


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: 975 North Hamilton Road		Project Name/Business Name (if applicable): The Shops at McKenna Creek	
Parcel ID No.(s): 025-009953	Current Zoning: PCC	Total Acreage: 5.19	
Project Description: Neighborhood service retail, professional office, medical office, restaurant and off-site emergency department.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: William J. Schottenstein		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): Arshot Investment Corporation			
ATTORNEY/AGENT Name: Glen A. Dugger, Smith & Hale LLC		Attorney/Agent Address: 37 W. Broad Street, 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): Shawn Goodwin, American Structurepoint Tony Roell, MKSK Shital Galani, Andrews Architects		Contact Information (phone no./email): (614) 901-2235; SGoodwin@structurepoint.com (614) 621-2796; TRoell@mkskstudios.com (614) 766-1117; S.Galani@andrewsarchitects.com	
PROPERTY OWNER Name: (if different from Applicant) Academy Development Limited Partnership		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:  Date: **9-5-19**

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

INTERNAL USE

Zoning File No. **FDP 0246-2019**
PC Meeting Date: _____
PC File No. _____

RECEIVED: **KAW**
DATE: **9-12-19**

PAID: **1000.00**
DATE: **9-12-19**
CHECK#: **1031/1033**



FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:

1. Review Gahanna Code Chapter 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
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. Zoning district, building and parking setbacks
11. Proposed location, size and height of building and/or structures
12. Location and dimensions of proposed driveways and access points
13. Proposed parking and number of parking spaces
14. Distance between buildings
15. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)
16. 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)
17. Setback calculations (if needed; see chapter 1167.20)
18. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of trees required, and number of trees proposed; see chapter 1163.08)
19. 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.
20. List of contiguous property owners & their mailing address
21. One set of 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)

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.

PROPERTY OWNER

Academy Development L.P.
c/o Joe Sugar
107 South High Street, 3rd Floor
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"
1534 North High Street
Columbus, OH 43201

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

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: 9-5-19

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:  Date: 9-5-19

NOTARY

Subscribed and sworn to before me on this 5th day of September, 2019.

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:  Date: 9-5-19

NOTARY

Subscribed and sworn to before me on this 5th day of September, 2019.

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.

Mount Carmel Health System

Corporate Service Center

6150 East Broad Street | Columbus, Ohio 43213 | 614-546-4000



August 19, 2019

Joe Sugar
General Counsel
Arshot Investment Corporation
107 S. High Street, Suite 300
Columbus, Ohio 43215

To Whom It May Concern:

Providing people-centered care and enhancing access in the communities we serve is at the core of Mount Carmel's strategy. After completing a thorough search in the Gahanna market, this site was selected for an offsite emergency department because of its proximity to our patients and its excellent accessibility.

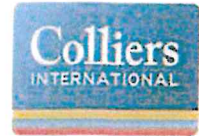
These are contributing factors when evaluating a consumer-driven model of care and support the economic feasibility of building at this location. Therefore, we look forward to enhancing our efforts in providing people-centered care with this development project.

Sincerely,

Jason Koma
Regional Director
Government Affairs & Regional Development

Two Miranova Place, Suite 900
Columbus, Ohio 43215

MAIN +1 614 436 9800
FAX +1 614 436 9700



January 11, 2018

Academy Development Limited Partnership

Attn: Mr. Thomas H. Schottenstein

107 S. High Street, Suite 300

Columbus, Ohio 43215

Re: The Shops at Oberer's Crossing, N. Hamilton Road, Gahanna, Ohio

Dear Tom:

At the request of Academy Development Limited Partnership ("Owner"), Colliers International ("Colliers") has analyzed Owner's plans for development of 5.19 acres located on the southwest corner of Hamilton Road and Beecher Road in Gahanna, Franklin County, Ohio (the "Site") for use as a neighborhood commercial center (the "Project"). The Site is zoned Planned Commercial Center District (PCC) under the City of Gahanna's zoning code.

Based upon our professional experience and our understanding of current market conditions, Colliers believes that the Project is economically feasible. It is our recommendation, therefore, that Owner proceed with its plans for development of the Site.

We hope that the foregoing is responsive to your inquiry. Should you require any further information, however, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard B. Schuen".

Richard B. Schuen, SIOR CCIM

CEO | Columbus

Dir +1 614 410 5612

richard.schuen@colliers.com

A handwritten signature in blue ink, appearing to read "Gilli Zofan".

Gilli Zofan

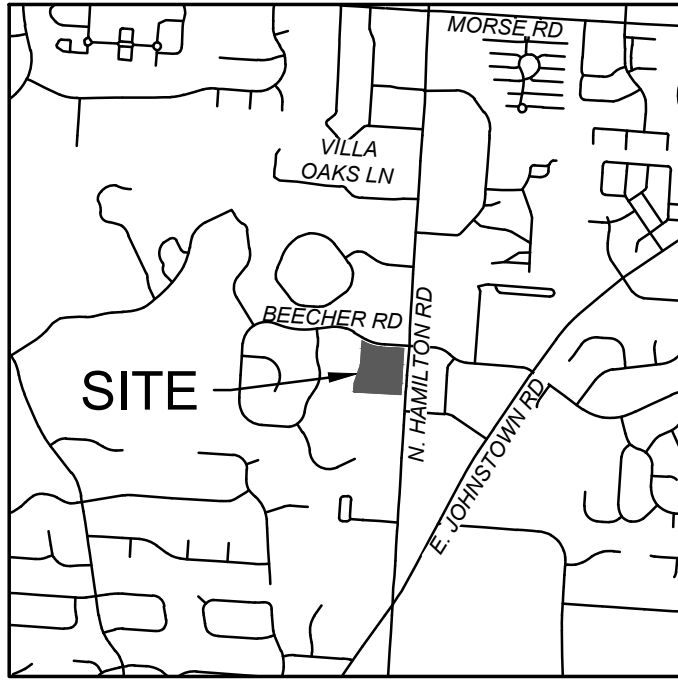
Brokerage Vice President

Direct +1 614 437 4652

gilli.zofan@colliers.com

FINAL DEVELOPMENT PLAN FOR

THE SHOPS AT McKENNA CREEK
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO



INDEX MAP
NTS

OWNER
ACADEMY DEVELOPMENT
LIMITED PARTNERSHIP
107 SOUTH HIGH STREET,
3RD FLOOR
COLUMBUS, OHIO 43215
PHONE: 614-463-9730

ENGINEER
AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE
DRIVE, SUITE 300
COLUMBUS, OHIO 43231
PHONE: 614-901-2235

SITE LEGEND

- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- STM STORM SEWER
- SAN SANITARY MAIN EXTENSION
- SS SANITARY SERVICE
- W WATER SERVICE
- (X) PARKING STALL COUNT
- (X) ADA ACCESSIBLE COUNT
- ASPHALT PAVEMENT
- CONCRETE
- SIGHT DISTANCE TRIANGLE
- PRESERVATION EASEMENT
- 20' FIRE INGRESS

DEVELOPMENT DATA

SITE ANALYSIS:

AREA: 5.19 ACRES

EXISTING ZONING: PCC

TYP. PARKING STALL: 9' x 19' (MIN)

TYP. AISLE WIDTH: 20' (MIN), 25' (TYP)

SIDEWALK WIDTH: 4' MIN

PAVEMENT SURFACE: ASPHALT

TOTAL BUILDING AREA: 29,972 SF

BUILDING HEIGHT x WIDTH: 19' x 40.5'

FRONT YARD: 60'

SIDE YARD: 10'

REAR YARD: 15'

