

FINAL DEVELOPMENT PLAN APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 870 Claycraft Road		Project Name/Business Name (if applicable): Trevi Enterprises	
Parcel ID No.(s): 025-013638 & 025-013639	Current Zoning: OCT, L, M-1 MS 11/14/18	Total Acreage: 16.93	
Project Description: TO DEVELOP A SITE ON THE NORTH SIDE OF CLAYCRAFT ROAD, TO SUPPORT A NEW 262,500 SQUARE FOOT WAREHOUSE BUILDING.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Trevi Enterprises, LLC		Applicant Address: 8400 INDUSTRIAL PARKWAY, PLAIN CITY, OH 43064	
Applicant E-mail: amyhuffman@rroho.com		Applicant Phone No.: (614) 579-7767	
BUSINESS Name (if applicable): FED ONE			
ATTORNEY/AGENT Name: AGENT: BRIAN BURKHART, PE		Attorney/Agent Address: 250 OLD WILSON BRIDGE ROAD, WORTHINGTON, OH	
Attorney/Agent E-Mail: BBURKHART@CECINC.COM		Attorney/Agent Phone No.: (614) 540-6633	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor Fed One Dublin, LLC		614-873-0662 amyhuffman@rroho.com	
Developer Fed One Dublin, LLC		614-873-0662 amyhuffman@rroho.com	
Architect DSA Architects (Branko Stankovic)		branko@dsaarchitectsinc.com	
PROPERTY OWNER Name: (if different from Applicant) VALUE RECOVERY GROUP II LLC		Property Owner Contact Information (phone no./email): 614-324-5959 David Poe	

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: Amy Brondi-Huffman Date: 11/1/18
THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. FDP-281-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 11-5-18

PAID: 500.00
DATE: 11-5-18
CHECK#: 7867

FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1108 (visit www.municode.com) & Chapter 914 , Tree Requirements	✓			
	2. Review the State of Ohio Fire Code Fire Service Requirements	✓			
	3. Pre-application conference with staff	✓			
FINAL DEVELOPMENT PLAN shall contain the following:					
	4. Scale: Minimum - one inch equals 100 feet.	✓			
	5. The proposed name of the development, approximate total acreage, north arrow, and date	✓			
	6. The names of any public and/or private streets adjacent to or within the development	✓			
	7. Names and addresses of owners, developers and the surveyor who designed the plan	✓			
	8. Vicinity map showing relationship to surrounding development and its location within the community	✓			
	9. Natural features currently within proposed development, including drainage channels, tree lines, bodies of water, and other significant features	✓			
	10. Current zoning district, building and parking setbacks	✓			
	11. Proposed location, size and height of building and/or structures	✓			
	12. Proposed driveway dimensions and access points	✓			
	13. Proposed parking and number of parking spaces	✓			
	14. Distance between buildings		✓		
	15. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc.	✓			
THE DEVELOPER SHALL SUBMIT A TABLE OF DEVELOPMENT CALCULATIONS. TABLE SHALL INCLUDE:					
	16. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)	✓			
	17. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage)	✓			
	18. Setback calculations, (if needed)	✓			
	19. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, and number of trees proposed)	✓			
	20. List of contiguous property owners & their mailing address	✓			
	21. Pre-printed mailing labels for all contiguous property owners	✓			
	22. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓			
	23. Application & all supporting documents submitted in digital format	✓			
	24. Application & all supporting documents submitted in hardcopy format	✓			
	25. Authorization Consent Form Complete & Notarized (see page 3)	✓			

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

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: _____

Date: 12/19/18

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, David Poe, Vice President, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Amy Biordi-Huffman 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: [Signature]

Date: 10/31/18

AUTHORIZATION TO VISIT THE PROPERTY

I, David Poe, Vice President, 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: [Signature]

Date: 10/31/18

Subscribed and sworn to before me on this 31st day of October
State of OHIO County of Franklin

Notary Public Signature: Sharon L Gorbey



SHARON L GORBAY
Notary Public
In and for the State of Ohio
My Commission Expires
June 29, 2020

AGREEMENT TO COMPLY AS APPROVED

I, Amy Biordi-Huffman, 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: Amy Biordi-Huffman

Date: 10/31/18

Subscribed and sworn to before me on this 31st day of OCTOBER, 2018
State of OHIO County of Franklin

Notary Public Signature: Sharon L Gorbey



SHARON L GORBAY
Notary Public
In and for the State of Ohio
My Commission Expires
June 29, 2020

Claycraft Warehouse

Project 182-564

11/02/18

Property Owners and Mailing Addresses

MHI Ohio CC III LLC

PID: 025-00688-00

Mailing Address: PO BOX 9495, FARGO, ND 58106

Parlinco Inc.

