


### 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: <b>Intersection of Tech Center Drive and Buckles Court</b>		Project Name/Business Name (if applicable): <b>Walnut Creek Medical Office Building</b>	
Parcel ID No.(s): <b>025-003905-00</b>	Current Zoning: <b>Select Commercial Planned Distict</b>	Total Acreage: <b>4.07 Acres</b>	
Project Description: <b>Proposed 2-story, 32,706 sq. ft. medical office building, associated utilities, and parking.</b>			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: <b>Cash Solarz</b>		Applicant Address: <b>640 Enterprise Drive, Suite A, Lewis Center, Ohio 43035</b>	
Applicant E-mail: <b>cash@hplex.com</b>		Applicant Phone No.: <b>614-486-9620</b>	
BUSINESS Name (if applicable): <b>Hplex Solutions, Inc.</b>			
ATTORNEY/AGENT Name: <b>Agent- Brian Burkhart, PE</b>		Attorney/Agent Address: <b>250 Old Wilson Bridge Road Worthington, OH 43085</b>	
Attorney/Agent E-Mail: <b>bburkhart@cecinc.com</b>		Attorney/Agent Phone No.: <b>614-315-7172</b>	
<b>ADDITIONAL CONTACTS</b> (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect <b>Andrews Architects, Inc. - Shital Galani</b>		<b>614-766-1117 / s.galani@andrewsarchitects.com</b>	
PROPERTY OWNER Name: (if different from Applicant) <b>Andre M. Buckles</b>		Property Owner Contact Information (phone no./email):	

**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: 8-15-17

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

INTERNAL USE

Zoning File No. 17080022  
PC Meeting Date: \_\_\_\_\_  
PC File No. \_\_\_\_\_

RECEIVED:   
DATE: 8-17-17

PAID: \$ 500.00  
DATE: 8-17-17  
CHECK#: 10995

## 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 <a href="#">Section 1108</a> (visit <a href="http://www.municode.com">www.municode.com</a> ) & <a href="#">Chapter 914</a> , Tree Requirements	✓			
	2. Review the <a href="#">State of Ohio Fire Code Fire Service Requirements</a>	✓			
	3. Pre-application conference with staff	✓		✓	
<b>FINAL DEVELOPMENT PLAN</b> 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	✓			✓
	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.	✓			
<b>THE DEVELOPER SHALL SUBMIT A TABLE OF DEVELOPMENT CALCULATIONS. TABLE SHALL INCLUDE:</b>					
	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 (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )	✓		✓	
	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)	✓		✓	

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

## 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: 8/29/17



## 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 & notarized.

I, ANDRE M. BUCKLEY, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Brian Burkhardt / Shital Galani 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: See below signature and date Date: \_\_\_\_\_

### AUTHORIZATION TO VISIT THE PROPERTY

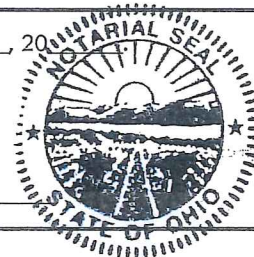
I, [Signature], the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: ANDRE M. BUCKLEY Date: 8/9/17

Subscribed and sworn to before me on this 9<sup>th</sup> day of August, 2017

State of OHIO County of Franklin

Notary Public Signature: [Signature]



LORETO V. CANINI  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES NOV. 19, 2017

### AGREEMENT TO COMPLY AS APPROVED

I, CASH SOKER, the 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.

