


**FINAL DEVELOPMENT PLAN APPLICATION**

Project/Property Address or Location: SE & SW corners of Tech Center & Science Blvd		Project Name/Business Name: ADB Safegate North American Headquarters	
Parcel ID No.(s): 027-000113, 027-000110, 025-013636		Zoning Designation: OCT-L (Limited Overlay)	Total Acreage: 14.23
Project Description: New corporate headquarters for ADB Safegate's North American operations totaling 174,780 square feet consisting of a 49,960-sf, two story office area and 124,800-sf warehousing area.			
APPLICANT Name -do <u>not</u> use a business name: <b>David Poe</b>		Applicant Address: 8400 Industrial Parkway, Plain City, OH 43064	
Applicant E-mail: <b>dpoe@mccabecompanies.com</b>		Applicant Phone No.: <b>614.975.5629</b>	
BUSINESS Name (if applicable): <b>Science One, LLC</b>			
<b>ADDITIONAL CONTACTS: Please list Primary Contact person for Correspondence (please list all applicable contacts)</b>			
Name(s): Amy Huffman, Fed One Dublin Brian Burkhart, Civil & Environmental Consultants		Contact Information (phone no./email): 614.579.7767 / ahuffman@fedonedublin.com 614.540.6638 / bburkhart@cecinc.com	
PROPERTY OWNER Name: (if different from Applicant) City of Gahanna Value Recovery Group II, LLC		Property Owner Contact Information (phone no./email): Nathan Strum, 614.342.4020 / nathan.strum.gahanna.gov Jordan Fromm, 614.446.0367 / jfromm@valuerecovery.com	

**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: 8/4/21

INTERNAL USE

Zoning File No. FDP-0448-2021

RECEIVED: KAW  
DATE: 8-4-2021

PAID: 1000.00  
DATE: 8-4-21

## FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

### TO BE COMPLETED/SUBMITTED BY APPLICANT:

1. Review Gahanna Code Chapter <a href="#">1108</a> (visit <a href="http://www.municode.com">www.municode.com</a> ) & Chapter <a href="#">914</a> , Tree Requirements
2. Review the State of Ohio Fire Code Fire Service Requirements
3. Pre-application conference with staff
4. Scale: Minimum - one inch equals 100 feet.
5. The proposed name of the development, approximate total acreage, north arrow, and date
6. The names of any public and/or private streets adjacent to or within the development
7. Names and addresses of owners, developers and the surveyor who designed the plan
8. Vicinity map showing relationship to surrounding development and its location within the community
9. Natural features currently within proposed development, including drainage channels, tree lines, bodies of water, and other significant features
10. Zoning district, building and parking setbacks
11. Proposed location, size and height of building and/or structures
12. Location and dimensions of proposed driveways and access points
13. Proposed parking and number of parking spaces
14. Distance between buildings
15. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)
16. 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)
17. Setback calculations (if needed; see chapter <a href="#">1167.20</a> )
18. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of trees required, and number of trees proposed; see chapter <a href="#">1163.08</a> )
19. 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.
20. List of contiguous property owners & their mailing address
21. One set of pre-printed mailing labels for all contiguous property owners
22. Application fee (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )
23. Application & all supporting documents submitted in digital format
24. Application & all supporting documents submitted in hardcopy format
25. Authorization Consent Form Complete & Notarized (see page 3)

---

### Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.

---

**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.

Value Recovery Group, II, LLC, Ralph E Griffith  
(property owner name printed)

Ralph E Griffith 7/30/2021  
(property owner signature) (date)

CEO, Value Recovery Group, Inc.  
Managing Member

Subscribed and sworn to before me on this 30th day of July, 2021.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



**Jordan Fromm**  
Notary Public, State of Ohio  
My Commission Expires  
April 8, 2024

**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.

David R. Poe  
(applicant/representative/property owner name printed)

Dale 7/30/21  
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 30th day of July, 2021.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



**Jordan Fromm**  
Notary Public, State of Ohio  
My Commission Expires  
April 8, 2024

**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.

LAURIE A. JADWIN, MAYOR, CITY OF GAHANNA  
(property owner name printed)

*Laurie A. Jadwin*  
(property owner signature)

8-4-2021  
(date)

Subscribed and sworn to before me on this 4 day of August, 2021.