PID: 026-190715-00

Mailing Address: 885 CLAYCRAFT RD, COLUMBUS, OH 43230

CAC Group LLC

PID: 026-190716-00

Mailing Address: 935 CLAYCRAFT RD, COLUMBUS, OH 43230

Value Recovery Group II

PID: 025-006690-00

Mailing Address: 919 OLD HENDERSON RD, COLUMBUS, OH 43220

Step Enterprises

PID: 025-006154-00

Mailing Address: 11708 HUNTINGTON WAY, PICKERINGTON, OH 43147

MHI Ohio CC IV LLC

PID: 025-012063-00

Mailing Address: PO BOX 9495, FARGO, ND 58106

White Knight of Central Ohio LTD

PID: 025-012056-00

Mailing Address: 90000 HERITAGE DR, PLAIN CITY, OH 43064

Central Ohio Community

PID: 025-013637-00

Mailing Address: 845 PARSONS AVE, COLUMBUS, OH 43206

Gahanna Business Mart Partnership

PID: 026-181411-00

Mailing Address: 695 KENWICK RD, COLUMBUS OH 43209

Central Park LLC

PID: 025-006459-00

Mailing Address: 7344 N WESTERN AVE, CHICAGO, IL 60645

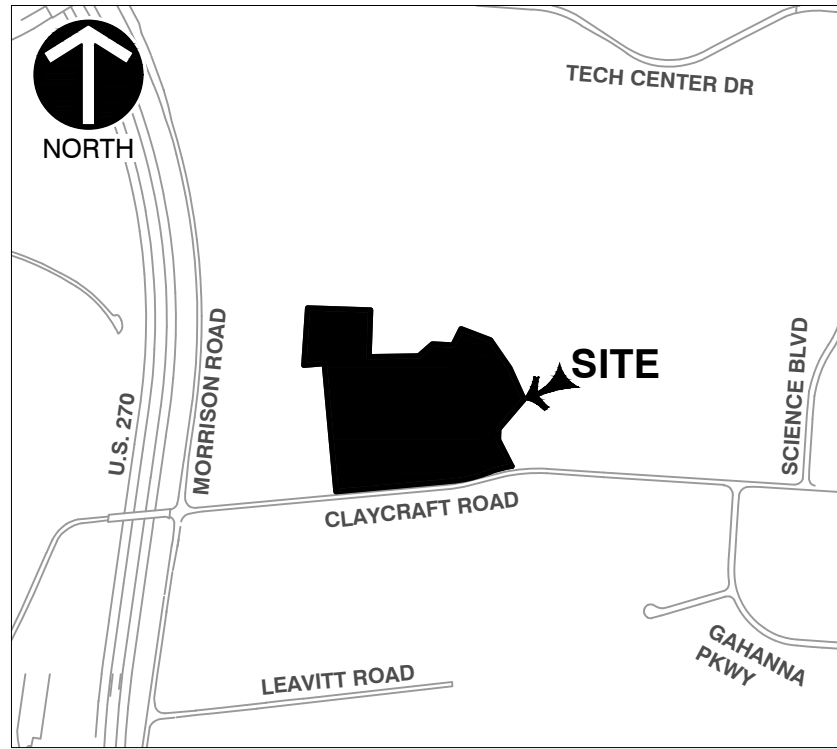
LEGEND

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

FINAL DEVELOPMENT PLAN

CLAYCRAFT WAREHOUSE

TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3;
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO
DECEMBER 2018



VICINITY MAP
1"= 1,000'

SITE STATISTICS

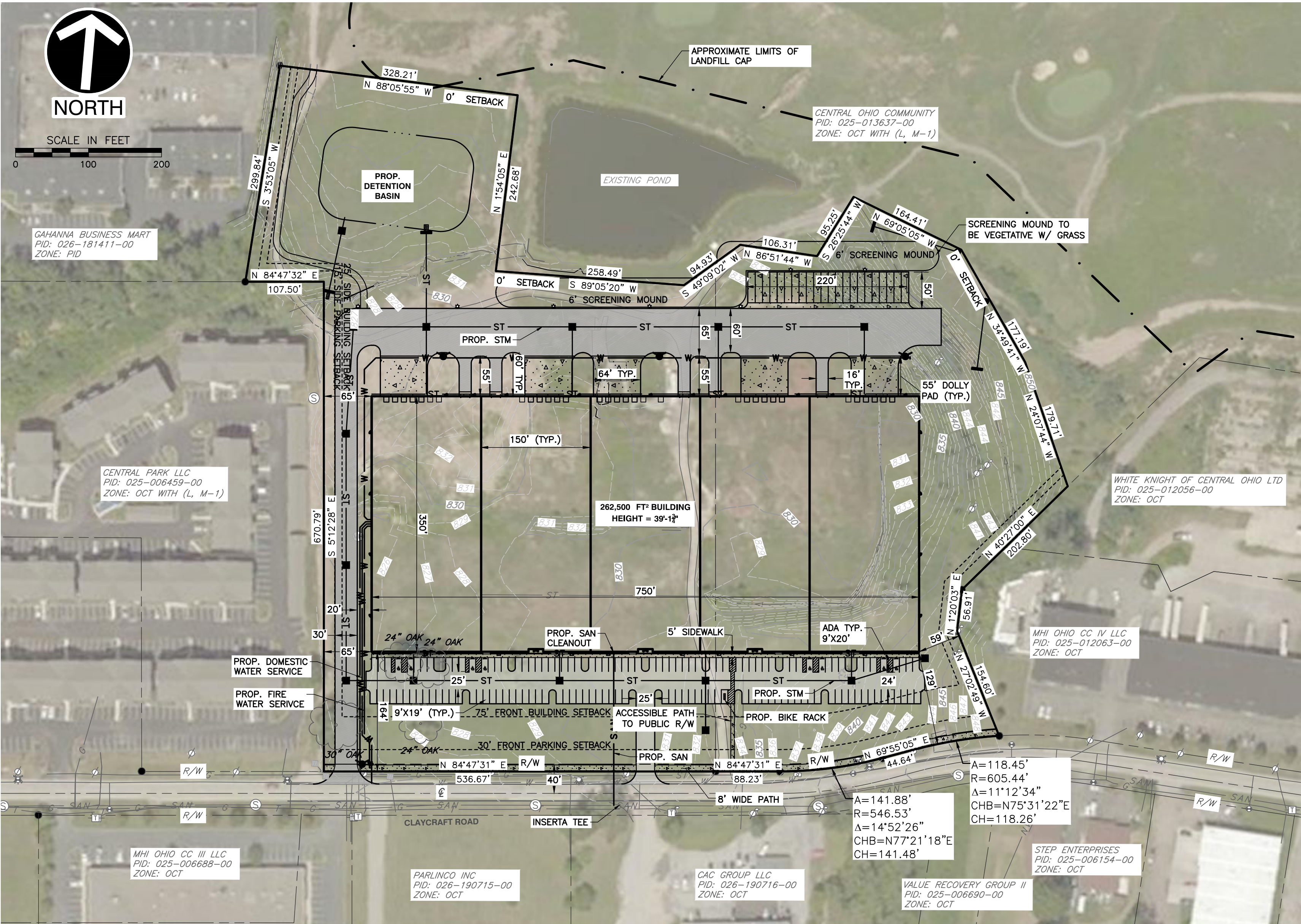
TOTAL ACREAGE	±16.93 AC
ZONING	OFFICE, COMMERCE & TECHNOLOGY (OCT) WITH LIMITED OVERLAY (L, M-1)
MINIMUM LOT AREA	1 AC
BUILDING SETBACKS	
FRONT	75 FT
SIDE ADJACENT TO COMMERCIAL	25 FT
SIDE ADJACENT TO BEDFORD LANDFILL	0 FT
REAR ADJACENT TO BEDFORD LANDFILL	0 FT
PARKING SETBACKS	
FRONT	30 FT
REAR/SIDE ADJACENT TO COMMERCIAL	15 FT
REAR/SIDE ADJACENT TO BEDFORD LANDFILL	0 FT

