

### VARIANCE 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: 1041 N. Hamilton Road		Project Name/Business Name (if applicable): The Shops at Oberer's Crossing	
Parcel ID No.(s): 025-009953	Current Zoning: PCC	Total Acreage: 5.19	
Description of Variance Requested:  see attached variance description			
STAFF USE ONLY - Code Section(s) & Description of Variance: <i>Ordinance 111-90, Section F - Building Design Standards</i>			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Academy Development Limited Partnership		Applicant Address: 107 S. High Street, Suite 300, Columbus, OH 43215	
Applicant E-mail: jsugar@arshot.com		Applicant Phone No.: 614-463-9730	
BUSINESS Name (if applicable):			
ATTORNEY/AGENT Name: Glen A. Dugger		Attorney/Agent Address: 37 W. Broad Street, Suite 460, Columbus, OH 43215	
Attorney/Agent E-Mail: gdugger@smithandhale.com		Attorney/Agent Phone No.: 614-221-4255	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor Feller-Finch & Associates		Greg Feller - 419-893-3680 feller@fellerfinch.com	
Developer			
Architect Gieseke Rosenthal Architecture & Design		Joe Mass - 228-2122 moss@grad.com	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email): Joseph A Sugar 614-463-9730 jsugar@arshot.com	

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: [Signature] Date: 11/16/17

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

INTERNAL USE

Zoning File No. V-0006-2017  
PC Meeting Date: \_\_\_\_\_  
PC File No. \_\_\_\_\_

RECEIVED: KAW  
DATE: 12-1-17

PAID: 300.00  
DATE: 12-1-17  
CHECK#: 11494

## VARIANCE 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 1131</a> (visit <a href="http://www.municode.com">www.municode.com</a> ) (Sign Variances, refer to Section <a href="#">1165.12</a> ; Fence Variances, <a href="#">1171.05</a> ; Flood Plain Variances, <a href="#">1191.18</a> )	X			
	2. Pre-application conference with staff	X			
	3. Survey of property certified by a registered surveyor (11"x17" copy)	X			
	4. List of contiguous property owners & their mailing address	X			
	5. Pre-printed mailing labels for all contiguous property owners	X			
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	X			
	7. Application fee paid (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )	X			
	8. Application & all supporting documents submitted in digital format	X			
	9. Application & all supporting documents submitted in hardcopy format	X			
	10. Authorization Consent Form Complete & Notarized (see page 3)	X			

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

☐ Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: \_\_\_\_\_

Date: 4/13/18



## 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, William J. Schottenstein, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Glen A. Dugger 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: \_\_\_\_\_

Date: 11/16/17

## AUTHORIZATION TO VISIT THE PROPERTY

I, William J. Schottenstein, 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: \_\_\_\_\_

William J. Schottenstein

Date: 11/16/17

Subscribed and sworn to before me on this 16 day of Nov., 2017.

State of Ohio County of Franklin

Notary Public Signature: \_\_\_\_\_



**JOSEPH A. SUGAR, III**  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

## AGREEMENT TO COMPLY AS APPROVED

I, William J. Schottenstein, 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: \_\_\_\_\_

William J. Schottenstein

Date: 11/16/17

Subscribed and sworn to before me on this 16 day of Nov., 2017.

State of Ohio County of Franklin

Notary Public Signature: \_\_\_\_\_



**JOSEPH A. SUGAR, III**  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

Variance Description  
1041 North Hamilton Road

Variance to the provision of PCC Zoning Ordinance Number 111-90 Exhibit C, Paragraph F.1. and F.2. which are set forth as follows:

- 1. The design of building facades facing Hamilton Road which are constructed on Parcel #1 will be in the style shown on the renderings attached to these Design Standards as Attachments 1 and 2, although those renderings do not depict the exact appearance of those facades because the building layout and final detailing has not been determined.*
- 2. The building facades facing Hamilton Road on buildings constructed on Parcel #1 will be articulated and have varying roof lines generally as shown on those renderings in order to avoid the appearance of a flat-walled traditional strip shopping center.*

To the extent the Planning Commission finds the submitted building elevations do not comply with the above standards the applicant respectfully requests a variance from such provisions to enable the submitted building elevations to be approved.

Statement of reasons for the variance

The PCC zoning applicable to the development of the property was approved by Gahanna City Council in 1990 (Ordinance 111-90). As a part of such approval the zoning ordinance included architectural standards both in the zoning text and attached example elevations for the express purpose of suggesting a style of building façade, and requiring articulated and varying roof lines “so as to avoid the appearance of a flat walled traditional strip shopping center.”

The applicant has submitted building elevations which show an arguably different architectural style, and articulated and varied roof lines which avoid the appearance of a traditional shopping center but may not be a “of a style” as provided in Attachment 1 and 2 to such text but do so in a way different from that suggested in the elevations. The variance is necessary to preserve the intent of the original zoning to provide a quality, non-traditional strip shopping center façade and will in no way materially or adversely affect the health and safety of the citizens of Gahanna or of the nearby community.



Variance Description  
1041 North Hamilton Road

Variance to the provision of PCC Zoning Ordinance Number 111-90 Exhibit C, Paragraph F.3. which are set forth as follows:

*The architectural design of all buildings shall employ the following building finish materials: wood, brick, stone, dryvit or stucco except that windows, doors, and accents may be of other materials. All four sides, or all facades, shall be finished one or more of those materials.*

To the extent the Planning Commission finds the submitted building elevations do not comply with the above standards the applicant respectfully requests a variance from such provisions to permit the addition of "metal" as an exterior building finish material.

Statement of reasons for the variance

The PCC zoning applicable to the development of the property was approved by Gahanna City Council in 1990 (Ordinance 111-90). As a part of such approval the zoning ordinance specified exterior façade materials in the zoning text. In keeping with the text intent: "so as to avoid the appearance of a flat walled traditional strip shopping center."