SETBACK REQUIRED TO RESIDENTIAL: 1/4 OF THE SUM OF BUILDING HEIGHT AND WIDTH

$19' + 40.5' = 59.5' \times 1/4 = 14.88'$

SETBACK PROVIDED TO RESIDENTIAL: 87.69'

PARKING SETBACK: 36' (60% OF FRONT SETBACK)

EXISTING SITE: WOODED

LOT COVERAGE AND PARKING:

SITE AREA: 226,135 SF

BUILDING AREA: 29,972 SF (13.3%)

SPACES PER BUILDING S.F.: 0.0054

PAVEMENT COVERAGE: 81,635 SF (36.1%)

TOTAL COVERED AREA: 111,095 SF

UNCOVERED LAND: 115,040 SF

PROPOSED LOT COVERAGE: 49.1%

COVERAGE REQUIREMENT: 75% MAX

INTERIOR LANDSCAPING REQUIRED: 3,994 SF (5% OF PAVEMENT COVERAGE)

INTERIOR LANDSCAPING PROVIDED: 5,198 SF

3" CALIPER TREES REQUIRED: 45

3" CALIPER TREES PROVIDED: SEE LANDSCAPE PLAN

REQUIRED PARKING: RETAIL- 1 SPACE/300 SF * 21,053 SF = 71 SPACES

MEDICAL- 2 SPACE * 13 EXAM ROOMS + 1 * 7 STAFF ON LARGEST SHIFT = 33 SPACES

PROVIDED PARKING: RETAIL- 125 REGULAR + 4 ADA ACCESSIBLE = 129 SPACES

30 REGULAR = 4 ADA ACCESSIBLE = 34 SPACES

TOTAL PROVIDED PARKING: 155 REGULAR + 8 ADA ACCESSIBLE = 163 SPACES

*PAVEMENT COVERAGE INCLUDES ALL IMPERVIOUS AREAS OTHER THAN THE BUILDINGS

FINAL DEVELOPMENT PLAN
FOR
THE SHOPS AT McKENNA CREEK
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
SITE PLAN

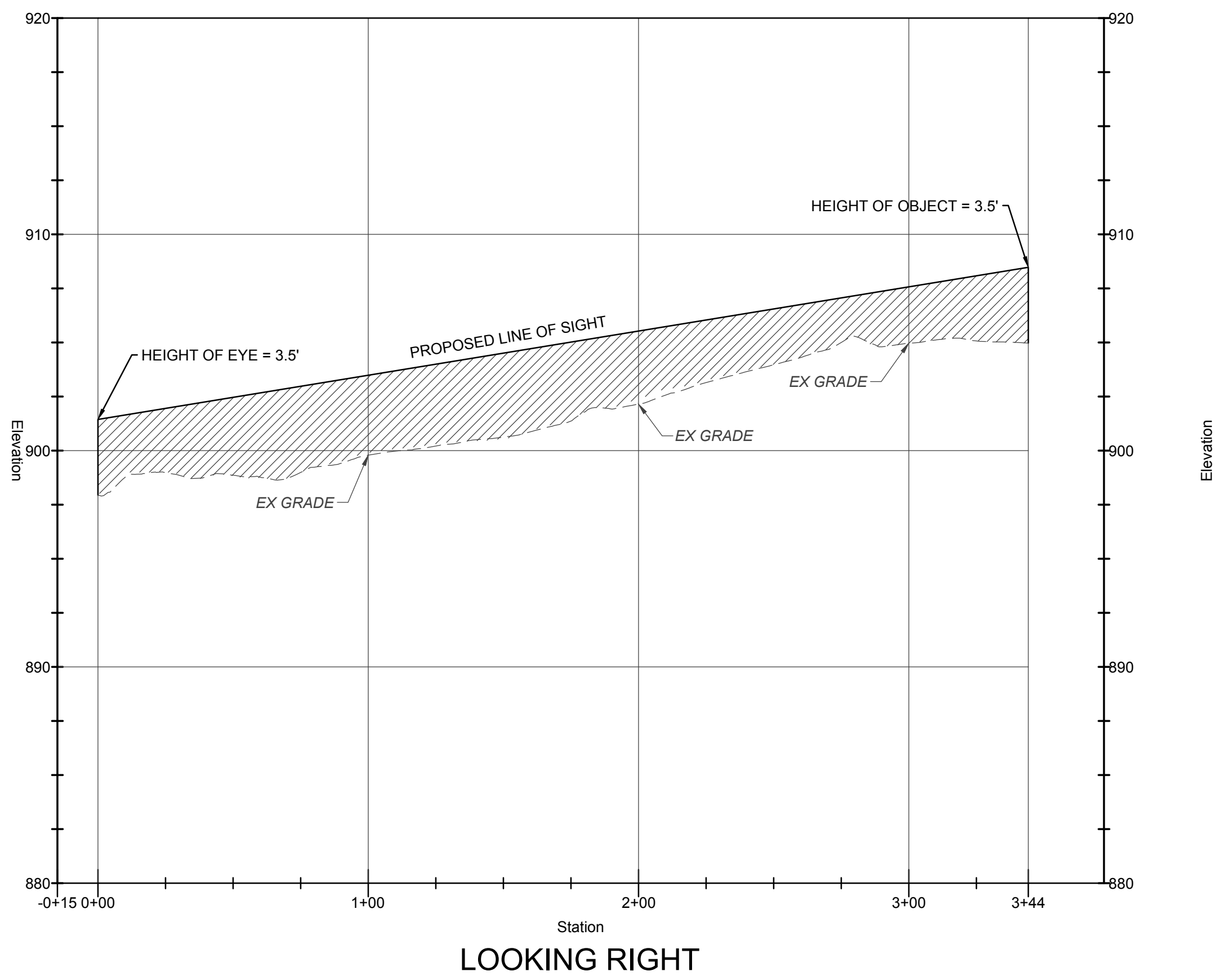
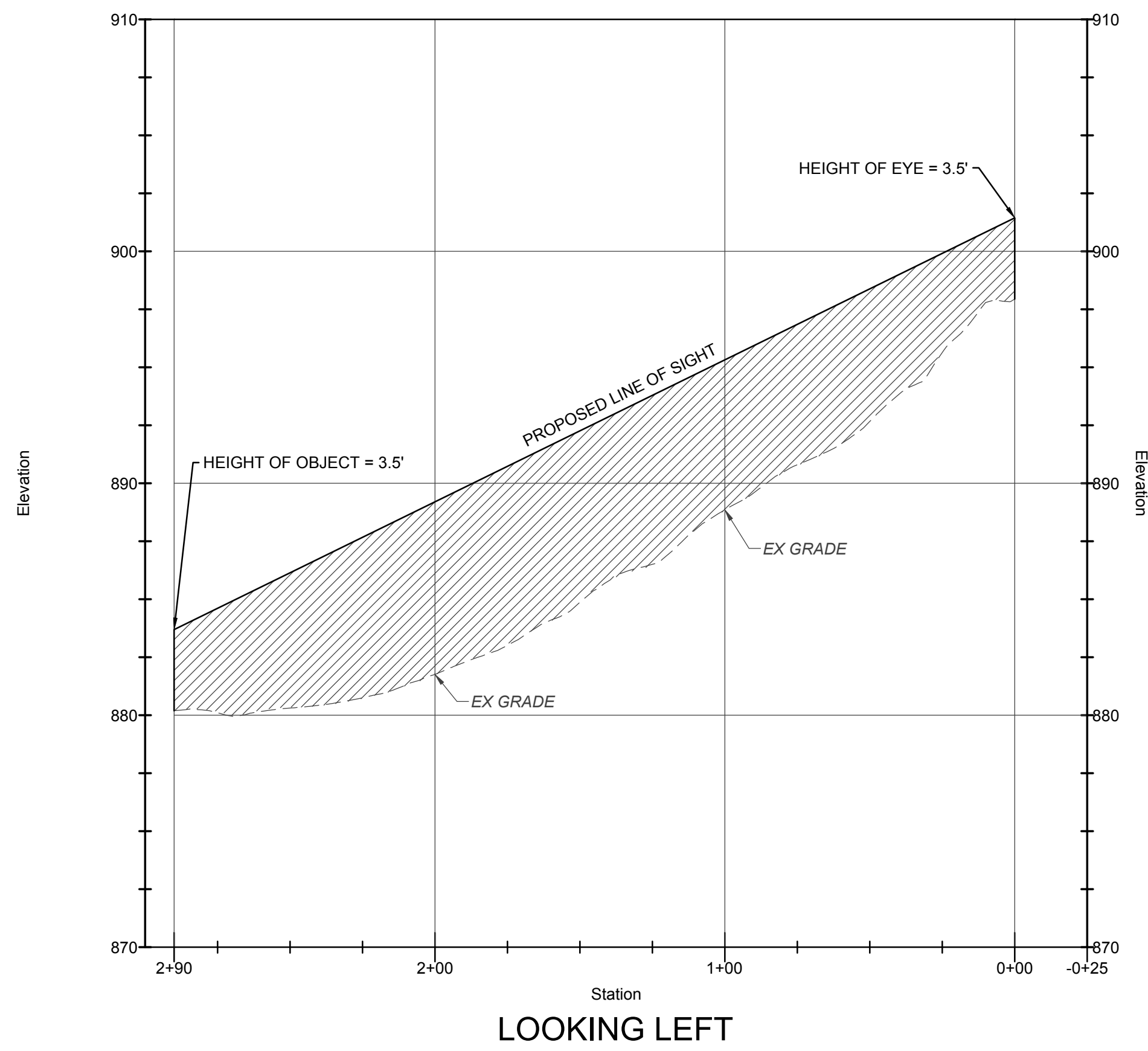
REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED DATE