PARKING DATA

BUILDING SQUARE FOOTAGE	262,500 FT² (10% OFFICE/90% WAREHOUSE)
NUMBER OF SPACES REQUIRED	104 10% (262,500FT²/350FT²) + (1 SPOT PER BUSINESS * 5 BUSINESSES) + 90% (262,500FT² / 10,000FT²)
NUMBER OF SPACES PROVIDED	139 (8 HANDICAP)

LANDSCAPE REQUIREMENTS

SQUARE FOOTAGE OF SITE	737,649 FT²
PERVIOUS AREA	319,323 FT²
BUILDING	262,500 FT²
PARKING	152,076 FT²
SIDEWALK	3,750 FT²
IMPERVIOUS AREA	418,326 FT²
SHADE TREE CALIPER INCH REQUIRED	69 CALIPER INCH 1" CALIPER PER 1,000FT² UP TO 20,000FT² OF BUILDING FOOTPRINT + 1" CALIPER PER 5,000FT² FOR THE REMAINING BUILDING FOOTPRINT (20,000FT²/1,000FT² + 242,500FT²/5,000FT²)
SHADE TREE CALIPER INCH PROVIDED	0 CALIPER INCH (VARIANCE REQUESTED)
REQUIRED SHRUBS	725 SHRUBS (5 SHRUBS PER 10 LF OF BUILDING) (1,450 LF/10LF * 5 SHRUBS)
PROVIDED SHRUBS	360 SHRUBS (VARIANCE REQUESTED)
REQUIRED PERENNIALS	290 PERENNIALS (2 PERENNIALS PER 10 LF OF BUILDING) (1,450 LF/10LF * 2 PERENNIALS)
PROVIDED PERENNIALS	75 PERENNIALS (VARIANCE REQUESTED)
MINIMUM PARKING ISLAND SIZE	180FT²
REQUIRED INTERIOR PARKING LANDSCAPE AREA	2,406FT² (5% OF TOTAL PARKING AREA) (5% OF 48,120FT²)
PROVIDED INTERIOR PARKING LANDSCAPE AREA	2,4154FT²
REQUIRED INTERIOR PARKING LANDSCAPING	25 TREES (1 TREE PER 100FT² OF REQUIRED LANDSCAPE AREA) (1 TREE PER 100FT² X 2,406FT²)
PROVIDED INTERIOR PARKING LANDSCAPING	0 TREES (VARIANCE REQUESTED)
REQUIRED TREES FOR PARKING AREA	3 TREES (1 TREE PER 1,000FT² OF REQUIRED LANDSCAPE AREA) (2,454FT²/1,000FT² PER TREE)
PROVIDED TREES FOR PARKING AREA	0 TREES (VARIANCE REQUESTED)
ADDITIONAL SHADE TREE CALIPER INCH REQUIRED	418 CALIPER INCH 1" CALIPER PER 1,000FT² OF IMPERVIOUS AREA (418,326FT²/1,000FT²)
ADDITIONAL SHADE TREE CALIPER INCH PROVIDED	214 CALIPER INCH + IN LIEU FEE FOR REMAINING 214 CALIPER INCHES



SITE PLAN

SCALE: 1"=100'

OWNER
VALUE RECOVERY GROUP II LLC
919 OLD HENDERSON RD
COLUMBUS, OH 43220
PHONE: (614) 975-5629
CONTACT: DAVID POE
EMAIL: DPOE@VALUERECOVERY.COM

DEVELOPER
FED ONE
800 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
PHONE: (614) 570-6823
CONTACT: SARA HANES
EMAIL: SHANES@RHOHIO.COM

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

REFERENCES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. ON 10/17/2018.
- ALL OF THE PROJECT SITE IS IN THE FLOOD HAZARD ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39049C0351K, EFFECTIVE DATE JUNE 17, 2008

