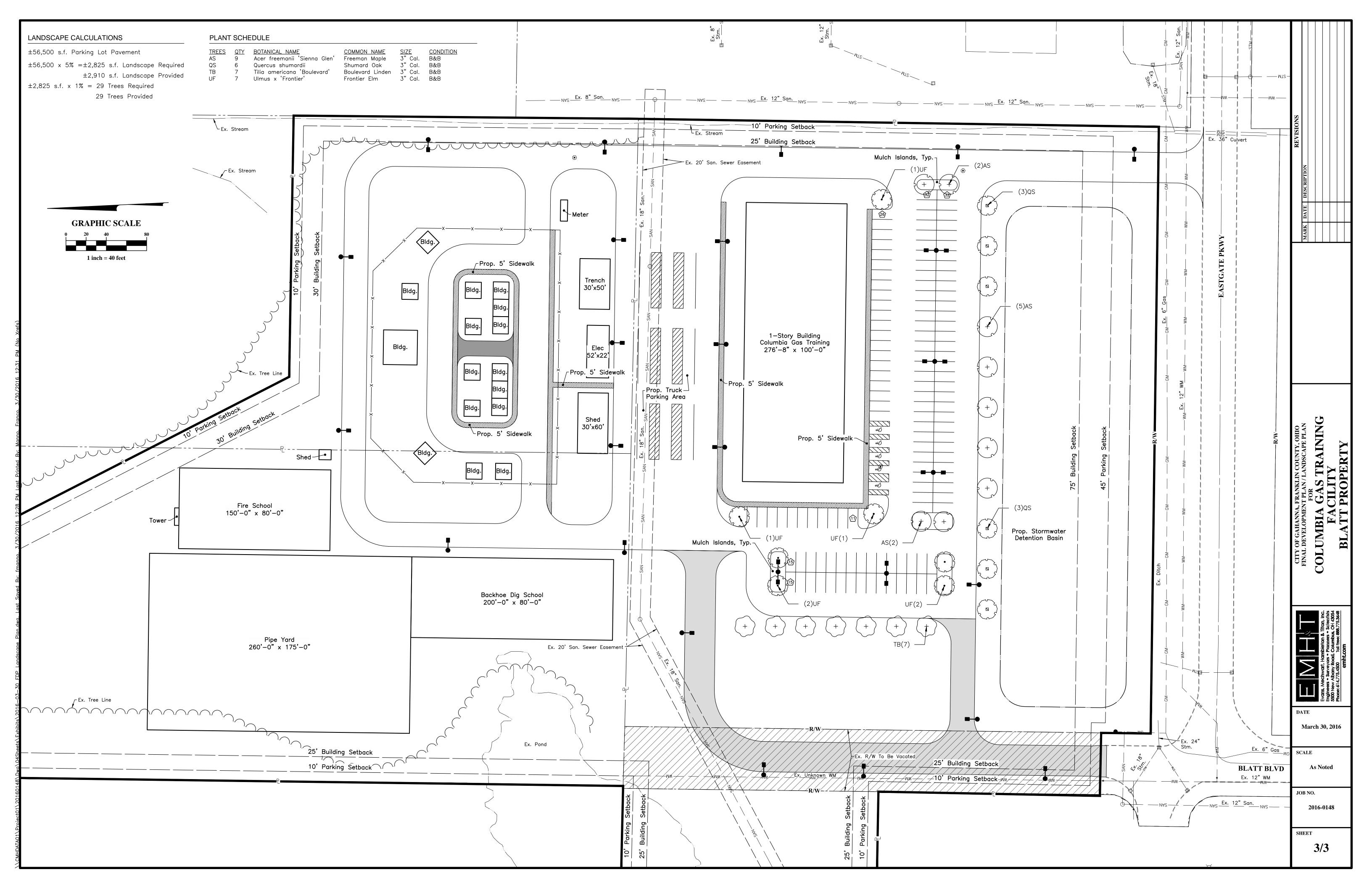
COLUMBIA FAC BLATT

2016-0148

SHEET

1/3







#### **STAFF COMMENTS**

Project Name: Pizzuti Training Facility

Project Address: 1385 Blatt Blvd

#### Planning & Development Department

The project site is located on the north side of Eastgate Parkway and adjacent to right-of-way for Blatt Blvd. The project site is over 18 acres in size and is wholly located within the Office, Commerce, and Technology (OCT) zoning classification.

The northern portion of the property is located on property commonly referred to as the "Junkermann Tract". This property is a separate parcel and will require a subdivision without plat application in order to be developed as proposed. The property just to the north of the project site is a wetland that will be subdivided and donated to the City as part of this project.

The site is located within two target sites as identified in the 2015 Economic Development Strategy. The project site comprises all of site 50 and a portion of 5F. Neither target site included a conceptual plan or identified a specific use type. Market research conducted as part of the Strategy indicates that PDA #5 has significant growth capabilities within the industrial and flex space use categories. The proposed expansion and use is consistent with this overarching industry type recommendation.

