

VARIANCE APPLICATION SUMMARY



File Number	V-26-9
Property Address	0 Eastgate Gahanna, Ohio 43230
Parcel ID	025-006522-00
Zoning District	IM - Innovation & Manufacturing
Project/Business Name	Gahanna Flex Park
Applicant	Leland Vogel [REDACTED]
Description of Variance Request	As an addendum to our Development Plan submission record number DP-26-6, reviewed on 4/13/2026, we are requesting a variance on the planning items listed below. Each variance request's number corresponds with the numbered comment on the Planning section of the 4/13/2026 City Review Letter.

1. We are requesting a variance on the pavement near the retaining wall that encroaches on the parking set back on the N property line to preserve that parking space.
2. We are requesting a variance on the parking space partially past the front corner of the building to preserve that parking space. This is predominantly necessary due to the irregular shape of this parcel.
10. We are requesting a variance adding any new trees to this property. We are preserving several trees, so this site will still be fairly wooded compared to surrounding neighbors.
12. We are requesting a variance on having to plant additional trees for screening, due to the railroad acting as a natural screening buffer. The railroad height is as high of not higher than the required height for screening trees.

Requested Variances

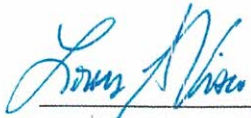
Code Section	Code Title
Ch 1109.01(a)(1)	Parking, Access, and Circulation
Ch 1109.01(a)(4)	Parking, Access, and Circulation
Ch 1109.04(c)	Buffers and Screening



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

 (property owner/acting agent signature)	<u>as authorized agent for</u> <u>Columbus Corporate Center, Inc.</u>	<u>Louis G. Visco</u> (printed name)	<u>3/26/26</u> (date)
 (applicant signature)		<u>Leland Vogel</u> (printed name)	<u>3/26/26</u> (date)

Parcel	Owner Name	Mailing Address
025-01369	Eastgate Partners Llc	942 FREEWAY DR N A, COLUMBUS, OH, 43229-5425
025-01333	City Of Gahanna	200 S HAMILTON RD, GAHANNA, OH, 43230-2996
025-00426	Columbus & Ohio River	47849 PAPERMILL RD, COSHOCTON, OH, 43812-9724
170-00001	Columbus & Ohio River	47849 PAPERMILL RD, COSHOCTON, OH, 43812-9724
025-01417	Frances Family Investn	19 EALY XING S, NEW ALBANY, OH, 43054-7129
025-01305	Eastgate Parkway Prop	2560 E PHILADELPHIA ST, ONTARIO, CA, 91761-7768

June 8, 2026

City of Gahanna, Ohio

RE: DP-26-6 Development Plan

To Whom It May Concern,

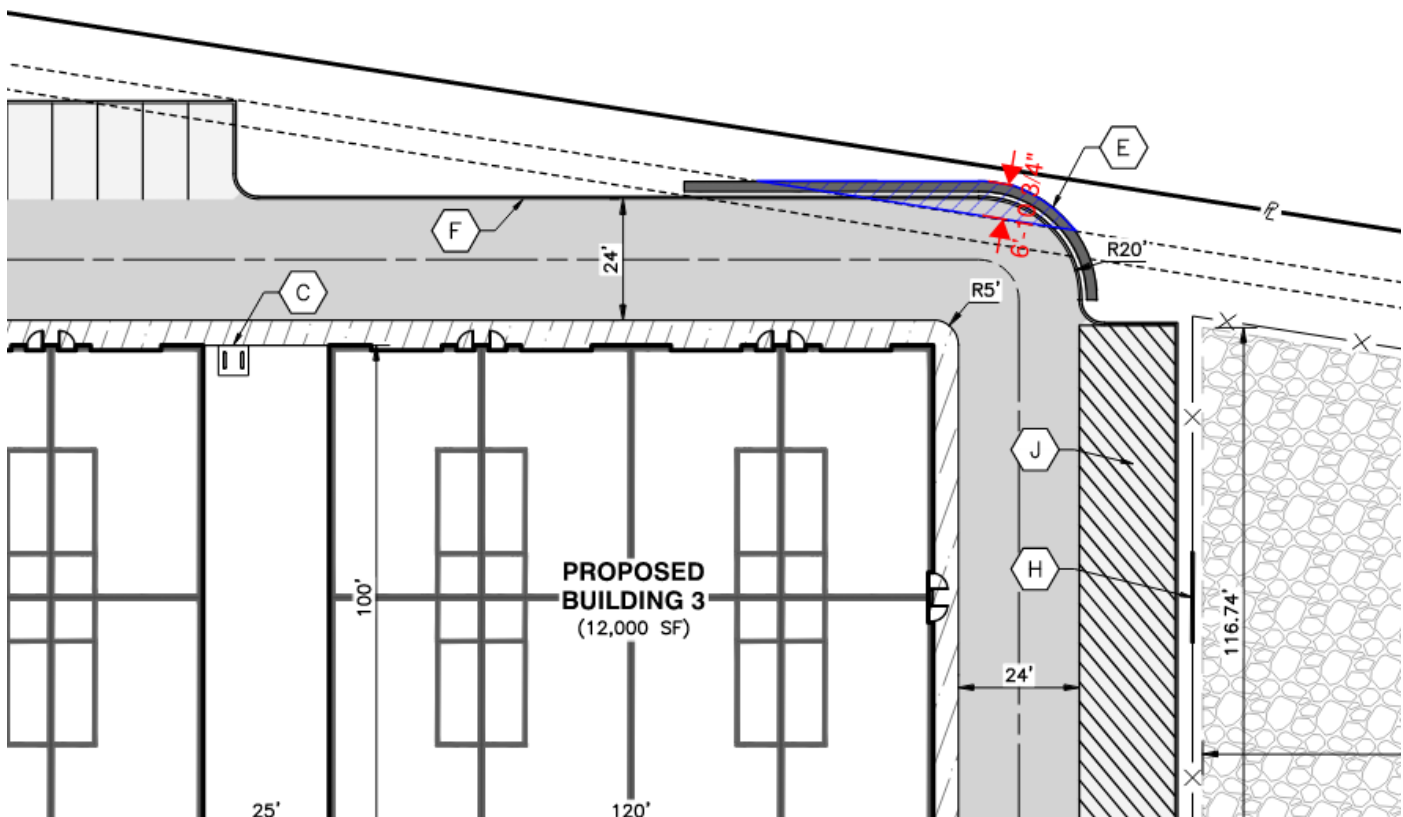
As an addendum to our Development Plan submission for record number DP-26-6, reviewed on April 13, 2026 and May 27, 2026, we are requesting variances on the planning items listed below. Each variance request number corresponds with the numbered comment in the Planning section of the April 13, 2026, City Review Letter.

For each variance, we address the three required criteria: (1) special circumstances or conditions necessitating the variance, (2) how the variance is necessary for preservation and enjoyment of property rights, and (3) how the variance will not adversely affect the health or safety of the surrounding area.

Item #1: Encroach Side Parking Setback

Code Requirement: 10ft

Requested Variance: 0ft on the Northern property line, to be used exclusively for the hatched blue area in the image below to maintain the general site configuration without squeezing the drive-aisle or retaining wall.



1. Special Circumstances or Conditions

The site layout requires a minimum drive aisle width to accommodate safe vehicular circulation, fire access, and code-compliant maneuvering. A retaining wall along the north property line creates an unavoidable physical constraint that, in combination with the need to maintain this minimum drive aisle width, results in pavement encroachment into the required parking setback. Reducing drive aisle width to eliminate the encroachment is not feasible without creating unsafe or non-functional circulation, while reducing the building footprint to create additional buffer would unreasonably diminish the development's programmatic and economic viability.

2. Necessity for Preservation and Enjoyment of Property Rights

Without this variance, the applicant would be forced to either reduce the building size — thereby forfeiting a significant portion of the developable building program — or narrow the drive aisle below functional and safety thresholds. Either outcome would constitute an unreasonable restriction on the property owner's ability to develop the parcel to its reasonable and intended capacity. The variance is the minimum relief necessary to allow a code-compliant building with safe site circulation.

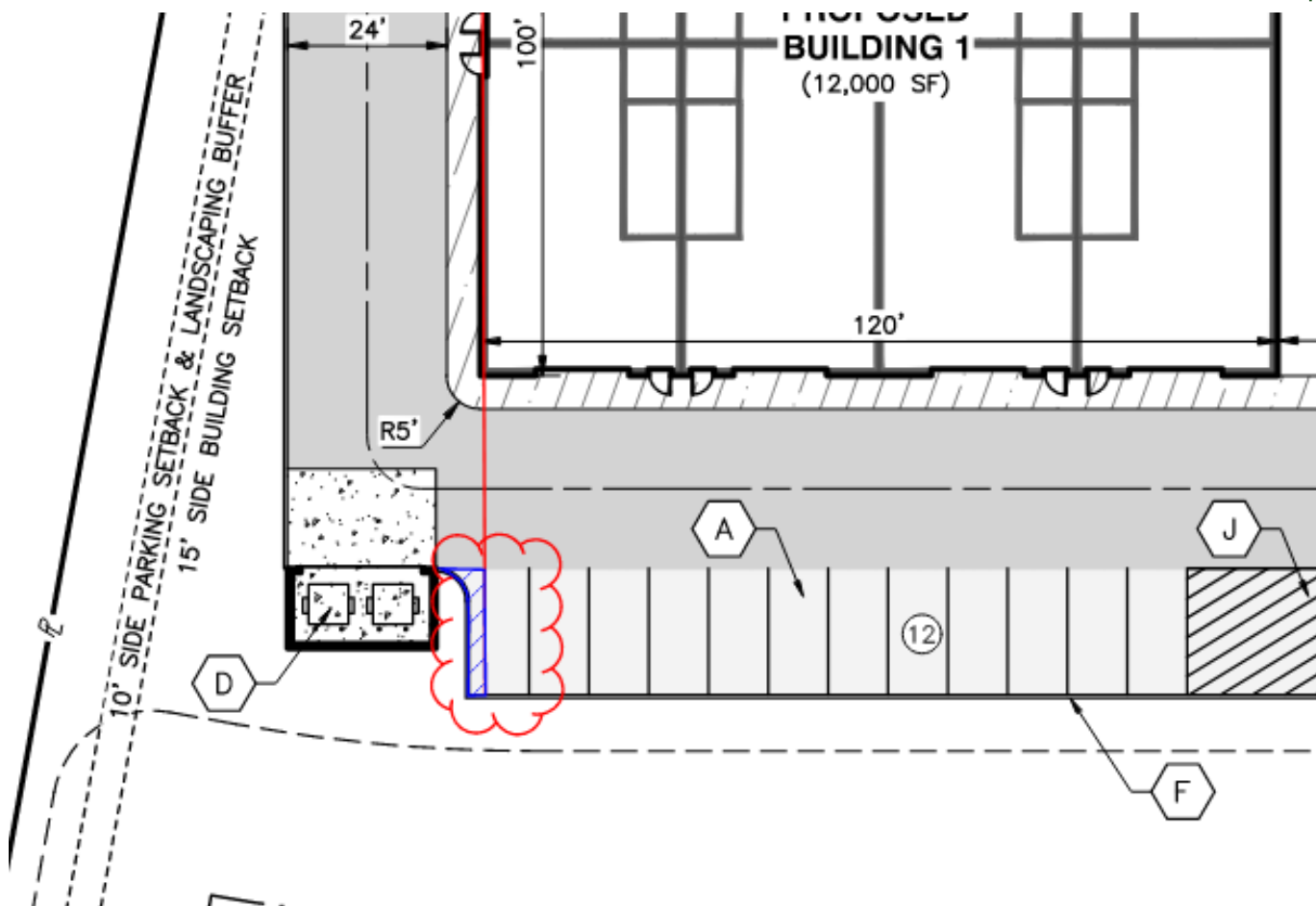
3. No Adverse Effect on Health or Safety

The encroaching pavement is internal to the site and relates to drive aisle function, not to any public right-of-way or adjacent occupied structure. The retaining wall itself serves as a physical barrier along the north property line. Maintaining a functional drive aisle width actually improves on-site safety for drivers, pedestrians, and emergency vehicles. No reduction in setback screening, sight lines, or public safety infrastructure results from this variance.

Item #2: Allow 1 parking space to be located past the front elevation of the building

Code Requirement: No parking can be located past the front elevation of the principal structure.

Requested Variance: All one space to extend slightly beyond the elevation of the principal structure. Please see the image below. The hatched blue area is the non-compliant area of the parking space.



1. Special Circumstances or Conditions

This parcel has an irregular shape that limits the applicant's ability to achieve a fully conforming parking layout while preserving an adequate number of required parking spaces. The geometry of the lot, combined with the building footprint placement necessary to meet other setbacks and site access requirements, results in one parking space extending slightly beyond the front corner of the building. This condition is a direct consequence of the parcel's irregular boundaries rather than any design preference or avoidable choice.

2. Necessity for Preservation and Enjoyment of Property Rights

Eliminating this parking space to achieve strict conformance would reduce the available parking count, potentially triggering a parking deficiency under code requirements or necessitating costly redesign that may not be achievable within the constraints of the parcel. Preserving the space is necessary to maintain full use of the property and to provide adequate off-street parking for the intended use. The irregular lot shape is a hardship inherent to this particular parcel that would not exist on a standard rectangular site.

3. No Adverse Effect on Health or Safety

The parking space in question is located within the private site and does not encroach upon any public right-of-way, access easement, or adjacent property. The space will be properly striped, dimensioned, and accessible in conformance with applicable standards. There is no anticipated impact on vehicular sight lines, pedestrian safety, or emergency access resulting from this minor geometric deviation at the building corner.

Item #3: Reduce required tree plantings

Code Requirement: 21 new trees

Requested Variance: Allow us to plant 7 new trees, eliminating 14 trees from the requirement.

1. Special Circumstances or Conditions

The site currently contains a meaningful number of existing trees that the development plan intentionally preserves. The combination of preserved existing trees provides canopy coverage, visual character, and ecological function consistent with the intent of the tree planting requirements. Requiring the addition of new trees in areas where existing mature specimens are being preserved would result in redundant planting that may actually compete with or damage the preserved trees' root zones and long-term health.

2. Necessity for Preservation and Enjoyment of Property Rights

Imposing additional tree planting requirements on top of the existing preserved tree canopy would create a disproportionate burden relative to properties that begin development on cleared sites. The applicant is actively choosing to preserve existing vegetation — an outcome the ordinance's intent is designed to encourage. Requiring additive new plantings regardless of existing preserved canopy effectively penalizes the applicant for responsible preservation and restricts the reasonable use of the property.

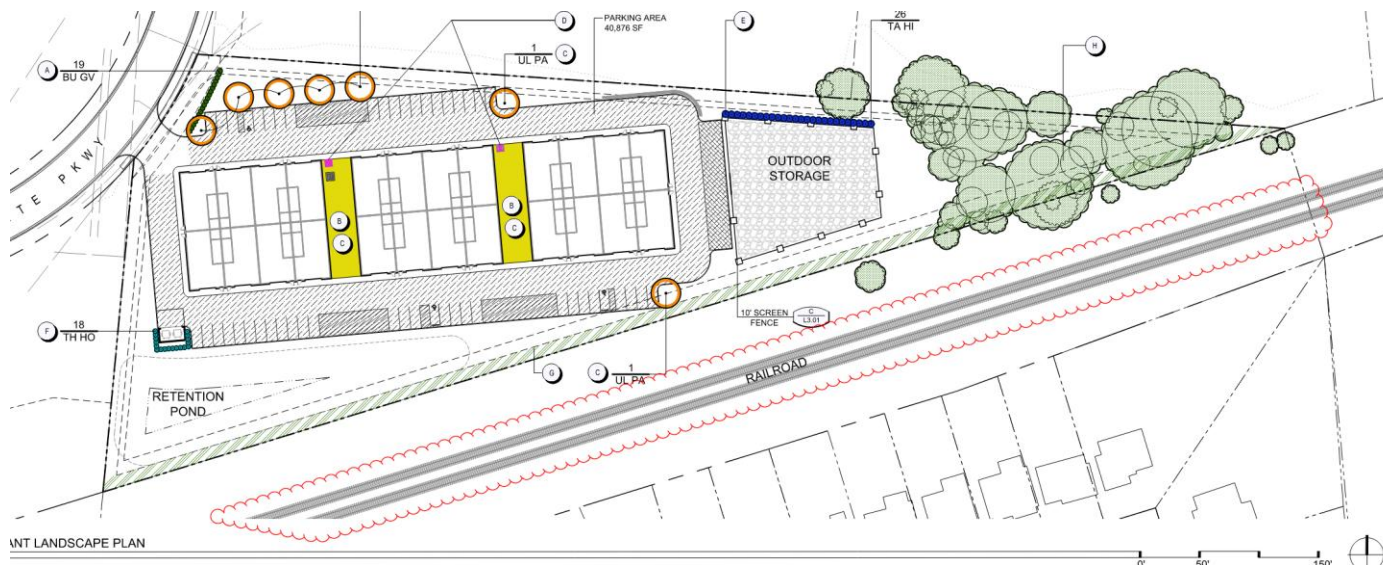
3. No Adverse Effect on Health or Safety

The site will remain significantly more wooded than many surrounding properties due to the preservation of existing trees. The overall vegetative character of the site will be maintained or enhanced compared to a typical cleared and re-planted development scenario. No reduction in canopy, stormwater interception, or visual buffering will result. The preserved trees provide the same functional and aesthetic benefit that newly planted specimens are intended to achieve.

Item #4: Property screening requirements

Code Requirement: One trees planted per 40ft of linear property line, with a 6ft high screen.

Requested Variance: Remove this requirement (which is specific to the Southern property line) because the railroad the abuts the property line is higher than 6ft, and therefore screens any southern neighbors from the site as is. Please see image below.



1. Special Circumstances or Conditions

The property's boundary adjacent to the railroad corridor benefits from a natural and structural screening buffer provided by the railroad infrastructure itself — including the raised rail bed, embankment grading, and associated vegetation. The height of the railroad infrastructure meets or exceeds the minimum height required for screening trees under the applicable code standard. Planting additional screening trees in this location would introduce unnecessary plantings in an area where the physical screening function is already achieved by the existing railroad profile.

2. Necessity for Preservation and Enjoyment of Property Rights

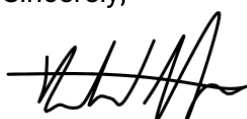
Requiring screening tree plantings along a railroad buffer where no meaningful visual or noise exposure exists — because the railroad infrastructure itself provides equivalent or superior screening — would impose an unnecessary cost and maintenance burden without commensurate benefit. The applicant should not be required to duplicate screening function that the natural and built environment already provides. Denial of this variance would unreasonably restrict the use of property adjacent to a pre-existing infrastructure corridor.

3. No Adverse Effect on Health or Safety

The railroad embankment and raised infrastructure profile along this boundary provides physical separation, visual screening, and a functional buffer at a height equal to or greater than that required by code-mandated screening trees. Adjacent properties and public areas are fully screened by this existing condition. No reduction in safety, noise attenuation, visual buffering, or stormwater management will result from waiving the supplemental tree planting requirement along this boundary.

Supporting photographs and site documentation are provided in the Other Supporting Documents section of this application.

