

SUBDIVISION WITHOUT PLAT 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: Intersection of Tech Center Drive and Buckles Court		Project Name/Business Name (if applicable): Walnut Creek Medical Office Building	
Parcel ID No.(s): 025-003905-00	Current Zoning: Select Commercial Planned Distict	Total Acreage: 100.9 Acres	
Reason for request: Lot split for proposed 2-story, 32,706 sq. ft. medical office building, associated utilities, and parking.		Acreage to be split: 4.07 Acres	
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Cash Solarz		Applicant Address: 640 Enterprise Drive, Suite A, Lewis Center, Ohio 43035	
Applicant E-mail: cash@hplex.com		Applicant Phone No.: 614-486-9620	
BUSINESS Name (if applicable): Hplex Solutions, Inc.			
ATTORNEY/AGENT Name: Agent- Brian Burkhardt, PE		Attorney/Agent Address: 250 Old Wilson Bridge Road Worthington, OH 43085	
Attorney/Agent E-Mail: bburkhardt@cecinc.com		Attorney/Agent Phone No.: 614-315-7172	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect Andrews Architects, Inc. - Shital Galani		614-766-1117 / s.galani@andrewsarchitects.com	
PROPERTY OWNER Name: (if different from Applicant) Andre M. Buckles		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

INTERNAL USE

Zoning File No. 17080024

PC Meeting Date: _____

PC File No. _____

RECEIVED: 8-17-17

DATE: KAW

PAID: \$150.00

DATE: 8-17-17

CHECK#: 10996

SUBDIVISION WITHOUT PLAT 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 1106 (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓		✓	
	3. Survey of property certified by registered surveyor (11x17" copy)	✓		✓	
	4. Legal description of property certified by registered surveyor (11x17" copy)	✓		✓	
	5. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓		✓	
	6. Application & all supporting documents submitted in digital format	✓		✓	
	7. Application & all supporting documents submitted in hardcopy format	✓		✓	
	8. UPON APPROVAL: <u>original</u> deed(s) must be signed and stamped "approved" by the Clerk of Council of the City of Gahanna and then, at the expense of the applicant, recorded with the Franklin County Recorder's Office .	✓			
	9. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

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 (buildable lot).
☐ Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: Bonnie Gard Date: 8/29/17

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

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

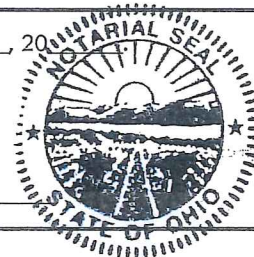
I, [Signature], the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

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

Subscribed and sworn to before me on this 9th 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 Sokoz, 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 31st 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

**DESCRIPTION OF
4.073 ACRES**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Township 1, Range 16 Quarter Township 3 United States Military Lands, Lot 6 of the David Taylor Subdivision (destroyed by fire) of record in Plat Book 1, page 10A, and being all at of that original 200.064 acre tract as conveyed to Andre M. Buckles of record in Deed Book 3700 Page 120 all deed references being to Recorder's Office, Franklin County, Ohio, and described as follows:

BEGINNING FOR REFERENCE at a concrete monument found with a brass cap inscribed Shelly RS8302 at a point of reverse curvature at Station 19 + 20 in the centerline of Tech Center Drive as shown on the centerline plat of "FRA-Tech Center Drive Extension," of record in Plat Book 113 Page 54.

Thence North $15^{\circ}19'53''$ East, across the right of way of Tech Center Drive (120 feet wide) as conveyed to the City of Gahanna as Parcel 3WD (7.488 acres) in Instrument No. 201007150089298, a distance of 60.00 feet to an iron pin set in the northerly right of way line of said Tech Center Drive and at a point of reverse curvature at the **TRUE POINT OF BEGINNING** for this description;

Thence with said northerly right of way line with a curve to the left having a central angle of $8^{\circ}15'49''$, a radius of 1560.00 feet, an arc length of 224.99 feet a chord bearing and distance of North $78^{\circ}42'38''$ West, 224.80 feet to an iron pin set;

Thence with a new division line across said Buckles tract the following courses:

North $18^{\circ}21'04''$ East a distance of 233.52 feet to an iron pin set;
South $84^{\circ}51'08''$ East a distance of 575.80 feet to an iron pin set;
South $40^{\circ}35'42''$ East a distance of 109.66 feet to an iron pin set at a point of curvature;