State of Ohio County of Franklin

Notary Public Signature: *Nancy Ballenger*



**NANCY BALLENGER**  
Notary Public, State of Ohio  
My Commission Expires 01-28-2023

**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.

*David E. Roe*  
(applicant/representative/property owner name printed)

*David E. Roe*  
(applicant/representative/property owner signature)

7/5/21  
(date)

Subscribed and sworn to before me on this 30<sup>th</sup> day of July, 2021.

State of Ohio County of Franklin

Notary Public Signature: *Jordan Fromm*



**Jordan Fromm**  
Notary Public, State of Ohio  
My Commission Expires  
April 8, 2024

Gahanna Jefferson School Board  
160 S. Hamilton Rd  
Gahanna, OH 43230

Franklin Peak  
7574 Daldridge Way  
Westerville, OH 43082

Central Ohio Community  
Improvement Corporation  
PO Box 6355  
Columbus, OH 43206

Robert J. Eckart  
PO 30251  
Columbus, OH 43230

SS Gahanna LLC  
841 Taylor Station Rd  
Gahanna, OH 43230

Baker MCB LLC  
5612 Windwood Dr.  
Dublin, OH 43017

Value Recovery Group II LLC  
919 Old Henderson Rd  
Columbus, OH 43220

Ronald D. Brubaker Trust  
5969 Taylor Rd  
Gahanna, OH 43230

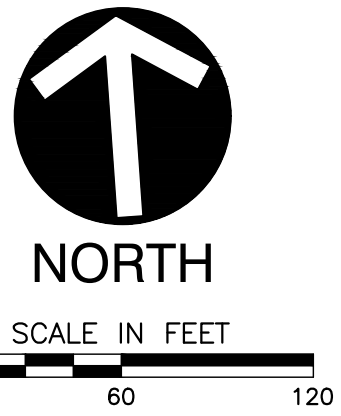
United States of America  
PO Box 59  
Louisville, KY 40201

**OWNER**  
**CITY OF GAHANNA**  
 200 S HAMILTON RD  
 GAHANNA, OH 43230

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

**ENGINEER/SURVEYOR**  
**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**  
 250 OLD WILSON BRIDGE ROAD, SUITE 250  
 WORTHINGTON, OHIO 43085  
 PHONE: (614) 540-6633  
 CONTACT: BRIAN BURKHART, PE  
 EMAIL: BBURKHART@CECINC.COM