REVISION RECORD

NO	DATE	DESCRIPTION

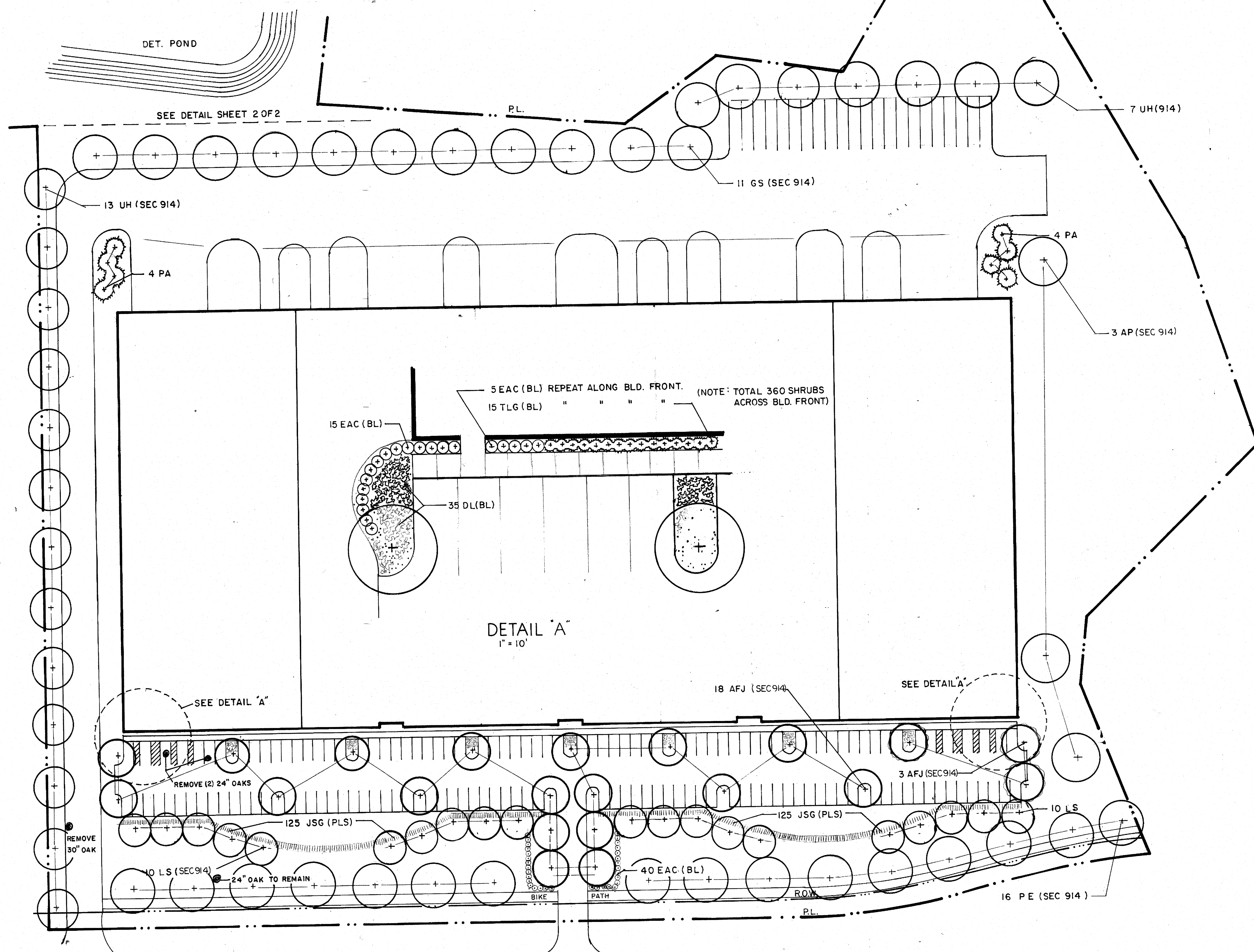
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

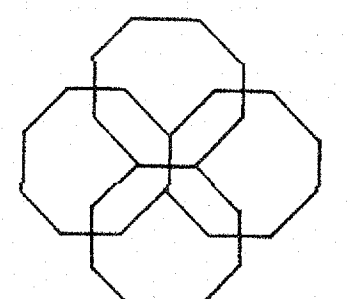
FED ONE
CLAYCRAFT WAREHOUSE
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

DATE:	DECEMBER 2018	DRAWN BY:	HKE
DWG SCALE:	1" = 100'	CHECKED BY:	BAB
PROJECT NO.	182-564	APPROVED BY:	BAB

DRAWING NO.:
C200






BOZZACCO CO. INC.
LANDSCAPE ARCHITECTURE

505 LONDON RD.
DELAWARE, OHIO

740-369-2141

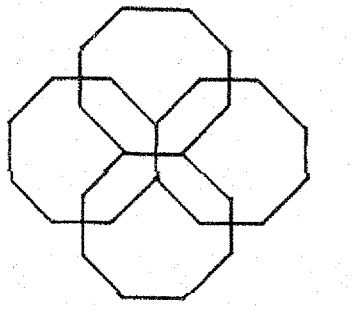
CLAYCRAFT WAREHOUSE
GAHANNA, OHIO
LANDSCAPE PLAN

DRAWN:
10.30.18 JB
12.16.18 JB



NORTH
1" = 40'