The applicant has submitted building elevations which the applicant desires to include the use of an exterior metal panel as a façade material. The variance is necessary to preserve the intent of the original zoning to provide a quality, non-traditional strip shopping center façade and will in no way materially or adversely affect the health and safety of the citizens of Gahanna or of the nearby community.

northhamilton-variance (nct)  
1/25/18 S:Docs

**PROPERTY OWNER**

Academy Development L.P.  
c/o Joe Sugar  
107 South High Street  
Columbus, OH 43215

Michelle Carter  
Paul Szymanski  
"or current occupant"  
1040 Ridge Crest Drive  
Columbus, OH 43220

Ronald A & Janice E Stahl  
"or current occupant"  
1022 Ridge Crest Drive  
Columbus, OH 43220

Constance Camman  
"or current occupant"  
400 Beecher Road  
Columbus, OH 43220

Canini Investments Ltd  
"or current occupant"  
630 Link Road  
Grove City, OH 43123

State of Ohio  
"or current occupant"  
2003 Millikin Road, Suite 200  
Columbus, OH 43210

**SURROUNDING PROPERTY OWNERS**

Joseph S & Beverly S Gyure  
"or current occupant"  
1034 Ridge Crest Drive  
Columbus, OH 43220

Mary Louise Cartwright TR  
"or current occupant"  
1016 Ridge Crest Drive  
Columbus, OH 43220

Hammerhead-Gahanna LLC  
"or current occupant"  
2555 Bethel Road  
Columbus, OH 43220

Cruise-N-Carwash LLC  
"or current occupant"  
1040 North Hamilton Road  
Gahanna, OH 43230

William C Johnson  
Huei-Nin Liu-Johnson  
"or current occupant"  
1028 Ridge Crest Drive  
Columbus, OH 43220

James P & Jane F Peck  
"or current occupant"  
1010 Ridge Crest Drive  
Columbus, OH 43220

4328 North Hamilton Road Properties  
"or current occupant"  
4328 North Hamilton Road  
Columbus, OH 43230

Otterbein Gahanna Real Estate LLC  
"or current occupant"  
580 North State Route 741  
Lebanon, OH 45036





OHIO UTILITIES  
PROTECTION SERVICE  
CALL 1-800-362-2764  
TWO WORKING DAYS  
BEFORE YOU DIG  
NON-MEMBERS MUST BE  
CALLED DIRECTLY

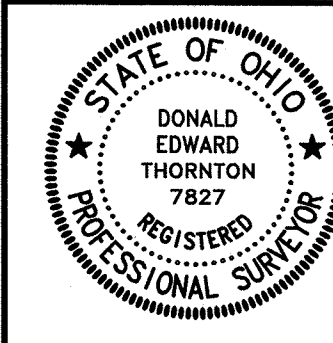
1633 Woodlands Drive, Maumee, Ohio 43537  
Phone: (419) 893-3680  
Fax: (419) 893-2982  
www.fellerfinch.com

Feller  
Finch  
& Associates, Inc.  
Engineers - Architects - Surveyors



ALTA / ACSM LAND TITLE SURVEY

A PARCEL OF LAND BEING PART OF LOT 2,  
LION ACADEMY VILLAGE IN THE CITY OF  
GAHANNA, FRANKLIN COUNTY, OHIO



SIGNED  
DATE  
SCALE: 1"=40'  
DATE: 05-23-2013  
DRAWN BY: RGS  
DESIGN: — CHECK: DET  
PROJECT: 10E07082  
DRAWING: 10-07082FA00A1  
SHEET 1 OF 2

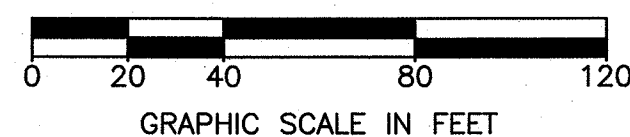
# ALTA / ACSM LAND TITLE SURVEY

A PARCEL OF LAND BEING PART OF LOT 2, LION ACADEMY  
VILLAGE IN THE CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

FRANKLIN COUNTY  
MON #8817

## LEGEND

- IRON PIPE FOUND
- IRON REBAR FOUND
- MONUMENT FOUND
- EXIST. GAS MARKER
- EXIST. GAS VALVE
- EXIST. GAS METER
- EXIST. WATER VALVE
- EXIST. HYDRANT
- EXIST. SANITARY MANHOLE
- EXIST. CATCH BASIN
- EXIST. ELECTRIC RISER
- EXIST. TELEPHONE RISER
- EXIST. GUY POLE
- EXIST. TELEPHONE POLE
- EXIST. MAILBOX



**LOT 2**  
LION ACADEMY VILLAGE  
PLAT BOOK 75, PAGE 99 FRANKLIN COUNTY PLAT RECORDS  
ACADEMY DEVELOPMENT LP  
P.I. 025-0009953-00

## NOTES

- ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON AS INDICATED IN SCHEDULE B OF THE TITLE INSURANCE POLICIES ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. ST 33356/12-228C WITH AN EFFECTIVE DATE OF AUGUST 3, 2012 AT 7:59 A.M.
- AREA SUMMARY:  
(TOTAL FOR LOT 2)  
TOTAL PARCEL CONTAINS AN AREA = 504,085 SQUARE FEET OR 11.572 AC±  
(PARCEL SPLIT)  
TOTAL PARCEL CONTAINS AN AREA = 277,950 SQUARE FEET OR 6.381 AC±
- THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

**PARCEL SPLIT**  
277,950 Sq. Ft.  
6.381± Acres

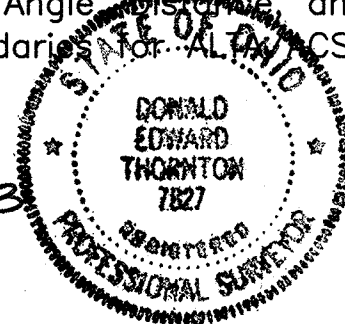
## SURVEYOR'S CERTIFICATION

To: Otterbein Homes, an Ohio nonprofit limited liability company, Otterbein Gahanna, LLC and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes Items 1, 2, 4, 7a, 11a, 13 & 14 of Table A thereof. The field work was completed on September 26, 2012.

Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

D. Edward Thornton  
Professional Surveyor No. 7827



CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	445.00'	76.28'	38.23'	76.19'	S 62°35'23" E



ALTA / ACSM LAND TITLE SURVEY  
A PARCEL OF LAND BEING PART OF LOT 2, LION ACADEMY  
VILLAGE IN THE CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

OTTERBEIN – GAHANNA  
PARCEL SPLIT  
LEGAL DESCRIPTION

A parcel of land being part of Quarter Township 1, Township 1, Range 17 and also being Part of Lot 2 in Lion Academy Village as recorded in Volume 75, Page 99 Franklin County Plat Records, and now owned by Academy Development LP, recorded in Official Record 19768 J20 Franklin County Deed Records, in the City of Gahanna, Franklin County, Ohio, said parcel of land being bounded and described as follows:

Commencing at monument box being Franklin County Monument Number 8817 Reset, said monument being on the centerline of Hamilton Road, and also being on the East line of Quarter Township 1;

thence in a Southerly direction along said centerline of Hamilton Road, having a bearing of South four (04) degrees, nine (09) minutes, forty-seven (47) seconds West, passing through Franklin County Monument Number 1824 at a distance of one thousand nine hundred eighty-one and eighty-six hundredths (1,981.86) feet at the intersection of Beecher Road and the centerline of Hamilton Road, a total distance of two thousand nine hundred eighty and fourteen hundredths (2,980.14) feet to the intersection of the Easterly extension of the South Line of said Lot 2 in Lion Academy Village as recorded in Volume 75, Page 99 Franklin County Plat Records;

thence North eighty-six (86) degrees, eleven (11) minutes, eleven (11) seconds West, along said Easterly extension of the South Line of Lot 2 in Lion Academy Village, a distance of fifty and zero hundredths (50.00) feet to the intersection of a line drawn fifty and zero hundredths (50.00') feet westerly of and parallel with the centerline of Hamilton Road, as it now exists, said point being marked with a set capped iron rebar, also being the True Point of Beginning;

thence North eighty-six (86) degrees, eleven (11) minutes, eleven (11) seconds West, along the said South Line of Lot 2 in Lion Academy Village as recorded in Volume 75, Page 99 Franklin County Plat Records, and also along the North Line of a parcel of land owned by North East Two LLC as recorded in Instrument Number 201206250090464, and also along the North Line of Academy Ridge Section 3 as recorded in Plat Book 82, Page 31, Franklin County Plat records, a distance of five hundred thirty-five and one hundredth (535.01 feet) feet to the intersection of the East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, said point of intersection being marked with a set capped iron rebar;

thence North four (04) degrees, nine (09) minutes, forty-seven (47) seconds East along said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, a distance of fifty-one and eighty-four hundredths (51.84') feet to an angle point in said East line of Academy Ridge Section 1, said point of intersection being marked with a set capped iron rebar;

thence North thirty-three (33) degrees, fifty-nine (59) minutes, thirty-nine (39) seconds West along said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, a distance of eighty-nine and two hundredths (89.02') feet to an angle point in said East line of Academy Ridge Section 1, said point of intersection being marked with a set capped iron rebar;

thence North four (04) degrees, nine (09) minutes, forty-seven (47) seconds East along said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, a distance of two hundred fifty-five and zero hundredths (255.00') feet to an angle point in said East line of Academy Ridge Section 1, said point of intersection being marked with a set capped iron rebar;

thence North forty-four (44) degrees, thirteen (13) minutes, two (02) seconds East along said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, a distance of one hundred forty-seven and sixty-three hundredths (147.63') feet to a point, said point being marked with a set capped iron rebar;

thence South seventy- one (71) degrees, eighteen (18) minutes, eighteen (18) seconds East, along a line, a distance of six and twenty hundredths (6.20) feet to a point, said point being marked with a set capped iron rebar;

thence South eighty-six (86) degrees, eleven (11) minutes, eleven (11) seconds East along a line drawn parallel with said South line of Lot 2 in Lion Academy Village, a distance of four hundred eight-nine and zero hundredths (489.00) feet to the intersection of said line drawn fifty and zero hundredths (50.00') feet westerly of and parallel with the centerline of Hamilton Road, as it now exists, said point of intersection being marked with a set capped iron rebar;

thence South four (04) degrees, nine (09) minutes, forty-seven (47) seconds West along said line drawn fifty and zero hundredths (50.00') feet westerly of and parallel with the centerline of Hamilton Road, as it now exists, a distance of four hundred eighty-eight and zero hundredths (488.00) feet to the Point of Beginning.

Said parcel of land contains an area of 277,950 square feet or 6.381 acres of land more or less. All within Parcel Number 025-009953-00

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

Said set capped iron rebar being a 5/8" diameter and 30" long iron rebar with plastic cap stamped "Feller Finch PS7827".

The above description is based on a survey performed under my supervision during March, 2013.

The bearings used hereon are based on the bearing between Franklin County Monument Number 8817 Reset and Franklin County Monument Number 1824 being South four (04) degrees, nine (09) minutes, forty-seven (47) seconds West.

PRESERVATION EASEMENT – NORTH  
LEGAL DESCRIPTION

A parcel of land being part of Lot 2 in Lion Academy Village as recorded in Volume 75, Page 99 Franklin County Plat Records, in the City of Gahanna, Franklin County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the intersection of a line drawn fifty and zero hundredths (50.00') feet westerly of and parallel with the centerline of Hamilton Road, as it now exists, with the South line of said Lot 2 in Lion Academy Village, said point being marked with a set capped iron rebar;

thence in a northerly direction along said line drawn fifty and zero hundredths (50.00') feet westerly of and parallel with the centerline of Hamilton Road, as it now exists, North four (04) degrees, nine (09) minutes, forty-seven (47) seconds East, a distance of four hundred eighty-eight and zero hundredths (488.00) feet to a point;

thence North eighty-six (86) degrees, eleven (11) minutes, eleven (11) seconds West along a line, a distance of three hundred seventy and zero hundredths (370.00') feet to the True Point of Beginning;

thence North eighty-six (86) degrees, eleven (11) minutes, eleven (11) seconds West along a line, a distance of one hundred nineteen and zero hundredths (119.00) feet to a point;

thence North seventy-one (71) degrees, eighteen (18) minutes, eighteen (18) seconds West, along a line, a distance of six and twenty (6.20) feet to the intersection of East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records;

thence North four (04) degrees, nine (09) minutes, forty-seven (47) seconds East along said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, a distance of ninety-two and zero hundredths (92.00') feet to an angle point in said East line of Academy Ridge Section 1;

thence North nineteen (19) degrees, fifty-four (54) minutes, fifty-one (51) seconds East along said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, a distance of two hundred two and sixty-one hundredths (202.61') feet to an angle in said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records;

thence North four (04) degrees, nine (09) minutes, forty-seven (47) seconds East along said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, a distance of two hundred forty-seven and sixty-seven hundredths (247.67') feet to the intersection of the Southerly Right-of-Way Line of Beecher Road, as it now exists;

thence in a southeasterly direction along said Southerly Right-of-Way Line of Beecher Road, as it now exists, along a non-tangent curve to the left an arc distance of seventy-six and twenty-eight hundredths (76.28') feet to a point of tangency, said non-tangent arc of curve to the left having a radius of four hundred forty-five and zero hundredths (445.00') feet, a central angle of nine (09) degrees, forty-nine (49) minutes, sixteen (16) seconds, a chord distance of seventy-six and nineteen hundredths (76.19') feet and a chord bearing of South sixty-two (62) degrees, thirty-five (35) minutes, twenty-three (23) seconds East;

thence South four (04) degrees, nine (09) minutes, forty-seven (47) seconds West along a line, a distance of five hundred five and forty-three hundredths (505.43) feet to the True Point of Beginning.

Said parcel of land contains an area of 46,861 square feet or 1.076 acres of land more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Prior Plat Reference is Volume 75, Page 99, Franklin County Deed Records.