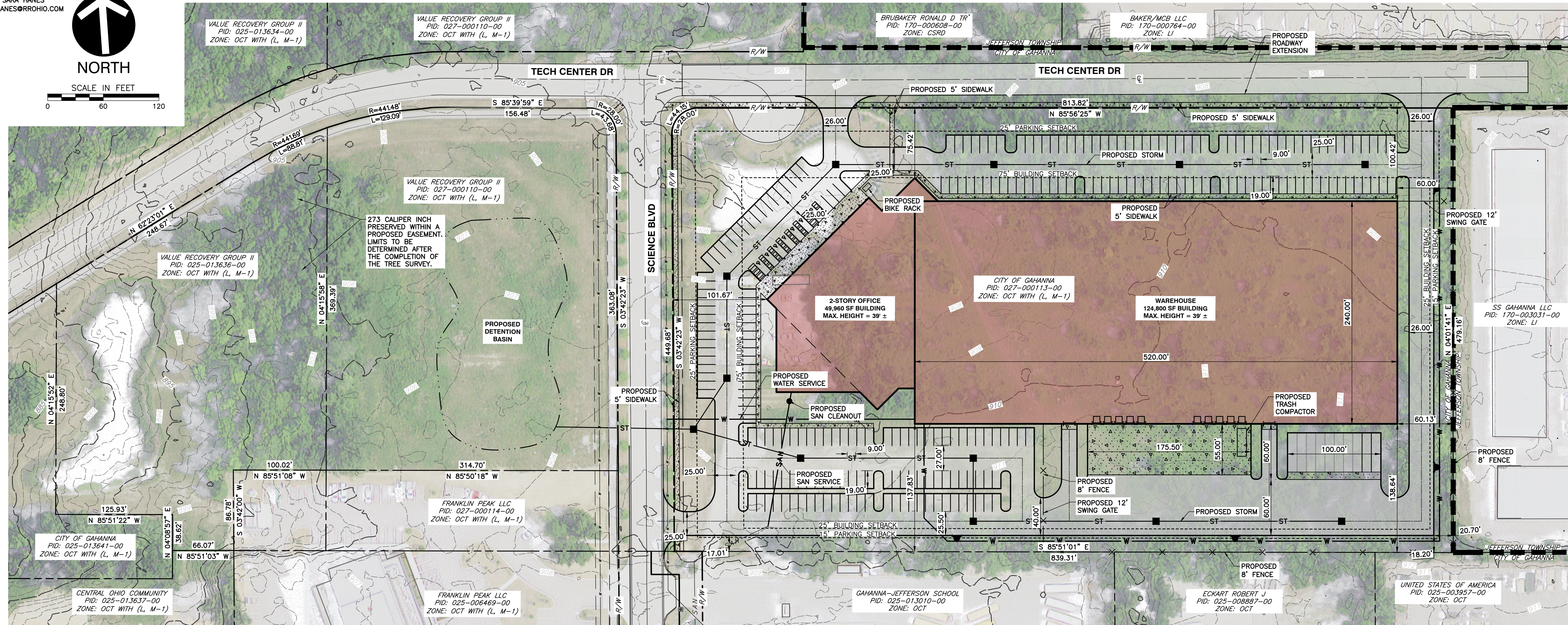
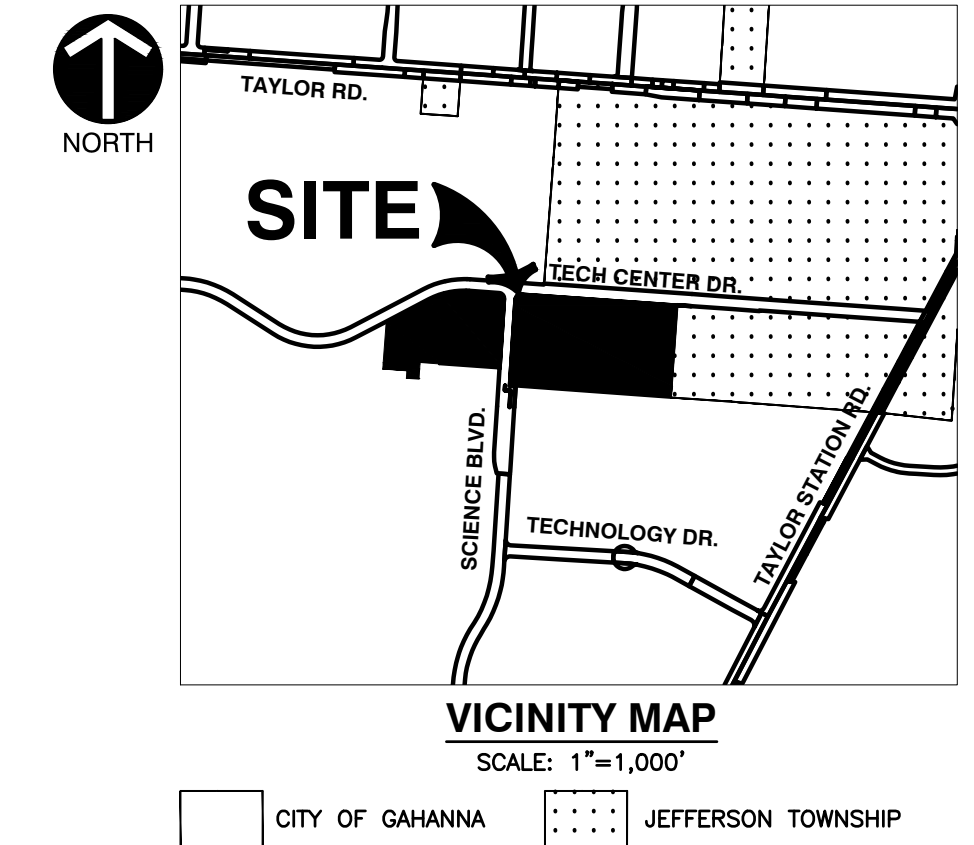
**DEVELOPER**  
**FED ONE DUBLIN, LLC**  
 8400 INDUSTRIAL PARKWAY  
 PLAIN CITY, OHIO 43064  
 PHONE: (614) 570-6823  
 CONTACT: SARA HANES  
 EMAIL: SHANES@RROHIO.COM