With a curve to the right having a central angle of $25^{\circ}53'40''$, a radius of 260.00 feet an arc length of 117.50 feet, a chord bearing and distance of South $27^{\circ}38'52''$ East, 116.51 feet to an iron pin set at a point of tangency;

South $14^{\circ}42'02''$ East a distance of 31.75 feet, to an iron pin set at a point of curvature;

With a curve to the right having a central angle of $92^{\circ}29'37''$, a radius of 10.00 feet, an arc length of 16.14 feet, a chord bearing and distance of South $31^{\circ}32'46''$ West, 14.45 feet to an iron pin set at a point on a curve in said northerly right of way line of Tech Center Drive;

Thence with said northerly right of way line, with a curve to the right having a central angle of $27^{\circ}37'43''$, a radius of 1157.34 feet, an arc length of 558.08 feet, a chord bearing and distance of North $88^{\circ}23'34''$ West, 552.69 feet to the **TRUE POINT OF BEGINNING** and containing 4.073 acres of land more or less;

All iron pins set are 5/8-inch rebar, 30 inches in length, with a cap bearing the name "CEC INC".

Subject to all easements, right of ways, and restrictions of record.

The bearings described herein are based on the bearing of North $04^{\circ}09'01''$ East for a portion of the centerline of South Hamilton Road as determined by GPS observations using ODOT VRS based on NAD83 (2011) Ohio State Plane South Zone, at the time of the survey.

This description is based on an actual field survey performed on January 10, 2017 under my direct supervision and in accordance with Chapter 4733.37 Ohio Administrative Code.

PRELIMINARY
APPROVAL

FRANKLIN COUNTY
ENGINEERING DEPT.

DATE: 08/08/17 BY: [Signature]



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Jeffrey A. Miller, P.S.
Registered Surveyor #7211

Date

8-8-17



NORTH
SCALE IN FEET



PLAT OF SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,
TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3,
UNITED STATES MILITARY LANDS

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE
BEARING OF NORTH 04°09'01" EAST FOR A PORTION OF THE
CENTERLINE OF SOUTH HAMILTON ROAD AS DETERMINED BY GPS
OBSERVATIONS USING ODOT VRS, BASED ON NAD 83 (2011),
OHIO STATE PLANE SOUTH ZONE, AT THE TIME OF THE SURVEY.

LOT 6
DAVID TAYLOR SUBDIVISION
(DESTROYED BY FIRE)
P.B. 1, PG. 10A

ANDRE M. BUCKLES
200.064 ACRES (ORIGINAL)
D.B. 3700, PG. 120

4.073 ACRES

(VARIABLE INTERSTATE 270
PUBLIC RIGHT-OF-WAY)

FND MONUMENT
SHELLY RS8302

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- FOUND MONUMENT

WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS
PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH
CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
JEFFREY A. MILLER
PROFESSIONAL SURVEY NO.: S-7211



Civil & Environmental Consultants, Inc.

250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808

www.cecinc.com

CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

PLAT OF SURVEY

DRAWN BY:	ALB	CHECKED BY:	JAM	APPROVED BY:	MAS	DRAWING NO.:
DATE:	AUGUST 2017	DWG SCALE:	1"=100'	PROJECT NO:	171-708	SRV

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)
A	Big Box Retail	13.5	1	92,000
B	Retail / Service	17.0	7	136,000
C	Signature Office	9.1	2	208,000
D	Office A/B	19.0	8	239,200
E	Hotel	7.4	2	320 keys
F	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

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

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 and Buckles Court

Project Name/Business Name: Walnut Creek Medical Office Building

SUBMITTED BY:

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

Department: Service

- Request to split a 4.07 acre parcel (zoned SCPD) from 100.9 acres
- The Planning Commission shall act upon an application for subdivision without plat within 30 days after receipt of the application from the Planning and Zoning Administrator or their designee and shall approve such application provided:

(a)

All lots of the resulting subdivision are contiguous to a dedicated public street right-of-way for such distance as is required by the applicable zoning category.

(b)

No opening, widening or extension of any road, street or other public way is involved.

(c)

No more than five lots are involved after the original tract is completely subdivided.

(d)

The request for subdivision is not contrary to platting, subdividing or zoning regulations of the City.

- This application is 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: 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>
Subject: Staff Review Multiple Applications

Staff,
Please review the following Applications. Staff comments are due by Tuesday August 29th 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

