

Application for Final Development Plan

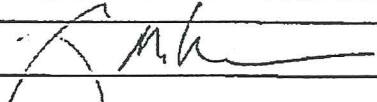
City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant.

*Applicant Name: The Pizzuti Companies, c/o James J. Miller *Phone: 614-280-4000
*Applicant Address: 629 North High Street Ste 600 Columbus, OH 43215 *Fax: 614-280-5000
*Applicant Email: jmillerr@pizzuti.com
*Applicant's Relationship to Project: ☐ Land Owner ☐ Option Holder ☒ Cont. Purchaser ☐ Agent

*Name of Final Development Plan: Pizzuti Training Center
*Address of Final Development Plan: 1600 Eastgate Pkwy.
*Parcel ID# see attached list Total Acreage _____ Current Zoning OCT

*Project Description: Pizzuti Training Center- education center and outdoor training area

*Applicant's Signature  *Date 3/30/16

ADDITIONAL CONTACT INFORMATION:

Property Owner Name: see attached list Phone: _____
Property Owner Address: _____ Fax: _____
Contact Name: _____ Email: _____

Developer Name: same as applicant Phone: _____
Developer Address: _____ Fax: _____
Contact Name: _____ Email: _____

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. A Pre-Application Conference shall be scheduled with the Planning and Development Department.
2. A plan that complies with the Final Development Plan requirements stated in Chapter 1108.
3. A plan that complies with the 2011 State of Ohio Fire Code Fire Service Requirements.
4. Three (3) copies of plans: 24x36 size folded (not rolled) to 8 1/2 X 11 size prior to submission.
5. One (1) digital copy of completed application and associated plans.
6. A list of contiguous property owners and their mailing addresses.
7. Pre-printed mailing labels for all contiguous property owners.
8. Completed Final Development Plan Checklist from page 2 of this application.
9. Notarized Agreement to Build as Specified document from page 3 of this application.
10. Application Fee of \$500.

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. 16040001
PC File No. _____
Public Hearing Date: _____

Revised 10-3-14/cas

RECEIVED
MAR 30 2016
PAID
MAR 30 2016
BY:  (Received)
BY: \$479875 (Paid)

ACCEPTED

APR 13 2015

(Accepted by PZA)

By: _____ Page 1 of 4

Planning & Zoning Administrator

- [illegible]



CITY OF GAHANNA

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 Companies
(Business Name and/or Address)

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)

Date _____

Stacie M Trucco

(Signature of Notary)

3-30-16

(Date)



Stacie M. Trucco
Notary Public, State of Ohio
My Commission Expires 10-01-2019

Stamp/Seal

Supplement to Application for Final Development Plan

REQUIRED INFORMATION:

Parcel ID#: 025-010847, 025-010849, 025-006924, 025-00138
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

