

From: [Tom Cartwright](#)
To: [Kayla Holbrook](#)
Cc: [Michael Blackford](#); [gdugger@smithandhale.com](#); [jsugar@arshot.com](#); [CouncilStaff](#); [Kelly Wicker](#); [Robert Priestas](#)
Subject: Re: 1041 Hamilton Road project
Date: Wednesday, April 25, 2018 10:13:23 AM

Thanks Michael. I understand now. Tom

Sent from my iPhone

On Apr 25, 2018, at 10:10 AM, Kayla Holbrook <Kayla.Holbrook@gahanna.gov> wrote:

Good morning, Mr. Cartwright -

I think I can answer your question regarding public hearings. All applications that require Planning Commission approval do not require a public hearing. Which applications require a public hearing is outlined in our City Code under Chapter 11. Design Review applications for example do not require a public hearing. We do however open the floor for public comment for each application the Planning Commission reviews, with the rule changes that were made in 2016.

Let me know if I can clarify that in any way.

Kayla Holbrook
Deputy clerk of council
City of Gahanna
200 S. Hamilton Road
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sent from my iPhone

On Apr 25, 2018, at 9:01 AM, Tom Cartwright <thcartwright@gmail.com> wrote:

Thanks Michael, but I don't know enough to understand if subsequent planning commission approvals all include a public hearing? Thanks much.

Sent from my iPhone

On Apr 25, 2018, at 8:38 AM, Michael Blackford <Michael.Blackford@gahanna.gov> wrote:

Mr. Cartwright,

I think I read you loud and clear. See below for responses. Let me know if you have any questions and I look forward to meeting you tonight. Thanks.

MICHAEL BLACKFORD, AICP
Deputy Director
Department of Planning & Development

<IMAGE001.JPG>
CITY OF GAHANNA

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From: Tom Cartwright [<mailto:thcartwright@gmail.com>]
Sent: Tuesday, April 24, 2018 4:08 PM
To: Michael Blackford <Michael.Blackford@gahanna.gov>

Cc: Kayla Holbrook <Kayla.Holbrook@gahanna.gov>; gdugger@smithandhale.com; jsugar@arshot.com; CouncilStaff <councilstaff@gahanna.gov>; Kelly Wicker <Kelly.Wicker@gahanna.gov>; Robert Priestas <Robert.Priestas@gahanna.gov>

Subject: Re: 1041 Hamilton Road project

Thanks but I could use a little clarity tomorrow. I'm new to this so I'm not so clear on the language. I'll try to do a better job on the ask.

For the third building will there be a public hearing and input on building use? For example to opine on the suitability of a bar like a sports bar (think wings and things or hooters) or would this approval cover such a bar disguised as a restaurant? **Tonight's meeting is probably the most appropriate venue to speak about uses. The Final Development Plan (FDP) is for all three buildings/uses. Future meetings most likely, unless a conditional use is requested, will be regarding the design of the building, not so much the appropriateness of the use. When a project is approved, it could be for a specific tenant or use but those tenants and uses may change over time, often without a public hearing if the zoning allows for the use and the site meets certain parameters such as parking.**

A public hearing on the design and materials and signage of the building? **An additional Design Review (DR) application will be required for the third building. A DR application cannot be approved at a staff level. It requires review and approval by Planning Commission.**

Will the signage package be presented at a Future public hearing or will that only occur if a variance is requested? **Planning Commission will have to approve the master sign plan. After master sign plan approval, individual tenant signage may be approved administratively so long as a variance is not required.**

Hope I'm more clear here.
Thanks
Tom

Sent from my iPhone

On Apr 24, 2018, at 3:46 PM, Michael Blackford <Michael.Blackford@gahanna.gov> wrote:

The requested Final Development Plan and Variance would apply to the third building but not the Design Review. A new Design Review application would be required for that building.

I hope I answered your question. If not, let me know and I'll do a better job. Please know that I'm about to get in an airplane and lose access to emails but I will try to respond tomorrow prior to the hearing.

Thanks and have a great day.

