

Eastgate Commercial Park

625 Eastgate Pkwy

DR-15-2021

FDP-5-2021

Location/Zoning Map



Summary

- 2019 – PC approval for 5 buildings; ~70,000 sf of flex industrial space
- 2021 – Adjacent property received PC approval for ~250,000 sf of flex industrial, storage, and industrial space
- Four additional buildings; ~35,000 sf of flex industrial space
 - Same use as existing buildings (2019 request)
 - Same style as existing buildings (2019 request)
 - No variances

The site plan for Eastgate Commercial Park, LLC, illustrates the layout of existing and proposed buildings, parking spaces, and setbacks. The plan is bounded by an existing property line to the north and east, and a proposed private drive to the south. Key features include:

- Existing Buildings:**
 - Top left: EXISTING BUILDING, 8,520 SF.
 - Top right: EXISTING BUILDING, 8,520 SF.
 - Middle left: EXISTING BUILDING, 8,520 SF.
 - Middle right: EXISTING BUILDING, 21,000 SF.
 - Bottom right: EXISTING BUILDING, 21,000 SF.
- Proposed Buildings:**
 - Left side: PROPOSED BUILDING, 8,520 SF, HEIGHT-12'.
 - Bottom left: PROPOSED BUILDING, 8,520 SF, HEIGHT-16'.
 - Center: PROPOSED BUILDING, 8,520 SF, HEIGHT-12'.
 - Bottom center: PROPOSED BUILDING, 8,520 SF, HEIGHT-12'.
- Parking and Setbacks:**
 - 10' PARKING SETBACK and 25' BUILDING SETBACK are indicated along the bottom boundary.
 - 22' PARKING SETBACK and 60' BUILDING SETBACK are indicated along the right boundary.
 - EX DETENTION BASIN is located in the bottom left corner.
- Site Information:**
 - PID #027-000146-00
 - 611-667 EASTGATE PARKWAY
 - 7.62 ACRES
 - EASTGATE COMMERCIAL PARK, LLC
- Dimensions and Bearings:**
 - North boundary: S84° 40' 37"E, 130.00'
 - East boundary: S03° 39' 31"W, 283.49'
 - South boundary: N86° 04' 09"W, 573.17'
 - West boundary: N02° 19' 23"E, 459.57'
 - Internal dimensions include 142', 60', 34', 20', 10', 8', 109.7', 304.65', and 505.13'.

Renderings



A NORTH ELEVATION
SCALE: 1/8" = 1'-0"

B EAST ELEVATION
SCALE: 1/8" = 1'-0"

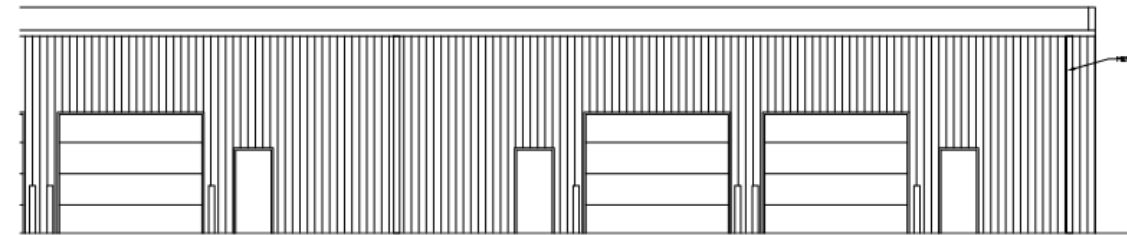
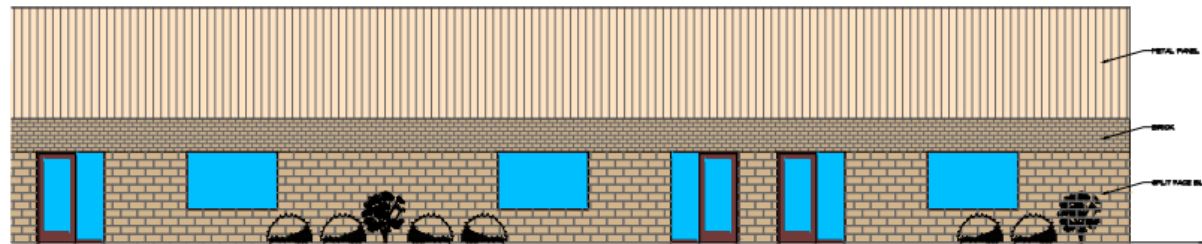
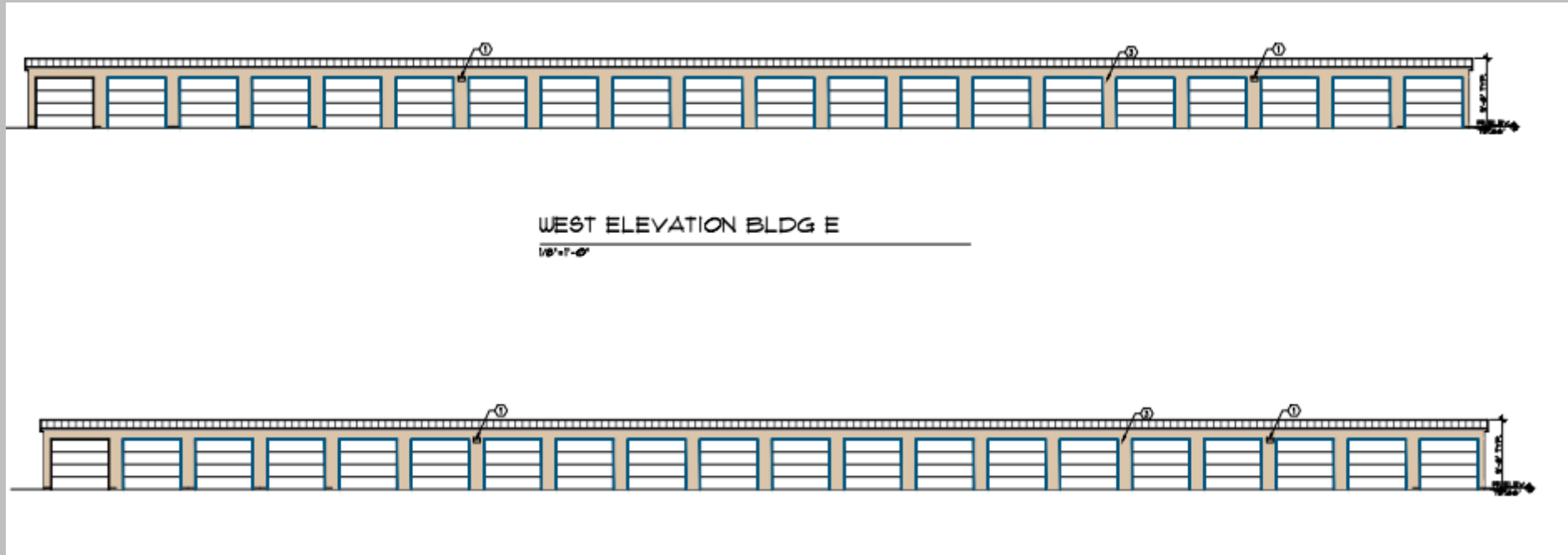


C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

D WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: ALL UTILITIES & MECHANICAL EQUIPMENT TO BE SCREENED PER CHAPTER 13A.05.2.7.3 & 13A.06.

Renderings



Summary

- Staff recommends approval
 - Similar uses in area
 - Uses consistent with zoning and land use plan
 - Height, intensity, setbacks, building design consistent with established development patterns
 - No variances



Gahanna

DEPARTMENT OF PLANNING