Sincerely,



Leland Vogel
Principal, Como Development LLC



archall
a r c h i t e c t s

GAHANNA FLEX PARK

JUNE 3, 2026





GAHANNA FLEX PARK

JUNE 3, 2026



OVERALL PROJECT DESCRIPTION

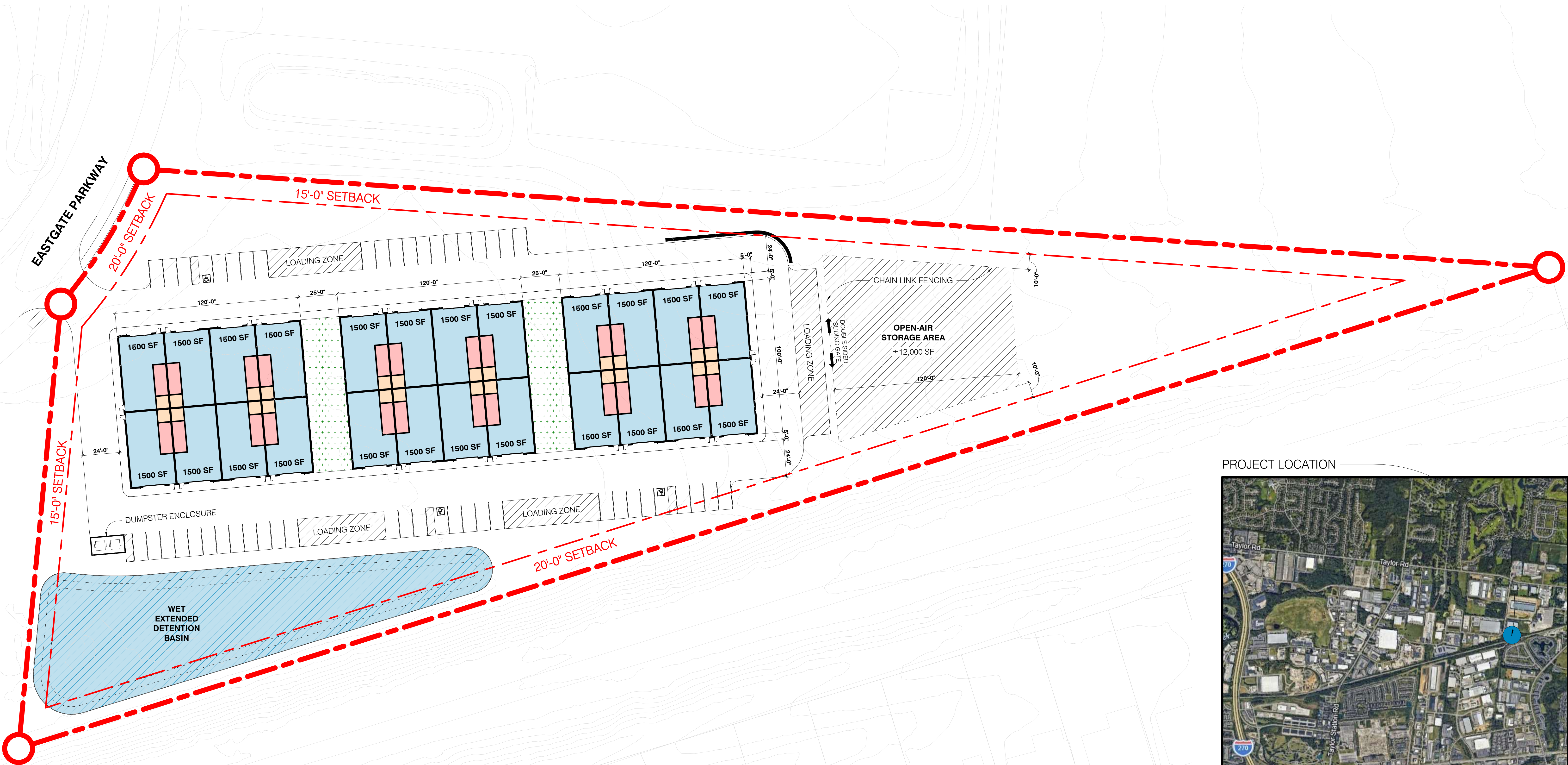
Located within the established Eastgate Industrial Park in Gahanna, Ohio, just east of I-270, the Gahanna Flex Park is designed as a versatile light-industrial and commercial hub for a range of tenant needs. The project includes three nearly identical buildings, organized to create a cohesive and efficient campus environment.

Each building contains eight tenant spaces of approximately 1,500 square feet, offering flexible, modular spaces suited for uses such as small-scale office, storage, or service operations. The consistent building design supports efficient construction while allowing for long-term adaptability.

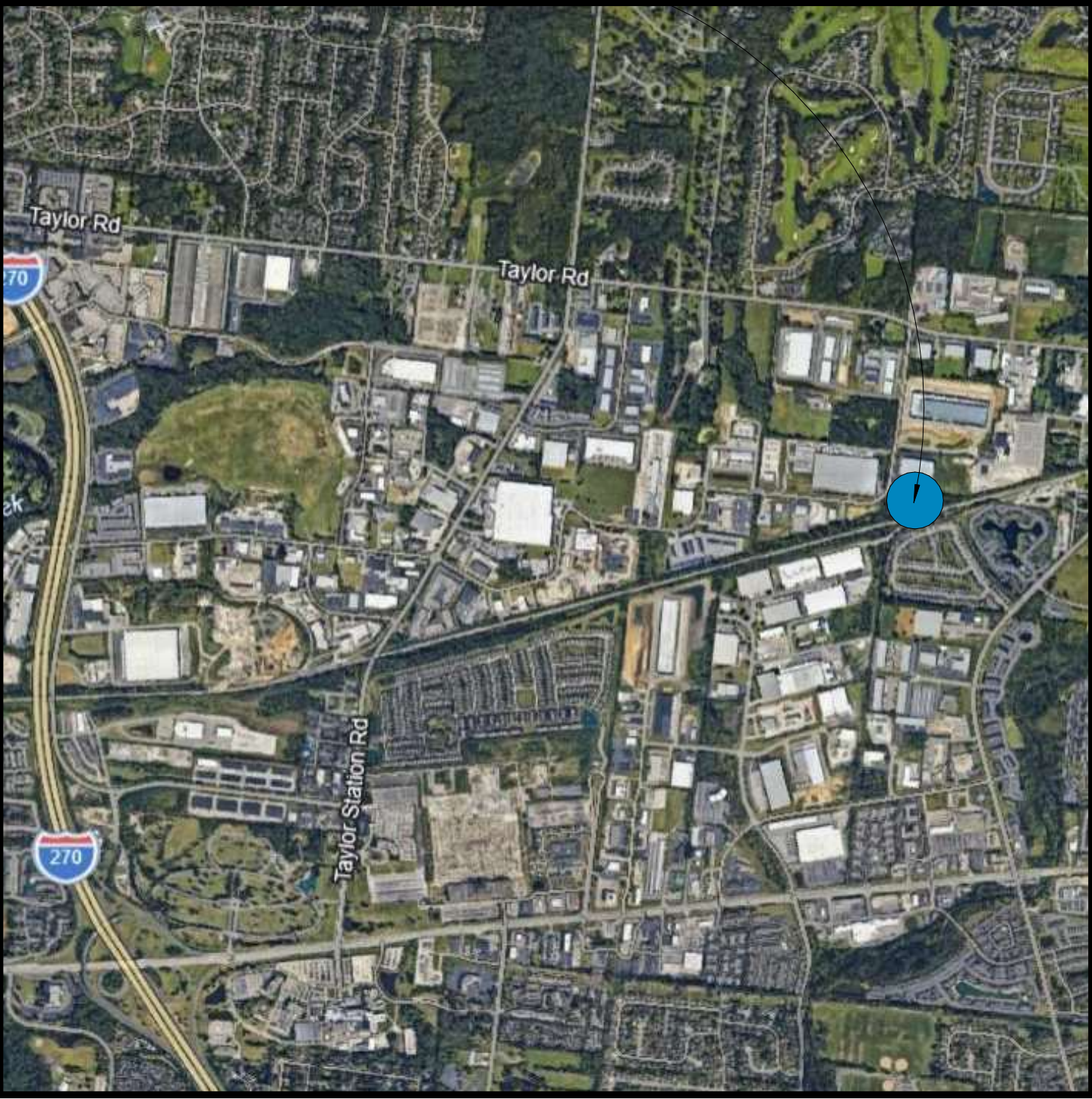
Emphasizing functionality, adaptability, and scalability, Gahanna Flex Park provides practical and flexible space within a well-connected industrial corridor.

CONTENTS

CONTENTS	00
OVERALL ARCHITECTURAL SITE PLAN	01
CIVIL DRAWINGS	02
TYPICAL BUILDING FLOOR PLAN	05
EXTERIOR MATERIALS	06
EXTERIOR ELEVATIONS	07
EXTERIOR RENDERINGS	09
SITE PHOTOMETRIC PLAN	12
LANDSCAPE DRAWINGS	13



PROJECT LOCATION



OVERALL ARCHITECTURAL SITE PLAN

1" = 30'-0"

SITE TOTALS

OVERALL SITE =	4.06 ACRES
(3) BUILDINGS @ 12,000 SF EA. =	36,000 SF
TOTAL # PARKING SPACES =	49 SPACES
DETENTION POND =	0.41 ACRES

GAHANNA FLEX PARK

JUNE 3, 2026

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ZONING INFORMATION			
CITY OF GAHANNA			
CURRENT: IM, INNOVATION & MANUFACTURING			
REQUIREMENTS	REQUIRED	PROPOSED	MEETS REG. (Y/N)
FRONT BUILDING SETBACK (1103.13)	20' FROM EASTGATE PARKWAY RIGHT-OF-WAY	20'	Y
FRONT PARKING SETBACK (1109.01)	20'	20'	Y
SIDE BUILDING SETBACK (1103.13)	15'	15'	Y
REAR BUILDING SETBACK (1103.13)	20'	20'	Y
SIDE/REAR PARKING SETBACK (1109.01)	10'	10'	Y
MAX. IMPERVIOUS COVERAGE (1103.15)	80% (141,309 SF)	PAVEMENT/WALK: 48,708 SF GRAVEL: 11,342 SF BUILDING: 36,000 SF TOTAL COVERAGE: 96,050 SF	Y
MAX. BUILDING HEIGHT (1103.15)	PRINCIPAL STRUCTURE: 65' ACCESSORY STRUCTURE: 35'	30'	Y
CAR PARKING SPACES (1109.01)	UP TO 20,000 SF: 1 SPACE PER 1,000 GFA 20,001 - 120,000 SF: 1 SPACE PER 5,000 GFA	23.2 49	Y
PARKING SPACE DIMENSIONS (1109.01)	9'W X 19'L	9'W X 19'L	Y
PARKING AISLE WIDTH (1109.01)	20' (90° PARKING)	24'	Y
ON-SITE ACCESSIBLE PARKING (1109.01)	2 AUTO, 1 VAN	2 AUTO, 1 VAN	Y
BICYCLE PARKING (1109.01)	1 PER 5,000 SF (GFA)	7.2 8	Y
LANDSCAPING BUFFER (1109.05)	10' ALONG RIGHT-OF-WAY & ANY COMMERCIAL USES	10'	Y
PROPERTY AREA			
PARCEL NUMBER(S)	025-006522-00		
R/W VACATION	N/A		
EXISTING PARCEL AREA	4.06 AC.		
PRELIMINARY DISTURBED AREA	3.64 AC. (FINAL LIMITS OF DISTURBANCE SHALL BE PER THE FINAL ENGINEERING PLANS)		

BENCHMARKS:
THE NORTING AND EASTING SHOWN ARE APPROXIMATE AND ONLY INTENDED TO PROVIDE RECOVERY OF THE BENCHMARK. THESE COORDINATES ARE NOT INTENDED TO BE USED FOR THE HORIZONTAL CONTROL OF THE PROJECT. THE HORIZONTAL CONTROL FOR THE PROJECT SHALL BE CONTROLLED BY THE MONUMENTS FOUND OR SET BY A PROFESSIONAL SURVEYOR.

BASIS OF BEARINGS:
OHIO STATE PLAN COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011 ADJUSTMENT, 2010.00 EPOCH) AS DETERMINED BY ODOT RTN OBSERVATIONS, WITH A PORTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE COLUMBUS AND OHIO RIVER RAILROAD BEARING SOUTH 72°55'36" WEST.

BENCHMARK 1:
CHISELED "X" ON THE NORTH BOLT ON THE TOP FLANGE OF A FIRE HYDRANT BEING LOCATED ON THE SOUTH SIDE OF EASTGATE PARKWAY AND ±20 FEET WEST OF AN ELECTRIC TRANSFORMER AND ±40 FEET EAST OF A GAS LINE MARKER POST.
ELEVATION: 907.39

BENCHMARK 2:
CHISELED "X" ON THE NORTHWEST BOLT ON THE TOP FLANGE OF A FIRE HYDRANT BEING LOCATED ON THE SOUTHEAST SIDE OF EASTGATE PARKWAY AND ±56 FEET NORTHEAST OF A LIGHT POLE AND ±62 FEET SOUTHWEST OF A STORM CURB AND GUTTER INLET.
ELEVATION: 910.25

PROJECT DESCRIPTION
CONSTRUCTION OF 3 WAREHOUSE BUILDINGS APPROXIMATELY 12,000 SF EACH, ASSOCIATED PARKING, UTILITIES AND STORMWATER INFRASTRUCTURE.

STORMWATER MANAGEMENT
STORMWATER MANAGEMENT FOR THIS PROPOSED DEVELOPMENT WILL BE CONTROLLED BY A EXTENDED WET DETENTION BASIN AND DISCHARGE TO THE EXISTING CONCRETE SWALE ON THE PROPERTY TO THE WEST.

FEMA NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 39049C0352K (DATED JUNE 17, 2008), THE ENTIRE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE X.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REFERENCES
1. EXISTING BASE MAP INFORMATION SHOWN ARE PER ALTA SURVEY PERFORMED BY E.P. FERRIS (DATED 12/3/2025), PROVIDED BY COMO DEVELOPMENT AND SUPPLEMENTED BY FRANKLIN COUNTY AUDITORS DATA ACCESSED MARCH 2026.

DEVELOPER

COMO DEVELOPMENT, LLC
80 DORCHESTER SQUARE, SUITE B
WESTERVILLE, OH 43081
CONTACT: DAVID MURAWSKI
PHONE: (614) 620-5125
EMAIL: DAVID@COMODEVELOPMENT.COM

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
8800 LYRA DRIVE, SUITE 300
COLUMBUS, OH 43240
CONTACT: JON HAMMOND, P.E.
PHONE: (614) 540-6633
EMAIL: JHAMMOND@CECINC.COM

ARCHITECT

ARCHALL ARCHITECTS, LLC
49 EAST 3RD AVENUE
COLUMBUS, OH 43201
CONTACT: BREANNA PARKER
PHONE: (614) 469-7500
EMAIL: BPARKER@ARCHALL.COM

OWNER

COLUMBUS CORPORATE CENTER INC
REYNOLDSBURG-NEW ALBANY ROAD
COLUMBUS, OH 43230

SURVEYOR

E.P. FERRIS & ASSOCIATES
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
HILLIARD, OH 43026
CONTACT: GARRETT G. BROWN, P.S., E.I.
PHONE: (614) 299-2999

ELECTRICAL ENGINEER

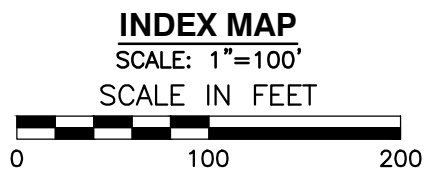
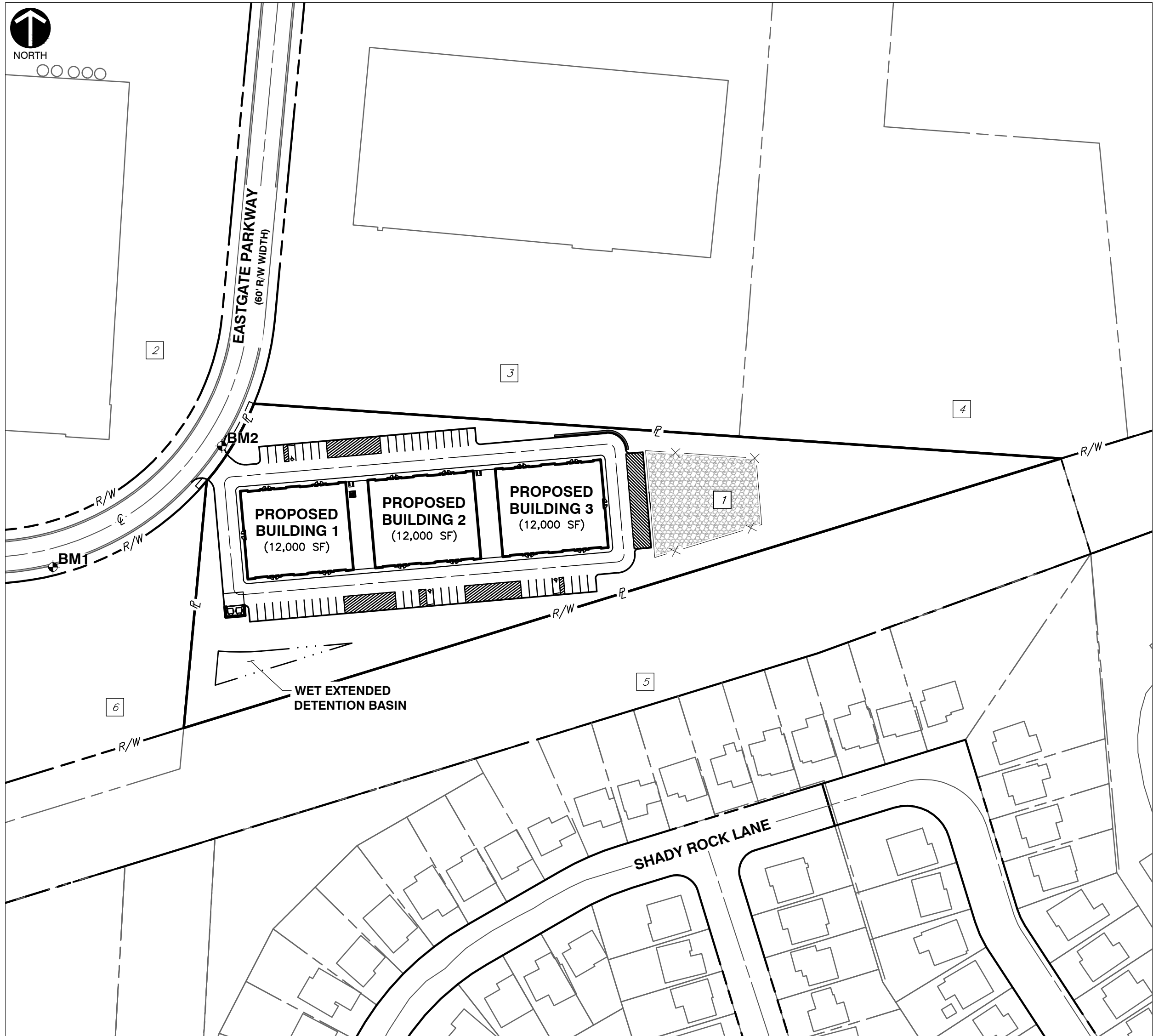
POINT ONE DESIGN
2800 CORPORATE EXCHANGE DRIVE, SUITE 270
COLUMBUS, OH 43231
CONTACT: ERIC ULLIMAN
PHONE: (614) 540-3500
EMAIL: EULLIMAN@POINTONEDSIGN.COM

