

Application for Final Development Plan

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant.

*Applicant Name: DREW GATLIFF *Phone: 614 764-0407
 *Applicant Address: 775 YARD ST, SUITE 325 Columbus, OH 43212 *Fax: 614 764-0237
 *Applicant Email: drew@ma-architects.com
 *Applicant's Relationship to Project: Land Owner Option Holder Cont. Purchaser Agent
 *Name of Final Development Plan: ECLIPSE CORP
 *Address of Final Development Plan: 825 TAYLOR RD
 *Parcel ID# 025-010822-00 *Total Acreage 2.094 *Current Zoning OCT
 *Project Description: Addition to existing office/warehouse. The addition will be warehouse/storage area.
 *Applicant's Signature Drew Gatliff *Date 5/24/2016

ADDITIONAL CONTACT INFORMATION:

Property Owner Name: Burts Property Management Phone: 614 626-8536
 Property Owner Address: 825 TAYLOR RD GAHANNA, OH Fax: _____
 Contact Name: JEFF BURT 43230 Email: jburt@eclipse-corp.com
 Developer Name: OWNER Phone: _____
 Developer Address: _____ Fax: _____
 Contact Name: _____ Email: _____

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. A Pre-Application Conference shall be scheduled with the Planning and Development Department.
2. A plan that complies with the Final Development Plan requirements stated in Chapter 1108.
3. A plan that complies with the 2011 State of Ohio Fire Code Fire Service Requirements.
4. Three (3) copies of plans: 24x36 size **folded** (not rolled) to 8 1/2 X 11 size prior to submission.
5. One (1) digital copy of completed application and associated plans.
6. A list of contiguous property owners and their mailing addresses.
7. Pre-printed mailing labels for all contiguous property owners.
8. Completed Final Development Plan Checklist from page 2 of this application.
9. Notarized Agreement to Build as Specified document from page 3 of this application.
10. Application Fee of \$500.

In accordance with Chapter 1108 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____.

Planning & Zoning Administrator's Signature _____ Date _____

For Internal Use:

SunGard File No. 16060014
 PC File No. FDP-9-2016
 Public Hearing Date: _____

RECEIVED PAID
 MAY 24 2016 MAY 24 2016
 (Received) BY: SW
 (Paid) BY: CK# 36658
500

(Accepted by PZA)

Final Development Plan Checklist

Applicant
Or Agent

Planning & Zoning
Administrator

A. The Final Development Plan shall contain the following:

1. Scale: Minimum – one inch equals 100 feet.
2. The proposed name of the development, approximate total acreage, north arrow, and date.
3. The names of any public and/or private streets adjacent to or within the development.
4. Names and addresses of owners, developers and the surveyor who designed the plan.
5. Vicinity map showing relationship to surrounding development and its location within the community.
6. Natural features currently within proposed development, including drainage channels, tree lines bodies of water, and other significant features.
7. Current zoning district, building and parking setbacks.
8. Proposed location, size and height of building and/or structures.
9. Proposed driveway dimensions and access points.
10. Proposed parking and number of parking spaces.
11. Distance between buildings.
12. List of adjacent property owners for notification.
13. Reduced site plan suitable for showing on an overhead projector.
14. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc.

✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
N/A	✓
✓	✓
N/A	N/A
✓	✓
✓	✓
✓	✓

B. In addition to the aforementioned requirements, the developer shall submit a table of development calculations. This table shall include:

1. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed).
2. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage).
3. Setback calculations, (if needed).
4. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, and number of trees proposed).

✓	✓
✓	✓
✓	✓
N/A	N/A

(Ord. 132-96. Passed 8-6-96.)

C. The Final Development Plan should provide preliminary details regarding stormwater management, availability of utilities, necessary easements for construction, and other similar information as applicable. Details may be addressed on the plan or within a narrative summary. Information should be sufficient to demonstrate how these areas will generally be addressed.

✓	✓
---	---



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the Applicant Property Owner/Developer/Business Owner
(Please Circle One)

DREW GATLIFF

(Please Print Name)

for ECLIPSE CORPORATION 825 TAYLOR RD GAHANNA, OH 43230

(Please Print Final Development Plan Name & Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You also agree that any necessary change(s) to the project must go back through the Planning Commission process to amend the plans unless otherwise approved Administratively by the Department of Development.

