

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: 870 Claycraft Road		Project Name/Business Name Trevi Enterprises	
Parcel ID No.(s): 025-013638 & 025-013639	Zoning Designation: OCT	Total Acreage: 16.93	
<i>Please check all that apply:</i>			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input type="checkbox"/>	DEMOLITION <small>only applicable to Code Chapter 1150, Old Gahanna</small> <input type="checkbox"/>
OTHER <input checked="" type="checkbox"/>			
Project Description: Approval of color accent on exterior of building. The color is compatible and consistent similar buildings in the area (see attached comparable buildings). Tenants at the property have expressed a preference for this color, which is why ownership maintained the color accent.			
APPLICANT Name -do <u>not</u> use a business name: David Poe		Applicant Address: 919 Old Henderson Rd, Columbus, OH 43220	
Applicant E-mail: dpoe@valuerecovery.com		Applicant Phone No.: 614.975.5629	
BUSINESS Name (if applicable): Value Recovery Group			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Bob Biondi		8400 Industrial Parkway, Plain City, OH 43064 614.873.0662 bobbionid@rrohio.com	
PROPERTY OWNER Name: (if different from Applicant) Trevi Enterprises LLC		Property Owner Contact Information (phone no./email): 614.873.0662 bobbionid@rrohio.com	

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: _____ Date: 11/21/19

INTERNAL USE

Zoning File No. DR-0330-2019

RECEIVED: KAW
DATE: 11-20-19

PAID: 100.00
DATE: 11-20-19

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	Fabcon	Sherwin Williams Accent colors - Utterly Beige and Real Red	SW #6080 and #6868
Trim			
Windows			
Other (please specify)			
Other (please specify)			

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.

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.

Bob Biondi

(property owner name printed)



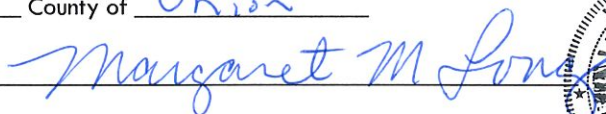
(property owner signature)

(date)

Subscribed and sworn to before me on this 19 day of November, 2019.

State of Ohio County of Union

Notary Public Signature:





MARGARET M. LONG
Notary Public, State of Ohio
My Comm. Expires Dec. 04, 2024

Applicant/Property Owner/Representative

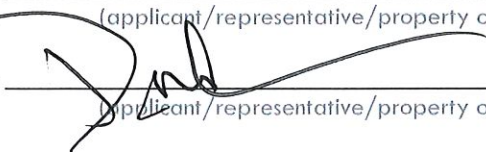
AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review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

David Poe

(applicant/representative/property owner name printed)



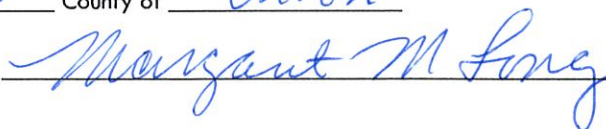
(applicant/representative/property owner signature)

(date)

Subscribed and sworn to before me on this 19 day of November, 2019.

State of Ohio County of Union

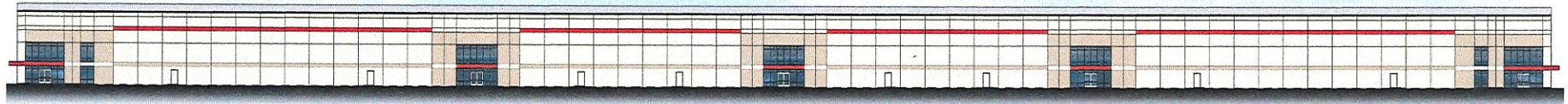
Notary Public Signature:



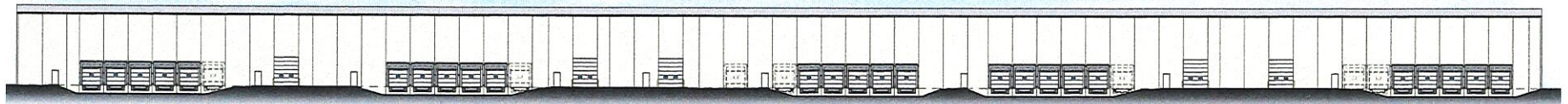


MARGARET M. LONG
Notary Public, State of Ohio
My Comm. Expires Dec. 04, 2024

870 Claycraft Road Original Rendering



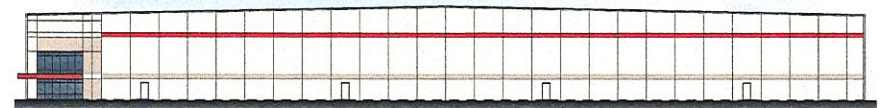
SOUTH ELEVATION






NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

-  SHERWIN WILLIAMS
SW7562 ROMAN COLUMN - TILT UP PANELS, DOWNSPOUTS
-  SHERWIN WILLIAMS
SW6080 UTTERLY BEIGE - ACCENT COLOR, GUTTERS
-  SHERWIN WILLIAMS
SW6868 REAL RED - ACCENT COLOR, CANOPY

870 Claycraft Road
Leasing Brochure – Depiction of Building



870 Claycraft Road Pictures of Building



Wood Werks Supply
1181 Claycraft Rd



Designer Fashion Warehouse
870 Science Blvd



890 Science Blvd



Boss Cars
926 Taylor Station





December 17, 2019

David Poe
919 Old Henderson Rd
Columbus, OH 43220

RE: Project 870 Claycraft Rd Design Review Color Band

Dear E Poe David:

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

Building

1. No comments on building color.

Parks

2. No Comment Julie Predieri

Fire District

3. The fire division has no comment on the following issues:

The sign plan DR19
The color accent for the exterior of the building DR19
On the Bike Path V19

since these are not referenced in the 2017 Ohio Fire Code.