FINAL DEVELOPMENT PLAN

FOR

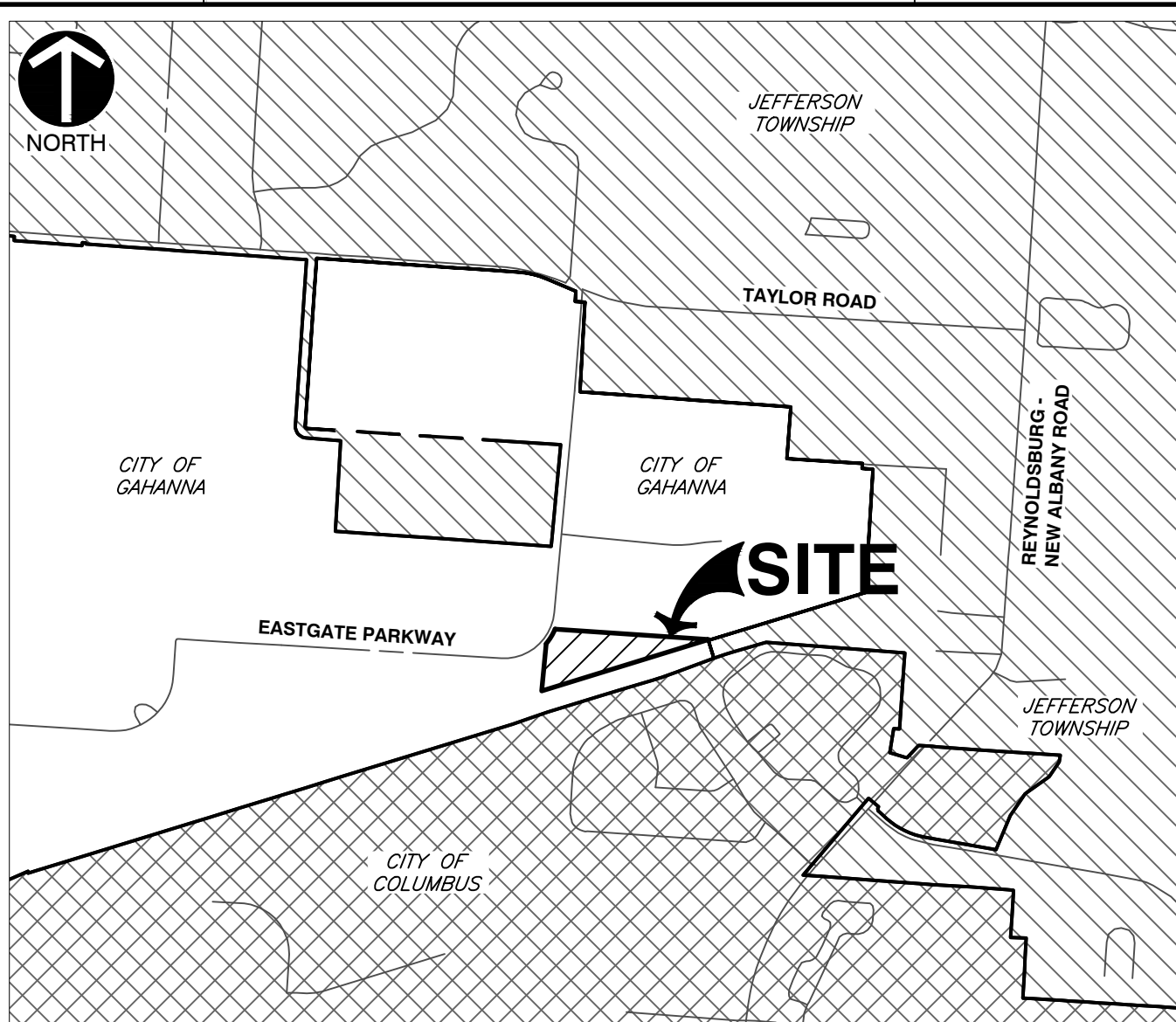
GAHANNA FLEX PARK

JUNE 2026



PARCEL OWNER INDEX

- COLUMBUS CORPORATE CENTERS INC
PID 025-006522-00
REYN NEW ALBANY RD
4.06 AC.; ZONE IM
- EASTGATE PARKWAY PROPERTIES LLC
PID 025-013057-00
1700 EASTGATE PARKWAY
14.00 AC.; ZONE IM
- EASTGATE PARTNERS LLC
PID 025-013692-00
1801-1831 DEFFENBAUGH CT
6.45 AC.; ZONE IM
- FRANCES FAMILY INVESTMENTS LLC
PID 025-014174-00
DEFFENBAUGH CT
3.89 AC.; ZONE IM
- OHIO RAIL DEVELOPMENT COMMISSION
PID 025-011422-00
UN DIV 1/2 INTEREST
20.75 AC.; ZONE IM
- CITY OF GAHANNA
PID 025-013332-00
EASTGATE PARKWAY
8.29 AC.; ZONE IM



VICINITY MAP
N.T.S.

DRAWING INDEX		
SHEET	DESC.	TITLE
1	C000	COVER SHEET
2	C200	SITE LAYOUT PLAN
3	C201	TRUCK TURNING

CITY OF GAHANNA APPROVAL

THE CITY OF GAHANNA SIGNATURES ON THIS PLAN SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

DIRECTOR OF ENGINEERING _____ DATE _____

SENIOR UTILITIES ENGINEER _____ DATE _____

DIRECTOR OF PUBLIC SERVICE _____ DATE _____

MIFFLIN TOWNSHIP DIVISION OF FIRE _____ DATE _____

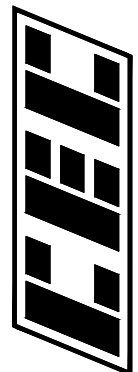
THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE CITY ENGINEER.



REGISTERED PROFESSIONAL ENGINEER _____ DATE _____

SUBMITTAL RECORD	
NO	DESCRIPTION
1	1ST SUBMITTAL TO CITY
2	2ND SUBMITTAL TO CITY
3	3RD SUBMITTAL TO CITY
DATE	
9/27/2024	
9/8/2024	
6/3/2024	

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecinc.com



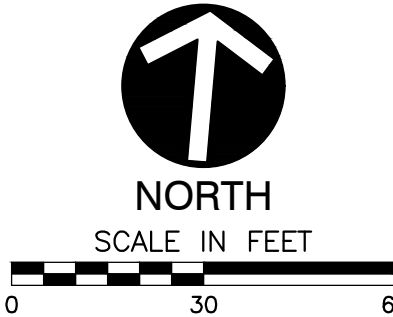
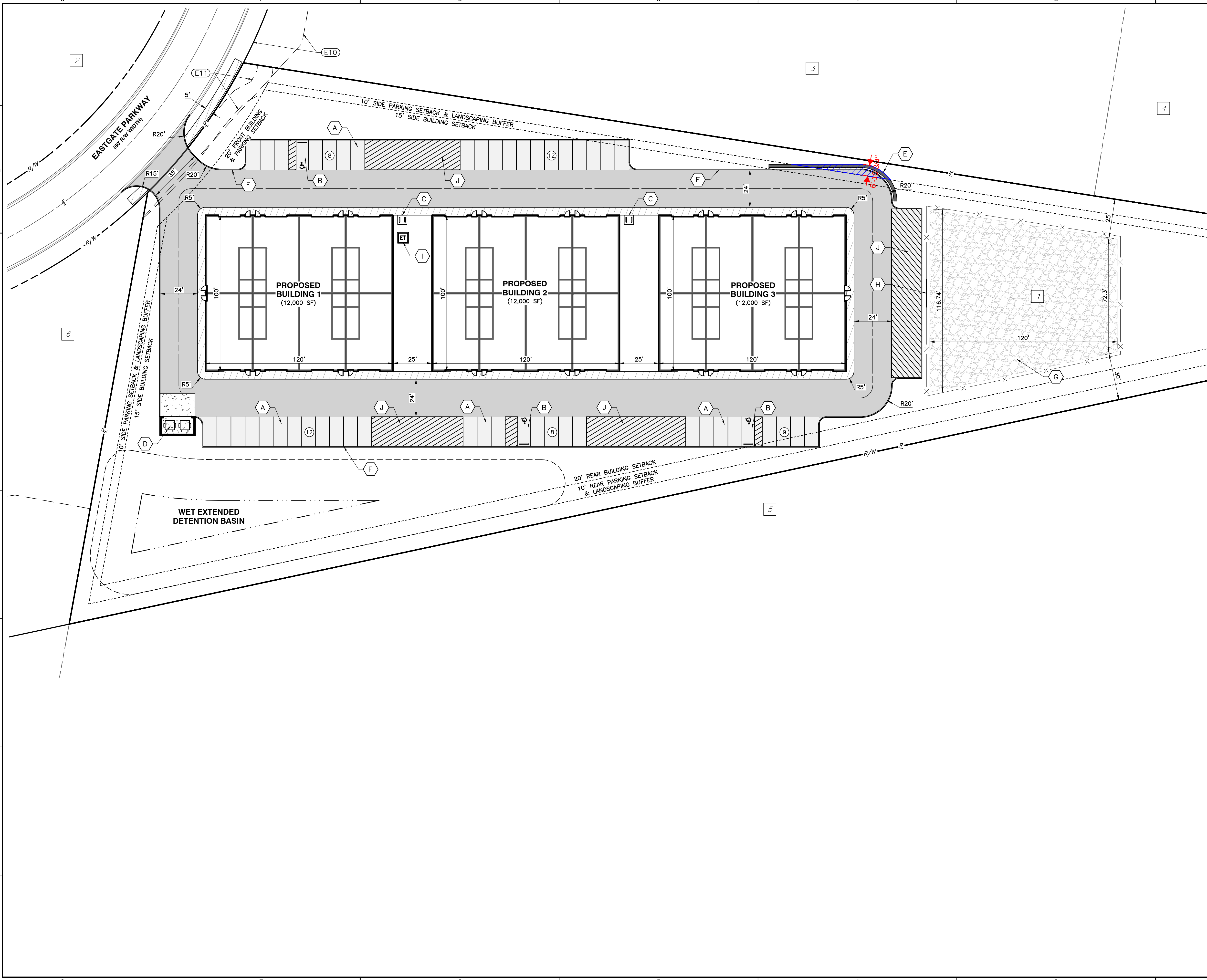
Civil & Environmental
Consultants, Inc.

COMO DEVELOPMENT LLC
GAHANNA FLEX PARK
EASTGATE PARKWAY
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

COVER SHEET	
DATE: JUNE 2026	DRAWN BY: JTH
DWG SCALE: 1"=100'	CHECKED BY: 360-672
PROJECT NO. 360-672	DRAFT
APPROVED BY:	

DRAWING NO.:
C000
SHEET 1 OF 3

P:\360-2020\360-672-C200\Drawings\102 - C200\Drawings\102 - C200-Site Layout Plan.dwg (102 - C200-Site Layout Plan.dwg) - 6/2/2026 2:58 PM



LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED STRUCTURE
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE OF ROAD
- PROPOSED PAVEMENT
- PROPOSED CURB
- PROPOSED WATER BODY
- PROPOSED FENCE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED SIDEWALK
- TYPICAL HEAVY DUTY ASPHALT PAVEMENT
- TYPICAL LIGHT DUTY ASPHALT PAVEMENT
- GRAVEL

KEY NOTES

- A 9'W X 19'L PARKING SPACE
- B 8'W X 19'L ACCESSIBLE PARKING SPACE
- C BIKE RACK
- D DUMPSTER ENCLOSURE
- E RETAINING WALL
- F CURB, STRAIGHT 18"
- G GRAVEL OUTDOOR STORAGE AREA
- H SLIDING GATE
- I TRANSFORMER
- J PAVED LOADING ZONE
- E10 COMM. EASEMENT
I.N. 2005032800056494
- E11 10' ELECTRIC & COMM. EASEMENT
I.N. 200405040101752

REFERENCES

- EXISTING BASE MAP INFORMATION SHOWN ARE PER ALTA SURVEY PERFORMED BY E.P. FERRIS (DATED 12/3/2025), PROVIDED BY COMO DEVELOPMENT AND SUPPLEMENTED BY FRANKLIN COUNTY AUDITORS DATA ACCESSED MARCH 2026.

SUBMITTAL RECORD	
NO	DATE
1	9/27/2026
2	9/28/2026
3	9/28/2026
DESCRIPTION	
1ST SUBMITTAL TO CITY	
2ND SUBMITTAL TO CITY	
3RD SUBMITTAL TO CITY	

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecinc.com

CEC
Civil & Environmental
Consultants, Inc.

COMO DEVELOPMENT LLC
GAHANNA FLEX PARK
EASTGATE PARKWAY
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

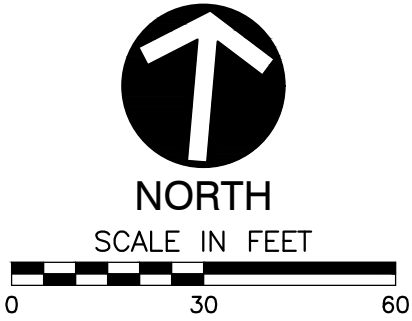
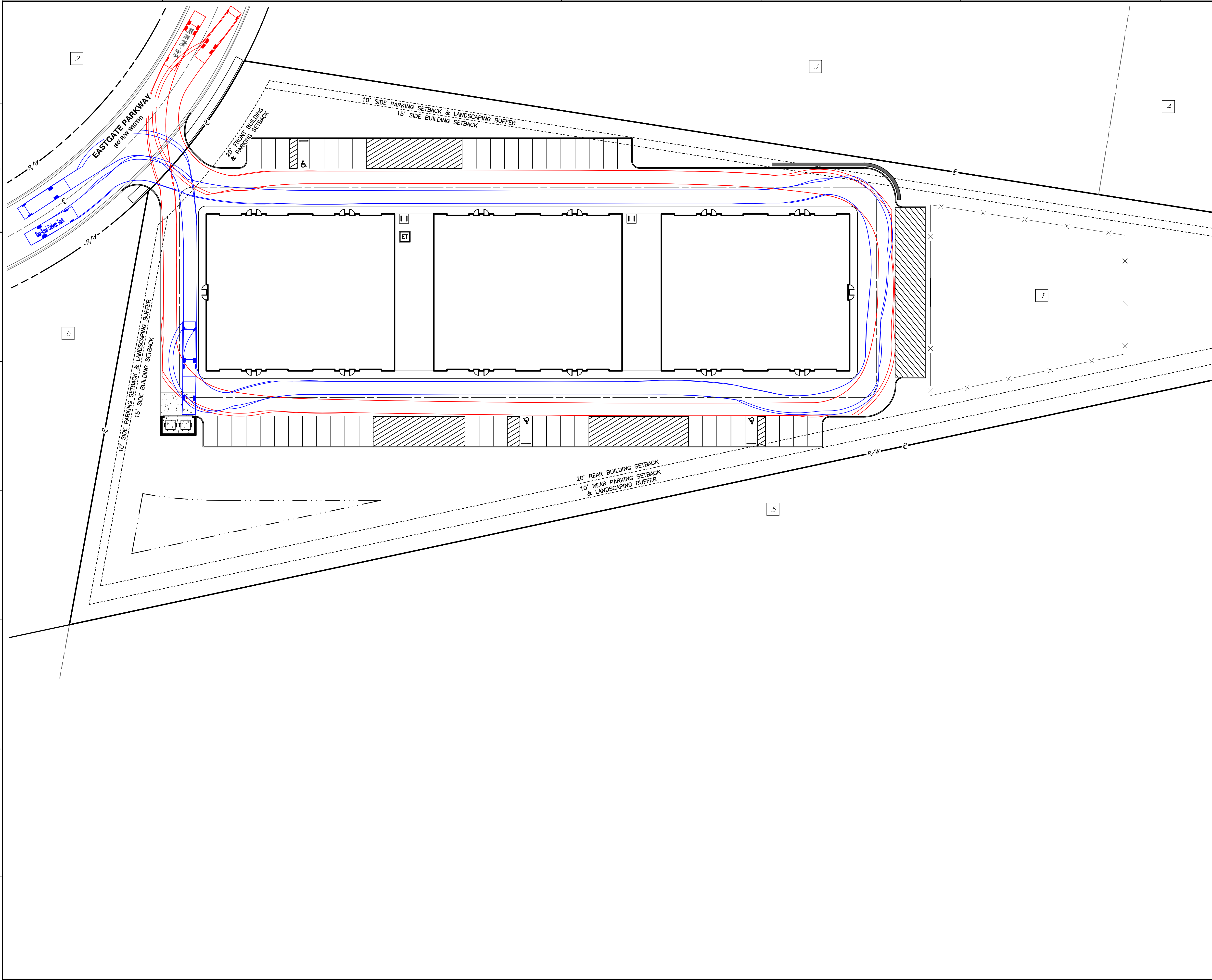
SITE LAYOUT PLAN

DATE: JUNE 2026 [DRAWN BY: DRT]
DWG SCALE: 1"=30' [CHECKED BY: JTH]
PROJECT NO: 360-672
APPROVED BY: DRAFT

DRAWING NO: C200

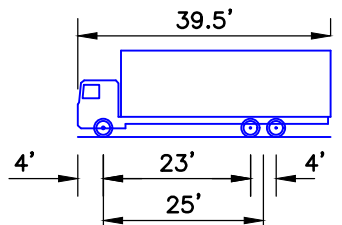
SHEET 2 OF 3

P:\360-000\360-672-C400\DWG\C402 - PDP\360672-C402-C200-Site Layout Plan.dwg(3 TRUCK TURNING) LS(6/2/2028 - Hammond) - LP 6/2/2028 2:23 PM



LEGEND

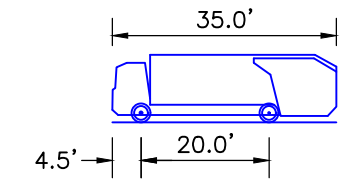
- PROPOSED FRONT/REAR TIRE
- PROPOSED CAR OVERHANG
- PROPOSED TRUCK OUTLINE



OVERALL LENGTH 39.50'
OVERALL WIDTH 8.00'
OVERALL BODY HEIGHT 13.50'
MIN BODY GROUND CLEARANCE 1.37'
MAX TRACK WIDTH 8.00'
LOCK-TO-LOCK TIME 5.00S
MAX STEERING ANGLE 31.80'

SINGLE UNIT TRUCK (39.5')
NOT TO SCALE

- PROPOSED FRONT/REAR TIRE
- PROPOSED CAR OVERHANG
- PROPOSED TRUCK OUTLINE



OVERALL LENGTH 35.00'
OVERALL WIDTH 8.375'
OVERALL BODY HEIGHT 10.546'
MIN BODY GROUND CLEARANCE 1.0'
MAX TRACK WIDTH 8.375'
LOCK-TO-LOCK TIME 6.00S
CURB TO CURB TURNING RADIUS 29.30'

REAR-LOAD GARBAGE TRUCK
NOT TO SCALE

SUBMITTAL RECORD	
NO	DATE
1	8/27/2028
2	8/28/2028
3	8/28/2028
DESCRIPTION	
1ST SUBMITTAL TO CITY	
2ND SUBMITTAL TO CITY	
3RD SUBMITTAL TO CITY	
ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.	