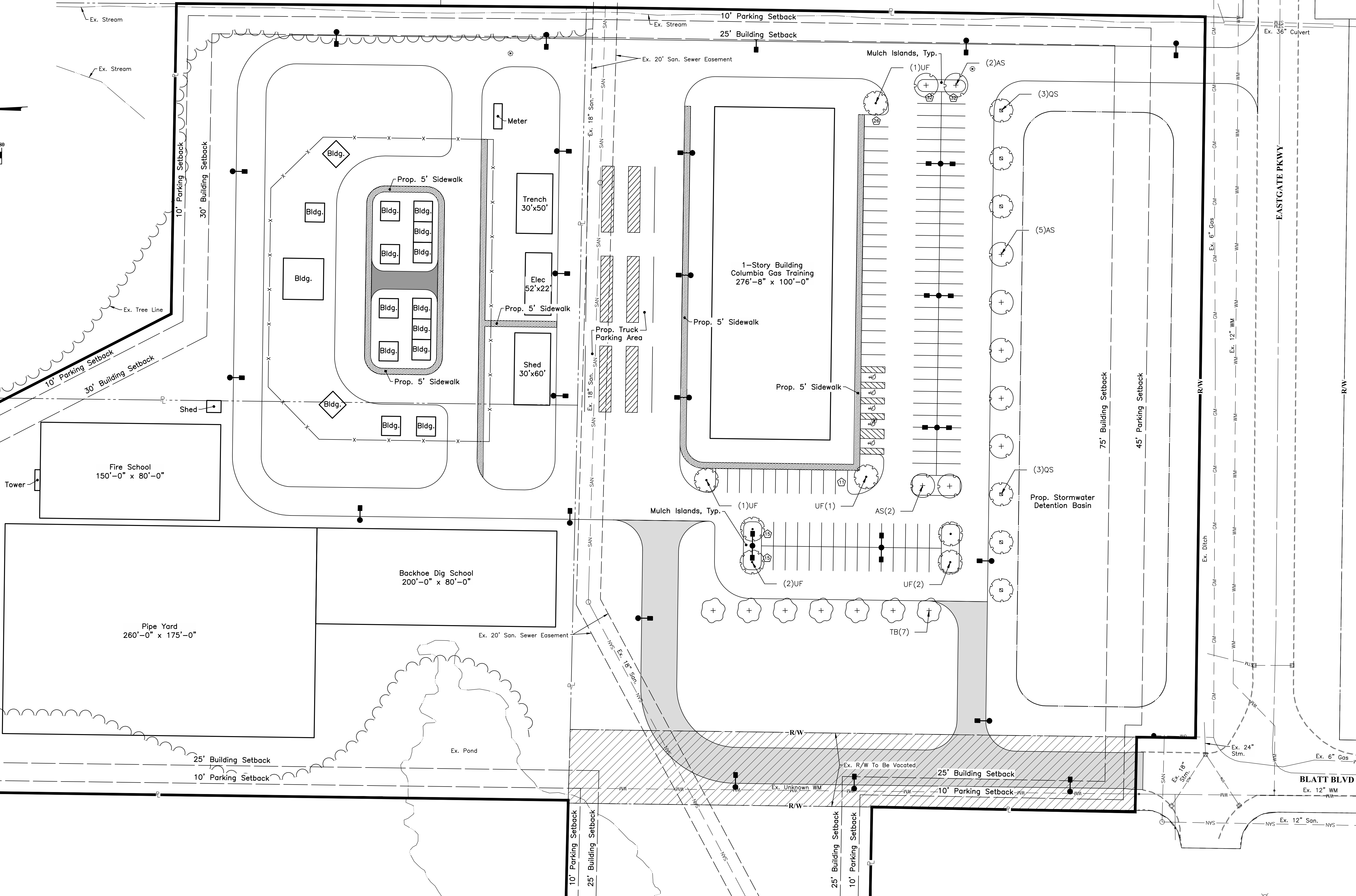
CQCB, Inc.: Blatt Boulevard
820 State Avenue, Cincinnati, OH 45204

Proximity Report
Columbia Gas Training Facility

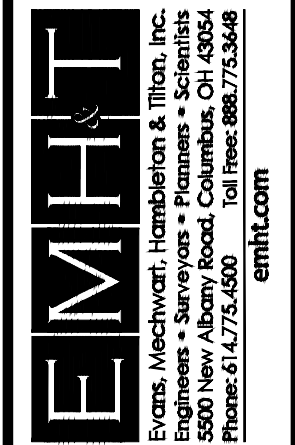
taxid	ownername1	ownername2	Property address1	zipcode	owner mailing address1	owneraddress2
025-012947-00	FAVAZZO VIRGINIA E		1601 EASTGATE PW	43230	1645 EAGLE GLEN DR	BLACKLICK OH 43004
025-010849-00	VALUE RECOVERY GROUP II	LLC	0 TAYLOR RD	43230	919 OLD HENDERSON RD	COLUMBUS OH 43220
025-006925-00	1410 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		1525 BLATT BL	43230	ONE ROLLINS PLZ BOX 1719	WILMINGTON DE 19899

±56,500 s.f. Parking Lot Pavement	
±56,500 x 5% = ±2,825 s.f. Landscape Required	
±2,910 s.f. Landscape Provided	
±2,825 s.f. x 1% = 29 Trees Required	
29 Trees Provided	

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AS	9	Acer freemanii 'Sienna Glen'	Freeman Maple	3" Cal.	B&B
QS	6	Quercus shumardii	Shumard Oak	3" Cal.	B&B
TB	7	Tilia americana 'Boulevard'	Boulevard Linden	3" Cal.	B&B
UF	7	Ulmus x 'Frontier'	Frontier Elm	3" Cal.	B&B

[illegible]

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN / LANDSCAPE PLAN
FOR
**COLUMBIA GAS TRAINING
FACILITY**
BLATT PROPERTY



DATE

March 30, 2016

SCALE

As Noted

JOB NO.