DATE:	10/16/2019
DRAWN BY:	EJH
CHECKED BY:	OSD
JOB NUMBER:	2017.02838

C100

PLOT SCALE: 1"=40' DATE: 10/16/19 9:15 AM EDITED BY: EHOFFMAN DRAWING FILE: C:\2017\02838.D DRAWINGS\CIVIL\CONSTRUCTION\DOCUMENTS\2017.02838 PP LOC.DWG

PLOT SCALE: 1"=40' 3:46 PM EDITED BY: MSCHULZE DRAWING FILE: O:\2017\022838.D DRAWINGSCIVILCONSTRUCTION DOCUMENTS\FDP\2017_022838 PP.PMP.DWG



INTERSECTION SIGHT DISTANCE INFORMATION	
ROADWAY SPEED	25 MPH
DESIGN SPEED	30 MPH
ISD LOOKING LEFT	290 FT
ISD LOOKING RIGHT	335 FT



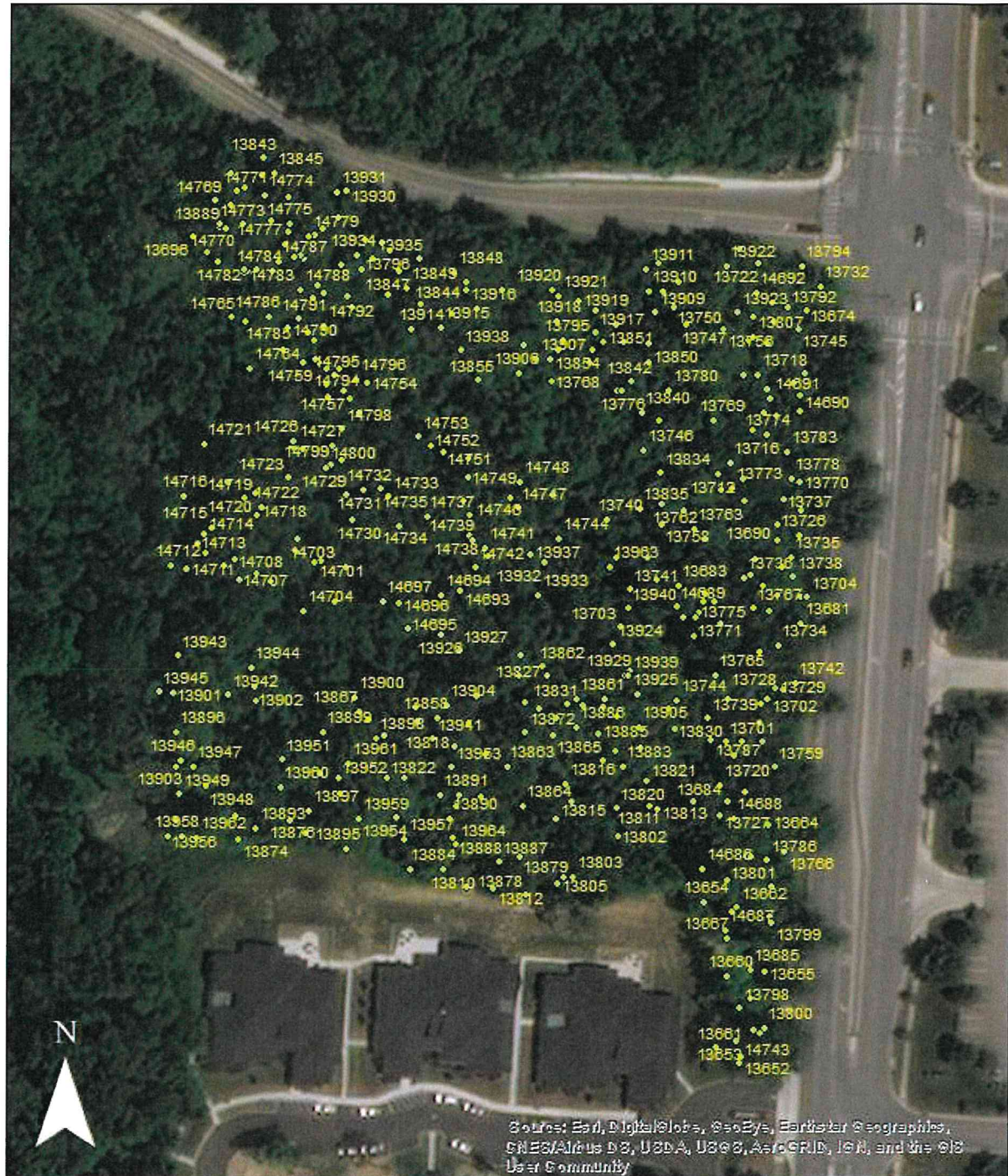
REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	06/19/2019
DRAWN BY:	MHS
CHECKED BY:	OSD
JOB NUMBER:	2017.02838

C101

FINAL DEVELOPMENT PLAN
FOR
THE SHOPS AT MCKENNA CREEK
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
SIGHT DISTANCE PROFILE