PRESERVATION EASEMENT – SOUTH  
LEGAL DESCRIPTION

A parcel of land being part of Lot 2 in Lion Academy Village as recorded in Volume 75, Page 99 Franklin County Plat Records, in the City of Gahanna, Franklin County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the intersection of a line drawn fifty and zero hundredths (50.00') feet westerly of and parallel with the centerline of Hamilton Road, as it now exists, with the South line of said Lot 2 in Lion Academy Village;

thence in an easterly direction along said South line of Lot 2 in Lion Academy Village, having a bearing of North eighty-six (86) degrees, eleven (11) minutes, eleven (11) seconds West, a distance of four hundred eighty-nine and zero hundredths (489.00') feet to the True Point of Beginning;

thence continuing North eighty-six (86) degrees, eleven (11) minutes, eleven (11) seconds West along said South line of Lot 2 in Lion Academy Village, a distance of forty-six and one hundredths (46.01') feet to the intersection of the East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records;

thence North four (04) degrees, nine (09) minutes, forty-seven (47) seconds East along said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, a distance of fifty-one and eighty-four hundredths (51.84') feet to an angle point in said East line of Academy Ridge Section 1;

thence North thirty-three (33) degrees, fifty-nine (59) minutes, thirty-nine (39) seconds West along said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, a distance of eighty-nine and two hundredths (89.02') feet to an angle point in said East line of Academy Ridge Section 1;

thence North four (04) degrees, nine (09) minutes, forty-seven (47) seconds East along said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, a distance of two hundred fifty-five and zero hundredths (255.00') feet to an angle point in said East line of Academy Ridge Section 1;

thence North forty-four (44) degrees, thirteen (13) minutes, two (02) seconds East along said East line of Academy Ridge Section 1, as recorded in Plat Book 78, Page 77, Franklin County Plat Records, a distance of one hundred forty-seven and sixty-three hundredths (147.63') feet to a point;

thence South seventy- one (71) degrees, eighteen (18) minutes, eighteen (18) seconds East, along a line, a distance of six and twenty hundredths (6.20) feet to a point;

thence South four (04) degrees, nine (09) minutes, forty-seven (47) seconds West along a line, a distance of four hundred eight-eight and zero hundredths (488.00) feet to the True Point of Beginning.

Said parcel of land contains an area of 39,322 square feet or 0.903 acres of land more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Prior Plat Reference is Volume 75, Page 99, Franklin County Deed Records.

Schedule C Legal:

Situated in the City of Gahanna, County of Franklin, state of Ohio and known as being Lot 2 of Lion Academy Village, as the same are numbered and delineated upon the record plat thereof, of record in Plat Book 75, Page 99, Recorder's Office, Franklin County, Ohio, be the same more or less, but subject to all legal highways.

Schedule A Exceptions:

- Plat Exception  
The Plat of Lion Academy Village recorded in Plat Book 75, Page 99 of Franklin County Records shows the following:

  - Plat Recital
  - Building Setback Line (None)
  - Public Utility Easement (None)
- Subject Easement  
Easement for pole lines from Morris G. Woodhull and Emma B. Woodhull to Columbus and Southern Ohio Electric Company, recorded in Volume 2268, Page 255 of Franklin County Records (Does Not Apply).
- Subject Easement  
Easement for pole lines from The Huntington National Bank of Columbus, Trustee to Columbus and Southern Ohio Electric Company, recorded in Volume 2787, Page 418 of Franklin County Records (Does Not Apply).
- Subject Easement  
Easement for utility lines from The Columbus Academy to Columbus and Southern Ohio Electric Company, recorded in Volume 3290, Page 514 of Franklin County Records (Does Not Apply).

- Agreement and Deed of Temporary Easement  
Agreement and Deed of Temporary Easement by and between The Columbus Academy and The Vista and Rocky Fork, recorded in Volume 14118, Page E17 of Franklin County Records (Does Not Apply).

NOTE: The above instrument was refiled in Volume 15946, Page C09 of Franklin County Records (Does Not Apply).

NOTE: The above instrument was amended by instrument recorded in Volume 17129, Page I14 of Franklin County Records (Does Not Apply).

- Deed of Easement  
Deed of Temporary by and between Academy Development Limited Partnership of M/I Schottenstein Homes, Inc., recorded in Volume 19769, Page B17 of Franklin County Records (Does Not Apply).



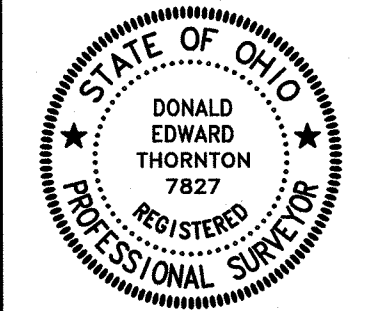
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Feller Finch & Associates, Inc.  
Engineers · Architects · Surveyors

Legal description	REVISION	DATE

TITLE: ALTA / ACSM LAND TITLE SURVEY  
PROJECT: A PARCEL OF LAND BEING PART OF LOT 2, LION ACADEMY VILLAGE IN THE CITY OF GAHANNA, FRANKLIN COUNTY, OHIO



SIGNED	DATE
SCALE: N/A	DATE: 05-23-2013
DRAWN BY: RGS	CHECK: DET
DESIGN: --	CHECK: DET
PROJECT: 10E07082	DRAWING: 10-07082FA00A1
SHEET 2	OF 2





200 S. Hamilton Road, Gahanna, OH 43230  
Phone(614)342-4010 Fax(614)342-4100

February 16, 2018

Academy Development L P  
Hamilton Rd  
Gahanna, OH 43230

RE: Project 1041 N Hamilton Rd Variance  
1041 N Hamilton Rd

Dear Academy Development L P:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

**Public Safety - Complete**

1. No comment or concerns from the Police Department. Per Sheila Murphy

**Building - Complete**

2. No Comments per Ken Fultz

**Fire District - Complete**

3. No Comment on Variance per Steve Welsh.

**Public Service & Engineering - Complete**

4. No Comments on the requested variance.

**Community Development - Complete**

5. No comments with the variance as submitted. A review of the FDP and DR may result in the need for additional variances, if so, the application and materials may need to be revised.

**Parks - Complete**

6. No comment was received

**Soil & Water Conservation District - Complete**

7. No Comment was received

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant





## CITY OF GAHANNA

### PLANNING AND DEVELOPMENT STAFF REPORT

#### Project Summary

This is a request to develop just over 5 acres of property with 32,000 square feet of retail, restaurant, and office uses. The property is zoned Planned Commercial Center District (PCC). The property was rezoned to PCC in 1990. The 1990 ordinance contains a text and images of what the proposed center was anticipated to look like. The renderings below were meant as a representation of what the buildings facing Hamilton Road would look like, not necessarily the exact style of the center. The applicant proposes an alternative style and therefore has requested a variance to this provision of the text.