Although the site isn't located within a subarea plan, it is located within the Industrial Future Land Use and zoned Office, Commerce, and Technology (OCT). An objective of the Industrial land use is to ensure industrial sites are developed in a safe manner that is architecturally compatible with surrounding development. The training facility has been reviewed by appropriate City departments in addition to Mifflin Township Fire. There are no concerns regarding the appropriateness of the use or safety concerns.

It is anticipated that the training facility will employ approximately 12-15 individuals. In addition to the onsite employees, the facility will bring in hundreds of Columbia Gas employees annually for training. This represents a significant impact to the City's economy as these visitors will be staying, eating, and shopping in our City.

#### FDP/DR Criteria

Planning Commission shall approve an application for Final 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.

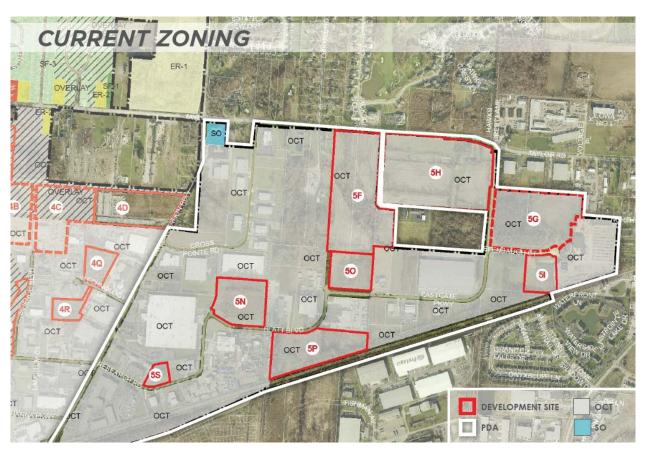
It is Development staff's opinion that the request meets the four conditions for approval.

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:

- 1. 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.
- 2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- 3. Contribute to the continuing economic and community vitality of the Design Review District.
- 4. Maintain, protect and enhance the physical surroundings of the Design Review District.

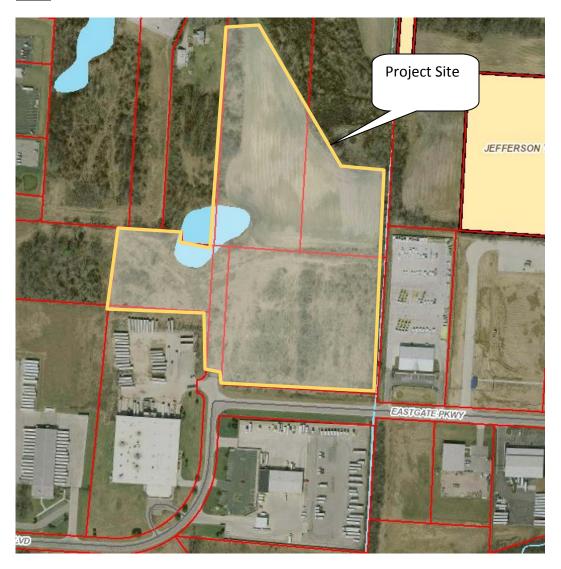
It is Development staff's opinion that the request meets the four conditions for approval.

#### ED Strategy (Sites 5F and 50)





#### <u>Aerial</u>





#### Street View





Columbia Gas facility adjacent to site



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director of Planning & Development



### **STAFF COMMENTS**

Project Name: Pizzuti Training Center FDP and DR

Project Address: 1385 Blatt Blvd, 1600 Eastgate Parkway

The Pizzuti Company proposes to build a training facility to provide instruction to those workers in the field of natural gas service. This is a state of the art campus which will be able to utilize a classroom experience as well as specific hands-on training areas. The campus will be comprised of a main building (27,667 sq ft), a mini-village, a fire school, a pipe yard, and a backhoe digging school.

This facility will be able to accommodate the neighboring fire departments' training needs as well, and is encouraged by the developer.

All applicable building and parking setbacks have been met. Right-of-Way will be purchased from the City to accommodate an access on the west side of the property from Blatt Blvd., and a second access to and from Eastgate Parkway will be provided on the east side of the property.

Exterior building materials are a mix of metal and synthetic stone, and will be compatible and comparable with the Columbia Gas building to the east. A photometrics plan and cut sheet for the lighting is included in the application. A total of 29 trees will be installed per code requirements.

Storm water detention is accounted for by a pond at the front of the complex.

A subdivision without plat application is forthcoming and will be administratively approved to allow a piece of VRG's property (see site plan) to the north to be combined with the Pizzuti property to create the whole campus.