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecinc.com

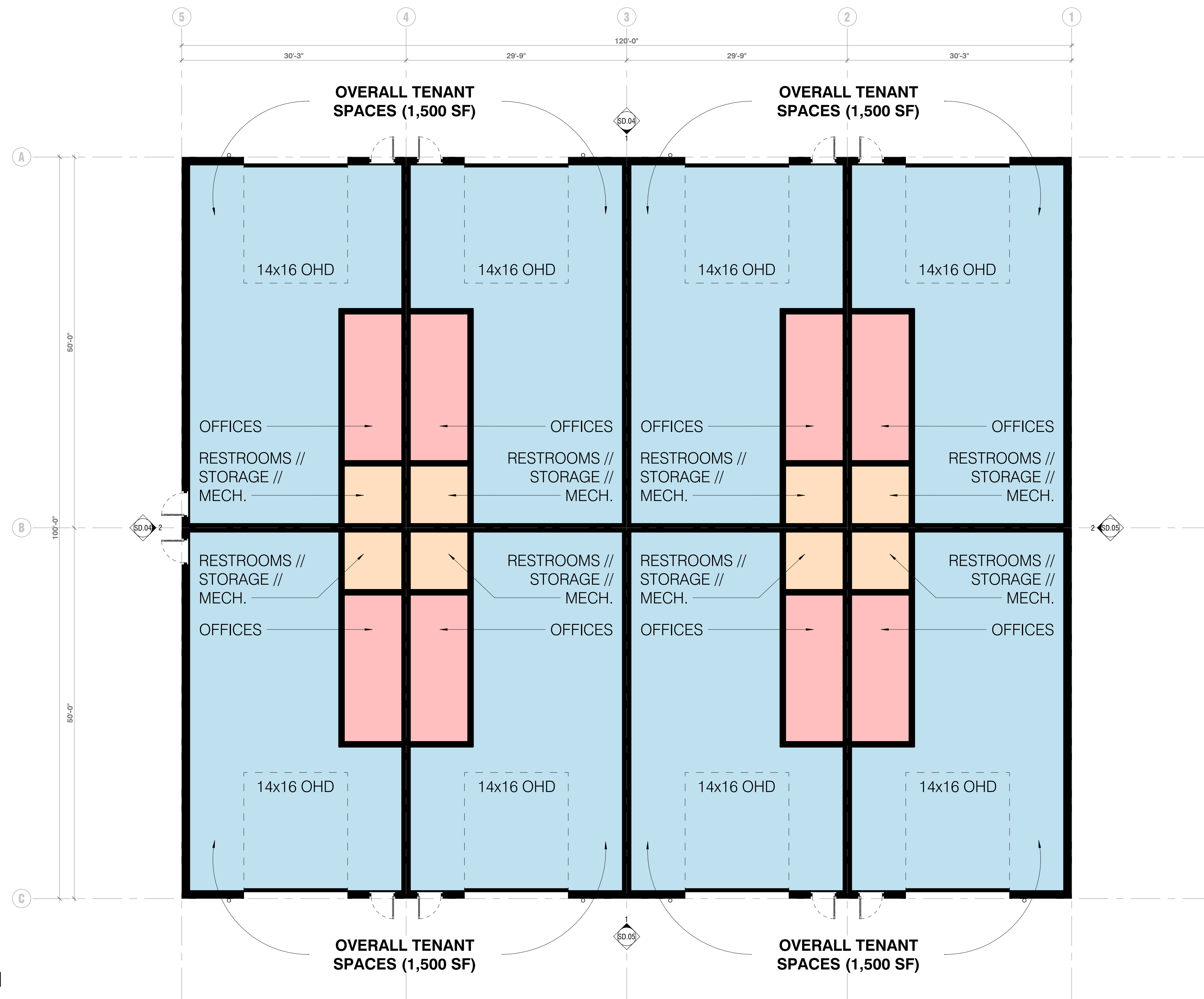
Civil & Environmental
Consultants, Inc.

COMO DEVELOPMENT LLC
GAHANNA FLEX PARK
EASTGATE PARKWAY
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

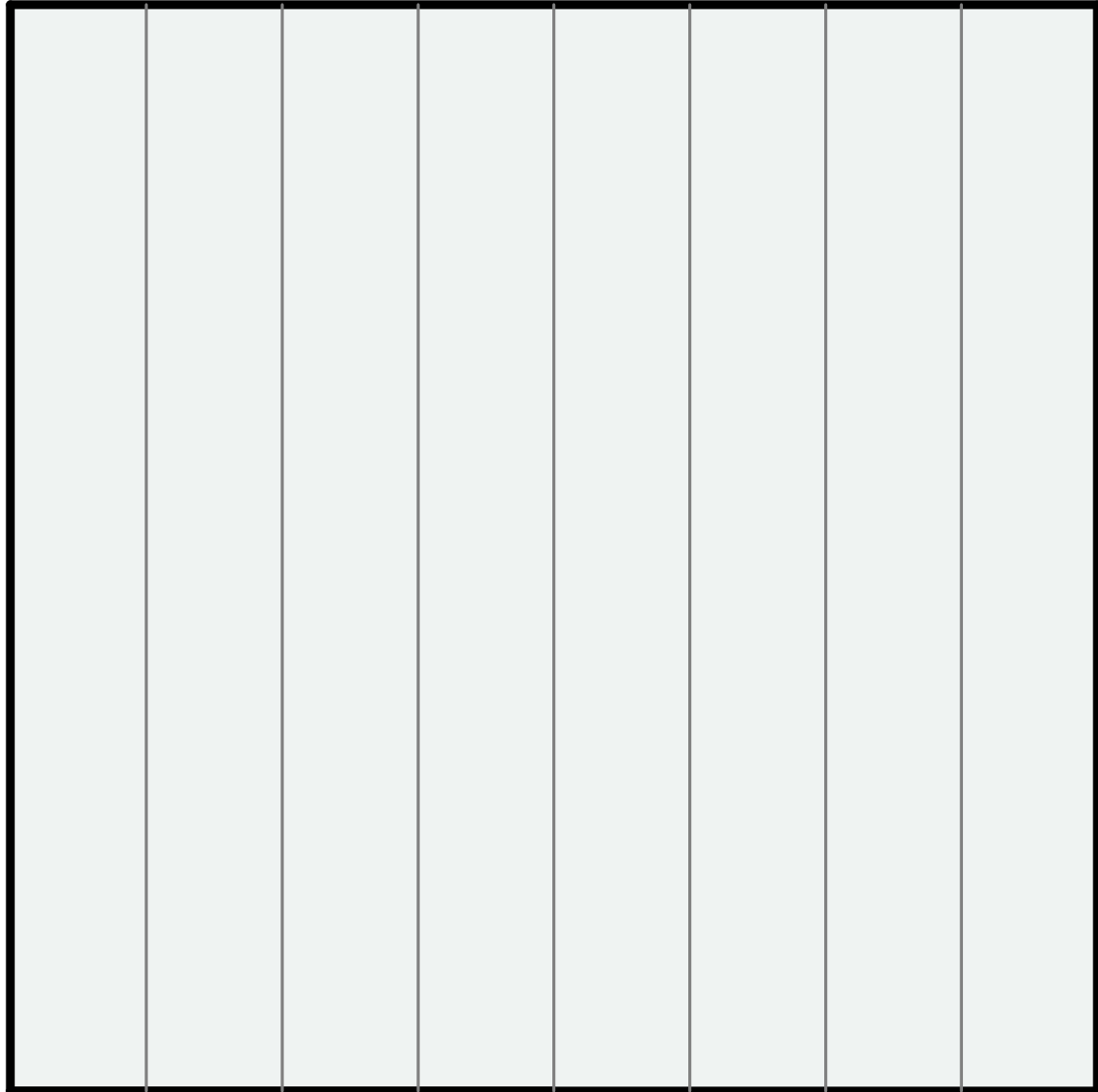
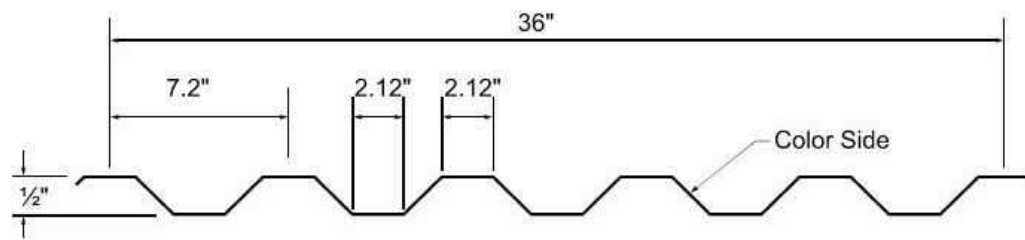
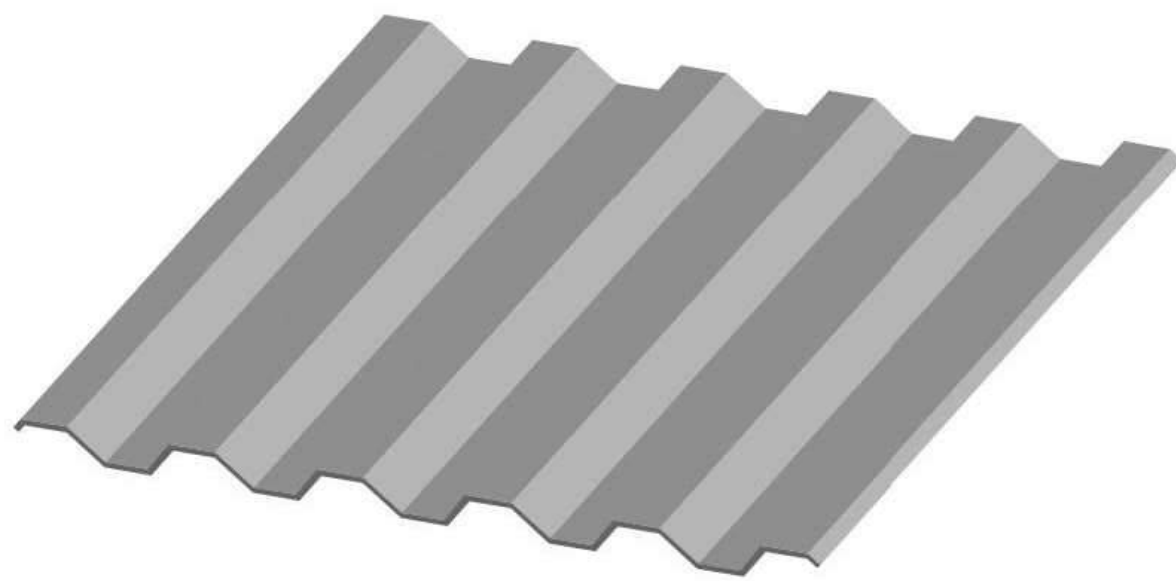
DATE:	JUNE 2028	DRAWN BY:	DRT
DWG SCALE:	1"=30'	CHECKED BY:	JTH
PROJECT NO.	360-572		
APPROVED BY:			DRAFT

DRAWING NO.:
C201

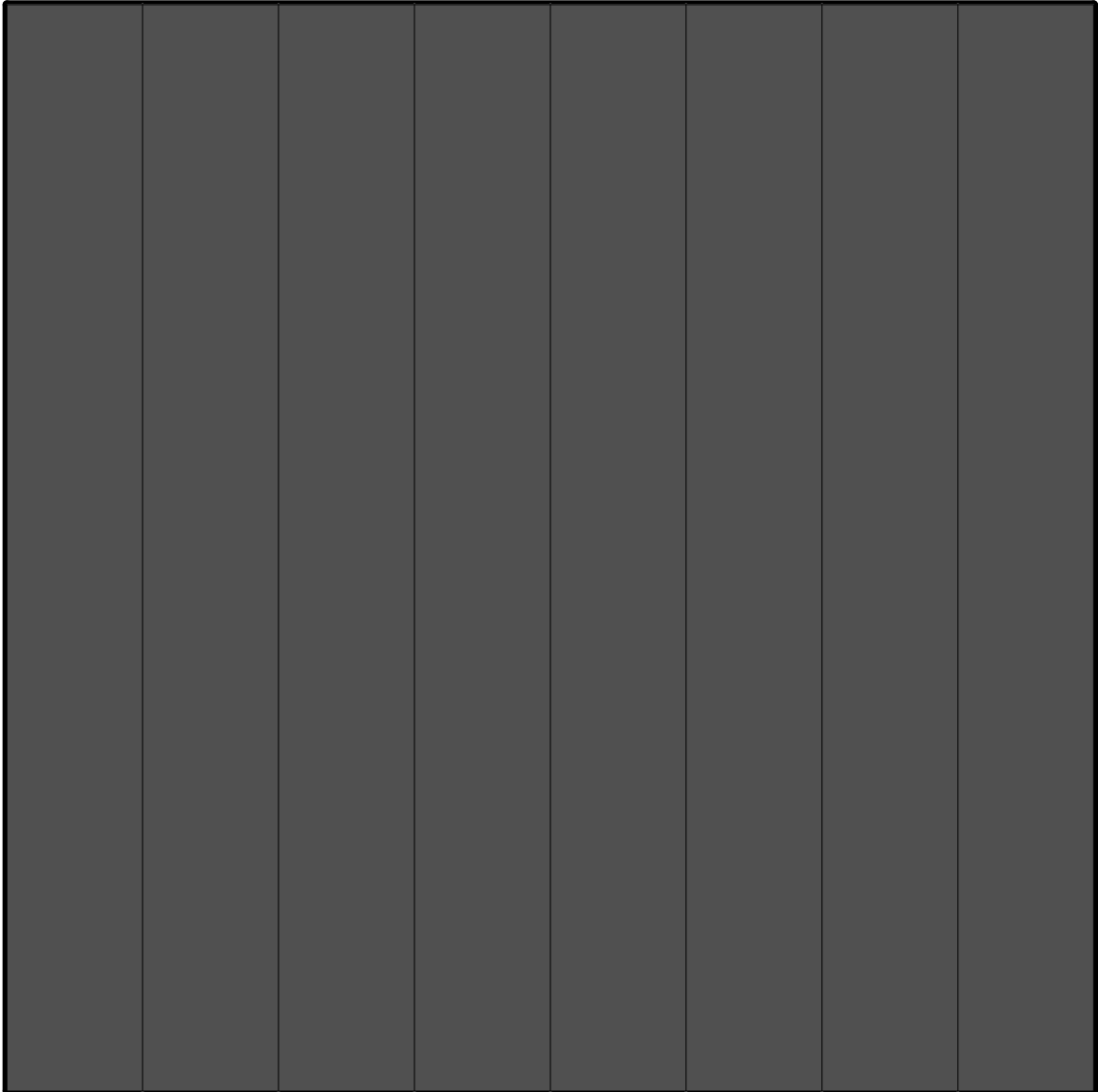
SHEET 3 OF 3



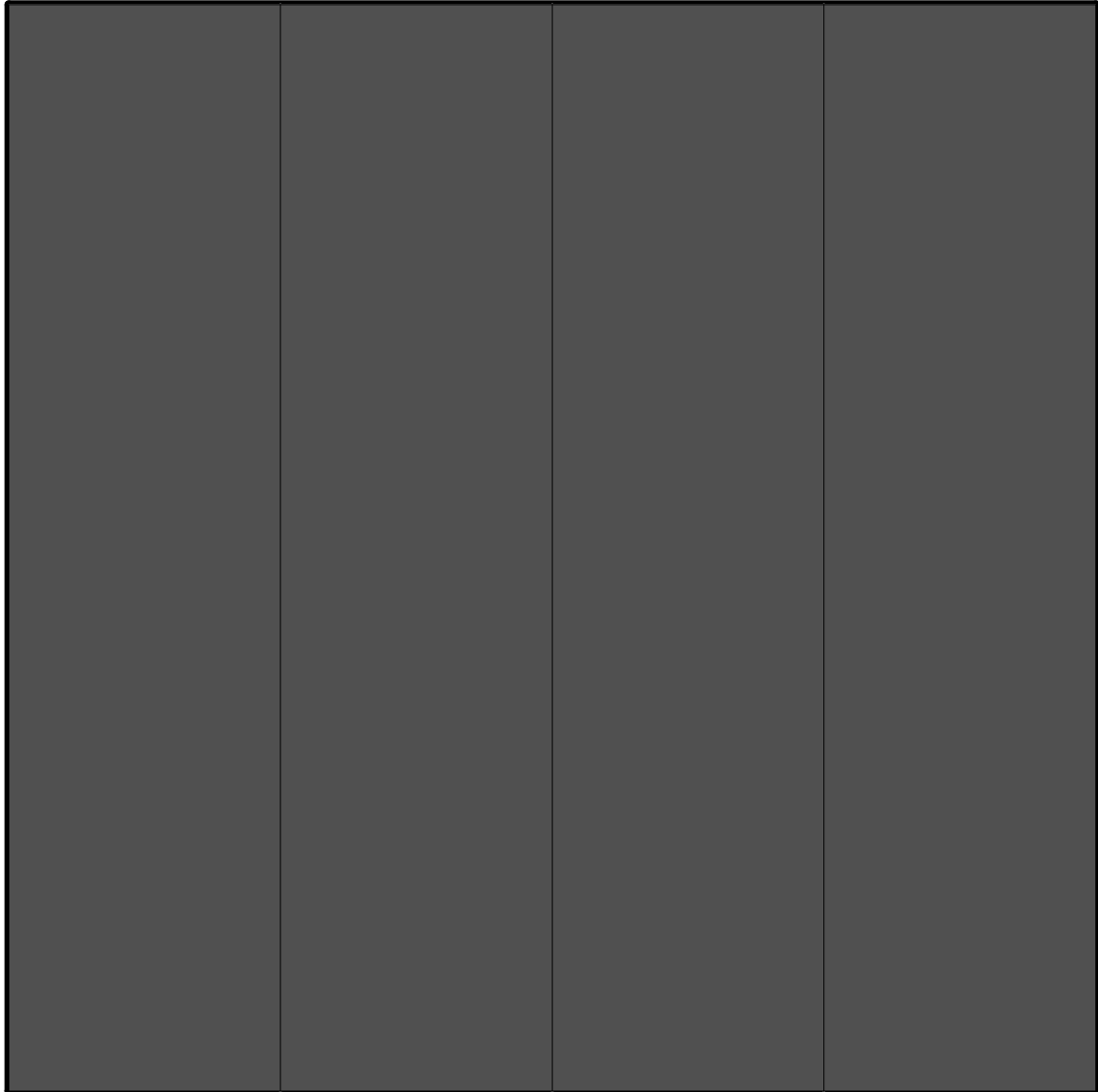
TYP. BUILDING PLAN
1/8" = 1'-0"