Applicant Signature: [Signature] Date: 8/31/17

Subscribed and sworn to before me on this 31<sup>st</sup> day of August, 2017

State of OHIO County of Franklin

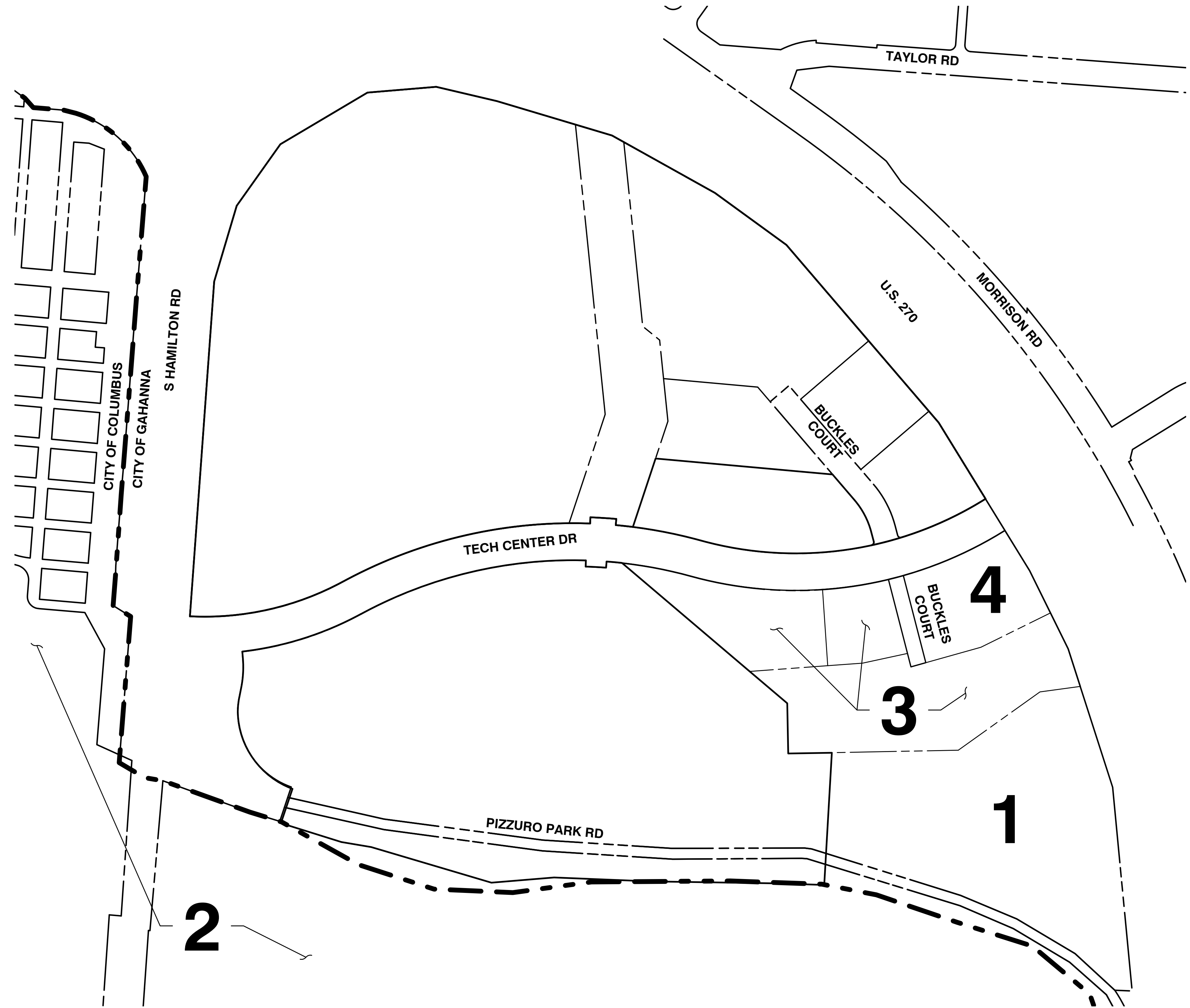
Notary Public Signature: Rita Bollinski



Rita Bollinski  
Notary Public, State of Ohio  
My Commission Expires 11-16-2020



1. CITY OF GAHANNA  
200 S HAMILTON RD  
GAHANNA, OH 43230
2. COLUMBUS REGIONAL AIRPORT AUTHORITY  
4600 INTERNATIONAL GTWY  
COLUMBUS, OH 43219
3. CRESCENT AT CENTRAL PARK LLC  
132 PRESTON RD  
COLUMBUS, OH 43209
4. EASTSIDE UROLOGIC CENTER OF EXCELLENCE LLC  
3100 PLAZA PROPERTIES BLVD  
COLUMBUS, OH 43219