Signature

Drew Gatliff

Date

5/24/2016

(Signature of Notary)

Catherine Paskvan



Catherine Paskvan
Notary Public, State of Ohio
My Commission Expires 10-01-2018

(Date)

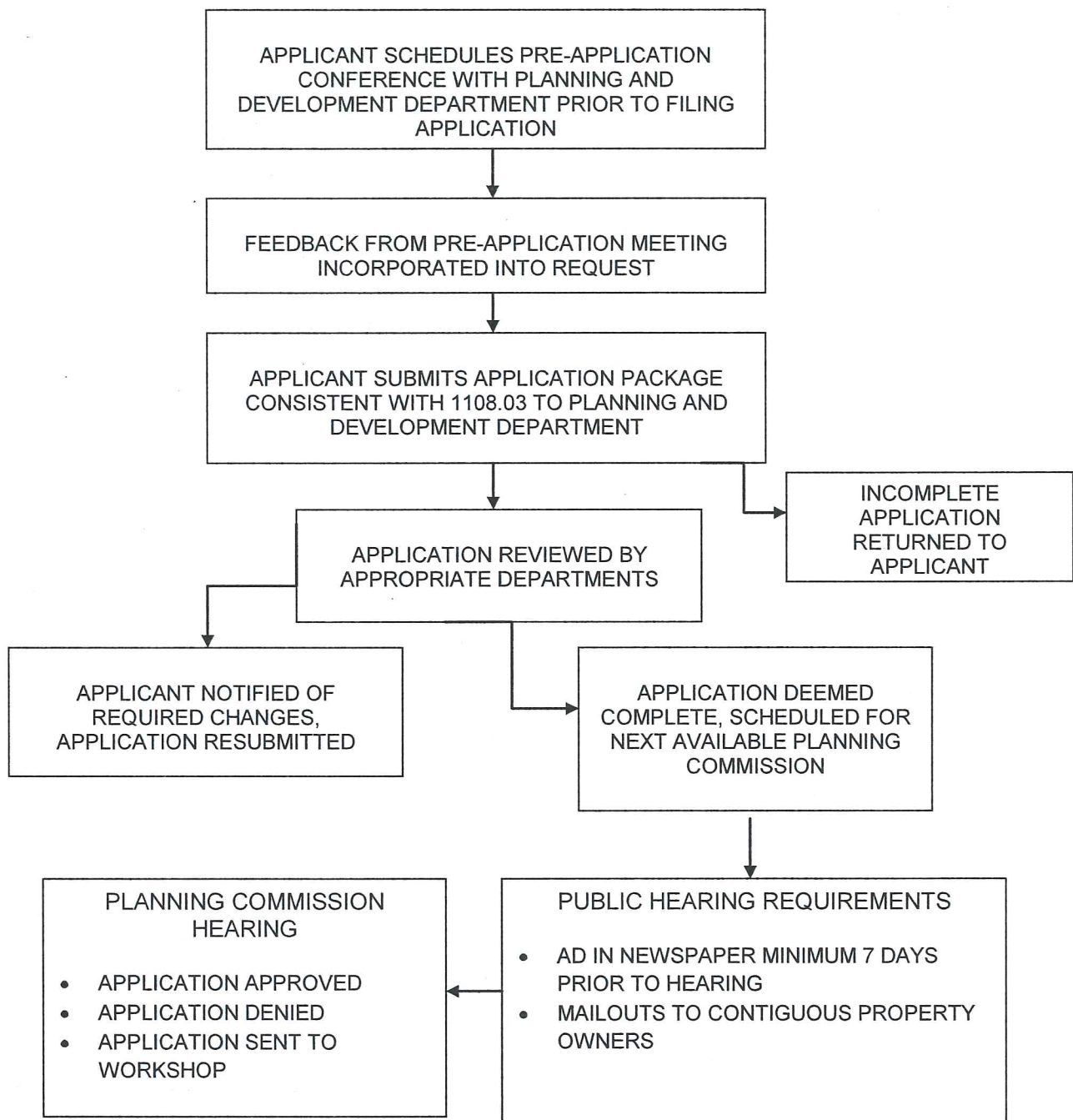
5/24/16

Stamp/Seal



CITY OF GAHANNA

FINAL DEVELOPMENT PLAN PROCEDURES



MERITEX PROPERTIES, LLC
24 UNIVERSITY AVE NE #200
MINNEAPOLIS, MN 55413

DAVID L WILLIS
MADLYN WILLIS
820 TAYLOR ROAD
COLUMBUS, OH 43230-3204

JOHN DREWETT
BRIDGET DREWETT
860 TAYLOR ROAD
COLUMBUS, OH 43230-3204

LINDA J ULDRICKS
872 TAYLOR ROAD
COLUMBUS, OH 43230-3204

COLUMBUS SOUTHERN POWER CO
850 TECH CENTER DR
GAHANNA, OH 43230

VALUE RECOVERY GROUP II, LLC
919 OLD HENDERSON RD
COLUMBUS, OH 43220-3722