# FINAL DEVELOPMENT PLAN

# ADB SAFEGATE NORTH AMERICAN HEADQUARTERS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO  
 AUGUST 2021



**SITE PLAN**  
 SCALE: 1"=60'

**SITE STATISTICS**

ZONING	OFFICE, COMMERCE & TECHNOLOGY (OCT) WITH LIMITED OVERLAY (L, M-1)
MINIMUM LOT AREA	1 AC
PID 027-000113 AREA	9.23 AC
PID 027-000110 AREA	2.78 AC
PID 025-013636 AREA	2.21 AC
TOTAL ACREAGE	14.22 AC ±
<b>BUILDING SETBACKS</b>	
FRONT	75 FT
SIDE	25 FT
<b>PARKING SETBACKS</b>	
FRONT REQUIRED	30 FT
FRONT PROVIDED	25 FT (VARIANCE REQUESTED)
REAR/SIDE ADJACENT	15 FT

**PARKING DATA**

BUILDING SQUARE FOOTAGE	174,760 FT <sup>2</sup> (29% OFFICE/71% WAREHOUSE)
NUMBER OF SPACES REQUIRED	158 29% (174,760FT <sup>2</sup> /350FT <sup>2</sup> ) + (1 SPOT PER BUSINESS * 1 BUSINESS) + 71% (174,760FT <sup>2</sup> / 10,000FT <sup>2</sup> )
NUMBER OF SPACES PROVIDED	224 (7 HANDICAP)

**LANDSCAPE REQUIREMENTS**

BUILDING FOOTPRINT PAVEMENT	151,805 FT <sup>2</sup>
SIDEWALK	146,674 FT <sup>2</sup>
IMPERVIOUS AREA	15,867 FT <sup>2</sup>
SHADE TREE CALIPER INCH REQUIRED	314,346 FT <sup>2</sup>
SHADE TREE CALIPER INCH PROVIDED	47 CALIPER INCH 1" CALIPER PER 1,000FT <sup>2</sup> UP TO 20,000FT <sup>2</sup> OF BUILDING FOOTPRINT + 1" CALIPER PER 5,000FT <sup>2</sup> FOR THE REMAINING BUILDING FOOTPRINT (20,000FT <sup>2</sup> /1,000FT <sup>2</sup> + 131,805FT <sup>2</sup> /5,000FT <sup>2</sup> )
REQUIRED SHRUBS	912 SHRUBS (5 SHRUBS PER 10 LF OF BUILDING) (1,824 LF/10LF * 5 SHRUBS)
PROVIDED SHRUBS	913 SHRUBS

REQUIRED PERENNIALS	365 PERENNIALS (2 PERENNIALS PER 10 LF OF BUILDING) (1,824 LF/10LF * 2 PERENNIALS)
PROVIDED PERENNIALS	365 PERENNIALS
MINIMUM PARKING ISLAND SIZE	180FT <sup>2</sup>
REQUIRED INTERIOR PARKING LANDSCAPE AREA	4,653FT <sup>2</sup> (5% OF TOTAL PARKING AREA) (5% OF 93,044FT <sup>2</sup> )
PROVIDED INTERIOR PARKING LANDSCAPE AREA	5,001FT <sup>2</sup>
REQUIRED INTERIOR PARKING LANDSCAPING	5 TREES (1 TREE PER 1,000FT <sup>2</sup> OF REQUIRED LANDSCAPE AREA) (1 TREE PER 1,000FT <sup>2</sup> X 4,653FT <sup>2</sup> )
PROVIDED INTERIOR PARKING LANDSCAPING	5 TREES