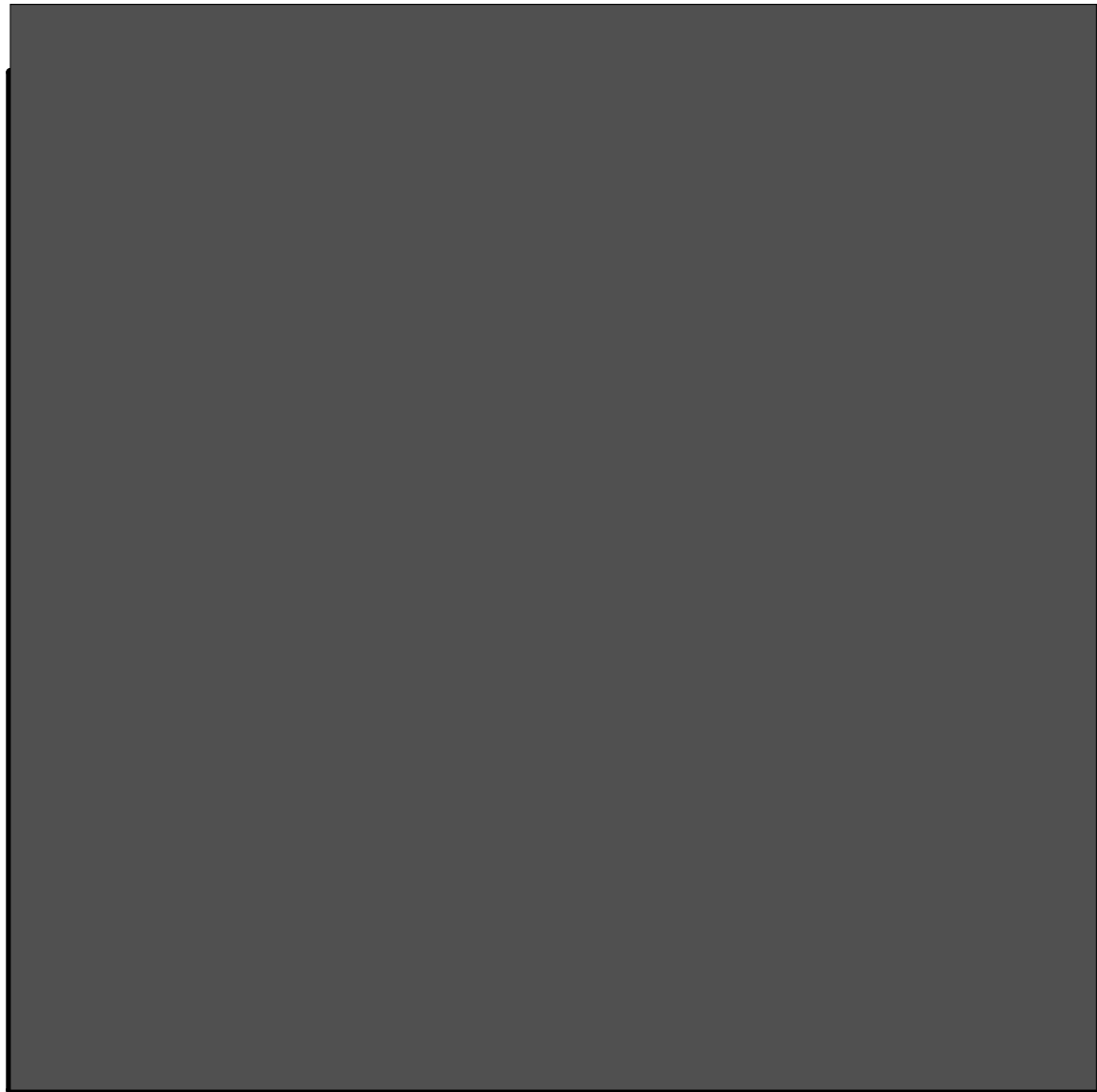
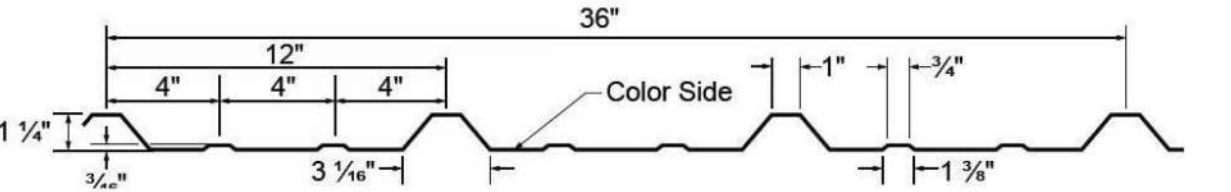
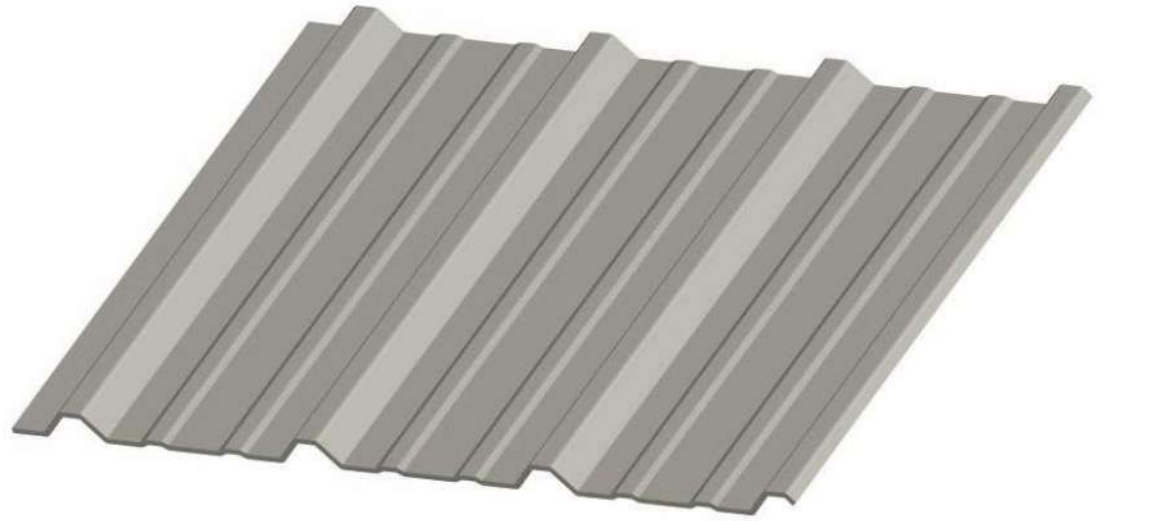
MP-1
PRODUCT: METAL PANEL
MANUFACTURER: MBCI
SPECIFICATION // SIZE: 7.2 PANEL
COLOR: POLAR WHITE



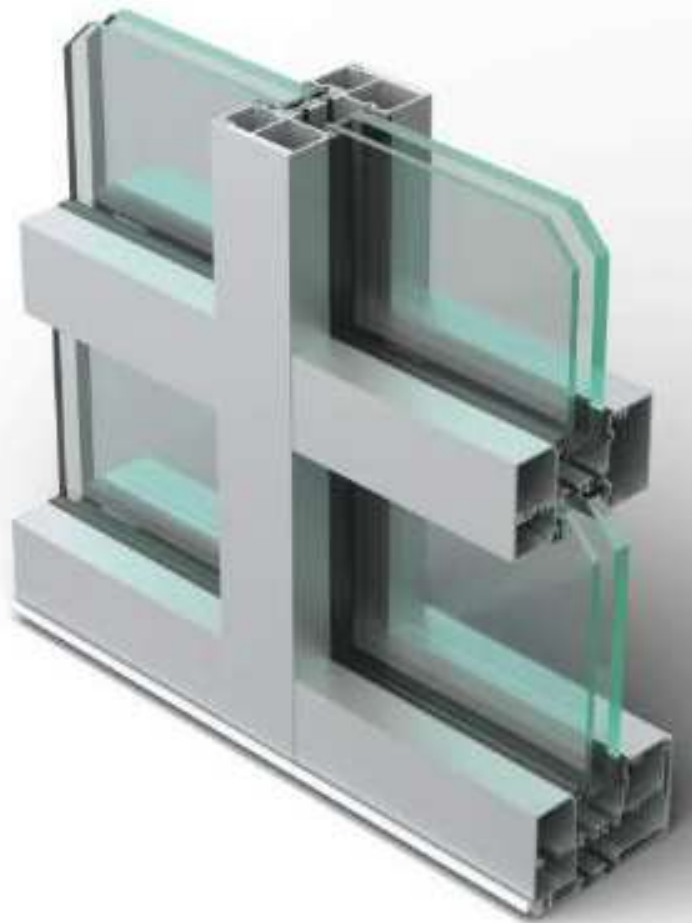
MP-2
PRODUCT: METAL PANEL
MANUFACTURER: MBCI
SPECIFICATION // SIZE: 7.2 PANEL
COLOR: STORM GREY



MR-1
PRODUCT: METAL ROOF PANEL
MANUFACTURER: MBCI
SPECIFICATION // SIZE: PBR PANEL
COLOR: STORM GREY



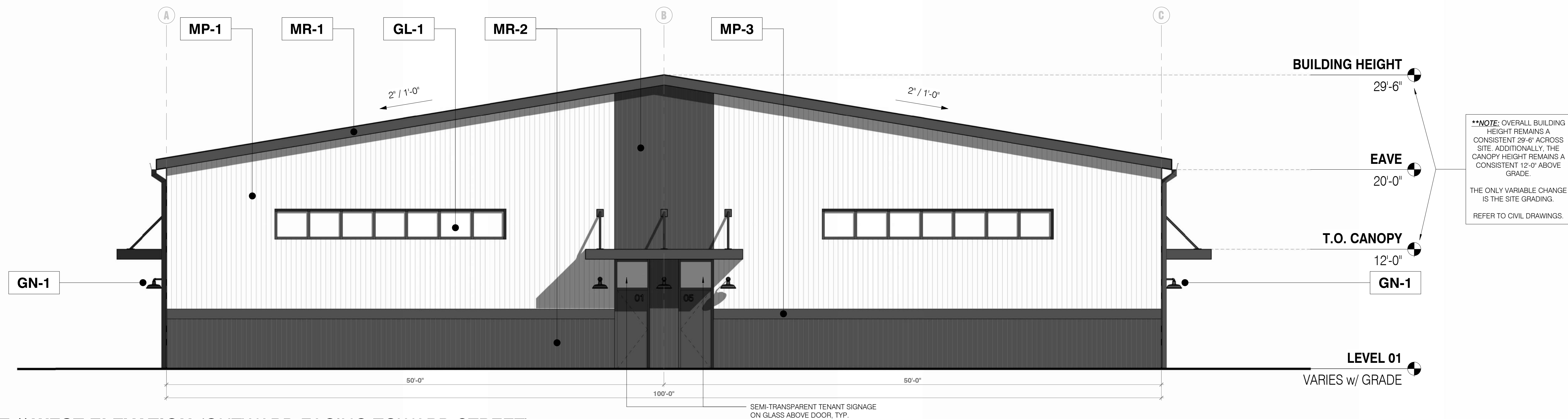
MP-3
PRODUCT: SMOOTH BRAKE METAL
MANUFACTURER: MBCI OR EQUAL
SPECIFICATION // SIZE: TO MATCH STORM GREY
COLOR: --



GL-1
PRODUCT: EXTERIOR GLAZING // STOREFRONT
MANUFACTURER: KAWNEER OR EQUAL
SPECIFICATION // SIZE: TRIFAB 451
COLOR: POWDER COAT BLACK



GN-1
PRODUCT: GOOSENECK EXTERIOR LIGHT
MANUFACTURER: BARN LIGHT
SPECIFICATION // SIZE: 18" SHADE
COLOR: POWDER COAT BLACK



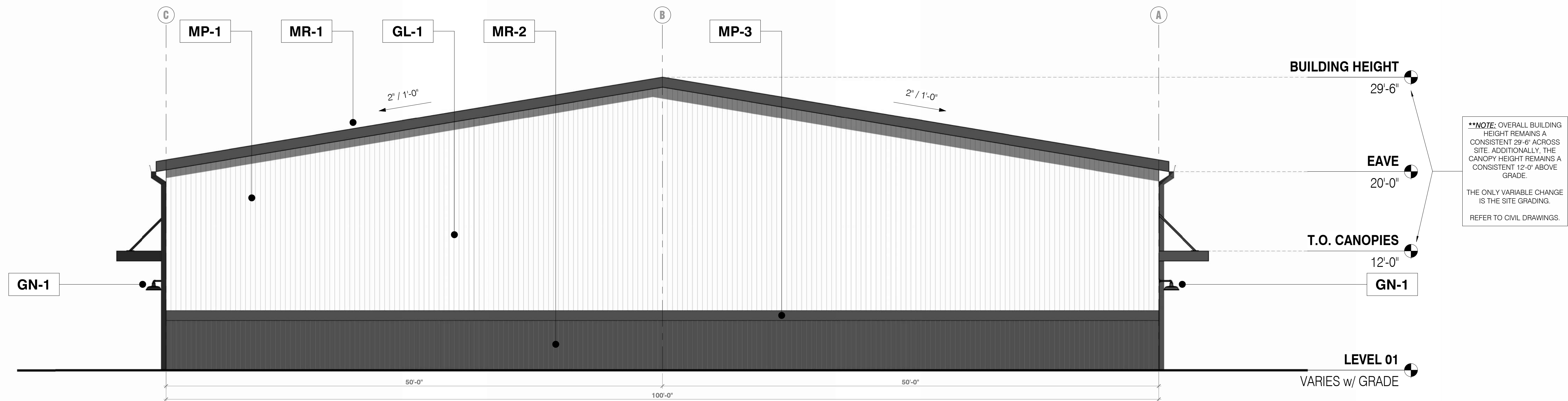
TYP. EAST // WEST ELEVATION (OUTWARD FACING TOWARD STREET)
3/16" = 1'-0"



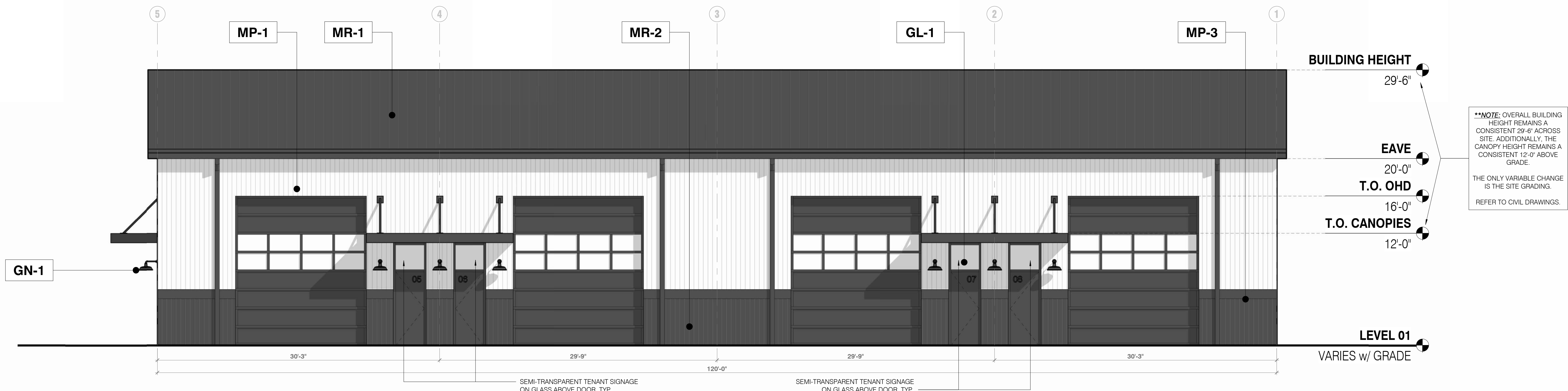
TYP. NORTH // SOUTH ELEVATION
3/16" = 1'-0"

GLAZING CALCs FOR STREET-FACING NORTH ELEVATION

OVERALL FACADE =	2,400 SF
GLAZING SF TOTAL =	257.85 SF
(4) WINDOWS OVER MANDOORS =	(4) x 9.46 SF
(4) OHDs w/ 2 ROWS OF FULL-VISION PANELS =	(4) x 55 SF
GLAZING PERCENTAGE =	±10.74%



TYP. EAST // WEST ELEVATION (INWARD FACING BETWEEN BUILDINGS)
3/16" = 1'-0"



TYP. NORTH // SOUTH ELEVATION
3/16" = 1'-0"



GAHANNA FLEX PARK

JUNE 3, 2026



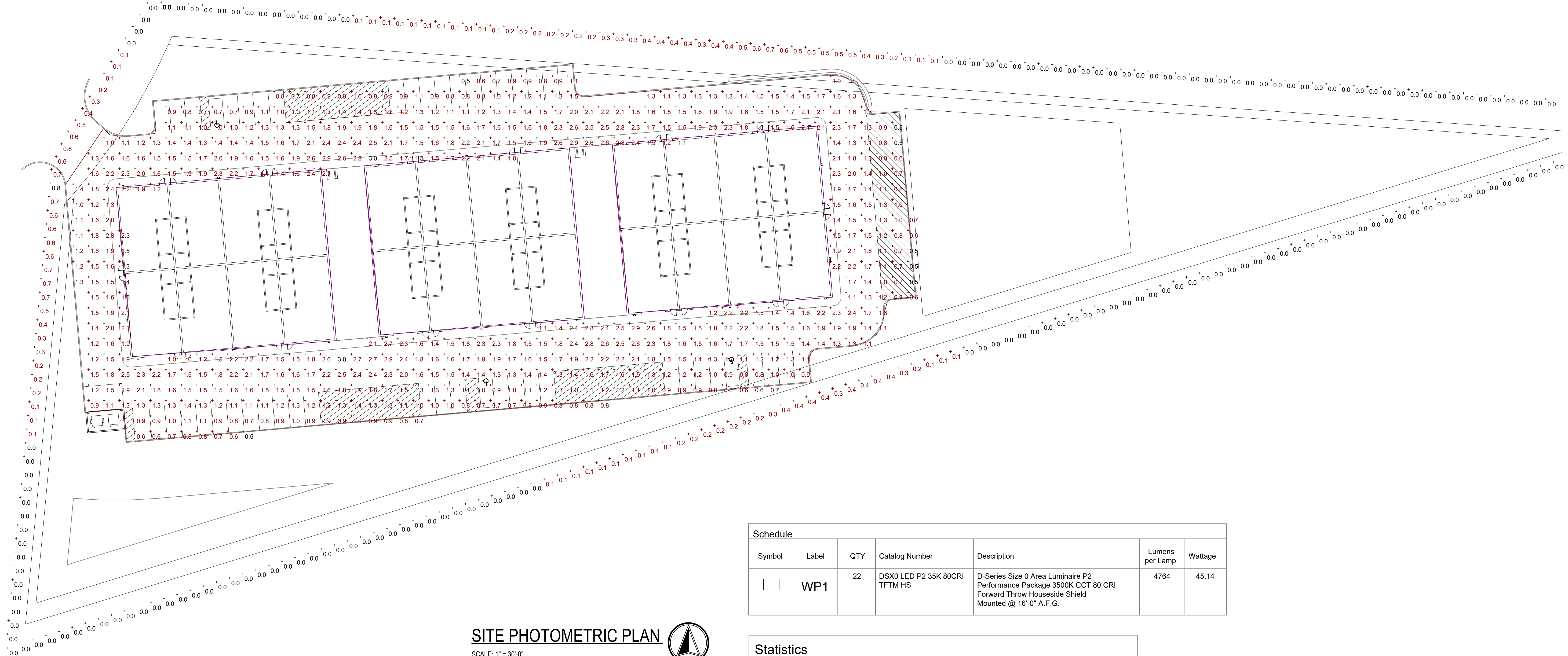
GAHANNA FLEX PARK

JUNE 3, 2026



GAHANNA FLEX PARK

JUNE 3, 2026



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

Schedule						
Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	Wattage
	WP1	22	DSX0 LED P2 35K 80CRI TFTM HS	D-Series Size 0 Area Luminaire P2 Performance Package 3500K CCT 80 CRI Forward Throw Houseside Shield Mounted @ 16'-0" A.F.G.	4764	45.14

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
20' Setback	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
Parking/Drive	+	1.5 fc	3.0 fc	0.5 fc	6.0:1	3.0:1

REVISION	
DATE	

POINT ON E Design^{LTD.}

Consulting Engineers

P: 614-540-3500 Columbus, OH | P: 440-230-1800 Cleveland, OH | pointondesign.com

SITE PHOTOMETRIC PLAN

GAHANNA FLEX PARK

GAHANNA, OH

PROJECT NO. C26238

DRAWN BY: EDU

CHECKED BY: VWVE

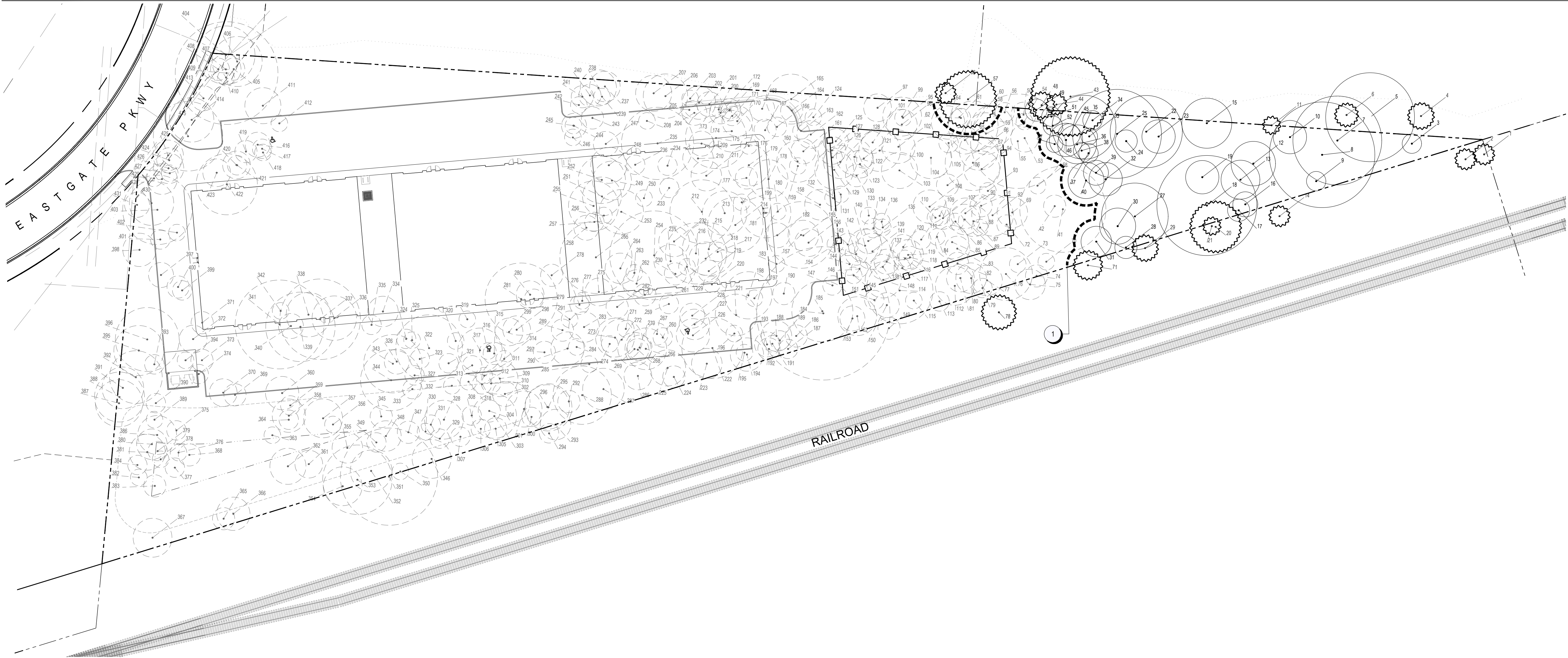
SCALE: AS SHOWN

DATE: 03/26/2026

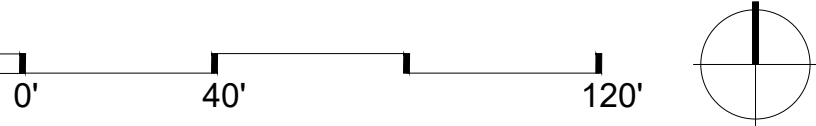
Sheet No.