Attachments to the 1990 ordinance depicting a general style of architecture of the project.



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## CITY OF GAHANNA

In 1993 the City amended the zoning code to prohibit additional properties from being rezoned to PCC. PCC is classified as a “General Commercial District” in the zoning code and has many of the same development parameters as typical commercial zone districts such as Suburban Office or Community Commercial.

The property is not located within a subarea plan but it was included in the 2015 Economic Development Strategy as a target site. A specific style of architecture and site layout was not identified, however, the site was identified as being appropriate for up to 52,000 square feet of retail and office uses. This preliminary site analysis did not take into account the ravine along the western boundary of the site. The applicants have provided a significant setback along this area ranging from approximately 82 feet to 140 feet. Providing the setback significantly reduces the amount of developable acreage.

### Area Commission

The project was heard by the area commissions on June 1, 2017. The comments from area commissioners and the public in attendance at that meeting are included with this report. It should be noted that the request for Final Development Plan (FDP), Design Review (DR), and Variance approval are not required to go through the area commission process. The applicant was requested by city staff to submit an area commission application and they agreed. Please remember that feedback from the area commission is non-binding. It is not a review for code consistency but rather an attempt at getting the thoughts of the community on what they like or don't like about a project.

### Variance

Variances to Ordinance 111-1990 have been requested. Exhibit C of the ordinance contain development standards for the property and section F of the exhibit contains building design standards. Section F reads as follows:

#### *Section F. Building design standards.*

- 1. The design of building facades facing Hamilton Road which are constructed on Parcel #1 will be in the style shown on the renderings attached to these Design Standards as Attachments 1 and 2, although those renderings do not depict the exact appearance of those facades because the building layout and final detailing has not been determined.*
- 2. The building facades facing Hamilton Road on buildings constructed on Parcel #1 will be articulated and have varying roof lines generally as shown on those renderings in order to avoid the appearance of a flat-walled traditional strip shopping center.*
- 3. The architectural design of all buildings shall employ only the following building finish materials: wood; brick; stone; dryvit; or stucco, except that windows, doors and accents may be of other materials. All four sides, or all facades, shall be finished in one or more of those materials.*

The request deviates from this section of the ordinance in that the proposed facades do not closely match that of the facades in Attachment 1 and 2, the buildings do not have a varied roof line as generally depicted in Attachment 1 and 2, and the building materials include metal panels and awnings.



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## CITY OF GAHANNA

Staff does not object to the variance request. It is staff's opinion that the building design is superior to that of the proposed buildings supplied in the 1990 ordinance. It should be noted that properties within PCC zoning are subject to the standards of Design Review District 3 (DRD-3). This district allows and promotes the use of some materials prohibited by the ordinance such as aluminum.

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

### Final Development Plan

Planning Commission shall approve a FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Planning commission may deny a FDP application for any of the following reasons:

- A. The proposed development does not meet the applicable development standards of this Zoning Ordinance.
- B. The proposed development is not in accord with appropriate plans of the area.
- C. The proposed development will have undesirable effects on the surrounding area.
- D. The proposed development is not in keeping with the existing land use character and physical development potential of the area.

### Design Review

The property is zoned PCC and therefore subject to the standards of Design Review District 3 (DRD-3). Relevant standards include the following:



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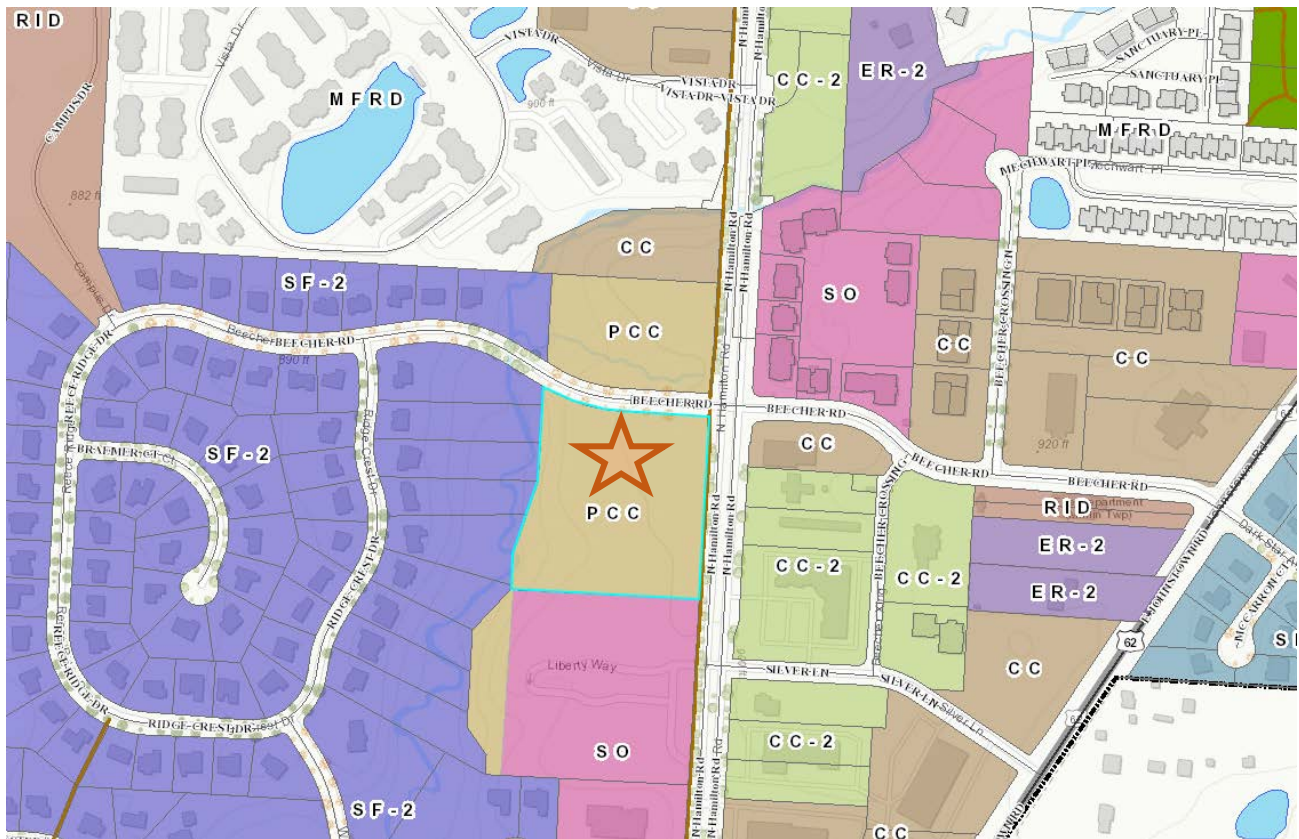


## CITY OF GAHANNA

- Brick, stone, cement, aluminum, wood, and other materials that will enhance the development in a positive manner are encouraged.
- Specific colors and color schemes are not identified but colors should be designed to ensure universal harmony on all commercial developments.
- Orientation of the development should focus on and compliment the surrounding topographic features and existing developments.