2016-0148

SHEET

3/3

\\CMPHDATA01\Project01\20160148\Dwg\04Sheets\Exhibits\2016-03-30 FDP Landscape Plan.dwg - Last Saved By: fmanno, 3/30/2016 12:28 PM - Last Printed By: Manno, France, 3/30/2016 12:31 PM (No Xrefs)



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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 5O 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.



CITY OF GAHANNA

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.

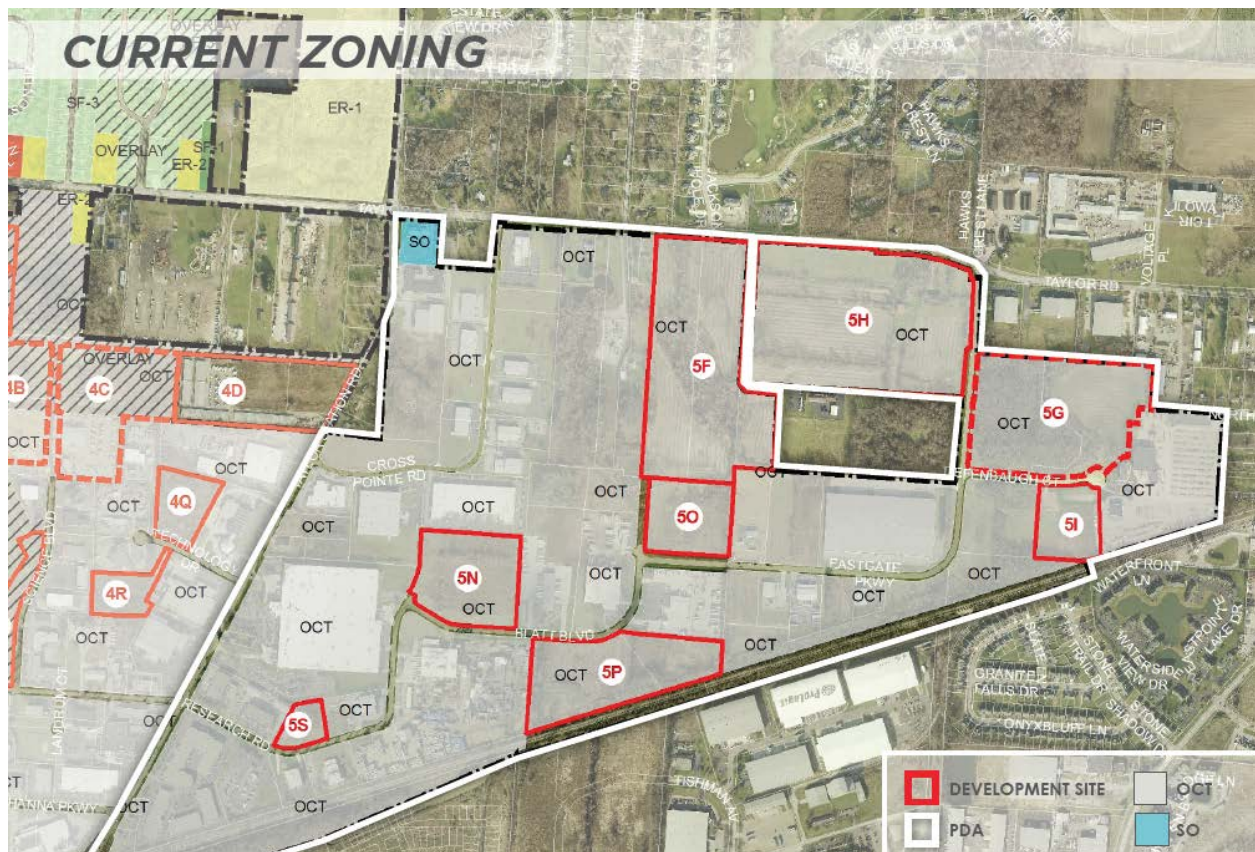
It is Development staff's opinion that the request meets the four conditions for approval.

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.