PM1.01

G:\G2 Projects\Como Development\26026 Eastgate Parkway Flex Industrial\CAO\26026 Eastgate Parkway Flex Industrial_L.dwg Jun 02, 2026 - 2:44pm-DGGuappone



TREE PRESERVATION PLAN



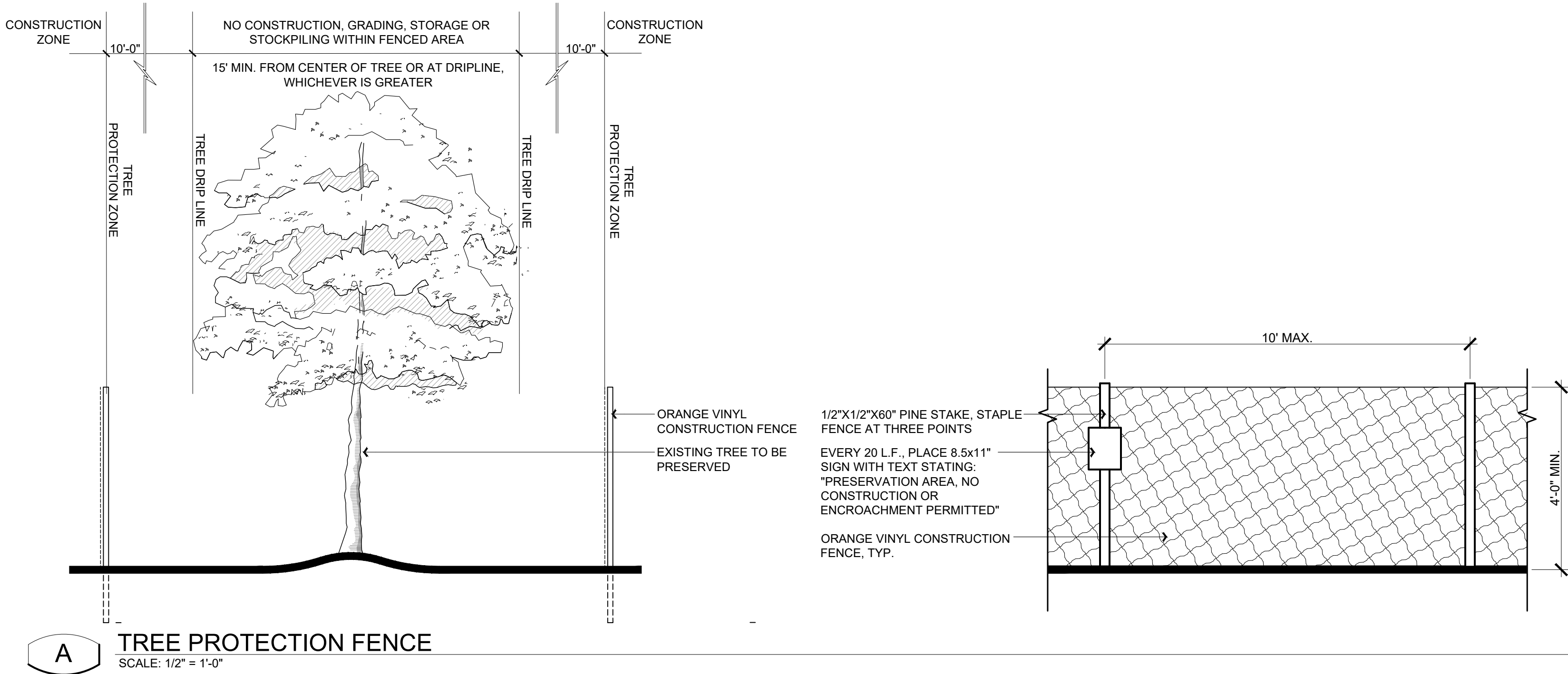
TREE PRESERVATION KEY

- EXISTING TREE INDEX NUMBER*
- EXISTING TREE TO BE REMOVED
- EXISTING TREE STATUS OFF-SITE
- EXISTING TREE TO BE PRESERVED
- TREE PRESERVATION FENCE

*(SEE SHEET L1.01-L1.02 FOR EXISTING TREE INDEX)

CODED NOTES

KEY	ITEM	REFERENCE	NOTES
	TREE PROTECTION FENCE		SEE A DETAIL, THIS SHEET



PROJECT FOR:

Como Development

G2 PLANNING + DESIGN
730 E. BROAD STREET
COLUMBUS, OH 43215

SEAL

DESIGN TEAM

Civil Engineer

CEC
250 W Old Wilson Bridge Rd
Suite 250
Worthington, Ohio 43085
p 614.540.6633

Architect

archall architects
49 E. 3rd Ave.
Columbus, OH 43201
p 614.468.7500

Landscape Architect

G2 Planning + Design
720 E. Broad St.
Suite 200
Columbus, Ohio 43215
p 614.583.9230

GAHANNA FLEX PARK

EASTGATE PARKWAY
CITY OF GAHANNA
FRANKLIN COUNTY, OH

REVISIONS

date	issued for

drawn by: GN checked by: DG & PM
issue date: 06.02.2026 PROJECT NO: 26062

TREE PRESERVATION PLAN

L1.00

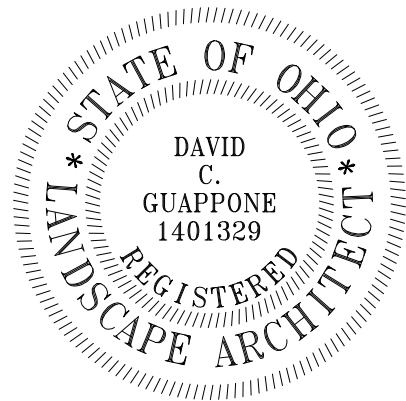
G:\G2 Projects\Como Development\26026 Eastgate Parkway Flex Industrial\CAO\26026 Eastgate Parkway Flex Industrial_L.dwg Jun 02, 2026 - 2:45pm-DGuappone

TREE#	D.S.H.	SPECIES	CONDITION	STATUS	TREE#	D.S.H.	SPECIES	CONDITION	STATUS	TREE#	D.S.H.	SPECIES	CONDITION	STATUS
1	7	BOXELDER	POOR	PRESERVE	97	10	CHERRY	FAIR	REMOVE	193	9	CHERRY	FAIR	REMOVE
2	7	HACKBERRY	FAIR	PRESERVE	99	14	ELM	FAIR	REMOVE	194	12	CHERRY	FAIR	REMOVE
3	7	BOXELDER	FAIR	PRESERVE	100	15	CHERRY	FAIR	REMOVE	195	6	ELM	FAIR	REMOVE
4	9	MAPLE	FAIR	PRESERVE	101	8	CHERRY	FAIR	REMOVE	196	6	CHERRY	FAIR	REMOVE
5	32	COTTONWOOD	FAIR	PRESERVE	102	12	TREE	FAIR	REMOVE	197	6	ELM	FAIR	REMOVE
6	8	MAPLE	FAIR	PRESERVE	103	13	CHERRY	FAIR	REMOVE	198	17	MAPLE	FAIR	REMOVE
7	32	OAK	FAIR	PRESERVE	104	15	OAK	FAIR	REMOVE	199	6	CHERRY	FAIR	REMOVE
8	38	OAK	FAIR	PRESERVE	105	7	CHERRY	FAIR	REMOVE	200	6	ELM	FAIR	REMOVE
9	7	CHERRY	POOR	PRESERVE	106	8	ELM	FAIR	REMOVE	201	9	OAK	FAIR	REMOVE
10	12	MAPLE	POOR	PRESERVE	107	8	OAK	FAIR	REMOVE	202	12	OAK	FAIR	REMOVE
11	6	CHERRY	POOR	PRESERVE	108	12	CHERRY	FAIR	REMOVE	203	6	CHERRY	FAIR	REMOVE
12	16	ELM	FAIR	PRESERVE	109	7	TREE	FAIR	REMOVE	204	9	MAPLE	FAIR	REMOVE
13	14	CHERRY	FAIR	PRESERVE	110	6	TREE	FAIR	REMOVE	205	6	ELM	FAIR	REMOVE
14	7	CHERRY	POOR	PRESERVE	111	7	TREE	FAIR	REMOVE	206	16	CHERRY	FAIR	REMOVE
15	18	OAK	FAIR	PRESERVE	112	14	CHERRY	FAIR	REMOVE	207	13	MAPLE	FAIR	REMOVE
16	9	CHERRY	POOR	PRESERVE	113	7	ELM	FAIR	REMOVE	208	6	ELM	FAIR	REMOVE
17	8	CHERRY	FAIR	PRESERVE	114	24	OAK	FAIR	REMOVE	209	9	CHERRY	FAIR	REMOVE
18	36	MAPLE	FAIR	PRESERVE	115	6	CHERRY	FAIR	REMOVE	210	11	OAK	FAIR	REMOVE
19	12	ELM	FAIR	PRESERVE	116	6	TREE	FAIR	REMOVE	211	11	MAPLE	FAIR	REMOVE
20	18	CHERRY	FAIR	PRESERVE	117	6	TREE	FAIR	REMOVE	212	23	CHERRY	FAIR	REMOVE
21	6	CHERRY	FAIR	PRESERVE	118	8	TREE	FAIR	REMOVE	213	16	MAPLE	FAIR	REMOVE
22	26	CHERRY	POOR	PRESERVE	119	11	TREE	FAIR	REMOVE	214	20	OAK	FAIR	REMOVE
23	12	ELM	POOR	PRESERVE	120	9	CHERRY	FAIR	REMOVE	215	19	COTTONWOOD	FAIR	REMOVE
24	8	ELM	FAIR	PRESERVE	121	7	CHERRY	FAIR	REMOVE	216	22	COTTONWOOD	FAIR	REMOVE
25	32	MAPLE	FAIR	PRESERVE	122	13	ELM	FAIR	REMOVE	217	7	ELM	FAIR	REMOVE
27	24	MAPLE	FAIR	PRESERVE	123	10	CHERRY	FAIR	REMOVE	218	12	ELM	FAIR	REMOVE
28	8	CHERRY	FAIR	PRESERVE	124	6	CHERRY	FAIR	REMOVE	219	8	CHERRY	FAIR	REMOVE
29	9	CHERRY	FAIR	PRESERVE	125	9	ELM	FAIR	REMOVE	220	6	BOXELDER	FAIR	REMOVE
30	13	ELM	POOR	PRESERVE	126	7	TREE	FAIR	REMOVE	221	15	MAPLE	FAIR	REMOVE
31	11	CHERRY	FAIR	PRESERVE	127	10	TREE	FAIR	REMOVE	222	22	MAPLE	FAIR	REMOVE
32	12	ELM	FAIR	PRESERVE	128	12	CHERRY	FAIR	REMOVE	223	11	BOXELDER	GOOD	REMOVE
33	6	COTTONWOOD	FAIR	PRESERVE	129	14	TREE	FAIR	REMOVE	224	8	BOXELDER	FAIR	REMOVE
34	7	MAPLE	FAIR	PRESERVE	130	8	TREE	FAIR	REMOVE	225	13	BOXELDER	FAIR	REMOVE
35	23	CHERRY	FAIR	PRESERVE	131	6	TREE	FAIR	REMOVE	226	12	BOXELDER	POOR	REMOVE
36	14	COTTONWOOD	FAIR	PRESERVE	132	6	ELM	FAIR	REMOVE	227	11	BOXELDER	FAIR	REMOVE
37	7	ELM	FAIR	PRESERVE	133	6	TREE	FAIR	REMOVE	228	9	BOXELDER	POOR	REMOVE
38	6	MAPLE	FAIR	PRESERVE	134	7	TREE	FAIR	REMOVE	229	6	ELM	FAIR	REMOVE
39	9	ELM	FAIR	PRESERVE	135	6	TREE	FAIR	REMOVE	230	8	TREE	FAIR	REMOVE
40	13	ELM	FAIR	PRESERVE	136	6	TREE	FAIR	REMOVE	231	12	ELM	FAIR	REMOVE
41	31	MAPLE	FAIR	REMOVE	137	9	TREE	FAIR	REMOVE	232	11	MAPLE	GOOD	REMOVE
42	8	CHERRY	FAIR	REMOVE	138	9	TREE	FAIR	REMOVE	233	7	OAK	FAIR	REMOVE
43	28	MAPLE	FAIR	PRESERVE	139	9	TREE	FAIR	REMOVE	234	7	COTTONWOOD	POOR	REMOVE
44	7	MAPLE	FAIR	PRESERVE	140	12	TREE	FAIR	REMOVE	235	26	MAPLE	GOOD	REMOVE
45	8	COTTONWOOD	FAIR	PRESERVE	141	13	TREE	FAIR	REMOVE	236	7	OAK	FAIR	REMOVE
46	12	CHERRY	FAIR	PRESERVE	142	8	TREE	FAIR	REMOVE	237	11	ELM	FAIR	REMOVE
47	6	CHERRY	FAIR	PRESERVE	143	8	TREE	POOR	REMOVE	238	13	MAPLE	FAIR	REMOVE
48	9	MAPLE	FAIR	PRESERVE	144	8	TREE	FAIR	REMOVE	239	6	ELM	FAIR	REMOVE
49	8	ELM	FAIR	PRESERVE	145	6	TREE	FAIR	REMOVE	240	8	HAWTHORN	POOR	REMOVE
50	9	ELM	FAIR	REMOVE	146	6	TREE	FAIR	REMOVE	241	8	OAK	FAIR	REMOVE
51	7	COTTONWOOD	FAIR	PRESERVE	147	7	CHERRY	FAIR	REMOVE	242	6	ELM	FAIR	REMOVE
52	7	COTTONWOOD	FAIR	PRESERVE	148	13	CHERRY	FAIR	REMOVE	243	8	ELM	FAIR	REMOVE
53	10	DOGWOOD	FAIR	REMOVE	149	8	CHERRY	FAIR	REMOVE	244	9	MAPLE	GOOD	REMOVE
54	6	CHERRY	FAIR	REMOVE	150	9	CHERRY	FAIR	REMOVE	245	6	MAPLE	FAIR	REMOVE
55	34	CHERRY	FAIR	REMOVE	151	7	ELM	FAIR	REMOVE	246	6	OAK	GOOD	REMOVE
56	7	CHERRY	FAIR	REMOVE	152	14	CHERRY	FAIR	REMOVE	247	9	OAK	GOOD	REMOVE
57	20	MAPLE	FAIR	REMOVE	153	9	CHERRY	FAIR	REMOVE	248	13	OAK	GOOD	REMOVE
58	15	MAPLE	FAIR	REMOVE	154	6	TREE	FAIR	REMOVE	249	14	OAK	FAIR	REMOVE
59	15	CHERRY	FAIR	REMOVE	155	11	CHERRY	FAIR	REMOVE	250	6	MAPLE	FAIR	REMOVE
60	18	CHERRY	FAIR	REMOVE	156	10	CHERRY	FAIR	REMOVE	251	14	OAK	FAIR	REMOVE
61	6	CHERRY	FAIR	REMOVE	157	24	MAPLE	FAIR	REMOVE	252	17	OAK	FAIR	REMOVE
62	7	CHERRY	FAIR	REMOVE	158	11	ELM	FAIR	REMOVE	253	16	ELM	FAIR	REMOVE
63	7	CHERRY	FAIR	REMOVE	159	6	OAK	FAIR	REMOVE	254	32	MAPLE	FAIR	REMOVE
64	12	CHERRY	FAIR	REMOVE	160	15	CHERRY	FAIR	REMOVE	255	18	OAK	FAIR	REMOVE
65	10	CHERRY	FAIR	REMOVE	161	9	ELM	FAIR	REMOVE	256	6	ELM	FAIR	REMOVE
66	14	BOXELDER	FAIR	REMOVE	162	10	OAK	POOR	REMOVE	257	7	TREE	FAIR	REMOVE
67	20	CHERRY	FAIR	REMOVE	163	6	CHERRY	FAIR	REMOVE	258	9	CHERRY	POOR	REMOVE
68	6	ELM	FAIR	REMOVE	164	8	ELM	DEAD	REMOVE	259	7	BOXELDER	FAIR	REMOVE
69	11	MAPLE	FAIR	REMOVE	165	18	ELM	DEAD	REMOVE	260	7	BOXELDER	FAIR	REMOVE
70	6	CHERRY	FAIR	REMOVE	166	7	CHERRY	FAIR	REMOVE	261	8	BOXELDER	FAIR	REMOVE
71	10	CHERRY	POOR	PRESERVE	167	8	CHERRY	FAIR	REMOVE	262	10	MAPLE	FAIR	REMOVE
72	7	CHERRY	POOR	REMOVE	168	9	CHERRY	POOR	REMOVE	263	6	BOXELDER	FAIR	REMOVE
73	6	CHERRY	FAIR	REMOVE	169	8	CHERRY	FAIR	REMOVE	264	11	ELM	FAIR	REMOVE
74	8	CHERRY	FAIR	REMOVE	170	11	CHERRY	FAIR	REMOVE	265	26	OAK	FAIR	REMOVE
75	11	CHERRY	FAIR	REMOVE	171	7	OAK	FAIR	REMOVE	266	15	BOXELDER	FAIR	REMOVE
76	19	CHERRY	FAIR	REMOVE	172	8	CHERRY	FAIR	REMOVE	267	8	BOXELDER	FAIR	REMOVE
77	11	CHERRY	FAIR	REMOVE	173	6	OAK	FAIR	REMOVE	268	8	BOXELDER	FAIR	REMOVE
78	12	HACKBERRY	FAIR	PRESERVE	174	15	ELM	FAIR	REMOVE	269	12	BOXELDER	FAIR	REMOVE
79	7	CHERRY	FAIR	REMOVE	175	22	MAPLE	FAIR	REMOVE	270	9	BOXELDER	FAIR	REMOVE
80	11	CHERRY	FAIR	REMOVE	176	6	OAK	FAIR	REMOVE	271	6	BOXELDER	FAIR	REMOVE
81	10	CHERRY	FAIR	REMOVE	177	8	CHERRY	FAIR	REMOVE	272	15	BOXELDER	FAIR	REMOVE
82	8	CHERRY	FAIR	REMOVE	178	14	MAPLE	FAIR	REMOVE	273	14	ELM	FAIR	REMOVE
83	9	CHERRY	FAIR	REMOVE	179	15	MAPLE	FAIR	REMOVE	274	6	BOXELDER	POOR	REMOVE
84	6	COTTONWOOD	FAIR	REMOVE	180	6	CHERRY	POOR	REMOVE	275	10	ELM	FAIR	REMOVE
85	12	CHERRY	FAIR	REMOVE	181	18	COTTONWOOD	FAIR	REMOVE	276	7	BOXELDER	POOR	REMOVE
86	6	COTTONWOOD	FAIR	REMOVE	182	9	CHERRY	DEAD	REMOVE	277	6	OAK	FAIR	REMOVE
87	6	TREE	FAIR	REMOVE	183	6	CHERRY	FAIR	REMOVE	278	8	MAPLE	FAIR	REMOVE
88	11	CHERRY	FAIR	REMOVE	184	48	MAPLE	FAIR	REMOVE	279	7	ELM	FAIR	REMOVE
89	11	CHERRY	FAIR	REMOVE	185	22	MAPLE	FAIR	REMOVE	280	10	OAK	FAIR	REMOVE
90	11	TREE	FAIR	REMOVE	186	8	CHERRY	POOR	REMOVE	281	26	COTTONWOOD	FAIR	REMOVE
91	8	CHERRY	FAIR	REMOVE	187	7	CHERRY	FAIR	REMOVE	282	8	BOXELDER	POOR	REMOVE
92	15	CHERRY	FAIR	REMOVE	188	11	CHERRY	POOR	REMOVE	283	11	BOXELDER	FAIR	REMOVE
93	6	ELM	FAIR	REMOVE	189	7	CHERRY	FAIR	REMOVE	284	6	BOXELDER	FAIR	REMOVE
94	13	ELM	FAIR	REMOVE	190	8	MAPLE	FAIR	REMOVE	285	6	OAK	POOR	REMOVE
95	6	ELM	FAIR	REMOVE	191	6	CHERRY	FAIR	REMOVE	286	10	TREE	FAIR	REMOVE
96	11	CHERRY	FAIR	REMOVE	192	8	CHERRY	FAIR	REMOVE	287	15	BOXELDER	FAIR	REMOVE