COLUMBUS SOUTHERN POWER CO
1 RIVERSIDE PLAZA
COLUMBUS, OH 43215

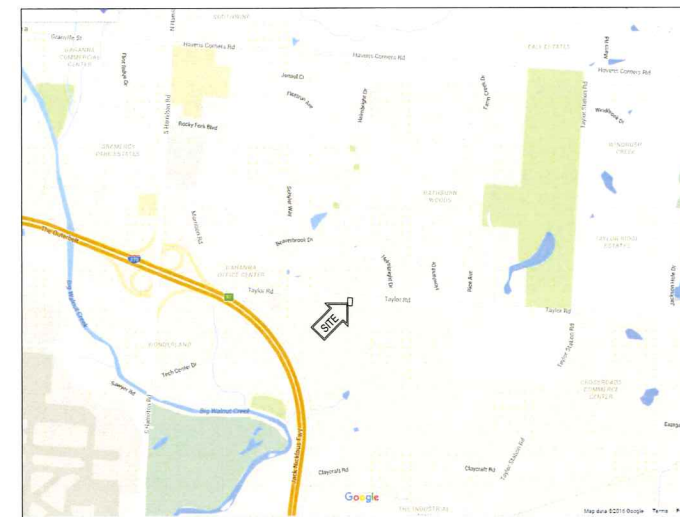
DONALD WOOD
4437 WRIGHT AVE
COLUMBUS, OH 43213

WELLS FARGO REAL ESTATE
MAC X2302-04D
1 HOME CAMPUS
DES MOINES, IA 50328-0001



Eclipse Corporation

06/15/16



vicinity map

RECEIVED
JUN 16 2016
BY: SW

OWNER:
BURTS PROPERTY MANAGEMENT
825 TAYLOR ROAD
GAHANNA, OHIO 43230

ARCHITECT (AGENT):
M+A ARCHITECTS
775 YARD STREET, SUITE 325
COLUMBUS, OHIO 43212

PARKING REQUIREMENTS

OFFICE AREA (11,000SF) = 37 PARKING SPACES
 PHOTOGRAPHY (1 PER EMPLOYEE) = 12 PARKING SPACES
 PRINTING (1 PER EMPLOYEE) = 8 PARKING SPACES
TOTAL PARKING SPACES REQD = 57 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 48 PARKING SPACES