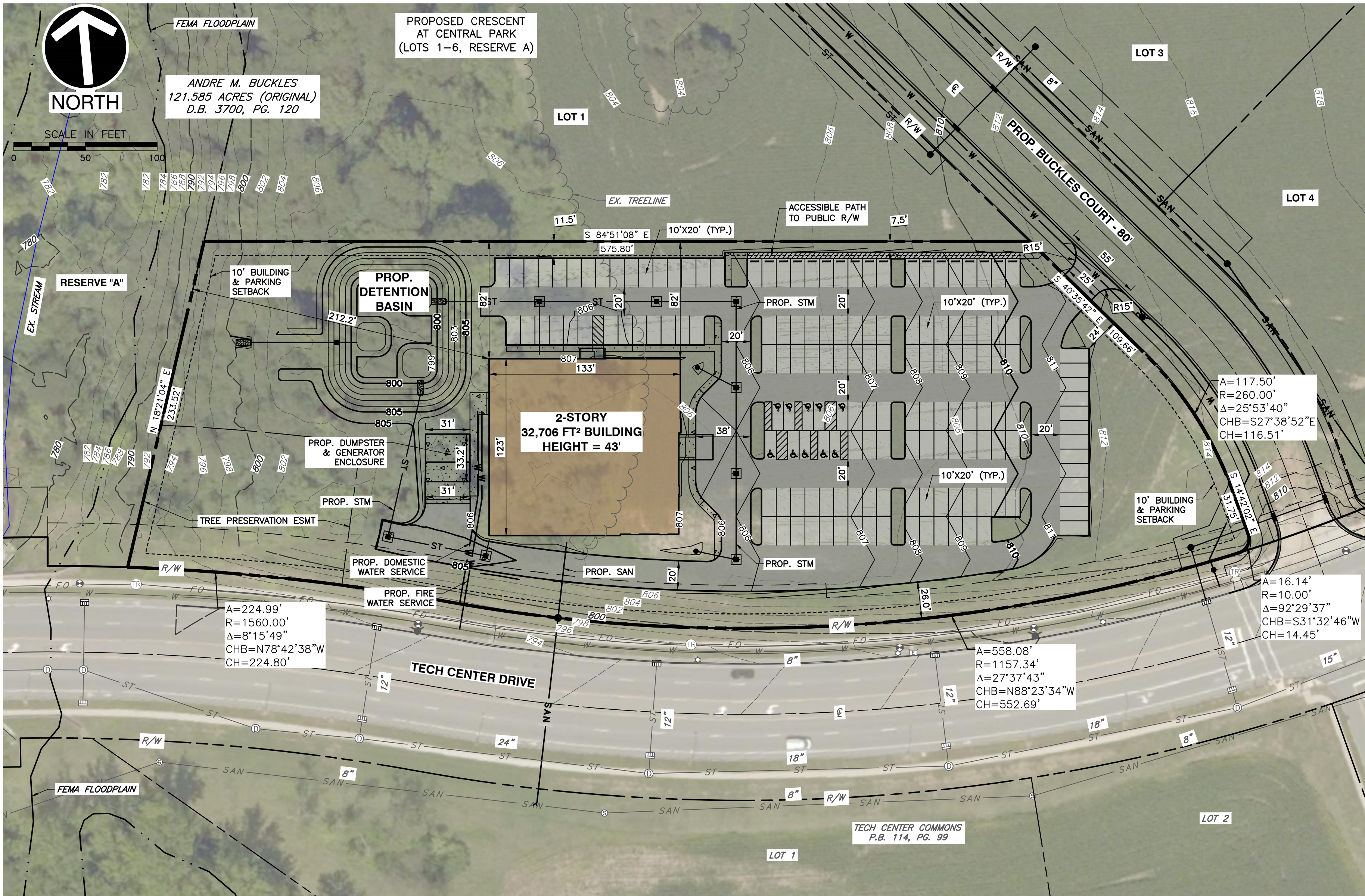
LEGEND

	EXISTING SANITARY
	EXISTING SANITARY MANHOLE
	EXISTING STORM
	EXISTING STORM MANHOLE
	EXISTING CURB INLET
	EXISTING WATER
	EXISTING FIRE HYDRANT
	EXISTING STREAM
	EXISTING FLOODPLAIN
	PROPERTY LINE
	RIGHT-OF-WAY
	PROPOSED SANITARY
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM
	PROPOSED CATCH BASIN
	PROPOSED WATER
	PROPOSED FIRE HYDRANT

