

### DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: <b>670 MORRISON ROAD</b>		Project Name/Business Name: <b>ROADSIDE LANDSCAPE RENOVATION</b>	
Parcel ID No.(s): <b>025-0110 77</b>	Zoning Designation: <b>OCT- KAW</b> <del>C-COMMERCIAL</del> <b>4-24</b>	Total Acreage: <b>4.43</b>	
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 1150.01 of Gahanna</small>
OTHER <input type="checkbox"/>			
Project Description: <b>REMOVE EXISTING SIGNAGE LOCATED IN PLANTING BED AT THE CORNER OF MORRISON ROAD AND TECH CENTER DRIVE. INSTALL NEW PLANTINGS PER LANDSCAPE PLAN DATED FEBRUARY 18, 2020. NOTE: LANDSCAPE PLAN HAS BEEN EMAILED TO MICHAEL BLACK FORD</b>			
APPLICANT Name -do not use a business name: <b>JOHN LEONARD</b>		Applicant Address: <b>8220 INDUSTRIAL PKWY ANN CITY, OH</b>	
Applicant E-mail: <b>jleonard@landscapepros.com</b>		Applicant Phone No.: <b>614-254-3618 (cell)</b>	
BUSINESS Name (if applicable): <b>ENVIRONMENTAL MANAGEMENT INC.</b>			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): <b>THERESA HANLIN, COLLIER INTEGRATION PROPERTY MANAGER</b>		Contact Information (phone no./email): <b>CELL 614-412-5657</b> <b>EMAIL: Theresa.Hanlin@collier.com</b>	
PROPERTY OWNER Name: (if different from Applicant) <b>RCS-COP II LLC</b>		Property Owner Contact Information (phone no./email): <b>THERESA HANLIN, PROPERTY MGR., OFFICE</b> <b>614-436-9300</b>	

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: **03-31-20**

INTERNAL USE

Zoning File No. **DR-007-2020**

RECEIVED: **KAW**  
DATE: **4-2-20**

PAID: **100.00**  
DATE: **4-2-20**

## 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.

\_\_\_\_\_  
(property owner name printed)

\_\_\_\_\_  
(property owner signature)

\_\_\_\_\_  
(date)

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

State of \_\_\_\_\_ County of \_\_\_\_\_

Stamp or Seal

Notary Public Signature: \_\_\_\_\_

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.

JOHN LEONARD  
(applicant/representative/property owner name printed)

[Signature]  
(applicant/representative/property owner signature)