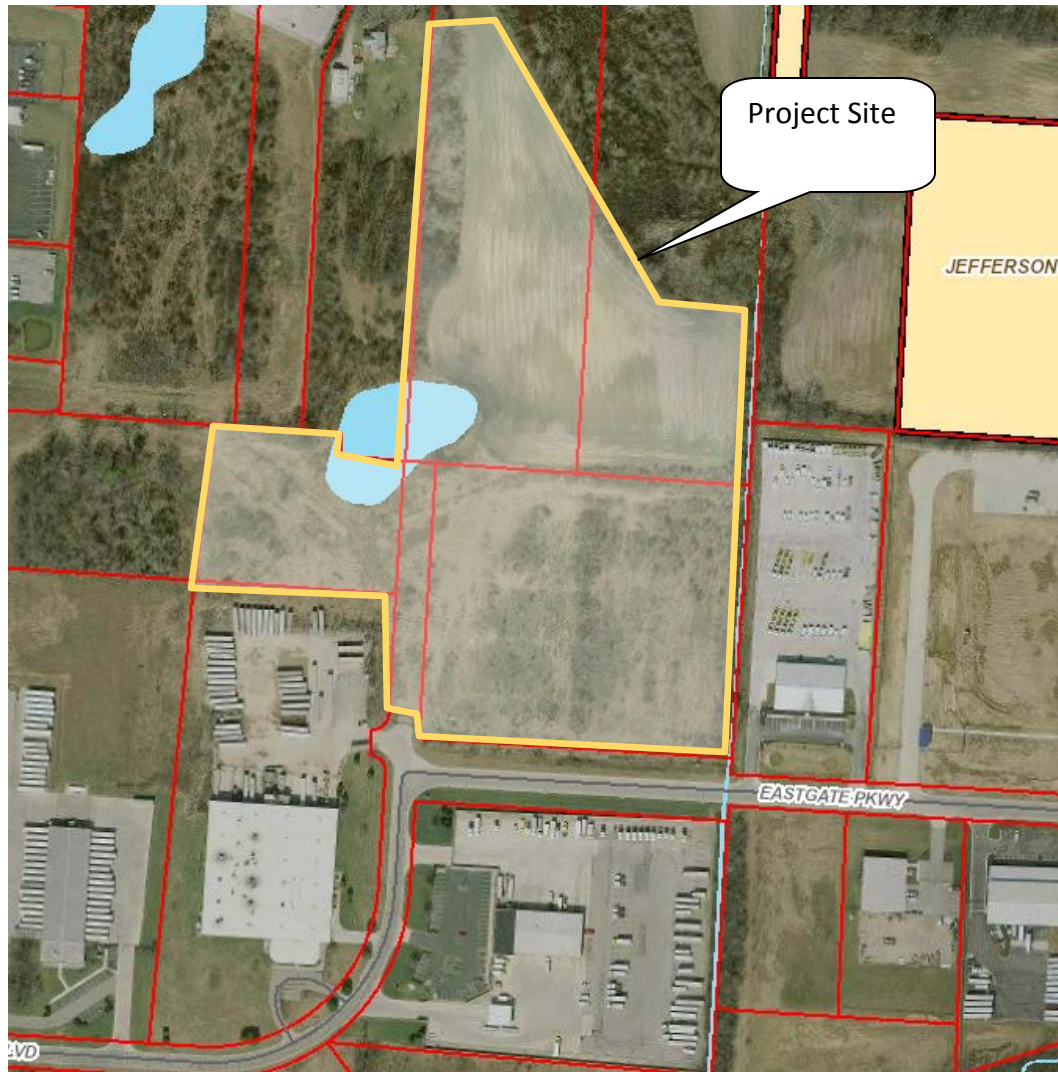
ED Strategy (Sites 5F and 5O)





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Aerial





CITY OF GAHANNA

Street View



Columbia Gas facility
adjacent to site



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



CITY OF GAHANNA

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



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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



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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.



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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 13th 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.



CITY OF GAHANNA
STAFF COMMENTS

Project Name: Pizzuti Training Facility

Project Address: 1385 Blatt Blvd

No Comment.

Respectfully Submitted By:

Troy Euton, Director P&R



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CITY OF GAHANNA
STAFF COMMENTS

Project Name: Pizzuti Training Facility

Project Address: 1385 Blatt Blvd

No comments at this point in the review process.