SHEET
1 OF 2



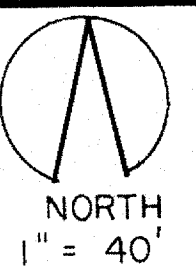
BOZZACCO CO. INC.
LANDSCAPE ARCHITECTURE

505 LONDON RD.
DELAWARE, OHIO

740-369-2141

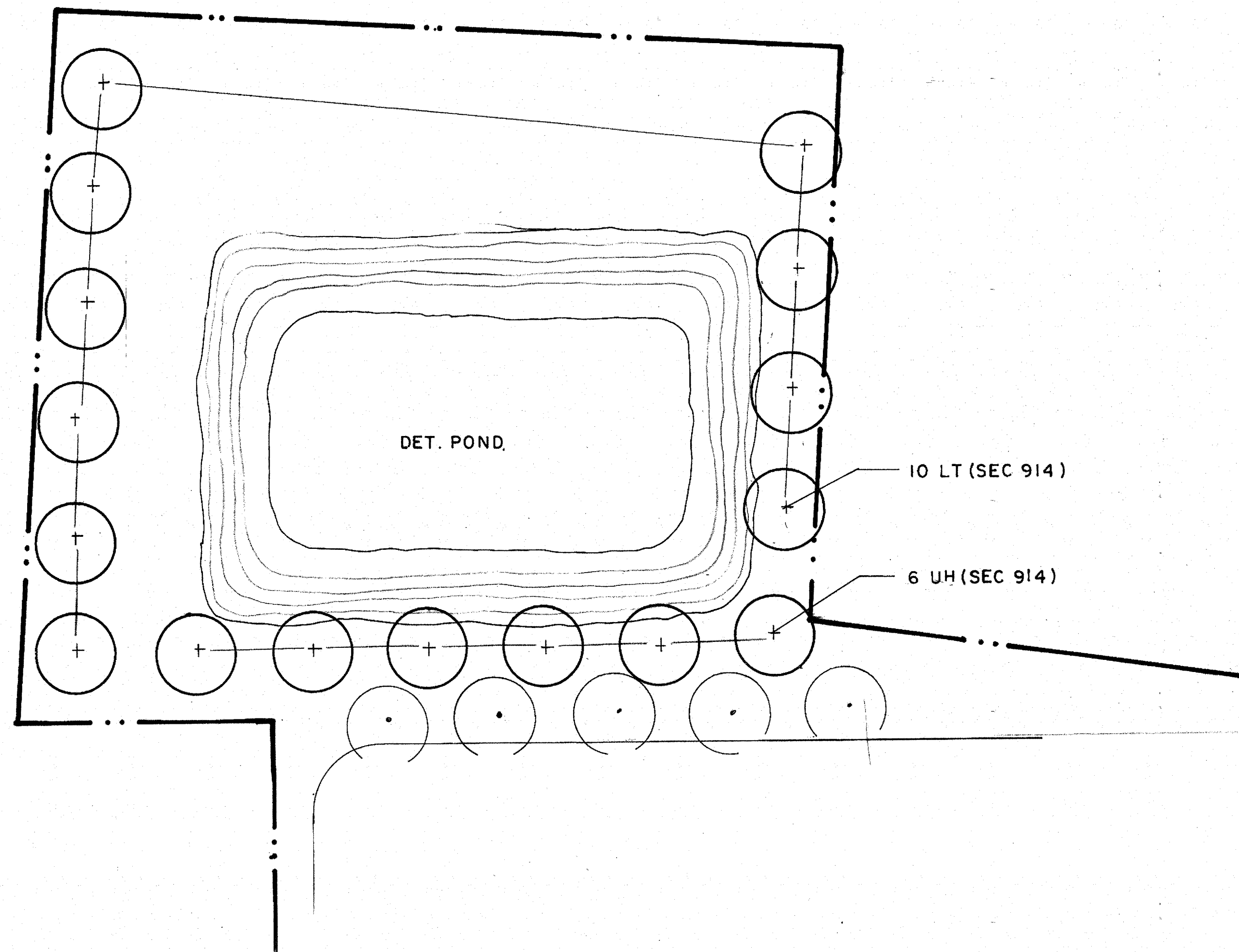
CLAYCRAFT WAREHOUSE
GAHANNA, OHIO
LANDSCAPE PLAN

DRAWN:
12.16.18



SHEET

2 OF 2



DET. POND DETAIL

1" = 40'

NOTES:

INTERIOR TREES:	REQUIRED AMT. 69"	PROPOSED AMT. 0
	REQUIRED AMT. 25	PROPOSED AMT. 0
BLD. LANDSCAPE SHRUBS SYM. (BL)	REQUIRED AMT. 725	PROPOSED AMT. 360
BLD. LANDSCAPE PERENNIALS SYM. (BL)	REQUIRED AMT. 290	PROPOSED AMT. 75
INTERIOR PARKING LOT TREE SYM. (IPL)	REQUIRED AMT. 3	PROPOSED AMT. 0
INTERIOR PARKING LOT SCREEN SYM. (PLS)	REQUIRED AMT.	PROPOSED AMT. 290
SECTION 914 (CODE) SYM. (SEC 914)	REQUIRED 1" CAL. PER 1000 SQ. FT. IMPERVIOUS SURFACE	
	REQUIRED AMT. 418"	PROPOSED AMT. 214"

PLANT MATERIAL SCHEDULE:

AP	ACER PLATANOIDES	2"	3
AFJ	ACER FRE. 'JEFFERS RED'	2"	21
PA	PICEA ABIES	6"	8
PE	PLATANUS x 'EXCLAMATION'	2"	16
UH	ULMUS x 'NEW HORIZON'	2"	26
GS	GLEDTISIA 'SKYLINE'	2"	11
LT	LIRIODENDRON TULIPIFERA	2"	10
LS	LIQUIDAMBER STY.	2"	20
EAC	EUONYMUS A. 'COMPACTUS'	18"	190
TLG	THUJA 'LITTLE GIANT'	18"	210
DL	DAYLILLIES	1 GAL.	70
JSG	JUNIPERUS 'SEA GREEN'	18"	250

December 17, 2018

Ms. Kelly Wicker
City of Gahanna
200 S. Hamilton Rd.
Gahanna, OH 43230

Dear Ms. Wicker:

Subject: Claycraft Warehouse- Final Development Plan Comments
City of Gahanna, Franklin County, Ohio
CEC Project 182-564

Civil & Environmental Consultants, Inc. (CEC) has received final development plan comments prepared by the City of Gahanna, dated December 13, 2018 for Claycraft Warehouse and has prepared the responses below.

