

Gahanna

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: <u>1365 STONE RIDGE DR</u> STONE RIDGE PLAZA		Project Name/Business Name CASTO COMMERCIAL PROPERTY	
Parcel ID No.(s): 025-010785-00	Zoning Designation: CC-2 425 NEIGHBORHOOD SHOPPING	Total Acreage: 21.347	
Please check all that apply:			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Olds Gahanna</small>
OTHER <input type="checkbox"/>			
Project Description: REMOVE PEAR TREES & REPLANT WITH CANADA RED CHERRY & PARROTIA REMOVE TAXUS HEDGE AND MOUND @ INTERSECTION TO OPEN SITE LINES PLANT SHRUBS AND PERENNIALS IN PLACE OF TAXUS			
APPLICANT Name -do not use a business name: MICHAEL MOULTON C.L.P. FIVE SEASONS LANDSCAPE		Applicant Address: 9886 MINK ST. RD REYNOLDSBURGH OH	
Applicant E-mail: MMOULTON@FSLM.COM		Applicant Phone No.: CELL 614 507 4395 OFF. 740 944 2915 EXT 105	
BUSINESS Name (if applicable): FIVE SEASONS LANDSCAPE MGMT. INC.			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): * CASTO COMMERCIAL REAL ESTATE STONE RIDGE PLAZA SHOPS LLC.		Contact Information (phone no./email): * PT 614 679 3059 KELLY FENIMORE 250 CIVIC CENTER DR CDS, OH 43215	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

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/Primary Contact Signature: Michael Moulton C.L.P. Date: 7-29-19

INTERNAL USE

Zoning File No. _____

RECEIVED: _____

DATE: _____

PAID: _____

DATE: _____



DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:
1. Review Gahanna Code Section 1197 (visit www.municode.com)
2. Materials List (see page 3) – does not apply to demolition applicants
3. Authorization Consent Form Complete & Notarized (see page 4)
4. Application & all supporting documents submitted in digital format
5. Application & all supporting documents submitted in hardcopy format
6. Application fee paid (in accordance with the Building & Zoning Fee Schedule)
7. Color rendering(s) of the project in plan/perspective/or elevation
8. One copy 24"x36" or 11"x17" prints of the plans
Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)
1. SITE PLAN that includes the following: (include: scale, north arrow, & address) if applicable
- All property & street pavement lines
- Property size
- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
- Location of all existing and proposed buildings on the site
- Location of all existing & proposed exterior lighting standards
- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)
- Provide lot coverage breakdown of building & paved surface areas
2. LANDSCAPE PLAN (including plant list)
- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated
- Designation of required buffer screens (if any)
- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)
3. ELEVATIONS from all sides
- Fenestration, doorways, & all other projecting & receding elements of the building exterior
4. LIGHTING STANDARD DRAWING that includes the following: (exterior only)
- All sizing specifications
- Information on lighting intensity (no. of watts, iso foot candle diagram)
- Materials, colors, & manufacturer's cut sheet
5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:
- Scale model
- Section profiles
- Perspective drawing
Demolition or Removal of Existing Structures Requirements
1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:
- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district
- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights
- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood



MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Stucco			
Trim			
Windows			
Other (please specify)			
Other (please specify)			

N.A.

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.

Gahanna

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.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

Kelly Fenimore, Property Manager, Stoneridge Plaza Shops LLC
(property owner name printed)

Kelly L. 7-30-19
(property owner signature) (date)

Subscribed and sworn to before me on this 30 day of July, 2019.

State of Ohio County of Franklin

Notary Public Signature: Sheila Hutchins



SHEILA L. HUTCHINS
Notary Public, State of Ohio
My Commission Expires 6-29-2022

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

STEVE Woods
(applicant/representative/property owner name printed)

[Signature] 7/25/19
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 25th day of July, 2019.