Respectfully Submitted By:

**BONNIE GARD** 

Planning & Zoning Administrator Department of Public Service Division of Building & Zoning

Bonnie Gard



### STAFF COMMENTS

Project Name: Pizzuti Training Facility

Project Address: 1385 Blatt Blvd

#### **General Comments**

 A formal final engineering plan review will be performed following approval of the Final Development Plan, or concurrently with the FDP process if requested by the Developer at their risk.

#### Site Access

- Information provided by the developer shows that the development may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, thus a minor Traffic Impact Study will be required.
- Two access drives are shown for the project. It is suggested by our office that the easternmost access drive be coordinated with the adjacent property owner (Columbia Gas) for a potential shared access in an effort to reduce curb cuts on Eastgate.
- The western access may be built to private standards if the existing right-of-way is purchased by the developer or vacated. All existing utilities shall be provided easement if the right-of-way is sold or vacated. If the right-of-way remains, the roadway shall be extended per public standards.

#### Sanitary Sewer

 There is an existing 18 inch 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.

#### Water Service

- There is an existing 12 inch water line located in an easement running along the north side of Eastgate Parkway. This line can be tapped to provide service to the development for both domestic and fire suppression.
- Jefferson Water and Sewer District should be contacted about the development since this site falls within their well protection zone.

#### Stormwater Management

It appears storm water detention and water quality requirements will be addressed with



on-site per the provided site plan. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193.

- 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.

Respectfully Submitted By: Robert S. Priestas, P.E.



# Memorandum

**Date:** April 20, 2016

To: Bonnie Gard, City of Gahanna Zoning Administrator

From: Frederick Kauser, Fire Chief

**RE:** Final Development Plan

1385 Blatt Blvd., Gahanna/Mifflin Township

Copy: Steve Welsh, Fire Marshal



The Fire Division has reviewed the site plan for the proposed Columbia Gas Training Center and has no substantive comments.

Additionally, and due to the unique firefighter training and development opportunities afforded to the Fire Division, I support and endorse the City's acceptance and operation of the facility. I am more than willing to provide a testimony to the Board if requested.

On April 13<sup>th</sup> I met with development, zoning and building officials of the City, representatives of Columbia Gas, and the parent corporation NiSource as well as representatives of the Developer, Pizzuti, and their General Counsel from the law firm of Smith and Hale. I was presented with detailed site plans and the proposed utilization for the site and training facility. I asked numerous questions about the training and risk management processes, hours of operation, assessment of the potential impact to adjacent occupancies, residents and the environment, and integrated safety systems.

Our agency conducted an internal review the following day, April 14, 2016. We considered access to the site for responding fire apparatus and EMS vehicles, the location of municipal fire hydrants, required water flow necessary to provide fire protection, likelihood of an uncontrolled natural gas leak or fire, potential for rescue or the management of an injured worker, and risks to adjacent commercial and industrial occupancies, residents and the environment.

Our agency determined that the risks associated with the operation of the proposed training facility are likely to be less than those compared to other commercial and

industrial facilities located in proximity to this site. We also believe that an incident on this site, if it were to occur, would be limited and contained to this parcel. We are also confident that the operation of this training facility will not impact our present capacity to deliver safety services to the entire community and that our operational capabilities exceed those required to protect a facility and operation of this type.

If you have additional questions or if revisions are proposed to the plans that may impact the delivery of emergency services to this site or that may impact public safety please contact me at 614-471-0542.



### **STAFF COMMENTS**

Project Name:

Pizzuti Training Facility

Project Address:

1385 Blatt Blvd

Comment.

Respectfully Submitted By: Troy Euton, Director PiR



### **STAFF COMMENTS**

Project Name:

Pizzuti Training Facility

Project Address:

1385 Blatt Blvd

No comment at this point in the review process.

Respectfully Submitted By:

Kenneth W. Fretz P.E. Chief Building Official.



### **STAFF COMMENTS**

Project Name:

Pizzuti Training Facility

Project Address:

1385 Blatt Blvd

Conditions for the presence of wetlands occurs on the site. Setbacks for wetlands is based on the quality of the wetlands and construction or disturbance of those wetlands needs to be permitted. A determination of wetlands on site should be evaluated before construction unless a prior valid determination has been made. The location of the backhoe dig school and extension of the sanitary line are two areas likely to contain wetlands. The backhoe dig school is located in hydric soils. Excavation in those soils will be saturated to the surface Dec-May and likely have a high water table throughout the year.

Clearing of the site had already begun 4/14/16. The potential for wetlands on site and sediment and erosion controls needs to be determined prior to this.

Respectfully Submitted By:

Dave Reutter, CESSWI #0419
Franklin Soil and Water Conservation District



## STAFF COMMENTS

Project Name:

Pizzuti Training Facility

Project Address:

1385 Blatt Blvd

The Gahanna Division of Police has no objections.

Respectfully Submitted By:

Terrie Snider on behalf of Chief Dennis Murphy