Building

1. Building permits will be required for the project, and will be required to comply with the building code.
OK as noted.

Public Safety

2. No comments or concerns from the police department
OK as noted.

Soil & Water Conservation District

3. I only have one comment regarding 870 Claycraft. The proposed detention basin is in the path of the overflow from the adjacent pond. As shown, the detention basin will intercept the surface flow from the pond. The final design plan should address the emergency overflow from the offsite pond and potential impacts to their detention basin outlet.
OK as noted.

Community Development

4. A 6' tall mound is shown the north side of the property to screen the loading areas. This meets the overlay requirements except the mounds are required to have adequate plant material to prevent erosion. Please revise the landscape plan accordingly.

12/10/18 - Response to comments indicates grass will be planted to meet this requirement. No issue with this, however, the landscape plan need to be revised to indicate what will be planted and where. Please revise the plan accordingly.

Landscape plan revised to account for new variance request.

5. Chapter 914 requires 1 shade tree caliper inch per 1,000 square feet of impervious area. This requirement is separate from all other landscaping requirements. Based on the impervious amount, 418 inches of trade trees are required. Plantings are required to be between 1 1/2" and 2 1/2" in size. Please revise the landscape plan accordingly.

Ms. Wicker
Claycraft- Final Development Plan Comments
CEC 182-564
December 17, 2018

12/10/18 - Please be aware that a variance to chapter 914 is not possible. Variances may only be requested to the standards of chapter 1100. Chapter 914.05(c) allows for a fee to paid in lieu of onsite plantings. The fee is \$200 per inch.

Variance request has been revised to Chapter 1100.

Public Service & Engineering

6. General Comments **Informational 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.
- The developer will be responsible for the vacation of any easements and or right-of-way necessary for the development.
- A stream may exist on this property. Any impacts to streams will require permits through the Army Corps of Engineers and/or the OEPA. The developer is responsible for obtaining all necessary permits and approvals related to the potential stream impacts.
- Due to the project location, the owner/developer shall coordinate with the FAA for conformance to their guidelines and restrictions.
- The site is located near a former landfill. The site plan shall show the limits of the existing landfill cap. In addition, it should be noted that the Developer shall discuss with the seller any requirements that may be in place for development near the landfill.
- It is strongly recommended that the developer conduct industry standard environmental site investigations to identify any recognizable environmental concerns so that they can be properly addressed/mitigated as part of the development.
- The City of Gahanna Thoroughfare Plan identifies the right-of-way need for Claycraft Road as 80'. Currently, the existing right-of-way is 60'. To accommodate the future right-of-way needs of Claycraft Road, this development shall dedicate an additional 10' of right-of-way along the development frontage.

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. The developer has completed a traffic study that is acceptable to our office. Should the proposed development change from what was evaluated as part of the study, the study shall be updated to ensure it matches the proposed development. Sanitary Sewer
- There is an existing 18" sanitary sewer located along Claycraft Road that can be accessed to provide sanitary sewer service for the development. Water Service
- There is an existing 12" waterline located along Claycraft Road that can be accessed to provide water service for the development. 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.
- The site shall incorporate 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.

OK as noted.

Ms. Wicker
Claycraft- Final Development Plan Comments
CEC 182-564
December 17, 2018

7. The limits of the landfill cap appear to be within the property boundary. This cap shall not be disturbed, and the developer shall exercise caution when excavating the proposed basin. The owner/developer shall comply with any and all local, state, and federal setback requirements as they relate to the landfill cap.

OK as noted.

8. Our office is in the process of adopting a complete streets policy. As a result, the development shall install a multi-use trail along the frontage of the development and provide a pedestrian route from the path to the building.

Multi Path & pedestrian route has been added to the plan.

Parks

9. No Comment Received.

OK as noted.

Fire District

10. Listed below are updated comments are the Claycraft Warehouse. The building is 262,500 square feet and the height is 39' 1", which requires a fire flow of 8,000 GPM. But since the building is going to be fully suppressed, the minimum fire flow required is 2000 GPM or 25% of the value of Table B105.1 (2). The minimum number of fire hydrants is 2 in accordance with Table C102.1. There are 3 fire hydrants on the south side of the building and 2 public fire hydrants are located on Claycraft Road, located in front of the building. There has been an additional hydrant placed on the plans at the west entrance to the warehouse.

Since the height of the building from the ground to the building eaves exceed 30 feet, the drive lane of the fire apparatus roadway shall be 26 feet in width for aerial access. The proximity to the building shall be not less than 15 feet from the building and no more than 30 feet from building and positioned parallel to one entire side of the building. The rear of the building does not meet the requirements of a fire department access road since it exceeds the 30 foot distance from the building. But there are 55 foot sections of heavy duty road that are in front of each set of bay door and the aerial could set up there if needed. The Fire Division approves this project plan. Additional requirements and comments could follow after plans are submitted and the review process starts.

OK as noted.

Please see attached for 2 copies of the revised development plan along with the variance request.

Sincerely,
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Brian Burkhardt, PE, SI, CPESC, CPSWQ, LEED AP ND



December 19, 2018

Fed One Dublin LLC
8400 Industrial Pkwy
Plain City, OH 43064

RE: Project 870 Claycraft Rd Final Development Plan Comments

Dear Fed One Dublin LLC:

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

Building

1. Building permits will be required for the project, and will be required to comply with the building code.

Public Safety

2. No comments or concerns from the police department

Soil & Water Conservation District

3. I only have one comment regarding 870 Claycraft. The proposed detention basin is in the path of the overflow from the adjacent pond. As shown, the detention basin will intercept the surface flow from the pond. The final design plan should address the emergency overflow from the offsite pond and potential impacts to their detention basin outlet.