The 1990 ordinance contains language regarding colors and materials and is attached.

### Zoning Map



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## CITY OF GAHANNA

### Building Elevations



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director



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# **Area Commission Feedback**

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Shops at McKenna Creek

Meeting date:

6-1-2017

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☒ Other \_\_\_\_\_

Reviewer name:

Paul Benson

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

The scale is similar to other properties on Hamilton Rd.

How would you improve the proposal as submitted?

I would prefer to have more dedicated tenants for the shops before going ahead with construction.

What do you see as some of the outcomes of the proposal?

I worry about the shops running empty as there are many empty retail locations nearby.

What are your overall comments or suggestions?

The traffic scenarios with Bucken rd. directly impact the decision.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable



1

2

3

Very appropriate  
and desirable



4

5

N/A

Pedestrian friendliness

X

Scale

X

Compatibility with surrounding uses

X

Vehicular circulation

X

Traffic impact on neighboring streets

X

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

*Shops at McKenna Creek*

Meeting date:

*6/1/17*

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☒ Other \_\_\_\_\_

Reviewer name:

*Mark Silveggio*

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

*Yes, with respect to Beecher Hamilton Rd, but perhaps not on Beecher Rd.  
Depends greatly upon actual execution.*

How would you improve the proposal as submitted?

*Reduce parking; create only one entrance/exit.*

What do you see as some of the outcomes of the proposal?

*Increased congestion, potential entrant of new business and jobs*

What are your overall comments or suggestions?

*Consider impact to surrounding traffic; consider applying for fewer parking spaces*

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable		N/A
	←		→		
	1	2	3	4	5
Pedestrian friendliness		X			
Scale			X		
Compatibility with surrounding uses				X	
Vehicular circulation		X			
Traffic impact on neighboring streets		X			

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

THE SHOPS AT MCKENNA CREEK

Meeting date:

6-1-17

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☒ Other DEVELOPMENT & DESIGN REVIEW

Reviewer name:

GRETCHEN FLOYD

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

I'M UNSURE AT THIS POINT. THE DRAWING AVAILABLE SEEMS VERY UTILITARIAN - - ALMOST INSTITUTIONAL. I'D LIKE TO SEE A MORE NEIGHBORHOOD FRIENDLY LOOK/FEEL.

How would you improve the proposal as submitted?

SEE ABOVE. I WOULD ALSO LIKE TO SEE LESS PARKING AND MORE LANDSLAPING.

What do you see as some of the outcomes of the proposal?

I'M CONCERNED ABOUT IMPACT ON TRAFFIC, THE IMPACT ON THE RESIDENTS DIRECTLY BEHIND THE DEVELOPMENT, AND THE IMPACT ON GREEN SPACE.

What are your overall comments or suggestions?

IF THE CITY HAS ARCHITECTURE OR BRANDING STANDARDS IT WOULD BE HELPFUL TO HAVE THEM TO EVALUATE THINGS LIKE THIS. IF NOT, IT'S SOMETHING NEEDED. IS THERE A PLAN TO CONTINUE THE WALKING/BIKING PATHS THROUGH THIS AREA? ← IMPORTANT

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

←

→

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Pedestrian friendliness			X			
Scale			X			
Compatibility with surrounding uses			X			
Vehicular circulation			X			
Traffic impact on neighboring streets			X			



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Shops @ McKenna Creek

Meeting date:

6-1-17

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☐ Other \_\_\_\_\_

Reviewer name:

Jeff Mahoney

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes

How would you improve the proposal as submitted?

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

Traffic concerns

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable



1

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3

Very appropriate  
and desirable



4

5

N/A

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

+

+

+

+

+

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

THE SHOPS AT MCKENNA CREEK

Meeting date:

6/1/17

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☒ Other

Reviewer name:

JAMIE MCKENNA

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes

How would you improve the proposal as submitted?

MORE DETAILS NECESSARY BUT PROBABLY AS NO APPROVAL IS NEEDED.

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

TRAFFIC INGRESS/EGRESS IS A CONCERN

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable



Very appropriate  
and desirable



N/A

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Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X  
X  
X  
X

X

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

SHOPS AT McKenna Creek

Meeting date:

6-1-17

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☒ Other

Reviewer name:

DON JENSEN

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

NOT SURE, WOULD PREFER IT NOT BE DEVELOPED, I LIKE THE TREES THERE NOW

How would you improve the proposal as submitted?

"APPROVE" PER ZONING I GUESS - BUT HIGHLY CONCERNED WITH TRAFFIC, NOISE, ETC

What do you see as some of the outcomes of the proposal?

HIGH VOLUME OF TRAFFIC

What are your overall comments or suggestions?

- CONCERNED ABOUT SIGNAGE - NO POLE SIGNS PLEASE  
 - DETERMINE WHO MAINTAINS "PRESERVATION AREA"  
 - STONE OR BRICK EXTERIOR ONLY  
 - NEED A SIDEWALK ON BEECHER SOUTH SIDE

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable

Very appropriate and desirable

N/A



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	1	2	3	4	5	N/A
Pedestrian friendliness			X	X		
Scale			X			
Compatibility with surrounding uses			X			
Vehicular circulation	X					
Traffic impact on neighboring streets	X					



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Shops at McHenry Creek

Meeting date:

6/1/17

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☐ Other \_\_\_\_\_

Reviewer name:

Mary Cartwright

Reviewer status:

- ☐ Commission Member  
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

\_\_\_\_\_

How would you improve the proposal as submitted?

tenant specificity

What do you see as some of the outcomes of the proposal?

\_\_\_\_\_

What are your overall comments or suggestions?

more information needed as to tenants,  
resolution of traffic issues

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable



1

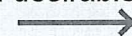
2

3

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5

Very appropriate  
and desirable



N/A

Pedestrian friendliness			X			
Scale						
Compatibility with surrounding uses						
Vehicular circulation	X					
Traffic impact on neighboring streets	X					

I not really know



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

*Sul Corner Beacher*

Meeting date:

*1. Jan 17*

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☐ Other \_\_\_\_\_

Reviewer name:

*FREDERICK GOTTLIEB*

Reviewer status:

- ☐ Commission Member  
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

*No*

How would you improve the proposal as submitted?