Beecher and Hamilton Road Inventory Arshot Investment Corporation



◊ Tree Sites

0 30 60 120 180 240
Feet

ARSHOT INVESTMENT CORPORATION

Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13913	<i>Fagus grandifolia</i>	American Beech	12	Fair
13914	<i>Quercus alba</i>	White Oak	17	Fair
13915	<i>Fagus grandifolia</i>	American Beech	15	Fair
13916	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13917	<i>Acer saccharum</i>	Sugar Maple	9	Poor
13918	<i>Prunus serotina</i>	Black Cherry	6	Fair
13919	<i>Fagus grandifolia</i>	American Beech	7	Fair
13920	<i>Prunus serotina</i>	Black Cherry	9	Fair
13921	<i>Acer saccharum</i>	Sugar Maple	9	Fair
13922	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
13923	<i>Acer saccharum</i>	Sugar Maple	10	Fair
13924	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13925	<i>Platanus occidentalis</i>	Sycamore	8	Fair
13926	<i>Fagus grandifolia</i>	American Beech	15	Fair
13927	<i>Acer saccharum</i>	Sugar Maple	15	Fair
13928	<i>Quercus alba</i>	White Oak	23	Fair
13929	<i>Platanus occidentalis</i>	Sycamore	10	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13930	<i>Quercus palustris</i>	Pin Oak	25	Fair
13931	<i>Acer rubrum</i>	Red Maple	11	Fair
13932	<i>Carya ovata</i>	Shagbark Hickory	20	Fair
13933	<i>Carya ovata</i>	Shagbark Hickory	19	Fair
13934	<i>Fagus grandifolia</i>	American Beech	11	Fair
13935	<i>Quercus alba</i>	White Oak	20	Fair
13936	<i>Fagus grandifolia</i>	American Beech	11	Fair
13937	<i>Ulmus americana</i>	American Elm	9	Fair
13938	<i>Fagus grandifolia</i>	American Beech	30	Fair
13939	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13940	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13941	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
13942	<i>Carya ovata</i>	Shagbark Hickory	13	Fair
13943	<i>Acer saccharum</i>	Sugar Maple	17	Fair
13649	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13650	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
13651	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13652	<i>Carya ovata</i>	Shagbark Hickory	8	Poor



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13653	<i>Ulmus americana</i>	American Elm	14	Poor
13654	<i>Juglans nigra</i>	Black Walnut	9	Poor
13655	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13656	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13657	<i>Ostrya virginiana</i>	Hophornbeam	13	Fair
13658	<i>Carya ovata</i>	Shagbark Hickory	7	Fair
13659	<i>Juglans nigra</i>	Black Walnut	17	Fair
13660	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13661	<i>Quercus rubra</i>	Red Oak	28	Fair
13662	<i>Acer saccharum</i>	Sugar Maple	7	Very Poor
13663	<i>Platanus occidentalis</i>	Sycamore	17	Fair
13664	<i>Acer saccharum</i>	Sugar Maple	25	Poor
13673	<i>Carya glabra</i>	Pignut Hickory	11	Fair
13674	<i>Carya ovata</i>	Shagbark Hickory	21	Fair
13675	<i>Carya glabra</i>	Pignut Hickory	11	Fair
13676	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13677	<i>Quercus alba</i>	White Oak	19	Fair
13678	<i>Carya ovata</i>	Shagbark Hickory	17	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13679	<i>Fagus grandifolia</i>	American Beech	19	Fair
13680	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13681	<i>Juglans nigra</i>	Black Walnut	18	Fair
13682	<i>Acer saccharum</i>	Sugar Maple	7	Poor
13683	<i>Carya glabra</i>	Pignut Hickory	11	Fair
13684	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13685	<i>Quercus rubra</i>	Red Oak	19	Fair
13686	<i>Juglans nigra</i>	Black Walnut	14	Fair
13687	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13688	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13689	<i>Carya glabra</i>	Pignut Hickory	17	Fair
13690	<i>Carya glabra</i>	Pignut Hickory	10	Fair
13691	<i>Ostrya virginiana</i>	Hophornbeam	7	Poor
13692	<i>Carya glabra</i>	Pignut Hickory	19	Very Poor
13693	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
13694	<i>Prunus serotina</i>	Black Cherry	14	Poor
13695	<i>Fagus grandifolia</i>	American Beech	21	Fair
13696	<i>Acer negundo</i>	Boxelder Maple	8	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13697	<i>Carya glabra</i>	Pignut Hickory	17	Fair
13698	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13699	<i>Carya glabra</i>	Pignut Hickory	8	Fair
13700	<i>Ostrya virginiana</i>	Hophornbeam	13	Fair
13701	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13702	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13703	<i>Platanus occidentalis</i>	Sycamore	9	Fair
13704	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13705	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13706	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13707	<i>Quercus bicolor</i>	Swamp White Oak	36	Fair
13708	<i>Platanus occidentalis</i>	Sycamore	9	Fair
13709	<i>Juglans nigra</i>	Black Walnut	13	Fair
13710	<i>Carya glabra</i>	Pignut Hickory	17	Fair
13711	<i>Fagus grandifolia</i>	American Beech	8	Fair
13712	<i>Ostrya virginiana</i>	Hophornbeam	8	Fair
13713	<i>Fagus grandifolia</i>	American Beech	21	Fair
13714	<i>Prunus serotina</i>	Black Cherry	9	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13715	<i>Juglans nigra</i>	Black Walnut	14	Fair
13716	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13717	<i>Fagus grandifolia</i>	American Beech	19	Fair
13718	<i>Carya glabra</i>	Pignut Hickory	19	Very Poor
13719	<i>Fagus grandifolia</i>	American Beech	17	Fair
13720	<i>Prunus serotina</i>	Black Cherry	13	Fair
13721	<i>Acer rubrum</i>	Red Maple	7	Poor
13722	<i>Acer saccharum</i>	Sugar Maple	9	Fair
13723	<i>Prunus serotina</i>	Black Cherry	13	Poor
13724	<i>Fagus grandifolia</i>	American Beech	13	Fair
13725	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
13726	<i>Carya glabra</i>	Pignut Hickory	13	Fair
13727	<i>Carya glabra</i>	Pignut Hickory	13	Fair
13728	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13729	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13730	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13731	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13732	<i>Acer saccharum</i>	Sugar Maple	15	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13733	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13734	<i>Acer saccharum</i>	Sugar Maple	9	Fair
13735	<i>Ostrya virginiana</i>	Hophornbeam	7	Fair
13736	<i>Acer saccharum</i>	Sugar Maple	13	Fair
13737	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13738	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
13739	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13740	<i>Acer saccharum</i>	Sugar Maple	17	Fair