Respectfully Submitted By:

*Kenneth W. Feltz P.E.
Chief Building Official.*



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CITY OF GAHANNA
STAFF COMMENTS

Project Name: Pizzuti Training Facility

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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





CITY OF GAHANNA
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



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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Pizzuti Training Facility

Project Address: 1600 Eastgate Pkwy

Planning & Development Department

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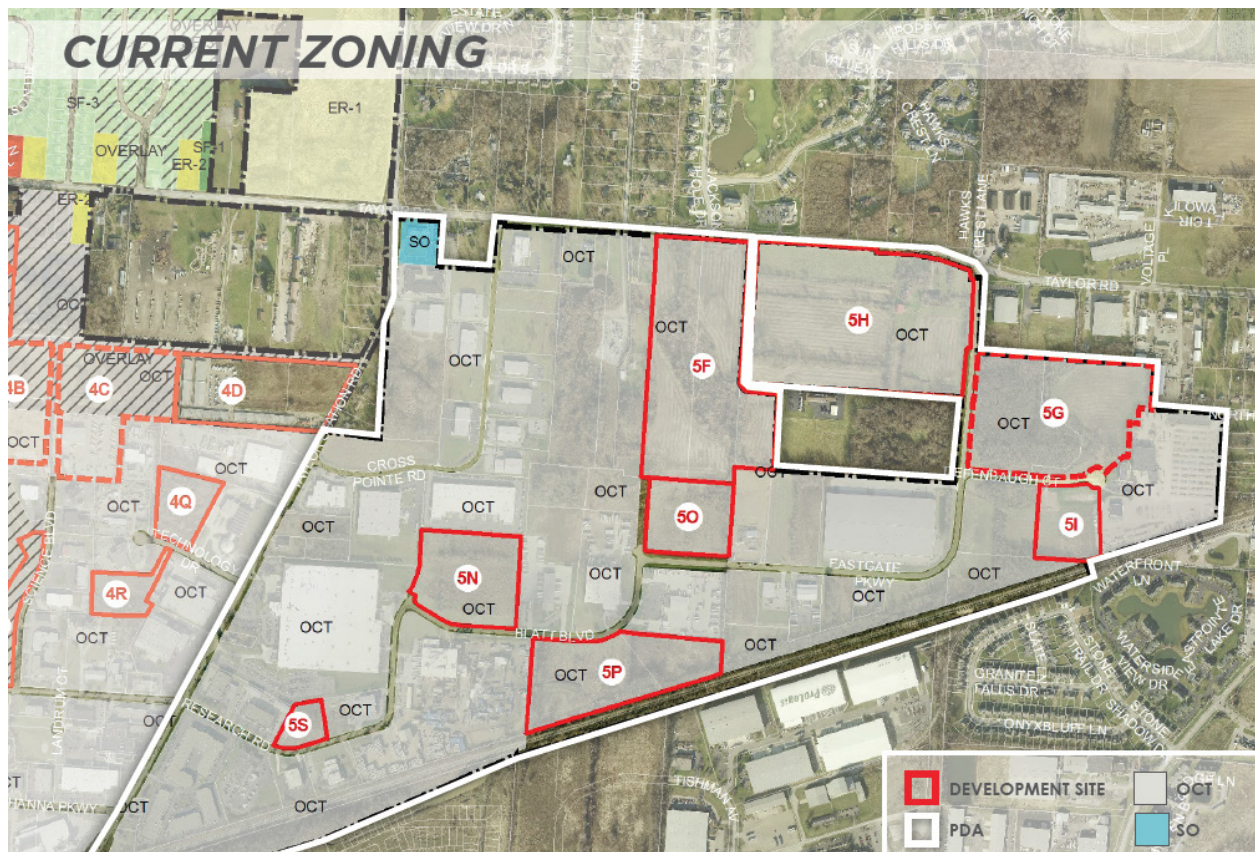
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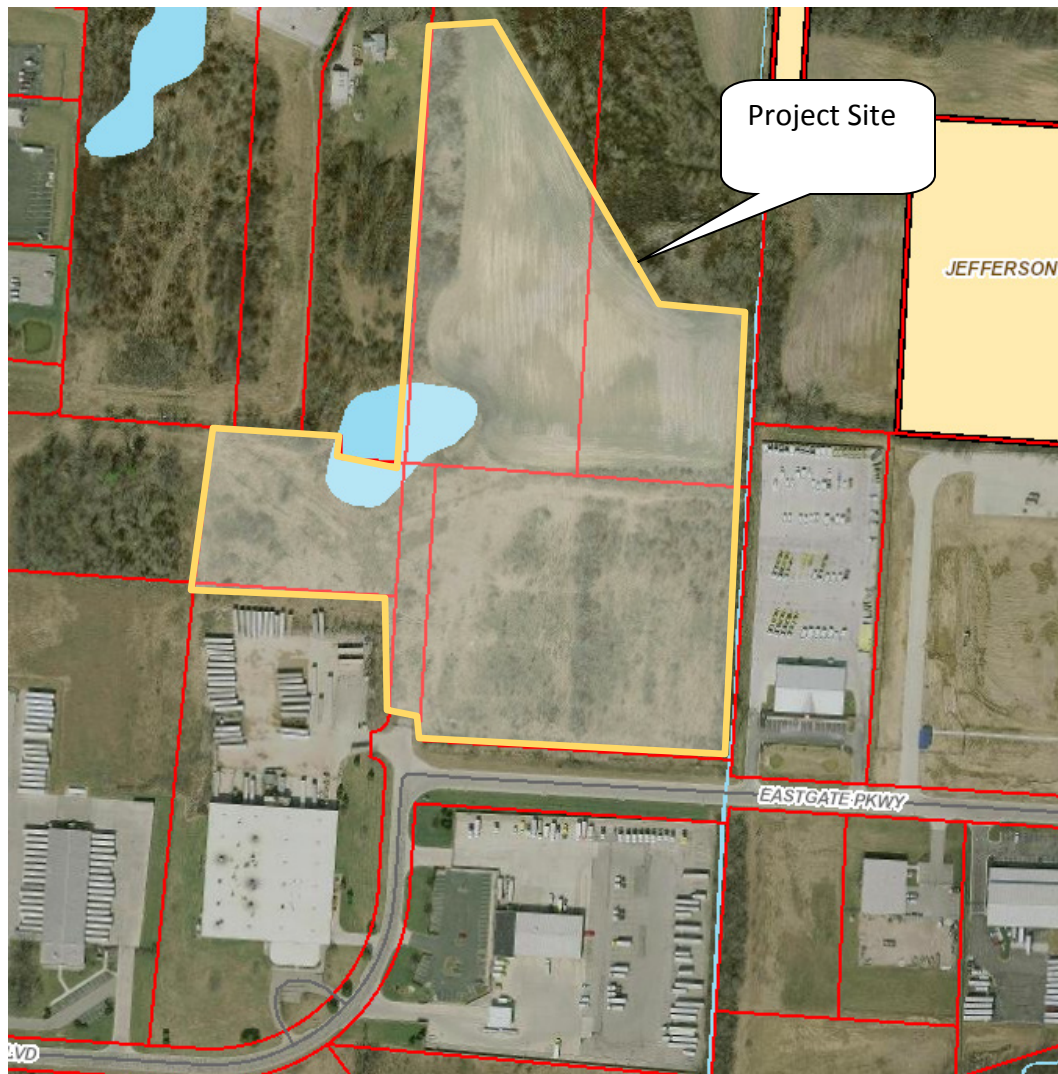
ED Strategy (Sites 5F and 5O)