Public Service & Engineering

4. 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.
 - The developer will be responsible for the vacation of any easements and or right-of-way necessary for the development.
 - A stream may exist on this property. Any impacts to streams will require permits through the Army Corps of Engineers and/or the OEPA. The developer is responsible for obtaining all necessary permits and approvals related to the potential stream impacts.
 - Due to the project location, the owner/developer shall coordinate with the FAA for conformance to their guidelines and restrictions.
 - The site is located near a former landfill. The site plan shall show the limits of the existing landfill cap. In addition, it should be noted that the Developer shall discuss with the seller any requirements that may be in place for development near the landfill.
 - It is strongly recommended that the developer conduct industry standard environmental site investigations to identify any recognizable environmental concerns so that they can be properly addressed/mitigated as part of the development.

- The City of Gahanna Thoroughfare Plan identifies the right-of-way need for Claycraft Road as 80'. Currently, the existing right-of-way is 60'. To accommodate the future right-of-way needs of Claycraft Road, this development shall dedicate an additional 10' of right-of-way along the development frontage.

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. The developer has completed a traffic study that is acceptable to our office. Should the proposed development change from what was evaluated as part of the study, the study shall be updated to ensure it matches the proposed development.

Sanitary Sewer

- There is an existing 18" sanitary sewer located along Claycraft Road that can be accessed to provide sanitary sewer service for the development.

Water Service

- There is an existing 12" waterline located along Claycraft Road that can be accessed to provide water service for the development.

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.
- The site shall incorporate 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.

5. The limits of the landfill cap appear to be within the property boundary. This cap shall not be disturbed, and the developer shall exercise caution when excavating the proposed basin. The owner/developer shall comply with any and all local, state, and federal setback requirements as they relate to the landfill cap.

Parks

6. No Comment Received.

Fire District

7. Listed below are updated comments are the Claycraft Warehouse.

The building is 262,500 square feet and the height is 39' 1", which requires a fire flow of 8,000 GPM. But since the building is going to be fully suppressed, the minimum fire flow required is 2000 GPM or 25% of the value of Table B105.1 (2).

The minimum number of fire hydrants is 2 in accordance with Table C102.1. There are 3 fire hydrants on the south side of the building and 2 public fire hydrants are located on Claycraft Road, located in front of the building. There has been an additional hydrant placed on the plans at the west entrance to the warehouse.

Since the height of the building from the ground to the building eaves exceed 30 feet, the drive lane of

the fire apparatus roadway shall be 26 feet in width for aerial access. The proximity to the building shall be not less than 15 feet from the building and no more than 30 feet from building and positioned parallel to one entire side of the building. The rear of the building does not meet the requirements of a fire department access road since it exceeds the 30 foot distance from the building. But there are 55 foot sections of heavy duty road that are in front of each set of bay door and the aerial could set up there if needed.

The Fire Division approves this project plan.

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

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

Sincerely,

Kelly Wicker
Administrative Assistant

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to develop 17 acres with a new 262,000 square foot warehouse facility. Final Development Plan (FDP), Design Review (DR), and Variance applications are required in order to do so. The property is located within Central Park of Gahanna and is zoned Office, Commerce, and Technology with an overlay. The overlay was adopted in 2009 and contains many unique standards that only apply to property located within Central Park. Most of these standards relate to building appearance and landscaping.

If approved, this would mark the fourth project to be approved in the past 16 months in Central Park.



Given Hansco – 12,000 square foot office building



Trevi Enterprises



Franklin Peak – 69,000 square foot, 4 story office building
5,200 square foot brewery



All R Friends – 8,000 square foot office building



OCT zoning and the overlay text permit a wide variety of uses. Warehouse and industrial uses are one of the main uses permitted in the zoning along with office. The zoning code and overlay text have unique provisions for setbacks, building design, and other elements of design that vary depending on the use of the property. This is a unique feature of OCT zoning. OCT zoning is also one of the few zonings in the City that permit warehouse. All the properties in the Claycraft Road corridor are zoned OCT and many of them are developed with similar uses, but not at the scale of this proposal.

Final Development Plan

Planning Commission shall approve an 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.

Design Review

The property is zoned OCT with an overlay and therefore subject to the standards of Design Review District 4 (DRD-4). Relevant standards include the following:

- Parking – The Planning Commission should be concerned with the location of the proposed parking area and the screening design that will minimize visual contact with the public. Parking should be to the rear of the building.
- Access – Limited in number but well defined to all traffic.
- Building materials are important to protect property values but a more liberal standard should be applied to OCT.
- Landscaping should be used to maximize visual interest.

Variance

Variances to the overlay text, ordinance 69-2009, have been requested. The overlay text contains unique provisions related to landscaping and building design that are above and beyond what the zoning code would normally require for properties zoned OCT. It is important to note that while these standards may be appropriate for some development types and development sizes, they are not practical for all developments to meet.

- Ordinance – 69 – 2009 – Main Façade Materials – Main façade of all buildings to incorporate a minimum of 50% brick or stone.
 - This provision applies to all development types and is unique to the overlay code. The requested building materials meet the other standards of the overlay text.
- Ordinance – 69 – 2009 and Chapter 1163.08 – Interior Landscaping Requirements – One tree per 1,000/100 square feet of required landscape area.