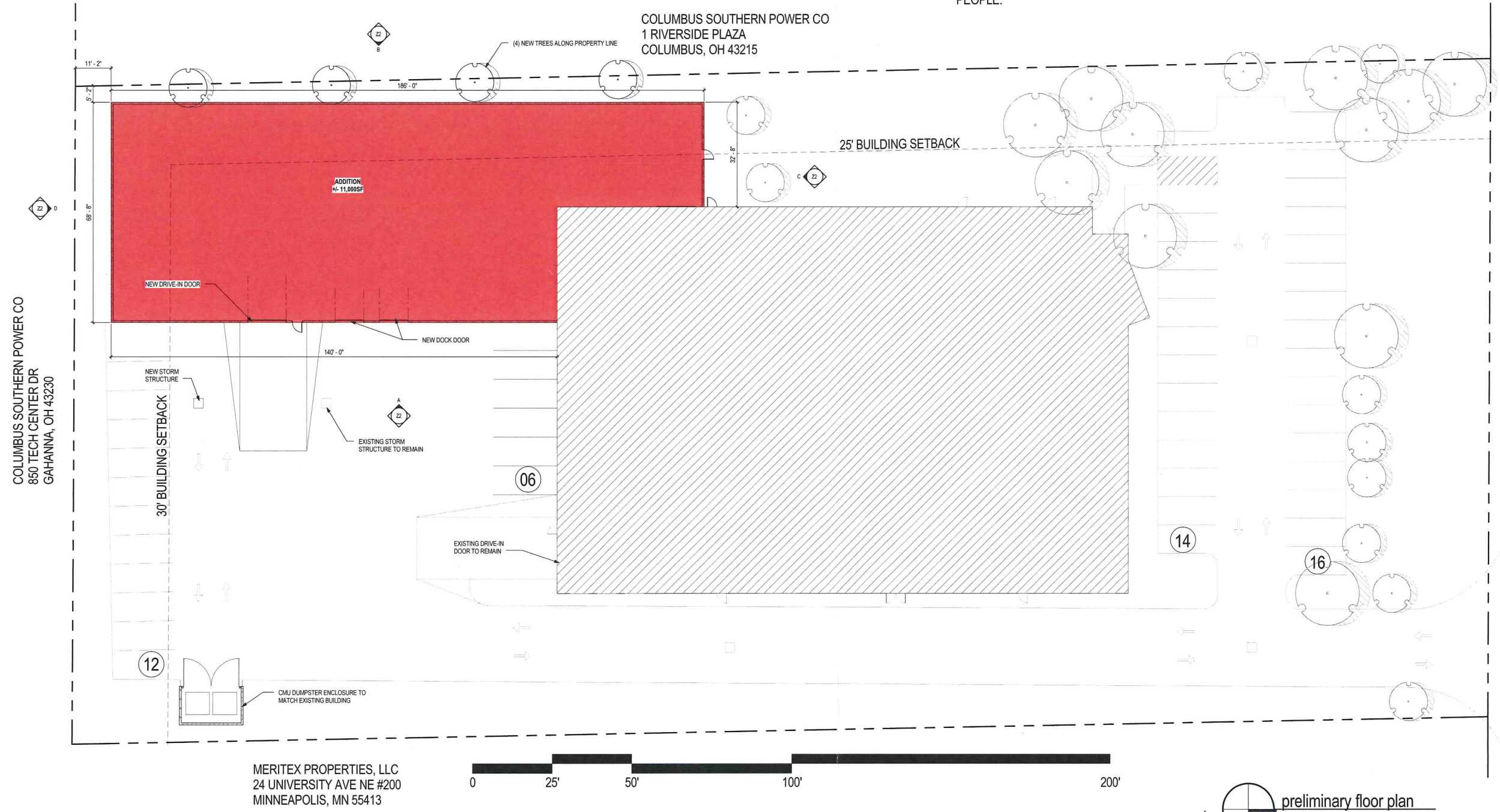
ECLIPSE WILL EMPLOY 36 PEOPLE IN THIS BUILDING. WHEN A PHOTO SHOOT TAKES PLACE NO MORE THAN 12 ADDITIONAL PEOPLE WOULD BE IN ATTENDANCE. THE ADDITION IS MAINLY FOR PRODUCT STORAGE AND NOT ADDING ADDITIONAL PEOPLE.