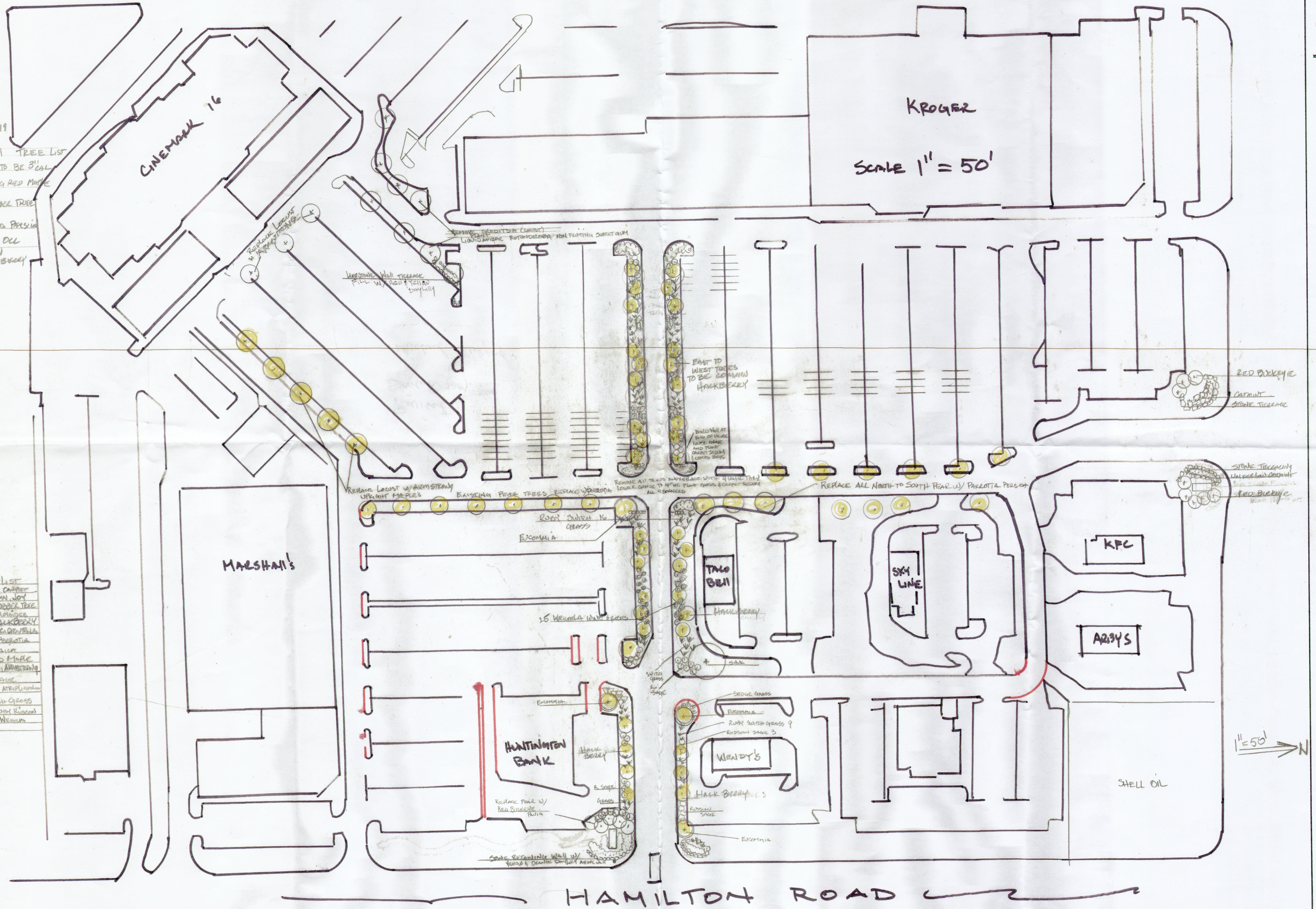
State of Ohio County of Fairfield

Notary Public Signature: Megan L. Green



MEGAN L. GREEN
Notary Public, State of Ohio
My Comm. Expires Jan. 8, 2022
Recorded in Fairfield County

- TREE & Plant List
- SEDUM RED CARPET
- SEDUM AUTUMN JOY
- HARDY RUDDER TREE
- EUCALYPTUS ULMIFORMIS
- BANANA HAKKERRY
- CELTIS OCCIDENTALIS
- PERSIAN PEACOCKIA
- PEACOCKIA PEASCOD
- VIBURNUM RED MAPLE
- ACER RUBRUM AMURATIANUM
- RUSSIAN SAGE
- PEROVSKIA ATRIPLEXOIDES
- RED SWEET GRASS
- PANICUM RUSSIAN BLOSSOM
- WINE & ROSES WEIGERS
- WEDDING



STONE RIDGE PLAZA
1365 STONE RIDGE
FOR CASTO PROPERTY MOUNT.
LANDSCAPE IMPROVEMENTS
GATHANN, OH

DATE:	
DRAWN BY:	
REVISIONS:	



To City of Gahanna

Date August 21, 2019

Michael Blackford

Response to comments:

2. Community development requires new trees to be specified 3" caliper

Tree list:

4- hardy rubber tree 3" cal. 46-common Hackberry 3" cal.

20-Parrotia Persica 3" cal. 5-Armstrong red maple 3" cal.

3. Public Service and engineering:

Site lines will be improved at 4 way stop by removing plants and portion of mound. Installing low ground cover type of plants. Stone slab along Hamilton rd. and Morse Rd. will not change site lines, only prevent mulch from washing from bed on to sidewalk to create terraces on existing slope.

4. Parks: we have changed plant variety from Canada Red Cherry to Celtis Occ. Common Hackberry these are hardy, drought resistant trees that should perform well in island plantings. Acer Rub. Armstrong have been substituted for Bowhall . These have better root system and also relatively drought tolerant.. side note Many of the planting islands do have existing irrigation.

This should address all questions listed on letter from the City.