*No Cut out on Beacher*

What do you see as some of the outcomes of the proposal?

*Impact on Home values  
 People coming S on Hamilton will try to Turn Rt on Beacher then  
 Left into Proposed center  
 Traffic out of site to go N on Hamilton not cross street traffic*

What are your overall comments or suggestions?

*Have a U Turn on Hamilton so all traffic enters & leaves  
 from Rt Turn on Hamilton*

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

1	2	3	4	5
	X			
	X	X		
X				
X				

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Development SW  
Corner of Beecher  
+ Hamilton

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☐ Other \_\_\_\_\_

Meeting date:

6/1

Reviewer name:

DAYNA McCRARY

Reviewer status:

- ☐ Commission Member  
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

NO

How would you improve the proposal as submitted?

change the use to  
professional office space. we do not need flowers and  
restaurants over here.

What do you see as some of the outcomes of the proposal?

less green space. worse traffic  
development that is unnecessary and unwanted.

What are your overall comments or suggestions?

Cutting Beecher Rd. will make the adjacent  
neighborhood less pedestrian friendly. We've only  
had side walks for 3-4 years, now this big  
project is being inserted

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

←

→

1

2

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4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

*Shops at McKenna Creek*

Meeting date:

*6/1/2017*

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☐ Other \_\_\_\_\_

Reviewer name:

*Rebecca Allen*

Reviewer status:

- ☐ Commission Member  
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

*No, it is too large*

How would you improve the proposal as submitted?

*Unacceptable as to size.*

What do you see as some of the outcomes of the proposal?

*Increased traffic in an area that already has traffic issues & safety issues.*

What are your overall comments or suggestions?

*Decrease the size of the development or change use from retail to medical office space.*

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A



1

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Pedestrian friendliness

*X*

Scale

*X*

Compatibility with surrounding uses

*X*

Vehicular circulation

*X*

Traffic impact on neighboring streets

*X*

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Shops @ McKenna Creek

Meeting date:

6/31/2017

Project type:

☐ Annexation

☐ Conditional Use

☐ Zoning Change (rezoning)

☒ Other Final Development  
Plan & Design Review

Reviewer name:

Tracy Clay

Reviewer status:

☐ Commission Member

☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

How would you improve the proposal as submitted?

\* Put a sidewalk on Beecher Rd on South side of Beecher

\* Be sure curb cut on both sides of Beecher to both developments

What do you see as some of the outcomes of the proposal?

"I can walk to dinner if there's a restaurant is not in a blind spot."

"Maybe extra traffic in our neighborhood due to ignorance of traffic & streets"

What are your overall comments or suggestions?

I am not opposed to development on either side - I would just like a small footprint and safety issues addressed. \* turn over please

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable

Very appropriate and desirable

N/A

← 1 2 3 4 5 →

	1	2	3	4	5	N/A
Pedestrian friendliness		X				
Scale			X			
Compatibility with surrounding uses				X		
Vehicular circulation		X				
Traffic impact on neighboring streets		X				



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

*The Shops at McKenna Creek*

Meeting date:

*6/1/17*

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☐ Other \_\_\_\_\_

Reviewer name:

*Greg Sergio*  
*373 Beecher Rd Gahanna Ohio 43230*

Reviewer status:

~~614-614-471-7174~~

☐ Commission Member

☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

*Does not fit at all. Too much retail directly in front of a residential community.*

How would you improve the proposal as submitted?

*No retail. The Otterbein facility just to the South would have been much better on this site.*

What do you see as some of the outcomes of the proposal?

*Severe traffic issues on Beecher Rd, due to 2 new curb cuts. North bound Hamilton Rd traffic can only access both new developments via Beecher Rd.*

What are your overall comments or suggestions?

*The traffic study must be completed while Columbus Academy is in full session. The traffic is already unbearable at times with no new development.*

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

←

→

1

2

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4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

*XXXXXX*

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Shops @ McKenna Creek

Meeting date:

6-1-17

Project type:

- ☐ Annexation  
☐ Conditional Use  
☐ Zoning Change (rezoning)  
☐ Other \_\_\_\_\_

Reviewer name:

Deborah House

Reviewer status:

- ☐ Commission Member  
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

No. Destroys existing wooded, beautiful site next to residential area w/ negative impact on residential area.

How would you improve the proposal as submitted?

Eliminate curb cuts into Beecher

What do you see as some of the outcomes of the proposal?

- Dangerous intersections at Beecher and Hamilton with new curb cuts
- Decreased property values in Academy Ridge and Thurston
- If a restaurant is built would it serve alcohol?
- Concerned about traffic flow coming onto Beecher and increasing already high traffic from Columbus Academy
- Include sidewalk along Beecher
- Eliminate curb cuts into Beecher

What are your overall comments or suggestions?

- Maintain horticultural beauty w/ existing trees (can't tell from plan)
- Too much "junky" retail along Hamilton and within Gahanna
- Concern about existing empty "retail" in Gahanna, just start w/ Creekside
- Concern about impact on McKenna Creek and drainage

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

	Not appropriate or desirable		Very appropriate and desirable		N/A
	1	2	3	4	5
Pedestrian friendliness	X				
Scale	X				
Compatibility with surrounding uses	X				
Vehicular circulation	X				
Traffic impact on neighboring streets	X				

## **Gahanna Area Commission Feedback**

**Name:** Ryan Spak

**Area Commission #2**

**Meeting Date:** 6/1/2017

**Project Name:** Shops at McKenna Creek (AC-0001-2017)

**Project Type:** Other (Pre-Final Plan Review)

### **Comments:**

1. The thing that struck me almost immediately was that the parking lot seems large for this development. We discussed this at the meeting (City mandates minimum parking). Perhaps nothing can be done now, but hopefully this can be addressed in the future.
2. Several of the planning documents previously provided by the City emphasize that it is desirable to have a consistent “brand” of architecture. I have to admit that I didn’t fully understand what they meant until I saw a rendering of these shops. A wood/aluminum finish screams “Easton Gateway”, not “Gahanna”. It would be a fish out of water at that location on Hamilton. I’m not an architect so I can’t suggest something better, but I have to imagine it would be more in the direction of a decorative brick.
3. At the time of the meeting, building heights were not determined. I think 1-story would be most appropriate for this area, perhaps with additional height for decorative roofs.
4. A question for the City: who decides the design vehicle of the access points? I don’t know how delivery deals are made, but I know I’ve seen large Sysco food trucks even at tiny restaurants. Therefore, if a restaurant is a likely tenant, it seems like at least one access point should accommodate a WB-50 trailer. The right-in/right-out would be most logical, but sizing that for a trailer would have to be balanced to consider the shared use path (i.e., pavement width designed for trucks would allow cars to navigate it at a higher speed while crossing the path).