ECLIPSE CORPORATION
 825 TAYLOR ROAD
 GAHANNA, OHIO 43230

SITE SIZE: 91,215 SQUARE FEET
 2.094 ACRES

ZONING: OCT (OFFICE, COMMERCIAL, TECHNOLOGY)

BUILDING HEIGHT:
 EXISTING: 26'-0"
 ADDITION: 26'-0"



MERITEX PROPERTIES, LLC
 24 UNIVERSITY AVE NE #200
 MINNEAPOLIS, MN 55413

preliminary floor plan
 1/16" = 1'-0"

JOHN DREWETT
 BRIDGET DREWETT
 860 TAYLOR ROAD
 COLUMBUS, OH 43230-3204

DONALD WOOD
 4437 WRIGHT AVE
 COLUMBUS, OH 43213

JOHNSTON SARAH E
 1 HOME CAMPUS
 DES MOINES, IA 50328-0001

© 2015, M+A Architects | artistic illustration only - not for construction

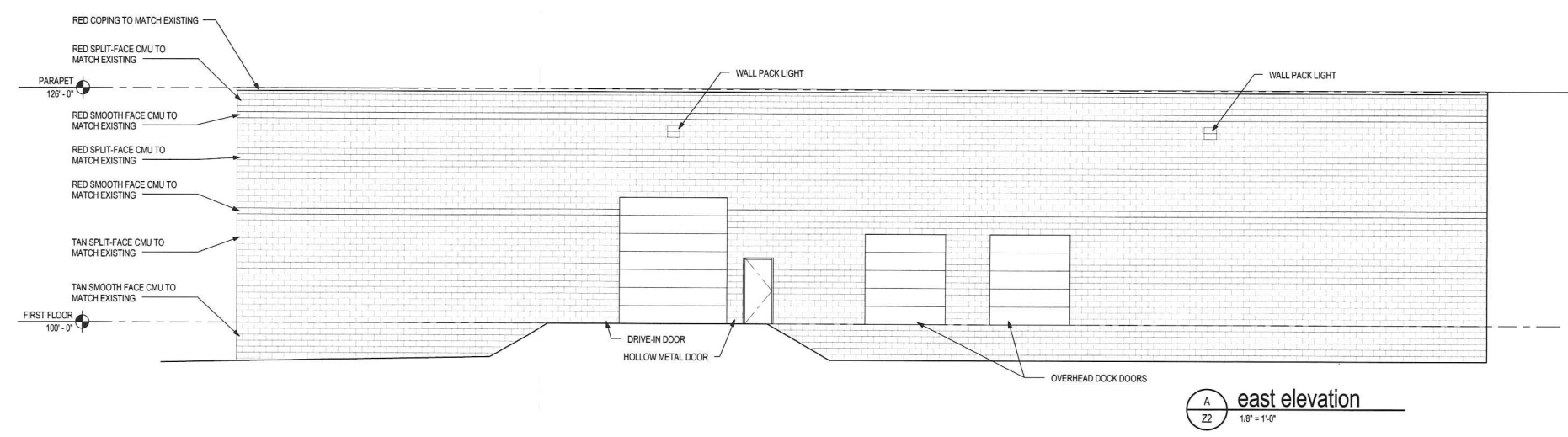
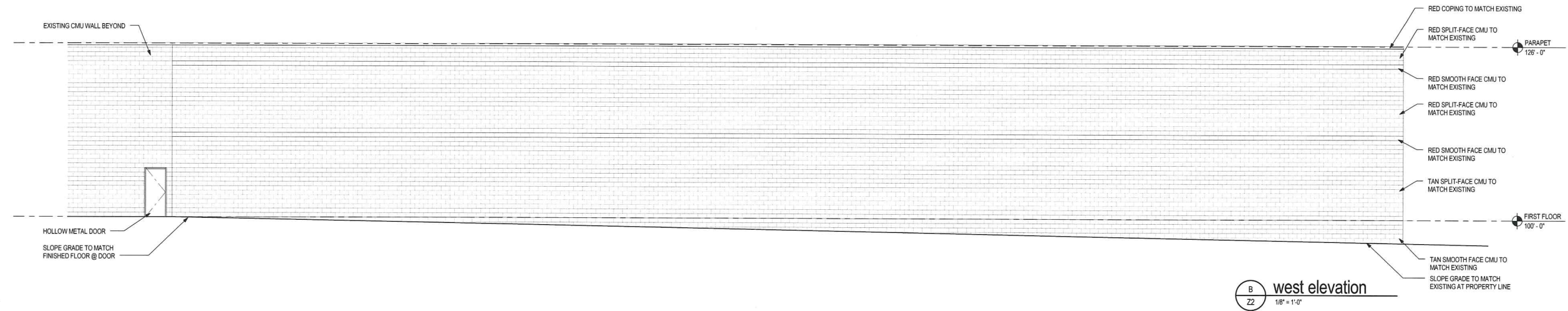
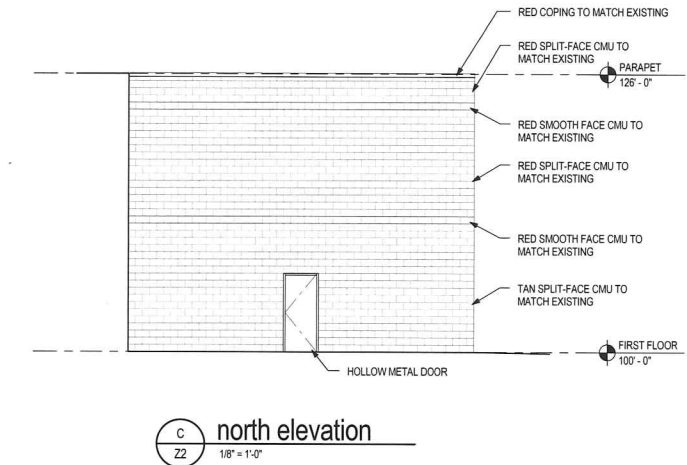
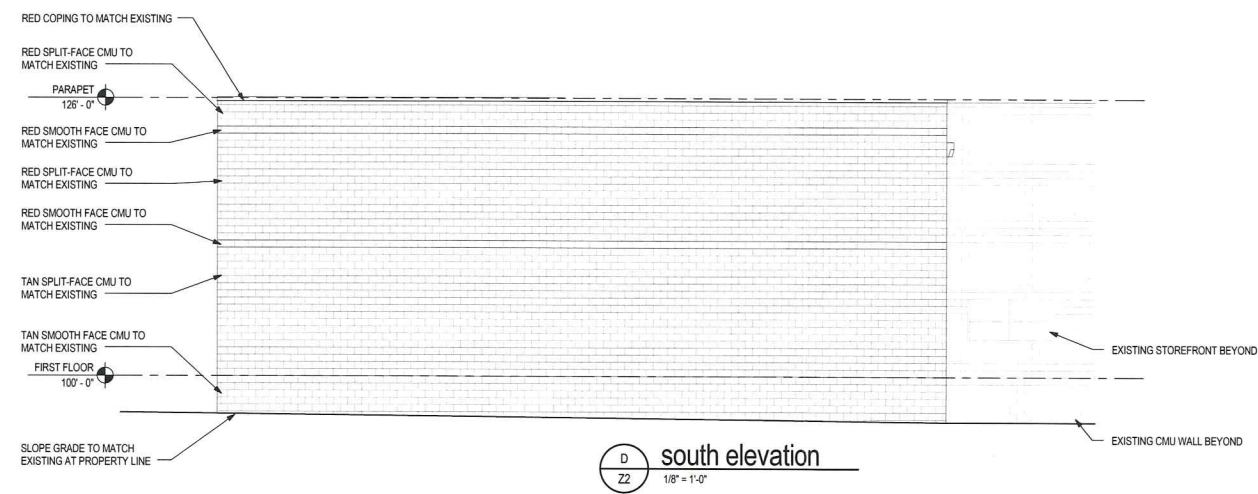