13741	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13742	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
13743	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13744	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
13745	<i>Carya ovata</i>	Shagbark Hickory	20	Fair
13746	<i>Fagus grandifolia</i>	American Beech	19	Fair
13747	<i>Ostrya virginiana</i>	Hophornbeam	7	Fair
13748	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13749	<i>Fagus grandifolia</i>	American Beech	9	Fair
13750	<i>Acer saccharum</i>	Sugar Maple	7	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13751	<i>Fagus grandifolia</i>	American Beech	17	Fair
13752	<i>Fagus grandifolia</i>	American Beech	18	Fair
13753	<i>Acer saccharum</i>	Sugar Maple	19	Fair
13754	<i>Quercus alba</i>	White Oak	24	Fair
13755	<i>Fagus grandifolia</i>	American Beech	7	Fair
13756	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
13757	<i>Ulmus americana</i>	American Elm	9	Fair
13758	<i>Carya glabra</i>	Pignut Hickory	14	Fair
13759	<i>Acer saccharum</i>	Sugar Maple	11	Fair
13760	<i>Carya cordiformis</i>	Bitternut Hickory	6	Fair
13761	<i>Carya glabra</i>	Pignut Hickory	12	Fair
13762	<i>Acer saccharum</i>	Sugar Maple	27	Fair
13763	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13764	<i>Juglans nigra</i>	Black Walnut	18	Fair
13765	<i>Quercus rubra</i>	Red Oak	29	Fair
13766	<i>Acer saccharum</i>	Sugar Maple	26	Fair
13767	<i>Carya glabra</i>	Pignut Hickory	6	Fair
13768	<i>Carya cordiformis</i>	Bitternut Hickory	10	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13769	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
13770	<i>Carya glabra</i>	Pignut Hickory	18	Fair
13771	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13772	<i>Carya glabra</i>	Pignut Hickory	11	Fair
13773	<i>Ostrya virginiana</i>	Hophornbeam	13	Fair
13774	<i>Carya glabra</i>	Pignut Hickory	12	Fair
13775	<i>Carya glabra</i>	Pignut Hickory	10	Fair
13776	<i>Carya glabra</i>	hickory	7	Fair
13777	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13778	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13779	<i>Acer negundo</i>	Boxelder Maple	14	Fair
13780	<i>Acer saccharum</i>	Sugar Maple	24	Fair
13781	<i>Carya ovata</i>	Shagbark Hickory	20	Fair
13782	<i>Prunus serotina</i>	Black Cherry	11	Fair
13783	<i>Platanus occidentalis</i>	Sycamore	15	Fair
13784	<i>Quercus palustris</i>	Pin Oak	24	Fair
13665	<i>Ulmus americana</i>	American Elm	7	Fair
13666	<i>Acer saccharum</i>	Sugar Maple	7	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13667	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13668	<i>Carya ovata</i>	Shagbark Hickory	20	Fair
13669	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13670	<i>Carya ovata</i>	Shagbark Hickory	6	Fair
13671	<i>Carya ovata</i>	Shagbark Hickory	6	Fair
13672	<i>Carya glabra</i>	Pignut Hickory	16	Fair
13785	<i>Acer saccharum</i>	Sugar Maple	11	Fair
13786	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
13787	<i>Gleditsia triacanthos</i>	Honeylocust	19	Fair
13788	<i>Fagus grandifolia</i>	American Beech	19	Fair
13789	<i>Acer saccharum</i>	Sugar Maple	20	Fair
13790	<i>Fagus grandifolia</i>	American Beech	14	Fair
13791	<i>Fagus grandifolia</i>	American Beech	16	Fair
13792	<i>Carya glabra</i>	Pignut Hickory	10	Fair
13793	<i>Ostrya virginiana</i>	Hophornbeam	8	Fair
13794	<i>Ostrya virginiana</i>	Hophornbeam	6	Fair
13795	<i>Ostrya virginiana</i>	Hophornbeam	8	Fair
13796	<i>Fagus grandifolia</i>	American Beech	12	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13797	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13798	<i>Carya ovata</i>	Shagbark Hickory	13	Fair
13799	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13800	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
13801	<i>Ostrya virginiana</i>	Hophornbeam	10	Poor
13802	<i>Acer negundo</i>	Boxelder Maple	6	Fair
13803	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13804	<i>Ulmus americana</i>	American Elm	10	Fair
13805	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13806	<i>Fagus grandifolia</i>	American Beech	17	Poor
13807	<i>Carya glabra</i>	Pignut Hickory	13	Fair
13808	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13809	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13810	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13811	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
13812	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13813	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
13814	<i>Quercus rubra</i>	Red Oak	7	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13815	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
13816	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13817	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13818	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13819	<i>Ulmus americana</i>	American Elm	9	Fair
13820	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13821	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13822	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13823	<i>Acer saccharum</i>	Sugar Maple	10	Fair
13824	<i>Aesculus glabra</i>	Ohio Buckeye	19	Fair
13825	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13826	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13827	<i>Acer saccharum</i>	Sugar Maple	10	Poor
13828	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13829	<i>Platanus occidentalis</i>	Sycamore	6	Poor
13830	<i>Quercus rubra</i>	Red Oak	6	Fair
13831	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13832	<i>Platanus occidentalis</i>	Sycamore	10	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13833	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13834	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13835	<i>Acer saccharum</i>	Sugar Maple	19	Fair
13836	<i>Juglans nigra</i>	Black Walnut	15	Poor
13837	<i>Ostrya virginiana</i>	Hophornbeam	18	Fair
13838	<i>Acer saccharum</i>	Sugar Maple	13	Fair
13839	<i>Prunus serotina</i>	Black Cherry	10	Fair
13840	<i>Acer saccharum</i>	Sugar Maple	24	Fair
13841	<i>Fagus grandifolia</i>	American Beech	20	Fair
13842	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13843	<i>Carya cordiformis</i>	Bitternut Hickory	15	Fair
13844	<i>Fagus grandifolia</i>	American Beech	15	Fair
13845	<i>Fagus grandifolia</i>	American Beech	16	Fair
13846	<i>Quercus rubra</i>	Red Oak	20	Fair
13847	<i>Quercus rubra</i>	Red Oak	30	Poor
13848	<i>Fagus grandifolia</i>	American Beech	13	Fair
13849	<i>Quercus alba</i>	White Oak	17	Fair
13850	<i>Carya glabra</i>	Pignut Hickory	27	Poor