MICHAEL BLACKFORD, AICP
Deputy Director
Department of Planning & Development

<IMAGE001.JPG>
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<image003.png><image005.png><image007.png><image024.png><image025.png><image026.png>

From: Tom Cartwright [<mailto:thcartwright@gmail.com>]
Sent: Tuesday, April 24, 2018 12:16 PM
To: Michael Blackford <Michael.Blackford@gahanna.gov>
Cc: Kayla Holbrook <Kayla.Holbrook@gahanna.gov>; gdugger@smithandhale.com;

jsugar@arshot.com; CouncilStaff <councilstaff@gahanna.gov>; Kelly Wicker <Kelly.Wicker@gahanna.gov>; Robert Priestas <Robert.Priestas@gahanna.gov>

Subject: Re: 1041 Hamilton Road project

Michael

Thanks for the responses. Quick question. Would the subsequent signage and third building approvals include prior public hearing?

Thanks. Tom

Sent from my iPhone

On Apr 24, 2018, at 11:57 AM, Michael Blackford <Michael.Blackford@gahanna.gov> wrote:

Mr. Cartwright,

Below are a few responses to some of the questions you have raised.
See you tomorrow night.

MICHAEL BLACKFORD, AICP

Deputy Director
Department of Planning & Development

<IMAGE001.JPG>
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From: Kayla Holbrook

Sent: Thursday, April 19, 2018 4:05 PM

To: tom cartwright <thcartwright@gmail.com>;
gdugger@smithandhale.com; jsugar@arshot.com; CouncilStaff
<councilstaff@gahanna.gov>

Cc: Michael Blackford <Michael.Blackford@gahanna.gov>; Kelly Wicker
<Kelly.Wicker@gahanna.gov>; Robert Priestas
<Robert.Priestas@gahanna.gov>

Subject: RE: 1041 Hamilton Road project

Mr. Cartwright. I received your email and forwarded it to our City Engineer and Deputy Director of Planning & Development.

I will also forward to Council and Planning Commission per your request.

KAYLA HOLBROOK

Deputy Clerk of Council
Council Office

<IMAGE020.JPG>
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<image022.png><image021.png> <image024.png> <image022.png> <image026.png> <image023.png>

From: tom cartwright [<mailto:thcartwright@gmail.com>]

Sent: Thursday, April 19, 2018 8:07 AM

To: gdugger@smithandhale.com; jsugar@arshot.com; CouncilStaff

<councilstaff@gahanna.gov>

Subject: Re: 1041 Hamilton Road project

One additional question which relates to question 2 below.

13. Please show specific renderings or detailed descriptions of any landscape buffer along Beecher which is essentially a residential street. Include committed set back and tree preservation as well as any other landscape and visual buffer plans.

On Apr 18, 2018, at 8:12 PM, tom cartwright
<thcartwright@gmail.com> wrote:

To all,

I am an adjacent homeowner and I wanted to send some of the questions prior to the meeting on Wed. 25 April. I would appreciate responses as possible in advance, or at a minimum at the meeting. I recognize the timeline may be short, but with 7 days notice for us it is the quickest I could review. And I may have more questions at the meeting as I take additional time to review in more detail. I have noted who I believe the accountable party is for the specific question, but please weigh in on additional items as appropriate.

I would appreciate acknowledgment of receipt of this email.

1. Please provide a arial satellite view with the development superimposed as is typically standard with most real estate developments. The satellite view that is included in the Trans documentation is completely inaccurate in that the development shading basically extends to our back porch which means it significantly encroaches on our legal property. Please provide a corrected copy via the prior request. - **Developer**

2. Please provide additional detail including renderings of the entire development with landscaping details. What is included seems inadequate to understand the visual appeal of the development and there is very little description of such in the text.
And be specific about what the back of the West building will look like since it is adjacent to residential property- **Developer**

3. I assume there will be no approval without a commitment as to the actual design and lot layout. The text and renderings here leave far too much discretion to the developer as to the actual design, lot layout, and aesthetics.

Is that correct that a final committed design, lot layout, and material plan will be required before final approval?