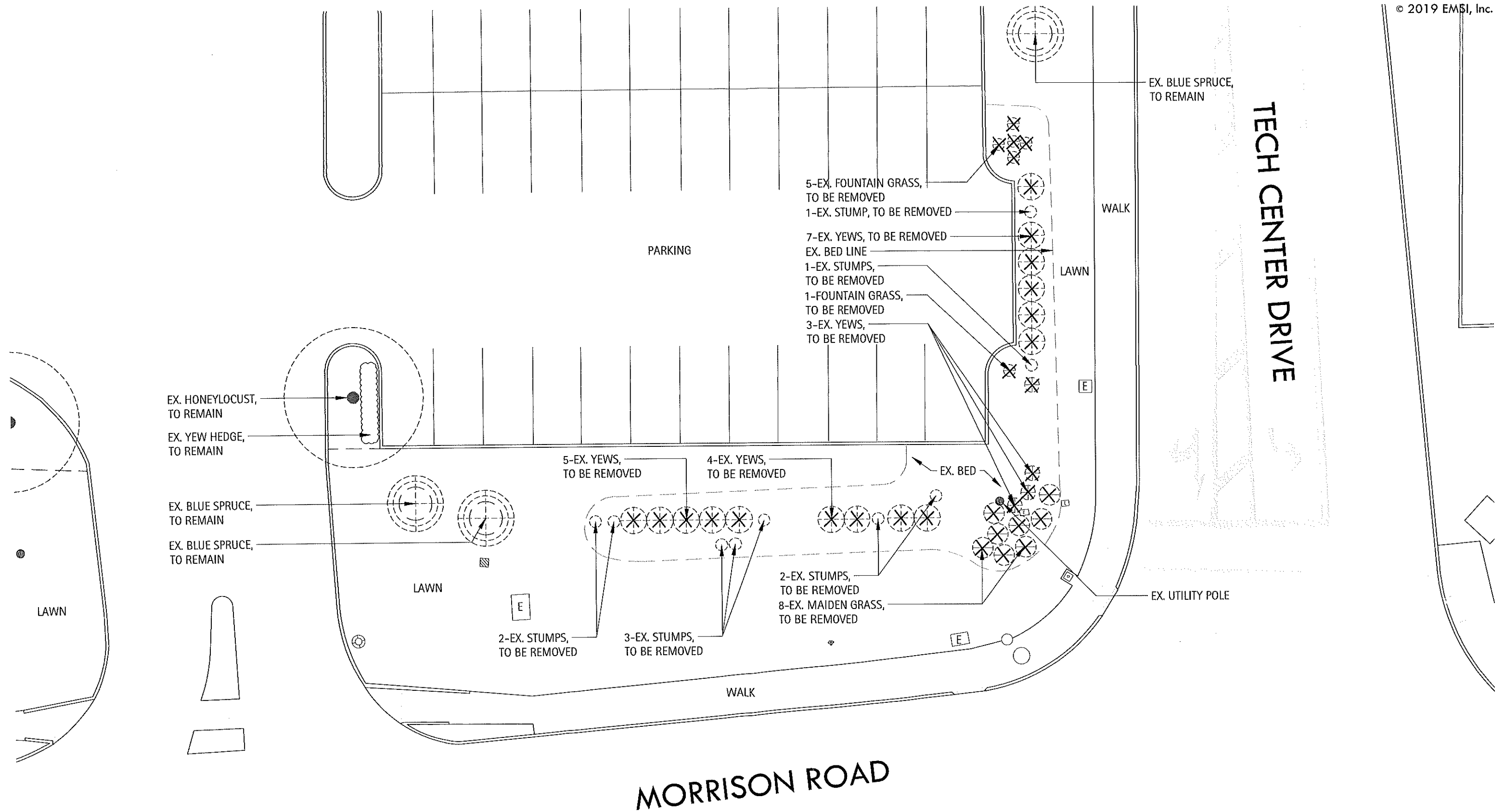
03-31-2020  
(date)

Subscribed and sworn to before me on this 31 day of MARCH, 2020.