# FINAL DEVELOPMENT PLAN

# WALNUT CREEK MEDICAL OFFICE BUILDING

TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3;  
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO  
AUGUST 2017

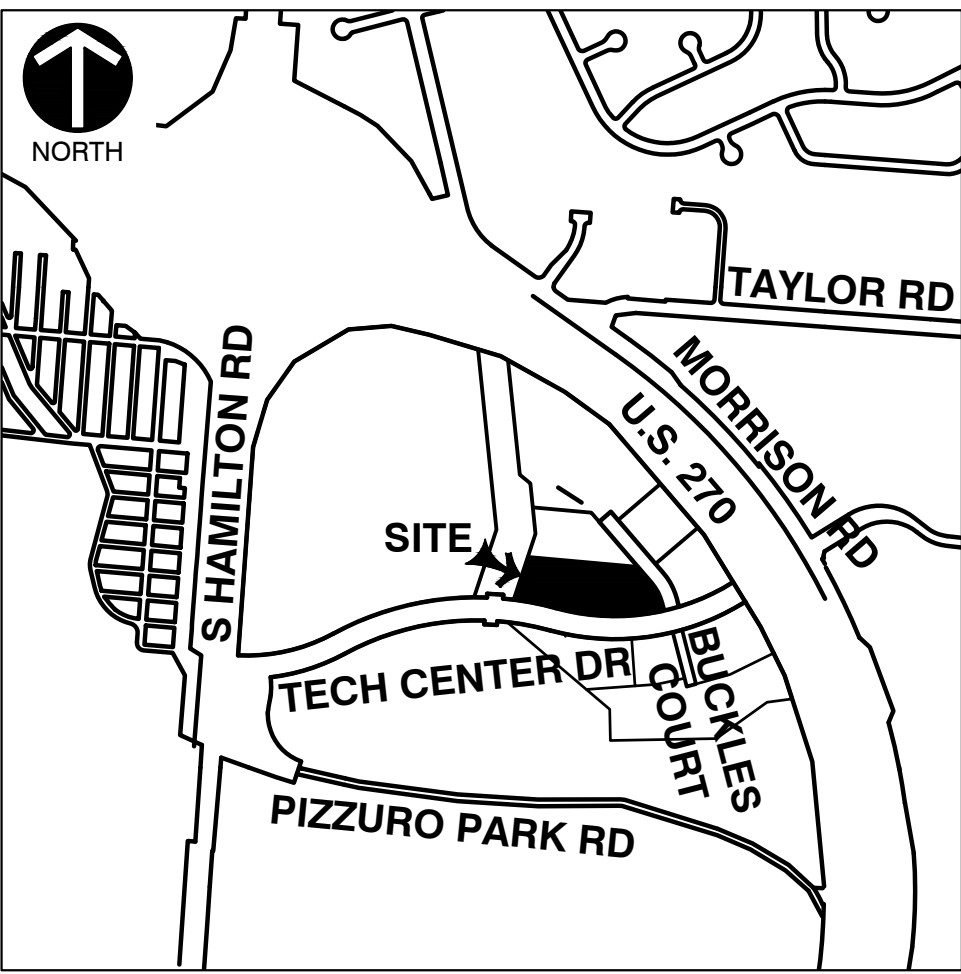


SITE PLAN  
SCALE: 1"=50'

OWNER  
ANDRE M. BUCKLES  
132 PRESTON RD  
COLUMBUS, OH 43209

DEVELOPER  
HPLEX SOLUTIONS, INC.  
640 ENTERPRISE DRIVE, SUITE A  
LEWIS CENTER, OHIO 43035  
PHONE: (614) 486-9620  
CONTACT: CASH SOLARZ  
EMAIL: CASH@HPLEX.COM