CITY OF GAHANNA

Aerial





CITY OF GAHANNA

Street View



Columbia Gas facility
adjacent to site



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



CITY OF GAHANNA

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Respectfully Submitted By:

BONNIE GARD

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



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STAFF COMMENTS

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Project Address: 1600 Eastgate Blvd

General Comments

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



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Memorandum

Date: April 20, 2016

To: Bonnie Gard, City of Gahanna Zoning Administrator

From: Frederick Kauser, Fire Chief

RE: Final Development Plan
1600 Eastgate Pkwy., Gahanna/Mifflin Township

Copy: Steve Welsh, Fire Marshal



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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.



CITY OF GAHANNA
STAFF COMMENTS

Project Name: Pizzuti Training Facility

Project Address:

No Comment.

Respectfully Submitted By:

Troy Euton, Director P&R





CITY OF GAHANNA
STAFF COMMENTS

Project Name: Pizzuti Training Facility

Project Address: 1600 Eastgate Pkwy.

No comments at this point in the review process.

Respectfully Submitted By:

*Kenneth W. Feltz P.E.
Chief Building Official.*





CITY OF GAHANNA
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Project Address: 1600 Eastgate Pkwy.

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





CITY OF GAHANNA
STAFF COMMENTS

Project Name: Pizzuti Training Facility

Project Address: 1600 Eastgate Pkwy.

The Gahanna Division of Police has no objections.

Respectfully Submitted By:

Terrie Snider on behalf of Chief Dennis Murphy



"HERB CAPITAL OF OHIO"

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