

VARIANCE APPLICATION

Project/Property Address or Location: BUCKLES COURT NORTH		Project Name/Business Name: CRESCENT AT CENTRAL PARK	
Parcel ID No.(s): ^{ms 1/13} 025-013760 ⁰¹³⁷⁷³ 025-013705-00	Zoning Designation: SELECT PLANKED COMM.	Total Acreage: 14 +/-	
Description of Variance Requested: DELAY REQUIREMENT THAT SIDEWAYS + PATHS BE COMPLETED UNTIL SUCH TIME BUILDINGS ARE BUILT ON LOTS			
STAFF USE ONLY - Code Section(s): - Chapter 1107.01(Cd) - Required improvements - Chapter 1108.01(F) - General requirements			
APPLICANT Name-do not use a business name: LARRY CANINI,		Applicant Address: P.O. BOX 887 NEW COLUMBIA, OHIO 43054	
Applicant E-mail: Larry@caniniassociates.com		Applicant Phone No.: (614) 296-3872	
BUSINESS Name (if applicable): CANINI ASSOC. LTD.			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): LARRY CANINI, Managing member partner of CAP, LLC.		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) CRESCENT @ CENTRAL PARK LLC.		Property Owner Contact Information (phone no./email): Same as applicant	

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/Primary Contact Signature: _____

Date: 12/26/19

INTERNAL USE

Zoning File No. V-0344-2019

RECEIVED: KAW
DATE: 12-27-19

PAID: 500.00
DATE: 12-27-19

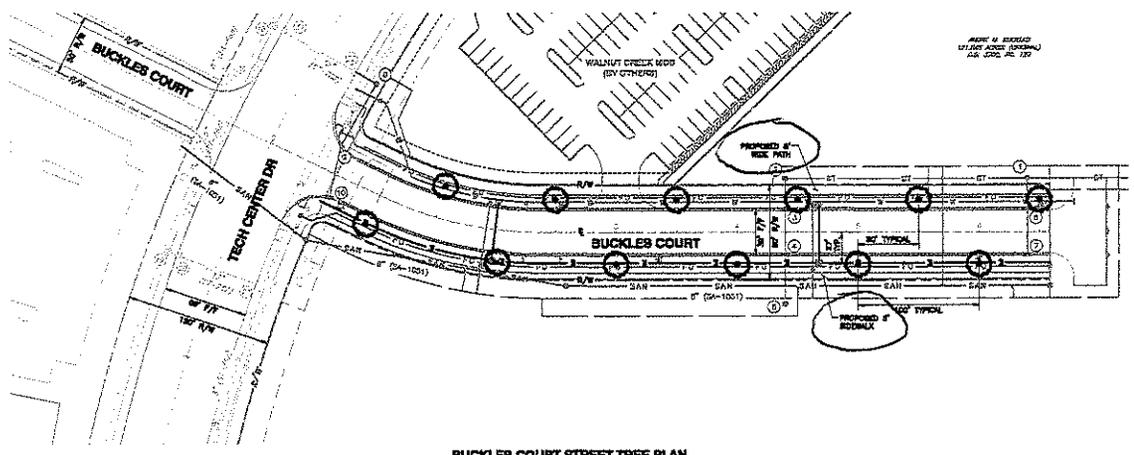


NORTH

SCALE IN FEET
0 50 100

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURES
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT & WATER VALVE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING POWER OFFICE LINE
- EXISTING TRAFFIC STRUCTURES
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- PROPOSED PACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT & WATER VALVE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE



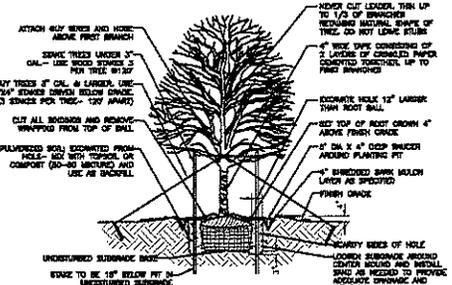
BUCKLES COURT STREET TREE PLAN
SCALE 1" = 50'

GENERAL LANDSCAPE NOTES:

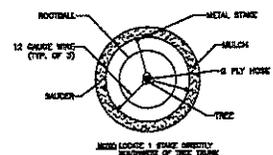
1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT ENGINEERING AND SPECIFICATIONS OF THE REGIONAL, STATE, COUNTY, CITY, OR LOCAL JURISDICTIONS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONAL DISCREPANCIES DURING THE EXISTING CONSTRUCTION. DISCREPANCIES, IF ANY, DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CORRECT THE DIMENSIONS IMMEDIATELY.
3. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/AS-CONSTRUCTED DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR SUBMISSION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
4. NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
5. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
6. ALL MATERIAL SHALL CONFORM TO THE SPECIFICATIONS ESTABLISHED BY THE CURRENT "NATIONAL ASSOCIATION OF NURSERY STOCK AND SHILL-HENRY", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH SHEDDING HAS BEEN FINISHED AND APPROVED.
8. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT ZONE IS PLANTED AT GRADE LEVEL. ALL TREES PLANTED OR BORN SHALL BE PLANTED AT EXISTING GRADE.
9. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN TREES WILL BE ACCEPTED IF IT IS ROOT BOLDED. ALL ROOT WRAPPING MATERIAL SHALL BE SYNTHETIC OR PLASTIC SHALL BE REMOVED AT THE TIME OF PLANTING. REMOVE TO TOP SOLE FROM TRUNK MARKET, TRUNK OR WIRE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GROWTH OF TREE OR BRANCH.
10. WITH CONTAINER GROWN TREES, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND BRUSH SHALL BE STAKED FOR APPROVAL BY OWNER.
12. THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF PROJECT.
14. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
15. CONTRACTOR SHALL NOTIFY ANY CHANGE TO PROPERTY FROM PLANTING OPERATIONS AS NO COST TO OWNER.
16. STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
17. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DAMAGED OR UNMAINTAINED BY LANDSCAPE CONTRACTOR, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
18. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