Thanks,

Michael Moulton C.L.P. Industry certified



September 4, 2019

Five Seasons Landscape
9886 Mink St
Reynoldsburg, OH 43068

RE: Project Stoneridge Plaza Design Review

Dear Five Seasons Landscape:

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

Building

1. No comments. No review by the Building Division is required for the landscaping.

Fire District

2. No Comment Received

Public Safety

3. No Comment Received

Soil & Water Conservation District

4. No Comment Received.

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

A Design Review application has been submitted for Stoneridge Plaza in order to plant new trees and shrubs. The request seeks to replace existing vegetation that is unhealthy, undesirable, or obstructing views with new plantings.

The zoning code has minimal language for plantings, it does not require or prohibit certain species types. It does however provide for a minimum caliper size of three inches. The City Forester has reviewed the request for planting appropriateness. After some discussion, the applicant has revised his planting list to meet the recommendations of the City Forester. There are no unresolved staff comments.

Planting List

Tree list:

4- hardy rubber tree 3" cal.

46-common Hackberry 3" cal.

20-Parrotia Persica 3" cal.

5-Armstrong red maple 3" cal.

An additional component of this request is to remove the hedge and mound that obstructs views at internal intersections and replace it with shrubs and perennials.

This is the third application in the past year or two for Stoneridge Plaza. The first was a design review to update the façades and the second was to adopt a master sign plan.

Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

The majority of design review standards are not relevant to a request of this scope. Below are the most relevant standards of Design Review District 3 (DRD-3) General Commercial.

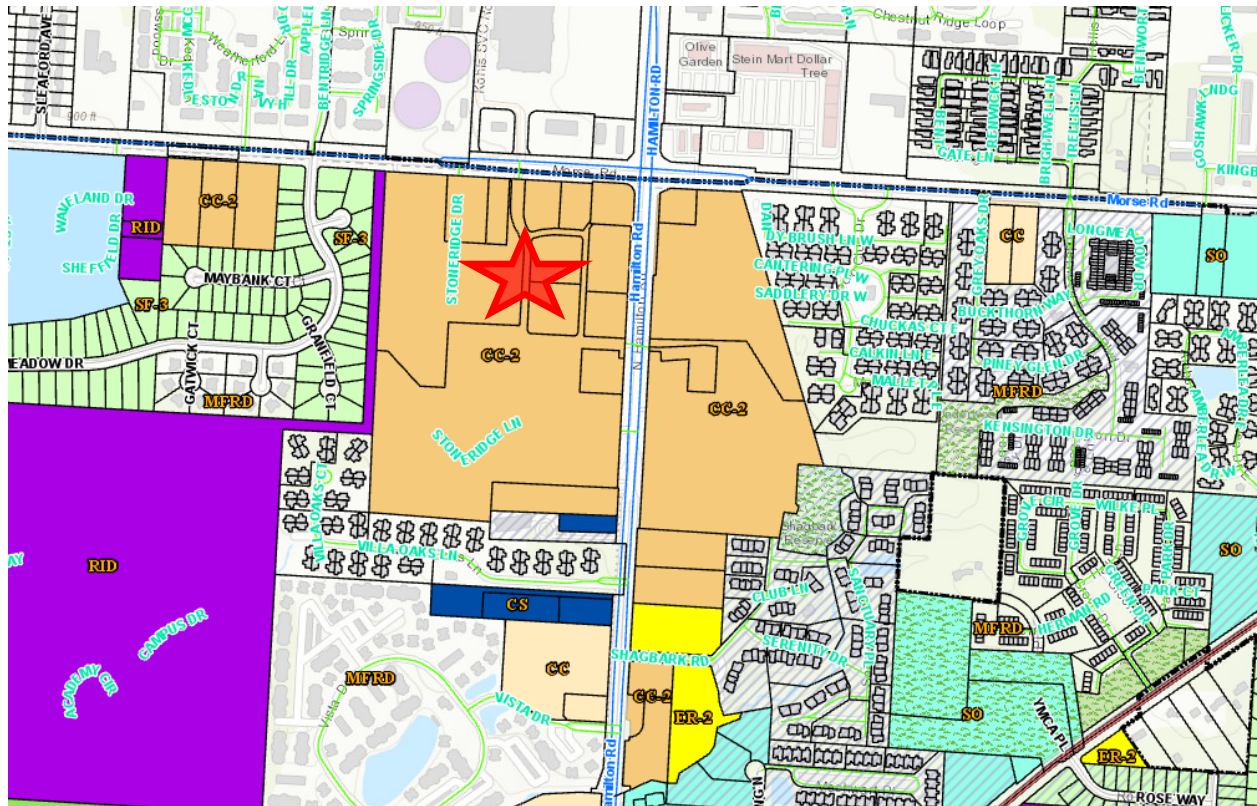
- Parking in commercial areas shall add visual interest to the development and enhance the development.
- Islands of landscape shall be in the center and perimeter of the commercial development parking areas.

- Variety, size, spacing, color and geographic orientation should be considered during the evaluation to determine the effect on the commercial site.

Recommendation

It is Planning and Development staff's opinion that the requested application is consistent with the zoning code.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director