ENGINEER/SURVEYOR  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
250 OLD WILSON BRIDGE ROAD, SUITE 250  
WORTHINGTON, OHIO 43085  
PHONE: (614) 540-6633  
CONTACT: BRIAN BURKHART, PE  
EMAIL: BBURKHART@CECINC.COM



VICINITY MAP  
1"= 1,000'

SITE STATISTICS

TOTAL ACREAGE	±4.07 AC
ZONING	SELECT COMMERCIAL PLANNED DISTRICT (SCPD)
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	150 FT
BUILDING SETBACKS	
ADJACENT TO NON-RESIDENTIAL	10 FT
ADJACENT TO RESIDENTIAL	50 FT
PARKING SETBACKS*	
ADJACENT TO NON-RESIDENTIAL	10 FT
ADJACENT TO RESIDENTIAL	25 FT

\*FOR COMMERCIAL LOTS, OPEN PARKING SHALL BE PERMITTED TO EXTEND TOWARD THE STREET RIGHT-OF-WAY FROM THE ESTABLISHED BUILDING LINE A DISTANCE EQUAL TO 40 PERCENT OF THE REQUIRED SETBACK DISTANCE.

PARKING DATA

BUILDING SQUARE FOOTAGE	32,706 FT²
NUMBER OF SPACES REQUIRED	94 (32,706FT²/350FT² PER SPACE)
NUMBER OF SPACES PROVIDED	158 (10 HANDICAP)

LANDSCAPE REQUIREMENTS

SQUARE FOOTAGE OF SITE	177,402 FT²
PERVIOUS AREA	87,705 FT²
BUILDING PARKING SIDEWALK	16,353 FT² 70,846 FT² 2,498 FT²
IMPERVIOUS AREA	89,697 FT²
SHADE TREE CALIPER INCH REQUIRED	90 (89,697FT²/1,000FT² PER CALIPER INCH)
SHADE TREE CALIPER INCH PROVIDED	582 EXISTING TREE CALIPER INCHES TO BE PRESERVED ON SITE.
REQUIRED TREES FOR PARKING AREA	36 ((70,846FT²*.05)/100FT² PER TREE)
PROVIDED TREES FOR PARKING AREA	36

REFERENCES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. ON 1/6/2017, 1/24/2017, 5/26/2017, 6/8/2017, 6/12/2017.
- AERIAL PHOTOGRAPHY PROVIDED BY USGS EARTHSTAR GEOGRAPHICS SIO AERIAL PHOTOGRAPHY PROVIDED BY USGS EARTHSTAR GEOGRAPHICS SIO COPYRIGHT 2017 MICROSOFT CORPORATION, IMAGE DATE AUGUST 2014

REVISION RECORD

NO	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
WWW.CECINC.COM

HPLEX SOLUTIONS, INC.  
WALNUT CREEK MEDICAL OFFICE BUILDING  
CITY OF GAHANNA  
FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

DATE:	AUGUST 2017	DRAWN BY:	DJH
DWG SCALE:	AS NOTED	CHECKED BY:	CLL
PROJECT NO:	171-708	APPROVED BY:	4/4

DRAWING NO.:  
**C000**



---

## APPLICATION STAFF COMMENTS

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:** Tech Center and Buckles Court

**Project Name/Business Name:** Walnut Creek Medical Office Building

SUBMITTED BY:

**Name:** Michael Blackford

**Title:** Deputy Director

**Department:** Planning and Development

Lot Split

No objections/issues with the proposed lot split.

Final Development Plan/Design Review

The applicant is requesting to construct a two story medical office building on just over 4.07 acres. The property is zoned SCPD (Select Commercial Planned District). SCPD permits the same uses that are found within NC (Neighborhood Commercial), CC (Community Commercial), CS (Community Service), and Suburban Office (SO). Medical office is a permissible use within SO and CC and therefore allowed within SCPD.