It doesn’t look like the current parking lot or drives are designed for a larger truck. Maybe that’s mostly the developer’s risk, but if it is built for a smaller design vehicle than is used, it will tear up landscaping, curbs, drive aprons, walks, paths, etc. that all exist within the public Right-of-Way.

5. I got the impression there is a history between the City and residents of the Academy Ridge neighborhood, so I didn’t want to interject in the discussion at the meeting. Maybe it’s still not my place, but I wanted to offer a few thoughts in private.

I understand people are protective of their neighborhoods...that’s a natural reaction. I also understand that some traffic concepts can be obtuse or even counter-intuitive. That said, I hope the City stands up for itself and considers the wants of “81 homes” vs the other 33,000+ residents and users of the roadways.

For example, adding two driveways is not a “four way intersection”...it’s a two-lane road with two drives. It’s nothing special, this configuration is ubiquitous throughout the city/region/state/country. Adding a walk on the north side of this proposal wouldn’t make sense without connecting it to the neighborhood. Connecting it would require moving/replacing guardrail, cutting down a significant number of trees and probably substantial earthwork in the “preservation area” that was to be untouched; all this for a sidewalk that is redundant with the other side of the road—which they were so quick to point out is “only 26 feet away”.

## **Gahanna Area Commission Feedback**

**Name:** Ryan Spak

**Area Commission #2**

**Meeting Date:** 6/1/2017

**Project Name:** Shops at McKenna Creek (AC-0001-2017)

**Project Type:** Other (Pre-Final Plan Review)

### **Comments:**

1. The thing that struck me almost immediately was that the parking lot seems large for this development. We discussed this at the meeting (City mandates minimum parking). Perhaps nothing can be done now, but hopefully this can be addressed in the future.
2. Several of the planning documents previously provided by the City emphasize that it is desirable to have a consistent “brand” of architecture. I have to admit that I didn’t fully understand what they meant until I saw a rendering of these shops. A wood/aluminum finish screams “Easton Gateway”, not “Gahanna”. It would be a fish out of water at that location on Hamilton. I’m not an architect so I can’t suggest something better, but I have to imagine it would be more in the direction of a decorative brick.
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# Exhibit C

## Ordinance 111-1990

EXHIBIT C

DEVELOPMENT STANDARDS

for

Planned Commercial Center District

Zoning Application No. ZC-10-90

A. Use limitations.

1. No building or premises shall be used, constructed, erected, arranged, designed or intended to be used as:
  - a. An adult bookstore, adult theater or adult entertainment establishment;
  - b. A vehicle sales or service facility of any kind, including gasoline service station and repair shop for automobiles, recreational vehicles or other vehicles; or
  - c. A boat or trailer sales or service establishment.
2. Free-standing or guyed antenna towers are prohibited.

B. Lighting standards.

1. All lighting fixtures shall not exceed 24 feet in height, and any light fixture more than 16 feet in height, other than internally illuminated signs, shall be a cut-off type fixture (down lighting) so that such lighting shall not shine above the horizontal.
2. Pole mounted lighting shall be mounted on poles which are wood or black, dark brown or bronze colored metal.

C. Signage standards.

1. Sign frames and poles shall be black, dark brown, dark charcoal, dark rust, dark maroon, dark green or dark bronze in color.
2. Only internally illuminated graphics shall be utilized, except that monument-type signs may be externally illuminated.

D. Landscape standards.

1. Development planning and engineering shall assure that all reasonable steps are taken to assure that the ravine along the west edge of the PCC District shall, to the extent located in the PCC District, remain substantially in its natural state, subject to deviation therefrom necessary for the construction of the Access Road (the road separating Parcel #1 and Parcel #2 as those Parcels are designated on the Survey) and utility lines in and adjacent thereto, the construction of sanitary sewer lines to provide service for the PCC District to the sanitary sewer line to be constructed in said ravine and any improvements required to provide for proper storm water drainage from the PCC District into said ravine.
2. Within the required parking set back along Hamilton Road and the south side of the Access Road, reasonable efforts will be made to preserve a reasonable number of existing trees having a diameter of more than eight inches in order to provide a pleasing streetscape without unduly restricting visibility of the development in the PCC District from Hamilton Road and the Access Road.
3. Landscaping shall be provided at the following ratio of lot coverage (both buildings and parking/loading).
  - a. 0 to 20,000 square feet - 6" of total trunk diameter plus an additional 1" of total trunk diameter for every 4,000 square feet of coverage.
  - b. 20,000 to 100,000 - 10" of total trunk diameter plus an additional 1" of total trunk diameter for every 4,000 square feet of coverage over 20,000.
  - c. Over 100,000 square feet - 20" of total trunk diameter plus an additional 1" of total trunk diameter for every 6,500 square feet of coverage over 100,000.

Such tree planting material shall be used to provide plantings within parking areas, as part of frontage treatment, and to accent buildings. Existing trees of 3" diameter or greater which are



retained on a site may be used as part of the above requirements as long as such trees are not located in service areas. Minimum tree trunk size shall be not less than 2" diameter at time of planting.

4. At the east edge of the parking lot on Parcel #1, except at driveways onto Hamilton Road, screening from Hamilton Road shall be provided to a total height of not less than 3 feet above the finished grade of the parking lot by means of one, or a combination of two or more, of the following: (a) earthen mounding; (b) plantings having an opacity of not less than 75% at time of planting; (c) walls; or (d) grading the parking lot to an elevation below the grade of the area east of the parking lot.
- E. Dumpster screening: Trash containers and dumpsters of any type shall be contained within buildings or shall be enclosed on all sides with fences or walls of brick, stone or wood at least six feet in height or with landscape materials of at least 80% opacity and at least six feet in height at time of planting.
- F. Building design standards.
1. The design of building facades facing Hamilton Road which are constructed on Parcel #1 will be in the style shown on the renderings attached to these Design Standards as Attachments 1 and 2, although those renderings do not depict the exact appearance of those facades because the building layout and final detailing has not been determined.
  2. The building facades facing Hamilton Road on buildings constructed on Parcel #1 will be articulated and have varying roof lines generally as shown on those renderings in order to avoid the appearance of a flat-walled traditional strip shopping center.
  3. The architectural design of all buildings shall employ only the following building finish materials: wood; brick; stone; dryvit; or stucco, except that windows, doors and accents may be of other materials. All four sides, or all facades, shall be finished in one or more of those materials.



4. The colors of exterior finishes of buildings will be either natural colors (for example, but not by way of limitation, brick, stone, copper or brass) or applied finishes in white or shades and tones of brown, rust, tan, grey and cream, with accents of other colors being permitted.