PROJECT FOR:



SEAL



DESIGN TEAM

Civil Engineer
CEC
250 W Old Wilson Bridge Rd
Suite 250
Worthington, Ohio 43085
p 614.540.6633

Architect
archall architects
49 E. 3rd Ave.
Columbus, OH 43201
p 614.468.7500

Landscape Architect
G2 Planning + Design
720 E. Broad St.
Suite 200
Columbus, Ohio 43215
p 614.583.9230

GAHANNA FLEX PARK

EASTGATE PARKWAY
CITY OF GAHANNA
FRANKLIN COUNTY, OH

REVISIONS

	date	issued for
△		
△		
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△		
△		
△		
△		
△		

drawn by: GN checked by: DG & PM
issue date: 06.02.2026 PROJECT NO. 26062

EXISTING TREE INDEX

L1.01

G:\G2 Projects\Como Development\26026 Eastgate Parkway Flex Industrial\CAD\26026 Eastgate Parkway Flex Industrial_L.dwg Jun 02, 2026 - 2:45pm-DG\lappone

TREE#	D.S.H.	SPECIES	CONDITION	STATUS
288	21	BOXELDER	FAIR	REMOVE
289	8	ELM	FAIR	REMOVE
290	12	BOXELDER	FAIR	REMOVE
291	6	BOXELDER	FAIR	REMOVE
292	8	BOXELDER	POOR	REMOVE
293	11	BOXELDER	FAIR	REMOVE
294	7	OAK	FAIR	REMOVE
295	17	TREE	FAIR	REMOVE
296	16	TREE	FAIR	REMOVE
297	8	BOXELDER	FAIR	REMOVE
298	10	TREE	FAIR	REMOVE
299	10	TREE	FAIR	REMOVE
300	7	BOXELDER	FAIR	REMOVE
301	13	TREE	FAIR	REMOVE
302	9	TREE	FAIR	REMOVE
303	16	TREE	FAIR	REMOVE
304	8	TREE	FAIR	REMOVE
305	8	BOXELDER	POOR	REMOVE
306	7	BOXELDER	FAIR	REMOVE
307	7	BOXELDER	FAIR	REMOVE
308	7	ELM	FAIR	REMOVE
309	13	TREE	FAIR	REMOVE
310	7	ELM	FAIR	REMOVE
311	6	TREE	FAIR	REMOVE
312	7	TREE	FAIR	REMOVE
313	7	TREE	FAIR	REMOVE
314	6	TREE	FAIR	REMOVE
315	8	ELM	FAIR	REMOVE
316	6	TREE	FAIR	REMOVE
317	16	OAK	FAIR	REMOVE
318	6	TREE	FAIR	REMOVE
319	6	OAK	FAIR	REMOVE
320	6	BOXELDER	FAIR	REMOVE
321	7	BOXELDER	FAIR	REMOVE
322	24	TREE	FAIR	REMOVE
323	7	OAK	FAIR	REMOVE
324	7	BOXELDER	FAIR	REMOVE
325	6	HAWTHORN	FAIR	REMOVE
326	9	BOXELDER	FAIR	REMOVE
327	7	WILLOW	FAIR	REMOVE
328	14	TREE	FAIR	REMOVE
329	7	BOXELDER	FAIR	REMOVE
330	6	BOXELDER	FAIR	REMOVE
331	7	BOXELDER	FAIR	REMOVE
332	6	TREE	FAIR	REMOVE
333	7	MAPLE	FAIR	REMOVE
334	11	BOXELDER	FAIR	REMOVE
335	7	ELM	FAIR	REMOVE
336	16	WILLOW	FAIR	REMOVE
337	29	WILLOW	POOR	REMOVE
338	16	WILLOW	FAIR	REMOVE
339	25	WILLOW	FAIR	REMOVE
340	9	WILLOW	FAIR	REMOVE
341	32	WILLOW	FAIR	REMOVE
342	6	BOXELDER	FAIR	REMOVE
343	21	WILLOW	POOR	REMOVE
344	22	WILLOW	FAIR	REMOVE
345	8	TREE	FAIR	REMOVE
346	14	CHERRY	FAIR	REMOVE
347	8	BOXELDER	DEAD	REMOVE
348	11	BOXELDER	FAIR	REMOVE
349	7	BOXELDER	FAIR	REMOVE
350	6	TREE	FAIR	REMOVE
351	35	BOXELDER	FAIR	REMOVE
352	15	BOXELDER	FAIR	REMOVE
353	25	CHERRY	FAIR	REMOVE
354	14	CHERRY	FAIR	REMOVE
355	11	WILLOW	FAIR	REMOVE
356	6	ELM	FAIR	REMOVE
357	14	WILLOW	FAIR	REMOVE
358	12	TREE	FAIR	REMOVE
359	7	WILLOW	FAIR	REMOVE
360	12	WILLOW	FAIR	REMOVE
361	10	TREE	FAIR	REMOVE
362	13	ELM	FAIR	REMOVE
363	6	TREE	FAIR	REMOVE
364	7	TREE	FAIR	REMOVE
365	8	HACKBERRY	FAIR	REMOVE
366	12	ELM	FAIR	REMOVE
367	14	ELM	FAIR	REMOVE
368	8	TREE	FAIR	REMOVE
369	8	OAK	FAIR	REMOVE
370	10	MAPLE	FAIR	REMOVE
371	8	MAPLE	FAIR	REMOVE
372	10	MAPLE	FAIR	REMOVE
373	8	TREE	FAIR	REMOVE
374	7	COTTONWOOD	FAIR	REMOVE
375	7	MAPLE	FAIR	REMOVE
376	6	MAPLE	FAIR	REMOVE
377	7	TREE	FAIR	REMOVE
378	6	MAPLE	FAIR	REMOVE
379	7	TREE	FAIR	REMOVE
380	11	MAPLE	FAIR	REMOVE
381	13	OAK	FAIR	REMOVE
382	6	OAK	FAIR	REMOVE

TREE #	D.S.H.	SPECIES	CONDITION	STATUS
383	8	WILLOW	FAIR	REMOVE
384	7	BOXELDER	FAIR	REMOVE
386	14	MAPLE	FAIR	REMOVE
387	17	OAK	FAIR	REMOVE
388	18	OAK	FAIR	REMOVE
389	6	ELM	FAIR	REMOVE
390	7	MAPLE	FAIR	REMOVE
391	15	OAK	FAIR	REMOVE
392	19	OAK	FAIR	REMOVE
393	7	HAWTHORN	FAIR	REMOVE
394	6	TREE	FAIR	REMOVE
395	18	ELM	FAIR	REMOVE
396	23	OAK	FAIR	REMOVE
397	9	ASH	FAIR	REMOVE
398	12	WILLOW	FAIR	REMOVE
399	7	ASH	FAIR	REMOVE
400	8	ELM	FAIR	REMOVE
401	7	PEAR	FAIR	REMOVE
402	6	PEAR	FAIR	REMOVE
403	25	PEAR	FAIR	REMOVE
404	21	OAK	FAIR	REMOVE
405	8	TREE	FAIR	REMOVE
406	18	LOCUST	FAIR	REMOVE
407	11	TREE	FAIR	REMOVE
408	8	TREE	FAIR	REMOVE
409	37	OAK	FAIR	REMOVE
410	6	PEAR	FAIR	REMOVE
411	13	MAPLE	FAIR	REMOVE
412	6	PEAR	FAIR	REMOVE
413	9	HAWTHORN	FAIR	REMOVE
414	16	PEAR	FAIR	REMOVE
415	25	PEAR	FAIR	REMOVE
416	9	MAPLE	FAIR	REMOVE
417	7	MAPLE	FAIR	REMOVE
418	6	TREE	FAIR	REMOVE
419	8	MAPLE	FAIR	REMOVE
420	10	MAPLE	FAIR	REMOVE
421	7	PEAR	FAIR	REMOVE
422	22	PEAR	FAIR	REMOVE
423	10	PEAR	FAIR	REMOVE
424	9	OAK	FAIR	REMOVE
425	11	OAK	FAIR	REMOVE
426	11	OAK	FAIR	REMOVE
427	6	OAK	FAIR	REMOVE
428	11	OAK	FAIR	REMOVE
429	6	MAPLE	FAIR	REMOVE
430	16	PEAR	FAIR	REMOVE
431	9	MAPLE	FAIR	REMOVE
TREE PRESERVATION CREDIT CALCULATIONS				
		INCHES PRESERVED	CATEGORY CREDIT	SUBTOTAL CREDIT
D.B.H. OF PRESERVED TREES				
6"-19" (1 inch credit/1 inch preserved)		309	1X	309
≥20" (1.5" inch credit/1 inch preserved)		55	1.5X	83
≥20" Preferred Species (2" inch credit/1 inch preserved)		190	2X	380
		TOTAL PRESERVED INCHES CREDIT		772
*("DEAD", "POOR", "OFF-SITE", AND "AT-RISK" TREES NOT INCLUDED IN CREDIT CALCULATIONS)				

PROJECT FOR:



Como Development



G2 PLANNING + DESIGN
730 E. BROAD STREET
COLUMBUS, OH 43215

SEAL



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GAHANNA FLEX PARK

EASTGATE PARKWAY
CITY OF GAHANNA
FRANKLIN COUNTY, OH

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checked by: DG & PM

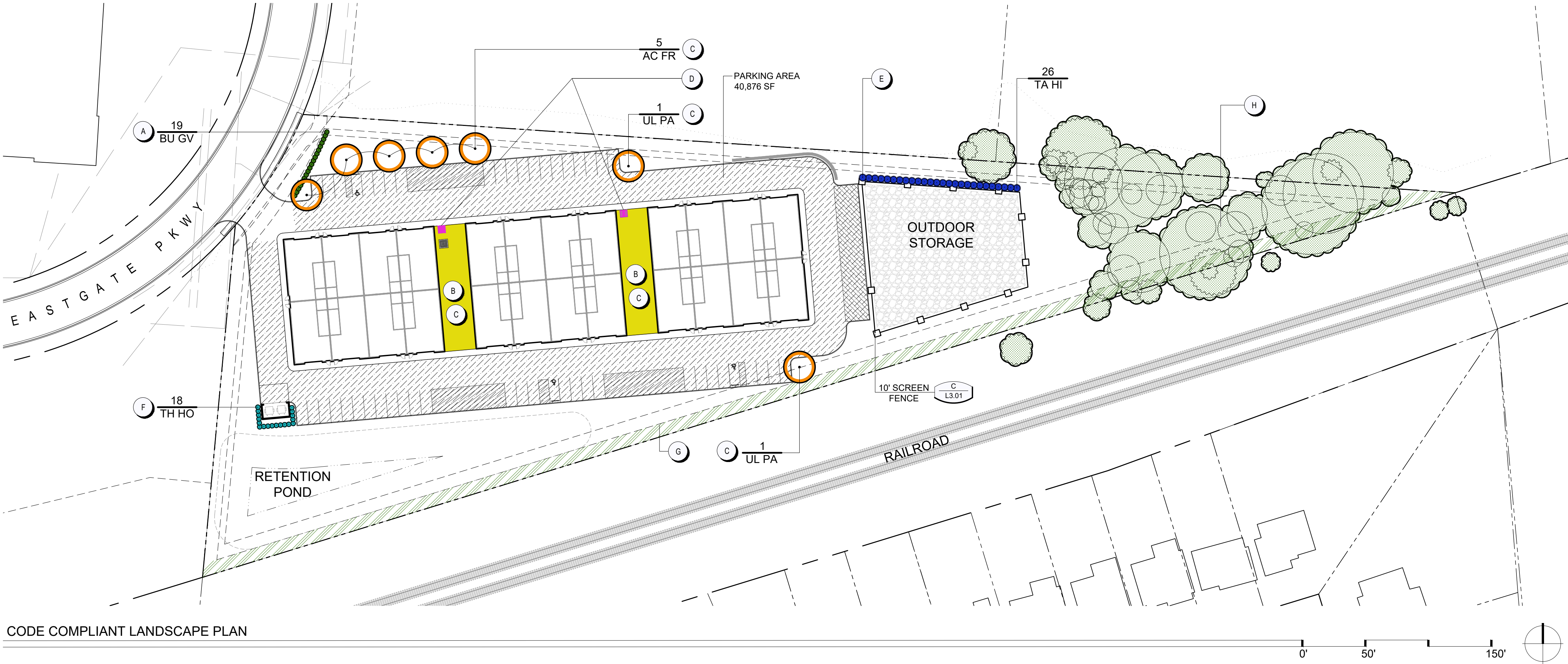
issue date: 06.02.2026

PROJECT NO. 26062

EXISTING TREE INDEX

L1.02

G:\G2 Projects\Como Development\26026 Eastgate Parkway Flex Industrial\CAO\26026 Eastgate Parkway Flex Industrial_L.dwg Jun 02, 2026 - 2:45pm-DGlaupone



CODE COMPLIANT LANDSCAPE PLAN

1109.01 - SITE ELEMENTS

1109.01 - PARKING, ACCESS, AND CIRCULATION

(e) PARKING AREA SCREENING			REQUIRED	PROVIDED
A	3' HIGH OPAQUE EVERGREEN HEDGES, AN OPAQUE FENCE, AN OPAQUE WALL, OR A COMBINATION OF SCREENING TYPES.		3' HT. OPAQUE EVERGREEN HEDGE	3' HT. OPAQUE EVERGREEN HEDGE
	(f) PARKING AREA LANDSCAPING (2)		REQUIRED	PROVIDED
	5% OF THE TOTAL PARKING AREA TO BE LANDSCAPED		40,876 SF .05 x 40,876 = 2,044	4,879 SF OF LANDSCAPE AREA PROVIDED
	(f) PARKING AREA LANDSCAPING (4)			
B	PENINSULA SIZE = 50 SF AND A MINIMUM LENGTH OR WIDTH DIMENSION OF FIVE (5) FEET.			PLAN MEETS THIS REQUIREMENT
	(f) PARKING AREA LANDSCAPING (5)		REQUIRED	PROVIDED
C	ONE (1) TREE PER 100 SQUARE FEET OF REQUIRED LANDSCAPE AREA		2,049 / 100 = 20.49 21 TREES	7 TREES PROVIDED
	(i) BICYCLE PARKING (2)		REQUIRED	PROVIDED
D	BICYCLE PARKING SPACES = ONE (1) BICYCLE PARKING SPACE PER 5,000 SQUARE FEET OF GFA		35,760 OF GFA 35,760 / 5,000 = 8 SP.	8 SPACES (4 RACKS)

1109.04 BUFFERS AND SCREENING

(b) (4)		REQUIRED	PROVIDED
E	OUTDOOR STORAGE AREAS SHALL BE A MAXIMUM HEIGHT OF 10'. SCREENING CAN INCLUDE A WALL, FENCE, MOUNDING, LANDSCAPING, OR COMBINATION THEREOF.		SCREEN >10' HT. EVERGREEN HEDGE PROVIDED
	(b) (5)		
F	ALL DUMPSTER SCREENING SHALL BE UP TO A MAXIMUM HEIGHT OF 8'. SCREENING CAN INCLUDE A WALL, FENCE, MOUNDING, LANDSCAPING, OR COMBINATION THEREOF.		SCREEN >8' HT. EVERGREEN HEDGE PROVIDED
	(c) BUFFER TABLE		
G	SCREEN RAILROAD (BUFFER TYP A)		10' WIDE BUFFER EASEMENT - 1,040 / 40 = 26 6' HIGH SCREEN. 772" TREE CREDIT FOR PRESERVED TREES (REFER TO SHEET L1.02) CURRENT ELEVATION OF RAILROAD EXCEEDS A 6' HT SCREEN

914 - TREE PRESERVATION, PLANTING, AND REPLACEMENT

914.05 - MINIMUM TREES REQUIRED

(a)(1)		REQUIRED	PROVIDED
H	ONE CALIPER INCH (SHADE TREE*) PER 1,000 S.F. OF IMPERVIOUS SURFACE.		#95,725 SF OF IMPERVIOUS SURFACE 772" TREE CREDIT FOR PRESERVED TREES (REFER TO SHEET L1.02)
	(*1-1/2" CAL. AND NO LARGER THAN 2-1/2". PROTECTED TREES AND PREFERRED TREE SPECIES THAT ARE PRESERVED ONSITE MAY BE SUBSTITUTED FOR THE REQUIREMENTS ABOVE)		83,500/1,000 = 96" 96" / 1.5" = 64 TREES