TREE PLAN NOTES:

1. 12 TREES TO BE PLANTED AT 100' SPACING ON EACH SIDE OF BUCKLES COURT.
2. TREES SHALL BE SPECIES: 1-1/2" CALIBER AT 15' ABOVE THE PLANTING LINE, BALLED AND WRAPPED. SPECIES SHALL BE QUERCUS OR PTEROCARPUS RED OAK OR BLACK OAK OR BALSAM BUT SHALL MEET THE OHIO TREE COMMISSION SPECIFICATIONS FOR "LARGE TREES" FROM THE PERMITTED LIST.
3. DEPTHS OF UTILITIES SHALL ACCOUNT FOR TREE PLACEMENT AND ROOT DEPTHS.



DETAIL 701 - SHADE TREE PLANTING DETAIL
NOT TO SCALE



DETAIL 700 - TREE STAKING DETAIL
NOT TO SCALE

NO.	DATE	REVISION RECORD	DESCRIPTION

PREPARED BY:
Civil & Environmental Consultants, Inc.
228 Old Walnut Bridge Road • Columbus, Ohio 43066
614-444-8888 • www.civilandenv.com

ANDRE M. BUCKLES
PUBLIC ROADWAY PLAN FOR
CRESCENT AT CENTRAL PARK
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

DATE	SCALE	BY	CHECKED BY

STREET TREE PLAN

PROJECT NO. **C500**

Statement of Reason for Variance Request

Will not adversely effect the health and safety adjacent properties

Allow Developers to determine final location of trails on westside of street as project and storm pond locations are determined based on future users and building locations

Contiguous Property Owners

Central Ohio Urology Group
701 Tech Center Drive
Gahanna, Ohio 43230

Managed by: HPlex Solutions
65 Hidden Ravines Drive
Suite 100
Powell, Ohio 43065
Attn: Kara Solarz

Walnut Creek Medical Groups
725 Buckles Court North
Gahanna, Ohio 43230

Managed by: same as above



January 29, 2020

Larry Canini & Associates LLC
P O Box 887
New Albany, OH 43054

RE: Project Buckles Court North Variance Comment Letter

Dear Larry Canini & Associates LLC:

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

Engineering

1. No Comments per Kirk Neely

Parks

2. No Comment Per Julie Predieri

Fire District

3. The fire division has no comments since it does not fall under the provisions of the 2017 Ohio Fire Code.

Community Development

4. No issues/concerns with the request. Please see forthcoming staff report for details.

Building

5. No comments.

Public Safety

6. No Comment Received.

Soil & Water Conservation District

7. 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

Applicant has requested a variance in order to delay the construction of pedestrian facilities along Buckles Court North until such time that buildings are built on the lots. The plans for Buckles Court North included a bike path on the west side of the road and a sidewalk on the east side of the road. The request is to defer construction until each lot on Buckles Court North is developed. Deferring construction will avoid pedestrian facilities from being constructed then damaged during construction of the lot.

It should be noted that one property has been developed on Buckles Court North. This property provided pedestrian facilities as part of the Final Development Plan process. If the variance is approved, future Final Development Plans will be required to provide pedestrian facilities.

Variance

The following variance has been requested:

- Chapter 1108.01(f)/1107.01(d) – Pedestrian facilities required where they do not currently exist.
 - It should be noted that the request to vary pedestrian facilities requires a recommendation by Planning Commission and approval by City Council.

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.

Land Use Plan

The subject property is located within the South Gateway as identified in the Land Use Plan. One of the development principles for the South Gateway is the construction of multi-use paths within the area with a priority of construction on primary roadways. The Plan goes on to state that sidewalks/paths should link sites and extend into each site to provide access to buildings.

Recommendation

Staff supports this variance request. This request differs from similar requests in that the request to delay construction isn't for a developed site with a defined development plan. Instead, it is the construction of the road which is necessitating the construction of pedestrian facilities. Installing pedestrian facilities during construction of the road is logical in some instances but not in this case as

the properties the road provides access to have not yet been developed. It is most appropriate to install pedestrian facilities when the individual sites are developed. This assures that sidewalks are installed in the most appropriate locations. Delaying construction also prevents facilities from being installed, destroyed, then replaced during the construction of the development.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
City Planner