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13851	<i>Acer saccharum</i>	Sugar Maple	21	Fair
13852	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13853	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13854	<i>Carya cordiformis</i>	Bitternut Hickory	8	Fair
13855	<i>Celtis occidentalis</i>	Hackberry	8	Fair
13856	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13857	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13858	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
13859	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13860	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13861	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13862	<i>Platanus occidentalis</i>	Sycamore	6	Poor
13863	<i>Platanus occidentalis</i>	Sycamore	10	Fair
13864	<i>Carya glabra</i>	Pignut Hickory	14	Fair
13865	<i>Platanus occidentalis</i>	Sycamore	8	Fair
13866	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13867	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
13868	<i>Carya ovata</i>	Shagbark Hickory	13	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13869	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13870	<i>Carya ovata</i>	Shagbark Hickory	10	Fair
13871	<i>Platanus occidentalis</i>	Sycamore	6	Poor
13872	<i>Ulmus americana</i>	American Elm	6	Fair
13873	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13874	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13875	<i>Ulmus americana</i>	American Elm	8	Fair
13876	<i>Ulmus americana</i>	American Elm	8	Fair
13877	<i>Ulmus americana</i>	American Elm	6	Fair
13878	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13879	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13880	<i>Gleditsia triacanthos</i>	Honeylocust	9	Fair
13881	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13882	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13883	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13884	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13885	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13886	<i>Platanus occidentalis</i>	Sycamore	6	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13887	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13888	<i>Populus deltoides</i>	Eastern Cottonwood	7	Fair
13889	<i>Ulmus americana</i>	American Elm	17	Fair
13890	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13891	<i>Acer saccharum</i>	Sugar Maple	15	Fair
13892	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13893	<i>Acer saccharum</i>	Sugar Maple	10	Fair
13894	<i>Acer saccharum</i>	Sugar Maple	14	Fair
13895	<i>Carya ovata</i>	Shagbark Hickory	13	Fair
13896	<i>Fagus grandifolia</i>	American Beech	24	Fair
13897	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13898	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13899	<i>Fagus grandifolia</i>	American Beech	28	Fair
13900	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13901	<i>Fagus grandifolia</i>	American Beech	17	Fair
13902	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13903	<i>Prunus serotina</i>	Black Cherry	10	Fair
13904	<i>Quercus rubra</i>	Red Oak	11	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13905	<i>Ostrya virginiana</i>	Hophornbeam	7	Fair
13906	<i>Prunus serotina</i>	Black Cherry	8	Fair
13907	<i>Carya ovata</i>	Shagbark Hickory	6	Fair
13908	<i>Fagus grandifolia</i>	American Beech	7	Fair
13909	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13910	<i>Ostrya virginiana</i>	Hophornbeam	6	Fair
13911	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13912	<i>Fagus grandifolia</i>	American Beech	11	Fair
13944	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13945	<i>Fagus grandifolia</i>	American Beech	12	Fair
13946	<i>Acer saccharum</i>	Sugar Maple	25	Fair
13947	<i>Acer saccharum</i>	Sugar Maple	16	Poor
13948	<i>Carya glabra</i>	Pignut Hickory	18	Fair
13949	<i>Ostrya virginiana</i>	Hophornbeam	7	Poor
13950	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13951	<i>Juglans nigra</i>	Black Walnut	15	Fair
13952	<i>Ostrya virginiana</i>	Hophornbeam	7	Fair
13953	<i>Gleditsia triacanthos</i>	Honeylocust	30	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13954	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13955	<i>Acer saccharum</i>	Sugar Maple	9	Fair
13956	<i>Juglans nigra</i>	Black Walnut	9	Fair
13957	<i>Sassafras albidum</i>	Sassafras	6	Fair
13958	<i>Acer saccharum</i>	Sugar Maple	12	Poor
13959	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13960	<i>Fagus grandifolia</i>	American Beech	22	Fair
13961	<i>Carya ovata</i>	Shagbark Hickory	10	Fair
13962	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13963	<i>Ulmus americana</i>	American Elm	10	Fair
13964	<i>Populus deltoides</i>	Eastern Cottonwood	6	Fair
14686	<i>Carya glabra</i>	Pignut Hickory	20	Fair
14687	<i>Quercus rubra</i>	Red Oak	22	Fair
14688	<i>Quercus rubra</i>	Red Oak	29	Fair
14689	<i>Quercus rubra</i>	Red Oak	25	Fair
14690	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
14691	<i>Prunus serotina</i>	Black Cherry	14	Fair
14692	<i>Carya glabra</i>	Pignut Hickory	12	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14693	<i>Acer saccharum</i>	Sugar Maple	7	Fair
14694	<i>Ulmus americana</i>	American Elm	14	Fair
14695	<i>Platanus occidentalis</i>	Sycamore	14	Fair
14696	<i>Platanus occidentalis</i>	Sycamore	7	Fair
14743	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
14697	<i>Platanus occidentalis</i>	Sycamore	9	Fair
14698	<i>Ostrya virginiana</i>	Hophornbeam	7	Fair
14699	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
14700	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
14701	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
14702	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
14703	<i>Quercus rubra</i>	Red Oak	19	Fair
14704	<i>Quercus rubra</i>	Red Oak	36	Fair
14705	<i>Fagus grandifolia</i>	American Beech	12	Fair
14706	<i>Fagus grandifolia</i>	American Beech	17	Fair
14707	<i>Prunus serotina</i>	Black Cherry	14	Fair
14708	<i>Fagus grandifolia</i>	American Beech	11	Very Poor
14709	<i>Quercus rubra</i>	Red Oak	19	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14710	<i>Ulmus americana</i>	American Elm	15	Fair
14711	<i>Fagus grandifolia</i>	American Beech	15	Fair
14712	<i>Fagus grandifolia</i>	American Beech	14	Fair
14713	<i>Fagus grandifolia</i>	American Beech	18	Fair
14714	<i>Fagus grandifolia</i>	American Beech	21	Fair
14715	<i>Fagus grandifolia</i>	American Beech	17	Fair
14716	<i>Prunus serotina</i>	Black Cherry	10	Fair
14717	<i>Fagus grandifolia</i>	American Beech	26	Fair
14718	<i>Fagus grandifolia</i>	American Beech	13	Fair
14719	<i>Fagus grandifolia</i>	American Beech	7	Fair
14720	<i>Quercus rubra</i>	Red Oak	32	Fair
14721	<i>Quercus rubra</i>	Red Oak	28	Fair
14722	<i>Fagus grandifolia</i>	American Beech	13	Fair
14723	<i>Fagus grandifolia</i>	American Beech	18	Fair
14724	<i>Fagus grandifolia</i>	American Beech	14	Fair
14725	<i>Quercus rubra</i>	Red Oak	14	Fair
14726	<i>Fagus grandifolia</i>	American Beech	13	Fair
14727	<i>Fagus grandifolia</i>	American Beech	13	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14728	<i>Fagus grandifolia</i>	American Beech	15	Fair
14729	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
14730	<i>Fagus grandifolia</i>	American Beech	16	Fair
14731	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
14732	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
14733	<i>Carya ovata</i>	Shagbark Hickory	13	Fair
14734	<i>Ulmus americana</i>	American Elm	17	Fair
14735	<i>Ostrya virginiana</i>	Hophornbeam	6	Fair
14736	<i>Platanus occidentalis</i>	Sycamore	8	Fair
14737	<i>Platanus occidentalis</i>	Sycamore	9	Fair
14738	<i>Platanus occidentalis</i>	Sycamore	9	Fair
14739	<i>Platanus occidentalis</i>	Sycamore	6	Fair
14740	<i>Platanus occidentalis</i>	Sycamore	7	Fair
14741	<i>Platanus occidentalis</i>	Sycamore	9	Fair
14742	<i>Platanus occidentalis</i>	Sycamore	7	Fair
14752	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
14753	<i>Ulmus americana</i>	American Elm	8	Fair
14754	<i>Fagus grandifolia</i>	American Beech	19	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14755	<i>Carya cordiformis</i>	Bitternut Hickory	15	Fair
14756	<i>Fagus grandifolia</i>	American Beech	29	Fair
14757	<i>Acer saccharum</i>	Sugar Maple	19	Fair
14758	<i>Fagus grandifolia</i>	American Beech	11	Fair
14759	<i>Fagus grandifolia</i>	American Beech	8	Fair
14760	<i>Fagus grandifolia</i>	American Beech	10	Fair
14761	<i>Fagus grandifolia</i>	American Beech	17	Fair
14762	<i>Fagus grandifolia</i>	American Beech	15	Fair
14763	<i>Fagus grandifolia</i>	American Beech	16	Fair
14764	<i>Ulmus americana</i>	American Elm	12	Fair
14765	<i>Fagus grandifolia</i>	American Beech	37	Fair
14766	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
14767	<i>Ulmus americana</i>	American Elm	11	Fair
14768	<i>Quercus rubra</i>	Red Oak	17	Fair
14769	<i>Platanus occidentalis</i>	Sycamore	32	Fair
14770	<i>Fagus grandifolia</i>	American Beech	18	Fair
14771	<i>Fagus grandifolia</i>	American Beech	14	Fair
14772	<i>Carya cordiformis</i>	Bitternut Hickory	7	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14773	<i>Fagus grandifolia</i>	American Beech	6	Fair
14774	<i>Quercus rubra</i>	Red Oak	29	Fair
14775	<i>Fagus grandifolia</i>	American Beech	11	Fair
14776	<i>Quercus rubra</i>	Red Oak	29	Fair
14777	<i>Fagus grandifolia</i>	American Beech	6	Fair
14778	<i>Fagus grandifolia</i>	American Beech	15	Fair
14779	<i>Fagus grandifolia</i>	American Beech	12	Fair
14780	<i>Fagus grandifolia</i>	American Beech	7	Fair
14781	<i>Fagus grandifolia</i>	American Beech	11	Fair
14782	<i>Ulmus americana</i>	American Elm	9	Fair
14783	<i>Fagus grandifolia</i>	American Beech	20	Fair
14784	<i>Fagus grandifolia</i>	American Beech	11	Fair
14785	<i>Fagus grandifolia</i>	American Beech	15	Fair
14786	<i>Acer saccharum</i>	Sugar Maple	15	Fair
14787	<i>Fagus grandifolia</i>	American Beech	15	Fair
14788	<i>Fagus grandifolia</i>	American Beech	14	Fair
14789	<i>Prunus serotina</i>	Black Cherry	7	Fair
14790	<i>Fagus grandifolia</i>	American Beech	16	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14791	<i>Fagus grandifolia</i>	American Beech	15	Fair
14792	<i>Fagus grandifolia</i>	American Beech	18	Fair
14793	<i>Fagus grandifolia</i>	American Beech	29	Fair
14794	<i>Acer saccharum</i>	Sugar Maple	19	Fair
14795	<i>Fagus grandifolia</i>	American Beech	11	Fair
14796	<i>Carya cordiformis</i>	Bitternut Hickory	15	Fair
14797	<i>Carya ovata</i>	Shagbark Hickory	13	Fair
14798	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
14799	<i>Fagus grandifolia</i>	American Beech	15	Fair
14800	<i>Fagus grandifolia</i>	American Beech	17	Fair
14744	<i>Carya ovata</i>	Shagbark Hickory	20	Fair
14745	<i>Ulmus americana</i>	American Elm	10	Fair
14746	<i>Ulmus americana</i>	American Elm	10	Fair
14747	<i>Celtis occidentalis</i>	Hackberry	8	Fair
14748	<i>Celtis occidentalis</i>	Hackberry	7	Fair
14749	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
14750	<i>Acer saccharum</i>	Sugar Maple	7	Fair
14751	<i>Carya ovata</i>	Shagbark Hickory	14	Fair