Eclipse Corporation
 site plan

RECEIVED
 JUN 16 2016

BY: *SW*

2016.117
 06.15.2016
 Z1



Eclipse Corporation

elevations

RECEIVED
 JUN 16 2016
 BY: *sw*



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Eclipse Corp
Project Address: 825 Taylor Rd

Planning and Development Department

The Mayor and Planning and Development staff met with Jeff Burt, CEO of Eclipse, in January. During the visit, the future expansion needs of Eclipse were discussed. The applications for Final Development Plan, Design Review, and Variance will allow for the retention of an important member of the business community to remain at their current location.

The 11,000 square foot expansion is estimated to create five new jobs while retaining over 40 employees. Without the expansion, the business may be forced to seek an alternative location. The City Administration and Planning and Development staff fully support Eclipse's expansion efforts.

FDP Criteria

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

1. The proposed development meets the applicable development standards of this Zoning Ordinance.

The request appears to meet all applicable development standards other than those associated with a variance request. It should be noted that the need for variances is absolutely necessary as the proposed addition cannot feasibly be placed anywhere else on the property.

2. The proposed development is in accord with appropriate plans for the area.

The site is not located within any subarea plans, however, it is located within the Southwest Gahanna Priority Development Area (PDA). The Economic Development Strategy did not identify this site as a target site, however, the industry sector, manufacturing, is the fastest growing industry sector in the City. Therefore, the Strategy recommends that the City target this industry sector. Approval of the requested applications is in line with the recommendations of the Strategy.

3. The proposed development would not have undesirable effects on the surrounding area.

The proposed expansion, including the variances, does not appear to create any undesirable effects on the surrounding area. The adjacent property to the west, the area most affected by the setback variance, is undeveloped. Approval of the requested variances does not preclude this property from



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

being developed in the future. Other adjacent properties are developed and would not appear to incur any negative impacts.

4. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Staff believes the request is consistent with the existing development of the area. Taylor Road consists of similarly sized structures with a similar architectural style. The Taylor Road corridor consists of office and warehouse uses similar to those of Eclipse.

It is Planning & Development staff's opinion that the request meets the four conditions for approval.

Design Review Criteria

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:

1. 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.
2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

Additional investment in the property should enhance the built environment of the district.

The architectural style and proposed materials are appropriate for the area. It is Planning & Development staff's opinion that the request meets the four conditions for approval.

Variance Criteria

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in questions:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.

Staff believes that a special circumstance exists related to the development of the parcel in that the existing building was built in such a way that precludes the expansion from feasibly being located



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

anywhere else on the property. Had the building been designed to accommodate future expansion, then a variance to setbacks may not have been necessary.

The use of the property is such that the minimum parking requirements of the Code is more than what is necessary for the operation of the use. A goal of the City and Planning Commission has been to reduce the number of provided parking spaces to avoid a site from being over parked. The variance, if approved, would help reduce the impervious footprint of the site.

- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

Granting of the variance is necessary for the business to operate. Failure to secure the variances would preclude the expansion from occurring, thus forcing the relocation of the business.

- 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 detrimental to the public welfare or injurious to property or improvements in such neighborhood.

The variances would not have an impact on adjacent properties or others frequenting the area. The reduced setback variance is adjacent to a vacate parcel. The building location does not create a safety condition or other negative condition. The request for reduced parking could create a possible adverse condition if cars started parking in the right-of-way or other area which impedes safe traffic movement. If there are safety concerns with the request for reduced parking, then staff suggests consideration be given to a condition which limits the variance to the current user. If Eclipse should relocate, then a new user's parking requirements would be required to be reevaluated.

It is Planning and Development staff's opinion that the request meets the variance criteria.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Aerial Map



3D Imagery



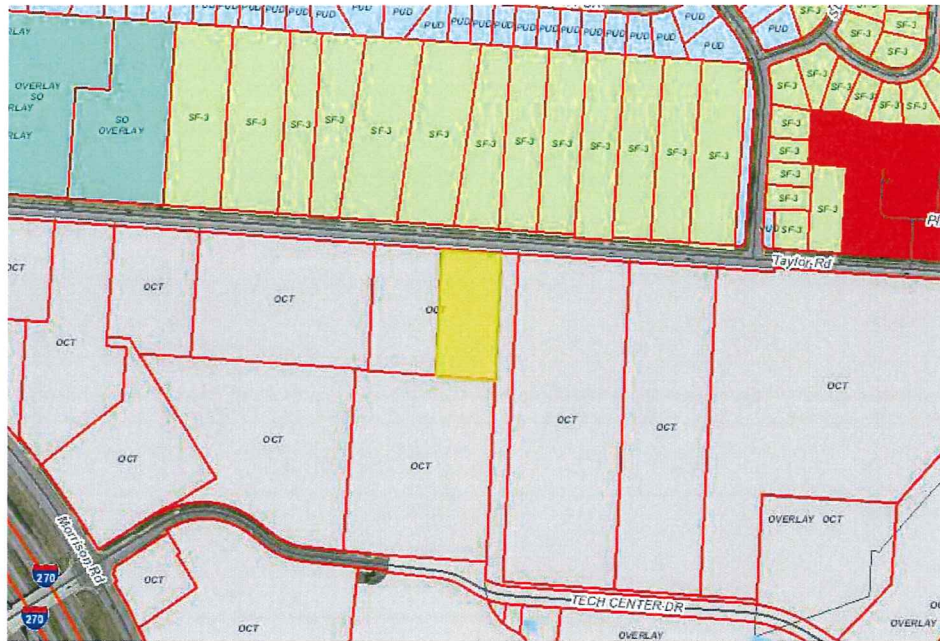
"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director of Planning and Development