State of OHIO County of FRANKLIN

Stamp or Seal

Notary Public Signature: \_\_\_\_\_



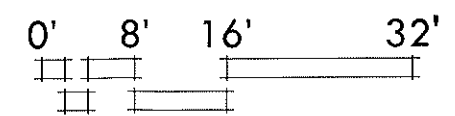
670 Morrison Road

**Colliers International** Gahanna, OH

## D1.0 Demolition Plan



FEBURARY 12, 2020



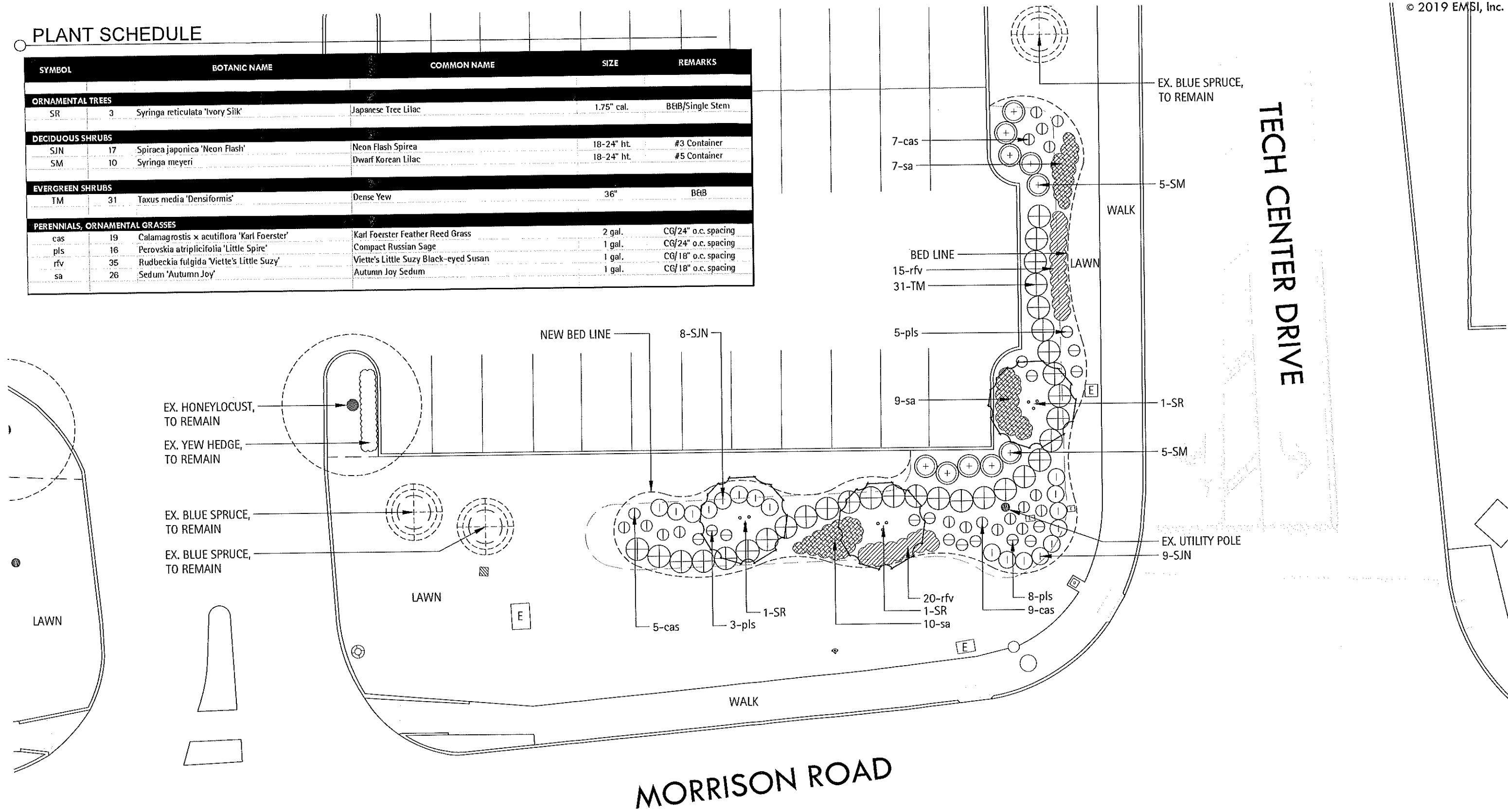
SCALE: 1"=16'



NORTH

PLANT SCHEDULE

SYMBOL		BOTANIC NAME	COMMON NAME	SIZE	REMARKS
ORNAMENTAL TREES					
SR	3	<i>Syringa reticulata</i> 'Ivory Silk'	Japanese Tree Lilac	1.75" cal.	B&B/Single Stem
DECIDUOUS SHRUBS					
SJN	17	<i>Spiraea japonica</i> 'Neon Flash'	Neon Flash Spirea	18-24" ht.	#3 Container
SM	10	<i>Syringa meyeri</i>	Dwarf Korean Lilac	18-24" ht.	#5 Container
EVERGREEN SHRUBS					
TM	31	<i>Taxus media</i> 'Densiflora'	Dense Yew	36"	B&B
PERENNIALS, ORNAMENTAL GRASSES					
cas	19	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	CG/24" o.c. spacing
pls	16	<i>Perovskia atriplicifolia</i> 'Little Spire'	Compact Russian Sage	1 gal.	CG/24" o.c. spacing
rfl	35	<i>Rudbeckia fulgida</i> 'Vitte's Little Suzy'	Vitte's Little Suzy Black-eyed Susan	1 gal.	CG/18" o.c. spacing
sa	26	<i>Sedum</i> 'Autumn Joy'	Autumn Joy Sedum	1 gal.	CG/18" o.c. spacing



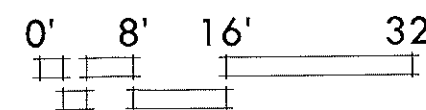
670 Morrison Road

Colliers International Gahanna, OH

L1.0 Roadside Landscape Renovation Plan



FEBURARY 18, 2020



SCALE: 1"=16'



NORTH





April 21, 2020

Environmental Management  
8220 Industrial Pkwy  
Plain City, OH 43064

RE: Project 670 Morrison Rd Landscape Design

Dear Environmental Management:

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

**Community Development**

1. Informational Comment - No objections to the request as it appears to meet the landscape requirements of Chapter 1155.