It seems like this is even more important since the developer is seeking a variance with respect to the required design – **City The renderings are provided within the Design Review application. The applicant has provided renderings for two of the three buildings. The third building for which there is no rendering will require an additional Design Review application and approval/denial by the Planning Commission.**

- Is there a better design including facade materials and architectural design? - **Developer**

NB What is rendered herein strikes me as a standard steel and glass basic strip center, especially the building to the West which looks odd to be of a different (cheaper) design than the other building.

4. The site plan shows 3 buildings, yet the renderings show only 2 buildings.

What is the third building?

It's design?

It appears like it could be a fast food pad, so I very much want to understand the plan.

The Parking calculations do not square with the square footage in the buildings. The parking calculations show 2 calculation methods but both with 24.8k ft. I think one is the 3rd building at 6k because it is 1 space / 50 sq ft and so it seems that must be the restaurant? Is this right and the drawing wrong?

If the details are not known/disclosed, how could this be a final plan and subject to approval? -

City/Developer

5. With regard to economic viability test, how many tenants are secured and what square footage is committed of the total square footage?

Who are the tenants that are committed?

What is the estimated rent/sq ft and how does that compare to the proximate market

There is already a significant amount of vacant space in the area so more would be a blight on this neighborhood.

- **Developer**

6. On the site plan Lot 5 is Cartwright. It is wrong on the plan.

7. Site Plan: Please describe how close the West building is to the ravine drop off and how will it be constructed so as not to damage the preservation zone. Describe better the landscaping that will hide the back of that building? How tall will it be and how dense to hide the 26 foot high building? What is the element on the drawing directly to the North of the West building?

The West building seems to impinge on the top of the ravine at it's South end. Please explain. - **Developer**

8. There seems to be a massive amount of stark parking and very little landscaping for aesthetic appeal and given the woods that now exists there. That seems to be driven by the required parking restaurants which is substantially higher per sq ft. and which is estimated at 24k sq ft. Yet no restaurant is shown or discussed. Can you explain? - Developer

- and did the City consider eliminating or reducing restaurant in the development to reduce the vast parking plain which is clearly out of context in this neighborhood. - **City Restaurant is an allowed use by the zoning. City staff cannot legally eliminate the use of a restaurant. The appropriateness of that particular use should have occurred when the property was rezoned (1990).**

9. With regard to the section on parks, Just what exactly does "protection of a select number of surveyed trees along the property's frontage on Hamilton Road." mean. Please be specific with respect to a rendering or estimation in % of what would be retained.

- the same question for "best construction practices to safeguard against damaging any trees located within the preservation easement." - **Developer/City**

The text here is pretty vague and commits to nothing. Given the current habitat and the strict requirements of a preservation zone this should be more specific and detailed before any final approval.

10. With respect to the stream, there is no detail on what or how preservation of the conservation easement will be effected. And, if the permits and approvals have been secured, or will be secured prior to final approval. All the response says is that comments "are noted." Will the City require detail and compliance before this project can move ahead?
And what will that mean?
Will the public be able to view this at a hearing before approval given the environmental impacts?- **City**

11. Since the ingress and egress from Hamilton will only be a right in and right out, all left in and left out traffic will be required to use Beecher. To ensure traffic does not turn into the neighborhood rather than just signs can you include channeling to eliminate that possibility? - **City**

12. There is no mention of what external signage will look like at the street, especially the neighborhood street Beecher, or on the buildings. Since this is a neighborhood environment code may not be acceptable. What is the plan?
Will it be presented to the public before approval? - **City/Developer Signage is not a part of this request. Signage is typically an administrative approval, however, multi-tenant buildings are required to file a master sign plan. The sign plan will be required to go to Planning Commission for review and approval/denial. This process is very similar to the Design Review process.**

I may have additional questions as I have more time to review the material and as you respond to my questions. I would appreciate responses prior to the meeting if possible and if it would be easier to discuss please let me know and we can set up a meeting prior to the hearing, It will need to be by phone as I will be in Boston Monday and Tuesday.

Mr Dugger, I placed a call to your office today and left a voice mail and I will phone you tomorrow to touch base.