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Eclipse Corp
Project Address: 825 Taylor Rd

The applicant seeks approval for an 11,000 sq ft addition to an existing building in the OCT district. This additional space will accommodate the business growth, and allow them to stay in their current location in Gahanna. The configuration of the addition allow the business to locate the dock doors facing east, while adding parking to the south elevation.

There are three variances associated with this project: reduce side yard from 25' to 5'; reduce rear yard from 30' to 11'2"; and reduce parking requirements from 57 to 48. Please see the variance statements from the applicant.

The west property line abuts a vacant parcel owned by Columbus Southern Power Company, and the south property line abuts a developed parcel owned by the same company. This proposed use is not heavy industrial, but rather for storage of products for photo shoots. The position of the new dock doors will not have any adverse effect on either neighbor. The proposed parking will meet the needs of the business at its highest rate of use.

The exterior materials will match those of the existing building, and four new trees will be added to the west façade of the addition.

Respectfully Submitted By:

BONNIE GARD

Planning & Zoning Administrator
Department of Public Service
Division of Building & Zoning



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Eclipse Corp
Project Address: 825 Taylor Rd

The existing building plus the addition will be required to comply with the requirements of the Ohio Building Code - including fire ratings of exterior walls and separation of existing building and addition.

Respectfully Submitted By:

Kenneth W. Fultz
Chief Building Official



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA
STAFF COMMENTS

Project Name: Eclipse Corporation
Project Address: 825 Taylor Rd.

General Comments

- A formal final engineering plan review will be performed following approval of the Final Development Plan, or concurrently with the FDP process if requested by the Developer at their risk.

Site Access

- The site access for this project will be via the existing curb cut on Taylor Road.

Sanitary Sewer

- No new taps are expected for this project.

Water Service

- No new taps are expected for this project.

Stormwater Management

- Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193.
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Respectfully Submitted By: Robert S. Priestas, P.E.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614.349.4000 PHONE 614.349.4100 FAX WWW.GAHANNA.GOV



Mifflin Township Division of Fire
 Fire Inspection Bureau
 485 Rocky Fork Blvd., Gahanna, OH 43230
 Phone: (614) 471-0542

Occupant Name:	Eclipse Studios	Inspection Date:	6/20/2016
Address:	825 TAYLOR Road	InspectionType:	Plan Comments
Suite:		Inspected By:	Steve Welsh (614) 679-4078 welshs@mifflin-oh.gov
City:	GAHANNA		

OH Fire Codes 2011

Chapter 5 Fire service features

503.1.1 Fire Apparatus Access Roads

Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

- 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i)(903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.*
- 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.*
- 3. There are not more than two Group R-3 or Group U occupancies.*

ACTION REQUIRED: *Fire department apparatus access shall comply with Section 503.1.1 of the 2011 Ohio Fire Code.*

The inspector will return on or after: **6/21/2016**

Note: All violations identified in this fire inspection report shall be corrected immediately. The "inspector will return" noted above is only a guideline indicating approximately when we will return for a re-inspection to verify compliance with those items identified herein.

Thank you for your cooperation in keeping your business and our community safe! If you have any questions, please contact the fire inspector listed at the top of this report.

Inspector:

Steve Welsh
6/15
6/20/2016 2:08:25 PM
Signature valid only in mobile-eyes documents

Steve Welsh
6/20/2016