ACADEMY DEVELOPMENT LIMITED PARTNERSHIP

Shops at McKenna Creek Final Development Plan

Responses to comments dated October 4, 2019

Parks

1. **Comment** – I would like to see a larger variety of species planted. Swamp white oak and taxus are acceptable species, but there should be more diversity in the plan in case of a devastating pest. This project will cause the removal of many desirable trees in the existing stand, and I would like to see more of an effort to mitigate this loss with a robust landscape plan.

Response – Complete. A tree survey has been performed and tree preservation has been proposed as part of the revised landscaping plan. Such tree preservation provides for the protection of a select number of surveyed trees located along the property's frontage on Hamilton Rd. In addition, the developer will employ best construction practices to safeguard against damaging any trees located within the preservation easement.

Building

2. **Comment** – Plan review and building permits will be required for each structure.

Response – Complete. Comment is acknowledged.

Public Service

3. **Comment** – A sidewalk connection a minimum of 5-feet width will be required to connect the existing multi-use path on Hamilton Road to an internal sidewalk route to each proposed building. This route must be designed to meet ADA compliance.

Response – Complete. Sidewalks connecting proposed buildings to existing multi-use path are shown on revised Final Development Plan.

4. **Comment** – The south building is shown with its own water service, and the two north buildings are provided a service from the line on Beecher Road. The water services will need to be metered. The most cost effective means may be a meter room in one building and the other two buildings being fed past the meter. If the buildings are sold at some later date, they will need an agreement to pay the owner of the metered service or will need their own metered service established. If the property is split into parcels, each parcel will need its own metered water service and meet property setbacks, parking spaces, and all other zoning requirements for each new parcel.

Response – Complete. Comment is acknowledged.

5. **Comment** – Shown sanitary main extension may require PTI and a separate SA improvement plan.
- Response** – Complete. Comment is acknowledged.
6. **Comment** – Before final engineering plans will be approved, a separate storm water pollution prevention plan and a separate operations and maintenance manual will be required.
- Response** – Complete. Comment is acknowledged.
7. **Comment** – Final engineering plans will need to detail the underground storm water detention and the submittal must include a full storm water management report. Flood routing and site grading will also need to be detailed on the final engineering plan.
- Response** – Complete. Comment is acknowledged.
8. **Comment** – The south underground detention doesn't show an outlet or connection to the larger detention system.
- Response** – Complete. The underground detention systems are separate with separate outlets to the existing creeks. They are not interconnected. We have provided for separate outlets on revised Final Development Plan.
9. **Comment** – The outlet of the detention system will need to be evaluated for necessary rock channel protection for erosion control.
- Response** – Complete. Comment is acknowledged.
10. **Comment** – Any utility connections made under the roadway will need to be made via jack and bore with appropriate sized casing pipe.
- Response** – Complete. Comment is acknowledged.

Fire District

11. **Comment** – The roadway specifications meet the requirements of the 2017 Ohio Fire Code.
- Response** – Complete. Comment is acknowledged.
12. **Comment** – A fire hydrant is needed for the complex. It was shown on the original drawing in the island by the large building.
- Response** – Complete. Two (2) fire hydrants are shown on revised Final Development Plan.

13. **Comment** – Additional requirements and comments could follow after plans are submitted and the review process starts.

Response – Complete. Comment is acknowledged.

Community Development

14. **Comment** – Please be aware that the parking counts on the site plan indicate 24,794 square feet of retail but the total of the two retail buildings is 22,314 square feet. Please revise accordingly.

Response – Complete. Parking calculations have been corrected on revised Final Development Plan.

15. **Comment** – The site plan does not include parking counts for the 8,919 square foot medical building. Please add to the table. Please be aware that medical office parking calcs are 2 spaces per exam room plus one space per staff member on largest shift (Ch 1163.02(a)).

Response – Complete. Parking calculations have been corrected on revised Final Development Plan.

16. **Comment** – The site plan depicts a proposed property line along the north boundary of the preservation easement. Is the intent to split off the preservation easement? Staff suggests removing this line from the plans if the preservation easement will remain a part of the project.

Response – Complete. Proposed property line has been removed from the revised Final Development Plan.

17. **Comment** – Chapter 1153.06(c)(9) requires an economic feasibility study/market analysis justifying the proposed development. Please provide.

Response – Complete. Applicant has submitted market analyses from both Colliers International and Mount Carmel Health System.

Public Safety

18. **Comment** – No comment received.

Response – Complete.



November 12, 2019

Arshot Investment Corporation
107 S High St Suite 300
Columbus, OH 43215

RE: Project Shops At McKenna Creek Final Development Plan Comment Letter

Dear Arshot Investment Corporation:

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

Building

1. Plan review and building permits will be required for each structure.

Fire District

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

Public Service

3. The south building is shown with its own water service, and the two north buildings are provided a service from the line on Beecher Road.
The water services will need to be metered. The most cost effective means may be a meter room in one building and the other two buildings being fed past the meter.
If the buildings are sold at some later date, they will need an agreement to pay the owner of the metered service or will need their own metered service established.
If the property is split into parcels, each parcel will need its own metered water service and meet property setbacks, parking spaces, and all other zoning requirements for each new parcel.

11-7-2019 - Update to original comment:

Each building shall have its own water service with meter and backflow prevention device.

4. Informational Comment- Shown sanitary main extension may require PTI and a separate SA improvement plan.
5. Informational Comment - Final engineering plans will need to detail the underground storm water detention and the submittal must include a full storm water management report. Flood routing and site grading will also need to be detailed on the final engineering plan.
6. Informational Comment - The south underground detention doesn't show an outlet or connection to the larger detention system.
7. Informational Comment - One service line is not permitted to feed two separate buildings per code. Each building will need its own tap on the main.
8. Informational Comment - All fire hydrants on site need to be fed after a meter and backflow device.