It is important to note that this development contains a large "tree preservation" easement in the southwest corner of the site. This easement will preserve a large amount of trees that the City Arborist has deemed significant and worth protecting. This easement, along with "Reserve A" which runs adjacent to this site, will provide protection of environmentally sensitive areas. The proposed plan balances environmental protection with the development of an economically significant piece of land.

Economic Development Strategy

The property is located within a Target Site within a Priority Development Area as identified within the Strategy. Target Sites were identified because of their development/redevelopment potential. It is anticipated that the portion of the Target Site east of the creek would develop primarily with office uses. The property to the west of the creek would be developed with a mix of uses that may include office, retail, and hotel. The proposed use, medical office, is consistent with the recommendations of the Strategy. Additionally, it is the City's hope that the request will spur additional development of a similar nature.

## DEVELOPMENT PROGRAM

Code	Use	Site Area (Acres)	Number of Buildings	Building Area (s.f. or keys)
<span style="color: red;">A</span>	Big Box Retail	13.5	1	92,000
<span style="color: brown;">B</span>	Retail / Service	17.0	7	136,000
<span style="color: blue;">C</span>	Signature Office	9.1	2	208,000
<span style="color: cyan;">D</span>	Office A/B	19.0	8	239,200
<span style="color: orange;">E</span>	Hotel	7.4	2	320 keys
<span style="color: purple;">F</span>	Conference Center		1	20,000



### Area Plan

The property is subject to the Hamilton Road Corridor Plan and located within the South Gateway District. Relevant Plan goals include promoting economic diversity and competitiveness, and quality growth that maintains a high standard for architecture.

The Plan designates the subject property as Mixed Use. A preferred use of Mixed Use is office. Mixed Use is anticipated as a district that will serve highway oriented businesses and a district that is well connected via auto and pedestrian connections.



Architecture within the South Gateway should aim for a timeless design that has proven longevity. Buildings can be designed to the scale of automobiles but should also provide visual interest to passer-by.

### Likes



### Dislikes



### Proposed Building





Landscaping in the South Gateway District should soften the impact of large parking areas. Relevant goals include the following:

- Landscaping should be used to define the boundary between automobile, pedestrian, and building zones, as well as provide buffering between streets, sidewalks, parking and buildings.
- Landscaping should be used to communicate the entrances of the site and the buildings.
- Use massing to create arrangements of color and texture to soften the edges of streets, parking and buildings.

#### CRA

It should be noted that the property is located within CRA (Community Reinvestment Area) #4. The City and developer are currently reviewing the project details to determine the appropriate incentives. While an agreement has not been finalized, CRA #4 allows for an abatement term of up to 10 years at 80%.

#### Staff Recommendation

Planning and Development staff recommends approval of the three applications for Walnut Creek. We believe that the request is consistent with the Hamilton Road Corridor Plan, the Economic Development Strategy, the findings of 1108 (FDP) and 1197 (Design Review).



---

## APPLICATION STAFF COMMENTS

**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:** Intersection of Techcenter Drive and Buckles Court

**Project Name/Business Name:** Walnut Creek Medical Office Building

SUBMITTED BY:

**Name:** Bonnie Gard **Title:** Planning & Zoning Administrator

**Department:** Service

Final Development Plan

- SCPD zoning permits medical office
- 32,706 sq ft building, 43' high
- Plan meets all building and parking setbacks as well as number of parking spaces, sizes, and drive aisle widths
- Access will be from proposed Buckles Court

Certificate of Appropriateness

- Exterior finishes are brick, stone, Eifs, and aluminum
- Design elements are appropriate for the area
- Interior landscape requirements have been met
- Overall landscape plan meets code
- Tree Preservation Plan requirements have been met by a designated tree preservation easement and Reserve A
- Lighting Plan complies with code, with a cut off fixture cut sheet provided
- Protected pedestrian walkway provided to proposed Buckles Court

Applications recommended for approval



---

## 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:** Intersection of Techcenter Drive and Buckles Court

**Project Name/Business Name:** Walnut Creek Medical Office Building

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.