Public Safety

4. No Comment Received.

Soil & Water Conservation District

5. No Comment Received.

Community Development

6. Informational Comment - Application appears complete. Please see forthcoming staff report for any additional comments.

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

Planning Commission approved a 262,000 square foot warehouse for property located at 870 Claycraft Rd. Design Review (DR) approval included a provision that the red accent color be changed to a neutral color and that those changes could be approved administratively. The building was built with red trim. Staff informed the developer that red was not an approved color and that there were two options:

- Repaint the red to a neutral color
- Request red via a new DR application

The request seeks to deviate from a prior Planning Commission approval but does not seek to deviate from the zoning code, therefore, a variance is not required.

The applicant has provided images of the constructed building and buildings in the area with similar red accents.

Design Review

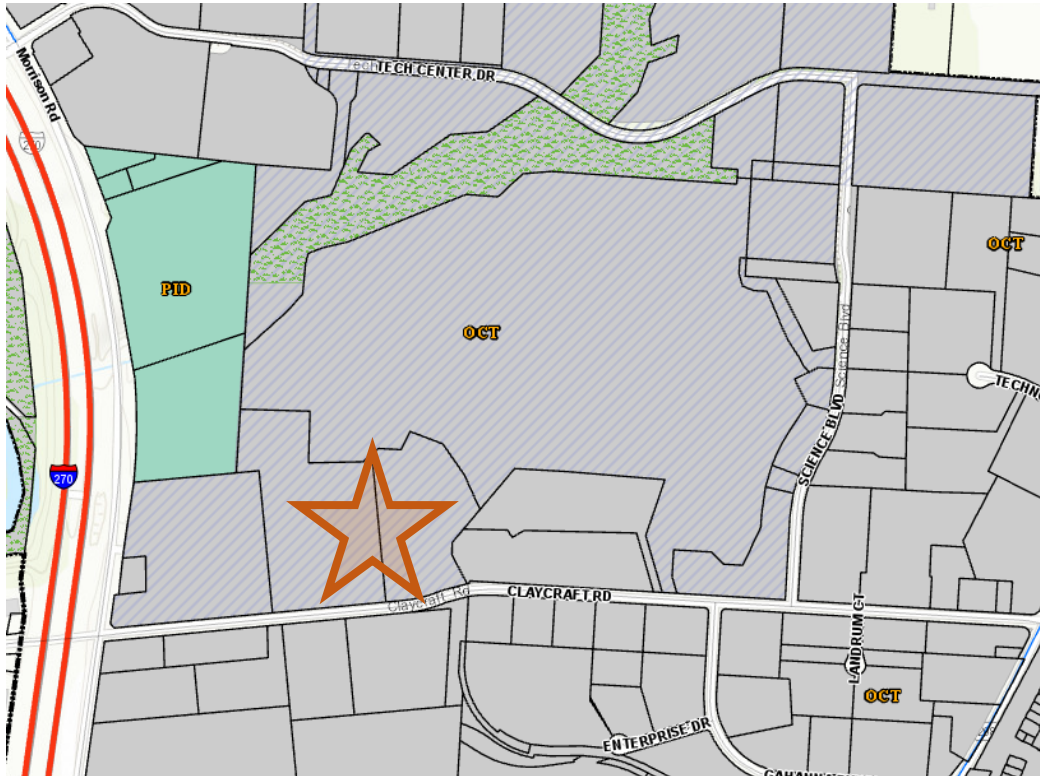
General review criteria for Design Review applications include the following:

- 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.

Recommendation

Staff does not object to the request as the zoning code and the overlay text do not specify building colors. While the City's Land Use Plan provides recommendations for building materials and sign colors, it does not provide guidance on building colors.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
City Planner



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Record of Action

Design Review: DR-0030-2018

File Number: DR-0030-2018

To consider a Design Review application for a site plan, landscaping plan, building design; for property located 870 Claycraft Rd; Parcel ID Nos. 025-013638 and 025-013639; current zoning: Office, Commerce, and Technology (OCT); Limited Overlay (L); Trevi Enterprises, LLC, applicant.

The City of Gahanna Planning Commission met on 1/9/2019 to consider along with other business, a Design Review application, DR-0030-2018.

A motion was made by Suriano, seconded by Wester to approve the application with the condition that the red paint color listed in the application be an alternate color, approved by city staff. The motion passed.

The Design Review Application was Approved.

Please consider this an official copy of the Record of Action for this Design Review application. You may request a hard copy of this Record of Action to be mailed to you by contacting the City of Gahanna Council office at 614-342-4090.

**Krystal Gonchar, Deputy Clerk of
Council**

January 10, 2019

Date Certified