**Building**

2. No comments. No building permit required for this project.

**Parks**

3. The landscape plan looks good to me. Japanese tree of lilac is a good tree choice with the presence of overhead wires. The existing blue spruce look healthy right now, but I would advise keeping an eye on these trees. Many blue spruce in the area are being removed due to a deadly fungus. Per Julie Prederi

**Engineering**

4. No comment at this time.

**Soil & Water Conservation District**

5. No Comment Received.

**Public Safety**

6. No Comment Received.

**Fire District**

7. No Comment Received.

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto: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 the property located at 670 Morrison and Tech Center Drive. The request seeks to replace some of the existing vegetation near the intersection with new plantings in the landscape beds. Some of the existing trees around the landscape beds will be preserved.

The zoning code has minimal language for plantings, it does not require or prohibit certain species types on private property. However, the City Forester has worked with the applicant and has reviewed this request and there are no unresolved comments.

### Planting List

SYMBOL		BOTANIC NAME	COMMON NAME	SIZE	REMARKS
<b>ORNAMENTAL TREES</b>					
SR	3	<i>Syringa reticulata</i> 'Ivory Silk'	Japanese Tree Lilac	1.75" cal.	BBB/Single Stem
<b>DECIDUOUS SHRUBS</b>					
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rtv	35	<i>Rudbeckia fulgida</i> 'Vitte's Little Suzy'	Vitte's Little Suzy Black-eyed Susan	1 gal.	CQ/18" o.c. spacing
sa	26	<i>Sedum</i> 'Autumn Joy'	Autumn Joy Sedum	1 gal.	CQ/18" o.c. spacing

### Design Review

General review criteria for Design Review applications include the following:

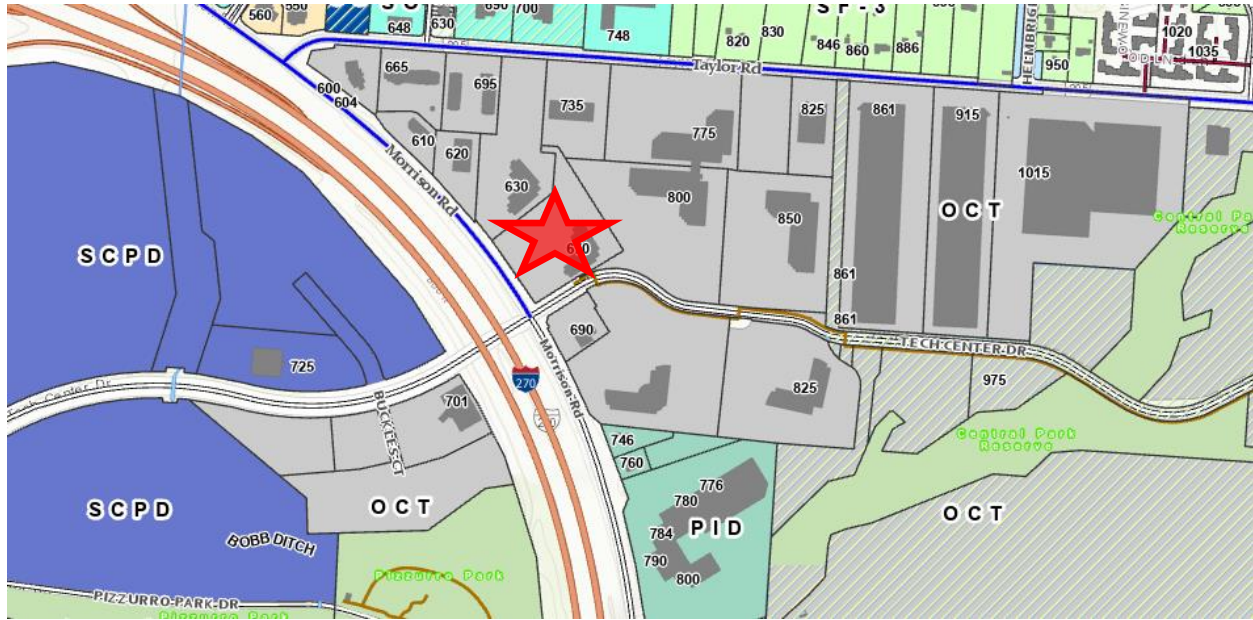
- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character 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

It is Planning and Development staff's opinion that the requested application is consistent with the zoning code. Additionally, the City Forester, who is the subject matter expert for the City, has reviewed the request and has no objections.

# Gahanna

Location/Zoning Map



Street View



Respectfully Submitted By:  
Michael Blackford, AICP  
City Planner/Zoning Administrator