#### **Site Access**

- The proposed access point will be via the proposed Buckles Court Extension. This location meets our Access Management Guidelines for upstream corner clearance.
- The fire department shall approve for accessibility.

#### **Sanitary Sewer**

- There is an existing sanitary sewer located on the south side of Techcenter Drive that can be accessed to provide sanitary sewer service for the development. .

#### **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.

---

## 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:** Walnut Creek MOB

**Project Name/Business Name:** Walnut Creek MOB

SUBMITTED BY:

**Name:** Kenneth W. Fulte **Title:** CHIEF BUILDING OFFICIAL

**Department:** Building Division

No comments.





## **Mifflin Township Division of Fire Fire Inspection Bureau**

475 Rocky Fork Blvd., Gahanna, OH 43230

Phone: (614) 471-0542

---

### **Development Plan Review Response 2017082904**

**Applicant**    Walnut Creek Medical Office Building  
Gahanna, OH 43230

1. Due to a building height of 43 feet, an aerial fire apparatus access road shall be required. The roadway shall have an unobstructed width of 26 feet. At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the side of the building and shall be positioned parallel to one entire side of the building. The roadway is only 20 feet in width at the entrance and it says 38 feet in width, but looks like a porte-cochere projecting from the building. Plans shall be revised to assure the aerial ladder can get to the highest point of the roof.
2. There shall be a 20 foot ingress lane for fire department access to the building.
3. Information on the utilities portion of the map shows a fire service main indicating the building is going to be sprinklered. The fire flow required for this building shall be a 1500 gpm and shall require one fire hydrant.

Additional requirements and comments could follow after plans are submitted and the review process starts

August 29, 2017

---

Date

A handwritten signature in black ink, appearing to read "Steve Welsh", is written over a horizontal line.

---

Steve Welsh, Captain, Fire Marshal

## Kelly Wicker

---

**From:** Sheila Murphy  
**Sent:** Thursday, August 31, 2017 11:04 AM  
**To:** Kelly Wicker  
**Subject:** FW: Staff Review Multiple Applications

---

**From:** Sheila Murphy  
**Sent:** Thursday, August 24, 2017 1:03 PM  
**To:** Kelly Wicker <Kelly.Wicker@gahanna.gov>  
**Subject:** RE: Staff Review Multiple Applications

K

- No comment on the Walnut Creek applications.
- We will fall in line with the FD on making sure we have access to the condos, if they are gated.
- We want to make sure we have access to the lot around the building on Taylor Station as well.

Thanks

S

---

**From:** Kelly Wicker  
**Sent:** Tuesday, August 22, 2017 11:33 AM  
**To:** Staff Review Team - Mifflin <[StaffReviewTeam-Mifflin@gahanna.gov](mailto:StaffReviewTeam-Mifflin@gahanna.gov)>  
**Subject:** Staff Review Multiple Applications

Staff,  
Please review the following Applications. Staff comments are due by Tuesday August 29<sup>th</sup> by 12:00pm.

**Walnut Creek MOB Applications:**

<T:\Zoning\Applications IN PROGRESS\Walnut Creek MOB SWP17\Walnut Creek MOB SWP17.pdf>  
<T:\Zoning\Applications IN PROGRESS\Walnut Creek MOB FDP17\Walnut Creek MOB FDP17.pdf>  
<T:\Zoning\Applications IN PROGRESS\Walnut Creek MOB DR17\Walnut Creek MOB DR17.pdf>  
<T:\Zoning\Applications IN PROGRESS\Crescent at Central Park PP17\Crescent at Central Park PP17.pdf>

**4207 Clotts Rd Pinnacle Point Application for Rezoning:**

<T:\Zoning\Applications IN PROGRESS\4207 Clotts Rd Pinnacle Point Z17>

**650 Taylor Station D-Bat Baseball Variance:**

<T:\Zoning\Applications IN PROGRESS\650 Taylor Station D-Bat Baseball V17\650 Taylor Station D-Bat Baseball V17.pdf>

Thank you,

**KELLY WICKER**

Zoning Clerk  
Department of Public Service  
Division of Building and Zoning