- Both the zoning code and overlay have requirements for plantings in the parking areas of a project. The applicants have proposed planting over 100 trees on the property, many of which are located in the parking lot. These have been planted to meet the requirements of Chapter 914. In attempting to meet Chapter 914 requirements, the property does not have sufficient room to plant additional trees, therefore a variance has been requested.
- Ordinance – 69 – 2009 – Building Landscaping – All buildings to provide for a minimum of 5 shrubs and two flowering perennials for each 10 linear feet of building.
 - This provision applies to all development types and is a unique provision to the overlay. The zoning code does not contain requirements that require a minimum amount of landscaping adjacent to the building. The applicant has provided for some plantings but they contend that they are unable to meet the strict letter of the requirements.

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

- 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.

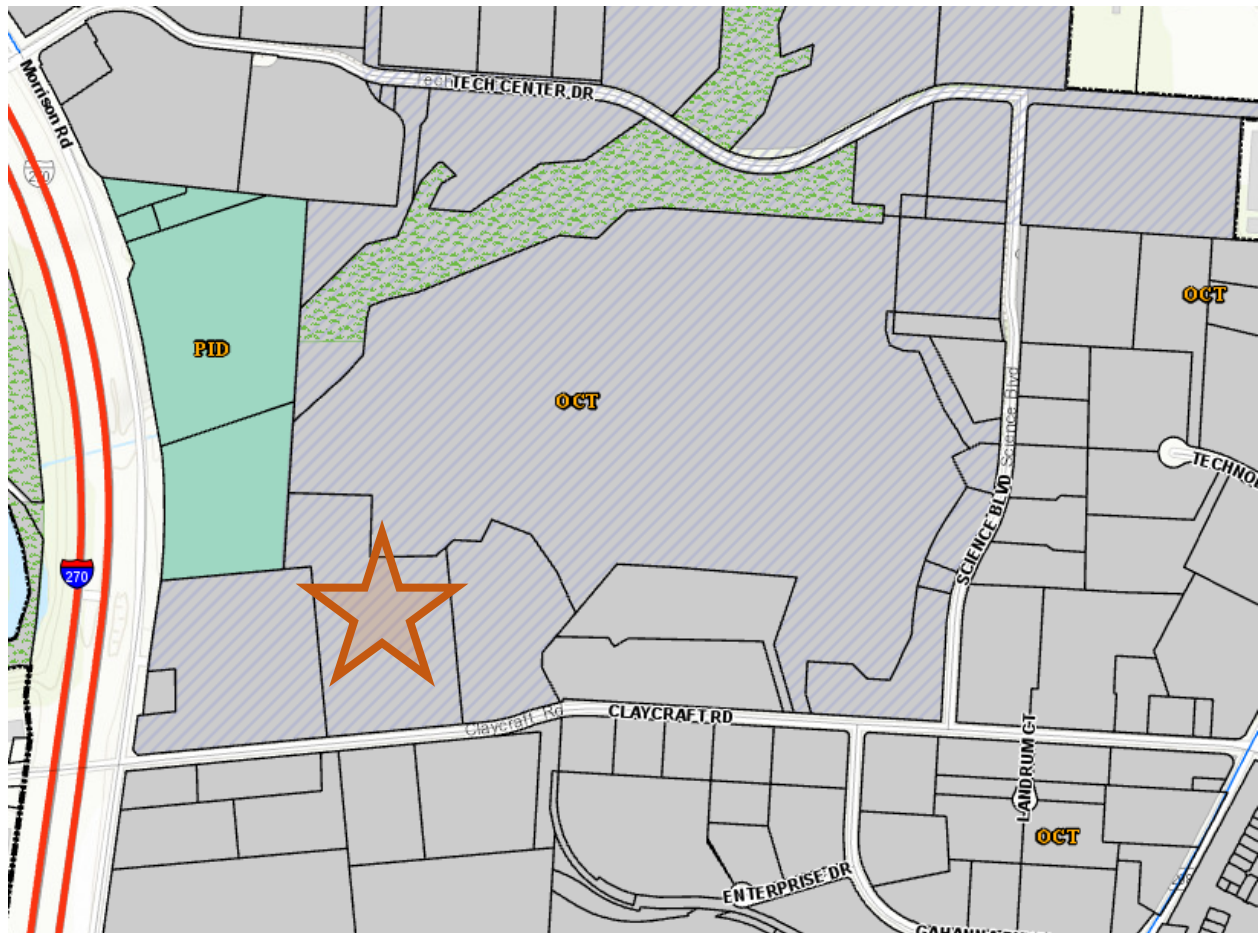
Staff is of the opinion that the request as proposed is meeting the intent of the zoning code and overlay text. The goal of the regulations are for developments to provide quality construction materials and adequate landscaping. Meeting the strict letter of the law can be difficult for some projects as there are many variables that affect the development of a project. In this instance, the requirements of Chapter 914 are so great, 418 tree inches to be planted, that the site is not large enough to accommodate this number of plantings. If these plantings were to occur on site, then the health of the trees would be in question. The goal of the regulations is to ensure that trees are planted on site. Over 200 inches of new trees are proposed with a fee to be paid for the tree inches that cannot be planted on the property.

The request to deviate from the requirement to provide a minimum of 50% of the main façade as brick or stone is a requirement unique to the overlay. While such requirements on office and retail buildings may be logical, rarely do warehouse structures have similar architectural constraints. The proposed materials and design appear to meet all other applicable requirements. The overlay text is self-imposed by the land owner. With that said, the land owner is aware of the variance and has not stated any objection to the request.

Recommendation

It is Planning and Development staff's opinion that the requested applications are consistent with the development potential of the property and applicable area plans and recommend approval.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director