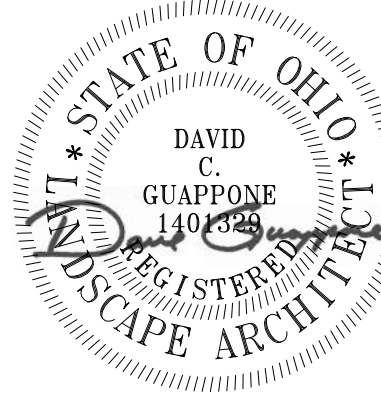
PLANT LIST (REFER TO DETAIL A / B L3.01)

CODE	BOT. /COMMON NAME	SIZE	COND.	SPACING
UL PA	Ulmus parvifolia Chinese elm	3" CAL.	B+B	PER PLAN
AC FR	Acer x freemanii 'Armstrong' Freeman Maple	3" CAL.	B+B	PER PLAN
TH HO	Thuja occidentalis 'Holmstrup' Holmstrup Eastern Arborvitae	30" HT.	B+B OR #5 CONT.	PER PLAN
TA HI	Taxus x media 'Hicksii' Yew	30" HT.	B+B OR #5 CONT.	PER PLAN
BU GV	Buxus 'Green Velvet' Green Velvet Boxwood	24" HT.	#3 CONT.	PER PLAN

PROJECT FOR:



SEAL



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Architect

archall architects
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GAHANNA FLEX PARK

EASTGATE PARKWAY
CITY OF GAHANNA
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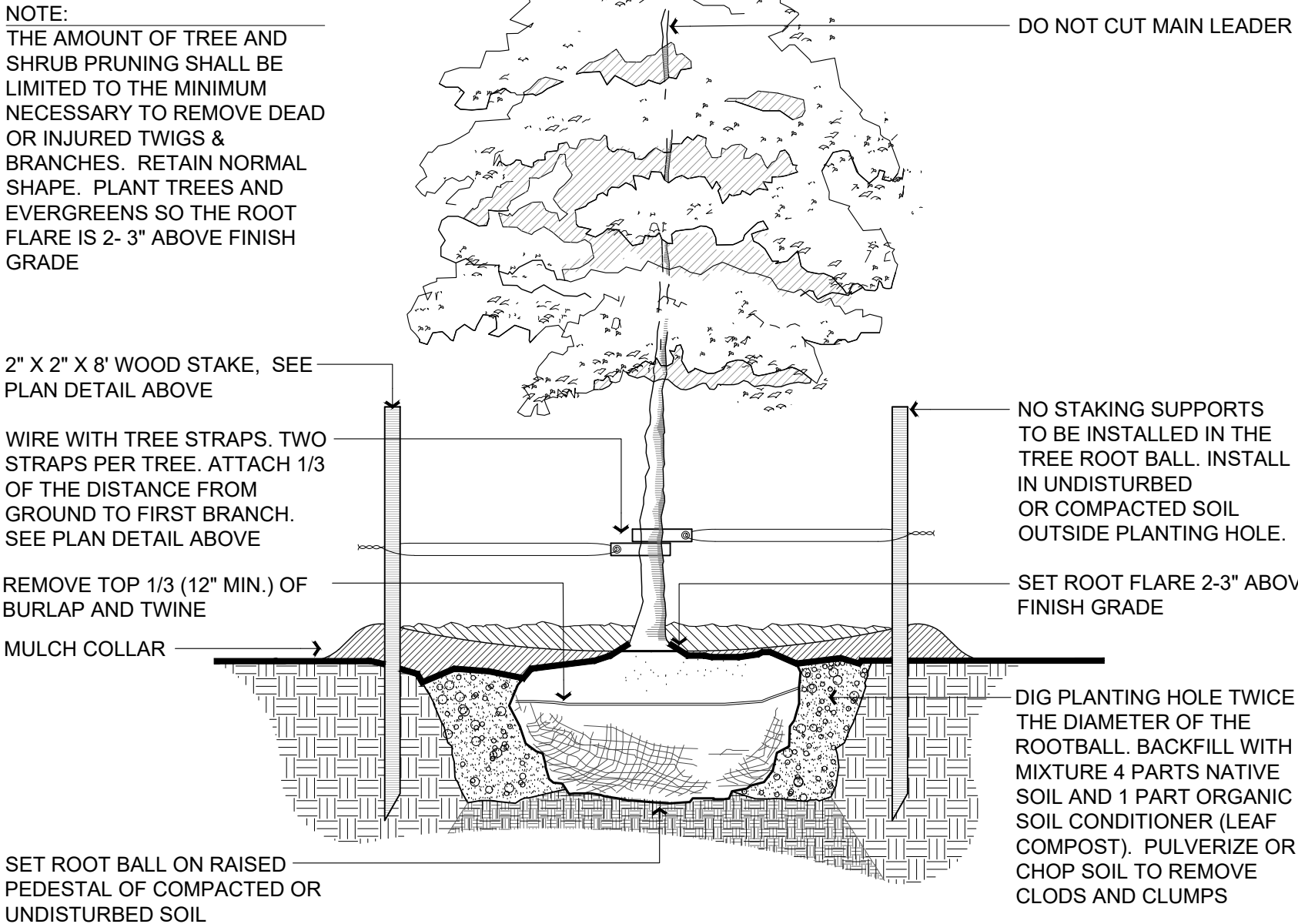
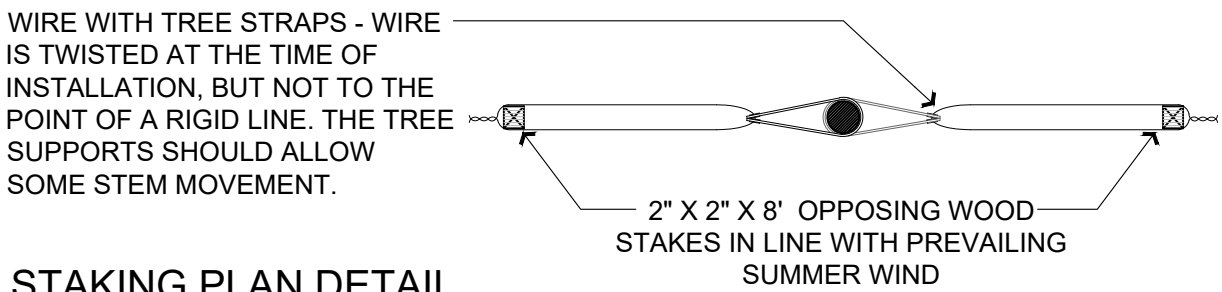
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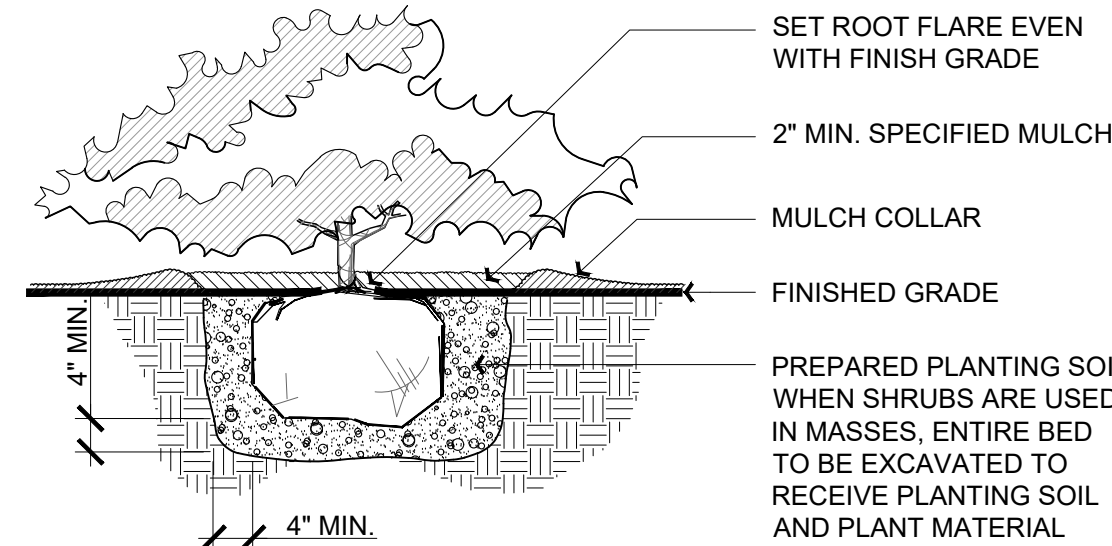
drawn by: GN checked by: DG & PM
issue date: 06.02.2026 PROJECT NO. 26062

CODE COMPLIANCE
PLAN

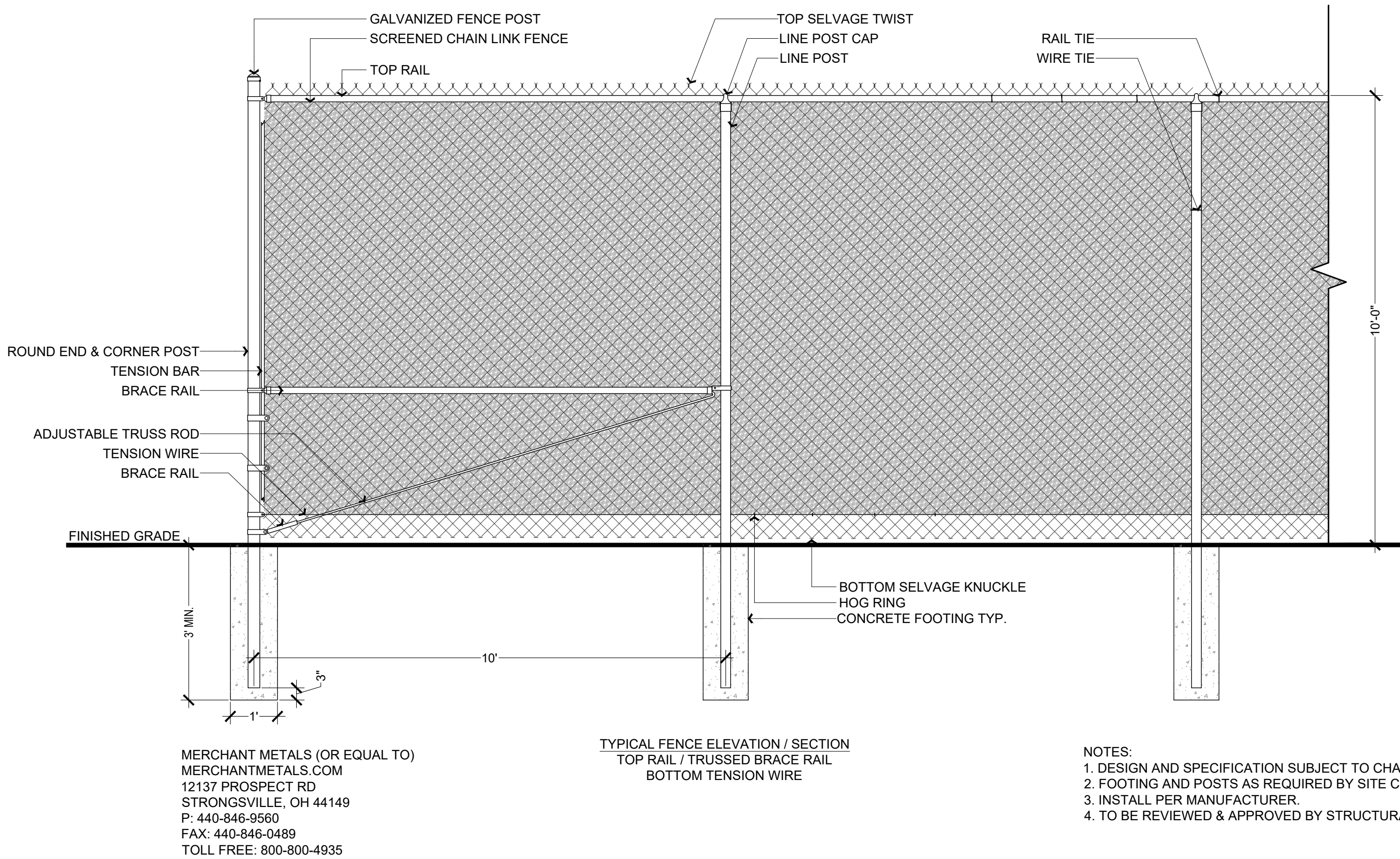
L2.00



A DECIDUOUS TREE
SCALE: 1" = 1'-0"



B SHRUB
SCALE: 1/2" = 1'-0"



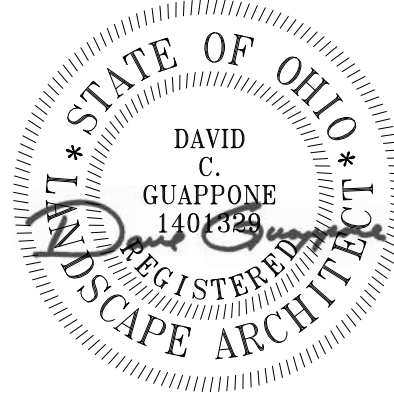
CHARACTER IMAGE

C CHAIN LINK SCREEN FENCE
SCALE: 1/2" = 1'-0"

PROJECT FOR:



SEAL



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issue date: 06.02.2026

checked by: DG & PM
PROJECT NO. 26062

DETAILS

L3.01

Thank
You!

PLANNING COMMISSION STAFF REPORT

Project Summary – Eastgate Flex Industrial

Meeting Date: August 12, 2026

Location: Eastgate Parkway, south of Deffenbaugh Court

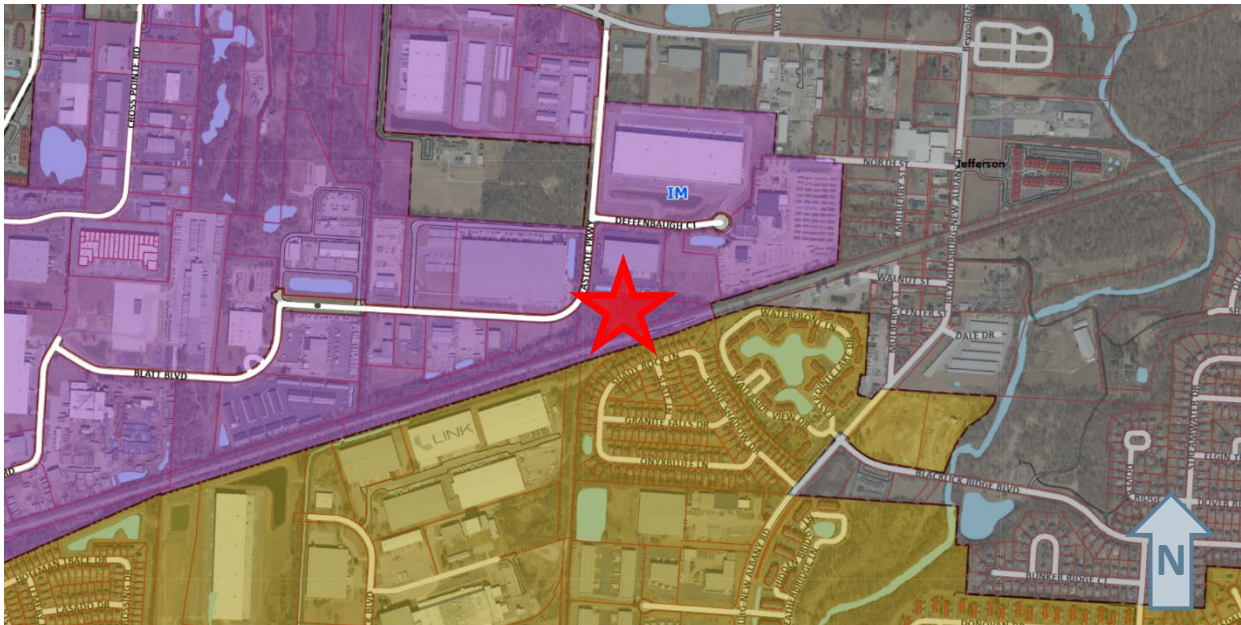
Zoning: Innovation and Manufacturing (IM)

Application Type(s): Major Development Plan (DP), Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of both applications.

Location Map:



Staff Review

Overview

The applicant is requesting approval of Major Development Plan and Variance applications for three flex light industrial buildings on a ~4-acre undeveloped site. The project also includes associated parking areas, landscaping, and an outdoor storage area to the rear of the site.

Building Design

All three buildings are 12,000 SF each and are essentially the same in design. Each building has eight tenant spaces at 1,500 SF each. Each tenant space has an overhead door and a regular door with a canopy.

The primary materials on all the buildings are metal panels in white and grey. Metal panels are only a permitted primary material in the IM zoning district.

Parking and Outdoor Storage

For industrial uses where the total SF is between 20,001 and 120,000 SF, the zoning code requires one parking space per 5,000 SF of building area.

In this case, 8 parking spaces are required. The applicant is providing 49 spaces to meet the needs of future tenants. Due to the unique, narrow shape of the site, there is one parking space that is slightly past the front façade of the building closest to the ROW, so a variance is required. There is also a drive aisle that extends into the required 10 ft side setback for parking areas by around three ft. The drive aisle width cannot be reduced for maneuverability reasons and there is no way to shift it outside of the setback.

There are loading zones throughout the parking area for tenants to utilize. There is also a 12,000 SF open-air storage area on the east side of the site, to the rear of all three proposed buildings. The storage area meets all code requirements and will be screened by a 10-foot-tall chain link fence with a black privacy screen and evergreen hedges. Materials stored outside cannot exceed 10 ft in height, so the intent is for the fence to fully screen the storage area.

Landscaping

Along with parking space minimums, there are also interior landscaping requirements that are based on the amount of new parking area provided. For this project, 2,044 SF of parking lot landscaping is required, and 4,879 SF is provided. The zoning code also requires 21 parking area trees, and only 7 are provided. The applicant is requesting a variance to the tree planting requirement. They state that there is not enough space in/around the parking area for all the required trees, and 772 cal inches of existing trees are being preserved on the site.

The zoning code also requires a buffer with screening between industrial uses and railroads. There is a railroad that runs along the entire southern property line. Code requires a 10-foot-wide buffer, a continuous 6-foot-high screen, and one tree per 40 linear feet.

The 10 ft landscape buffer requirement is met; however, the applicant is not proposing a continuous screen or any additional tree plantings along the south property line. A variance is requested for these requirements. The applicant states the railroad is elevated higher than 6 ft from the subject site, and there is existing mature landscaping between the railroad and the site.

Review Criteria

Major Development Plan (MDP)

Planning Commission shall approve an application for a Major Development Plan if the following four conditions are met:

- 1) The proposed development meets the applicable development standards of this Zoning Ordinance.
- 2) The proposed development is in accord with appropriate plans for the area.
- 3) The proposed development would not have undesirable effects on the surrounding area.
- 4) The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Variance (V)

The following variances have been requested:

1. 1109.01(a)(1) – Parking, Access, and Circulation
 - a. Parking areas cannot extend past the front façade of the primary building.
 - b. A portion of one parking space extends past the front façade.
2. 1109.01(a)(4) – Parking, Access, and Circulation
 - a. Parking areas must be at least 10 ft from side and rear property lines.
 - b. Part of a drive aisle is 6 ft 11 in from the side property line.
3. 1109.04(c) – Buffers and Screening
 - a. There must be a 10 ft wide buffer, continuous 6 ft high screen, and 1 tree per 40 linear ft between industrial uses and a railroad.
 - b. There is a 10 ft buffer along the south property line, but no screen or additional landscaping.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance;

- f) The variance is not likely to undermine the objectives of the land use plan;
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of the Major Development Plan application. The criterion for this application is met. The site is an irregular shape and on the small side for an industrial project, and the scale of the building and parking areas fit the site.

Staff also recommends approval of the three requested variances. The parking setback variances are very minor and are necessary due to site constraints. The variance for buffer and screening requirements is requested because there is already some existing landscaping adjacent to the railroad, and the railroad is elevated higher than the required 6 ft screen, which makes screening ineffective.