Soil & Water Conservation District

9. The proposed stormwater outlets to the preservation zone will have an erosive force that differs from the existing conditions at those locations causing erosion and channelization. Consider how to convert the pipe point discharge rate to match the existing contours and maintain slope stability and existing trees through the preservation easement

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

Sincerely,

Kelly Wicker
Administrative Assistant

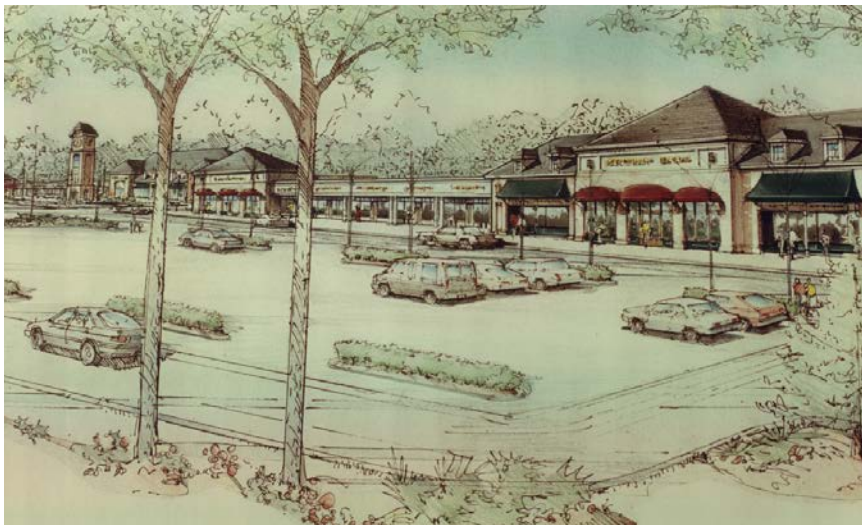
PLANNING AND DEVELOPMENT STAFF REPORT

Project Summary

This is a request to develop just over 5 acres of property with approximately 30,000 square feet of commercial space. 8,919 square feet of the project is proposed to be medical use. The property is zoned Planned Commercial Center District (PCC). The property was rezoned to PCC in 1990. PCC zoning permits shopping centers and typical uses found within them. The 1990 ordinance prohibited certain uses such as antenna towers, vehicle sales, and adult bookstores. The 1990 ordinance also contains 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 zoning text provides that buildings facing Hamilton Road will have varying roof lines generally as shown on the renderings below.



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





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.

Project History

A similar proposal was approved by Planning Commission in April of 2018. That project was almost identical to this request with a few exceptions. The southernmost building (8,919 square feet) is proposed to be a medical office building. In the original request it was anticipated to be a restaurant. The 2018 project had a variance to architectural style. A variance is no longer necessary as the style of the buildings has been changed to meet the development standards of the overlay text. The footprint of buildings and parking is nearly identical to the previous application.

An appeal was filed after the Planning Commission hearing. The Board of Zoning and Building Appeals granted the appeal, thus nullifying Planning Commission’s approval. A new Final Development Plan (FDP) and Design Review (DR) are necessary in order to develop the property with commercial uses.

Land Use Plan

The property 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 of at least 87 feet. Providing the setback significantly reduces the amount of developable acreage.

The City’s new comprehensive land use plan designates the property as Mixed Use. Mixed Use permits retail, office, and residential uses at heights and intensities greater than what this project proposes. The site’s proximity to residential makes development at an intensity envisioned in the land use plan difficult and possibly not appropriate. The proposed plan of development is of a modest intensity with less than 50% of the site impervious.

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:

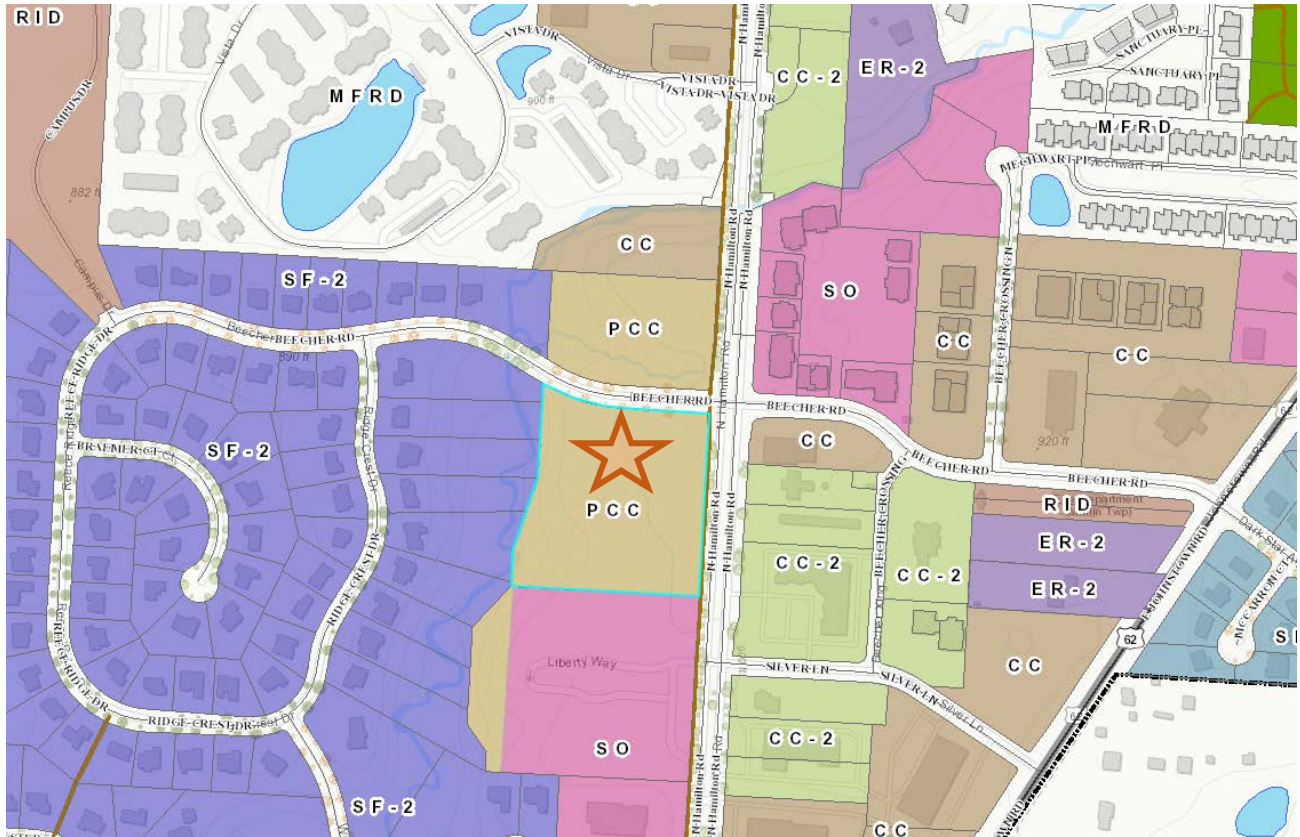
- Brick, stone, cement, aluminum, wood, and other materials that will enhance the development in a positive manner are encouraged.
- Specific colors and color schemes are not identified but colors should be designed to ensure universal harmony on all commercial developments.
- Orientation of the development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

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

Staff Recommendation

Staff recommends approval of both applications as submitted. The property has been zoned since 1990 to permit commercial uses. In fact, it was zoned commercial prior to the development of the residential subdivision to the west. The City's new land use plan anticipates the property being developed with a mix of uses that consist of office, retail, and/or residential. The proposed development is consistent with the zoning and vision of the property.

Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director

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.