REQUIRED TREES FOR PARKING AREA	5 TREES (1 TREE PER 1,000FT <sup>2</sup> OF REQUIRED LANDSCAPE AREA) (4,653FT <sup>2</sup> /1,000FT <sup>2</sup> PER TREE)
PROVIDED TREES FOR PARKING AREA	5 TREES
ADDITIONAL SHADE TREE CALIPER INCH REQUIRED	315 CALIPER INCH 1" CALIPER PER 1,000FT <sup>2</sup> OF IMPERVIOUS AREA (314,346FT <sup>2</sup> /1,000FT <sup>2</sup> )
ADDITIONAL SHADE TREE PROVIDED	42 CALIPER INCH + 273 CALIPER INCH PRESERVED = 315 CALIPER INCH

**REFERENCE**

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER AUDITORS AND OGRIPIs EXTRACTED ON 7/14/2021.
- ALL OF THE PROJECT SITE IS IN THE FLOOD HAZARD ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39049C0352K, EFFECTIVE DATE JUNE 17, 2008.

NO	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
 614-540-6633 · 888-598-6808  
 www.cecinc.com

**FED ONE DUBLIN, LLC**  
**ADB SAFEGATE NORTH AMERICAN HEADQUARTERS**  
**CITY OF GAHANNA**  
**FRANKLIN COUNTY, OHIO**

**FINAL DEVELOPMENT PLAN**

DATE:	AUGUST 2021	DRAWN BY:	HKE
DWG SCALE:	1"=60'	CHECKED BY:	DJR
PROJECT NO.:	312-263	APPROVED BY:	BAB

P:\310-000\312-263-CAD\DWG\C200 - Final Development Plan.dwg (L:\V\00111) L:\S\18\2021 - Aerial\Map - LP\_9/19/2021 9:20 AM

# Science Boulevard Extension Dedication Plat

Situated in State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 3, Range 16, United States Military District, containing 11.016 acres of land, more or less, said 11.016 acres being: comprised of tracts as shown in the deed to Value Recovery Group II, LLC (10.084 Acres) of record in Instrument Number 200712200217547, being a resubdivision of part of Lot 7 of Techcenter Drive Extension and Greenspace Dedication Plat as recorded in Plat Book 112, Page 79 and City of Gahanna (0.932 Acre) of record in Official Record 19462A11, being a resubdivision of part of Lot 23 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10, all references are to the Recorder's Office, Franklin County, Ohio.

The undersigned, Value Recovery Group II, LLC, a Delaware limited liability company, by Value Recovery Group, inc., its managing member and City of Gahanna, Ohio, a municipality by Rebecca W. Stinchcomb, Mayor, owners of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents their "SCIENCE BOULEVARD EXTENSION DEDICATION PLAT", a subdivision containing Lot 12, does hereby accept this plat of the same and dedicates to public use, as such, all or parts of Science Boulevard, Techcenter Drive and easement as shown hereon and not heretofore dedicated.

A "Leisure Trail Easement" is hereby reserved in, over and under areas hereby platted, and designated on this plat. See page 2 for notes on the reserved easement.

In Witness Whereof, Barry H. Fromm, CEO of Value Recovery Group, LLC, has hereunto set his hand this 24<sup>th</sup> day of NOVEMBER, 2009.

Signed and acknowledged  
In the presence of:  
  
By: [Signature]  
By: Barry H. Fromm, CEO  
On behalf of: Value Recovery Group, Inc.  
Title: Managing Member

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared Barry H. Fromm, CEO of VALUE RECOVERY GROUP, LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of VALUE RECOVERY GROUP, LLC for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 24<sup>th</sup> day of November 2009.

My Commission expires 6/24/10  
[Signature]  
Notary Public, State of Ohio  
SHARON L. GORBY  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
June 29, 2010

In Witness Whereof, Rebecca W. Stinchcomb, Mayor of City of Gahanna, Ohio, has hereunto set her hand this 19<sup>th</sup> day of November, 2009.

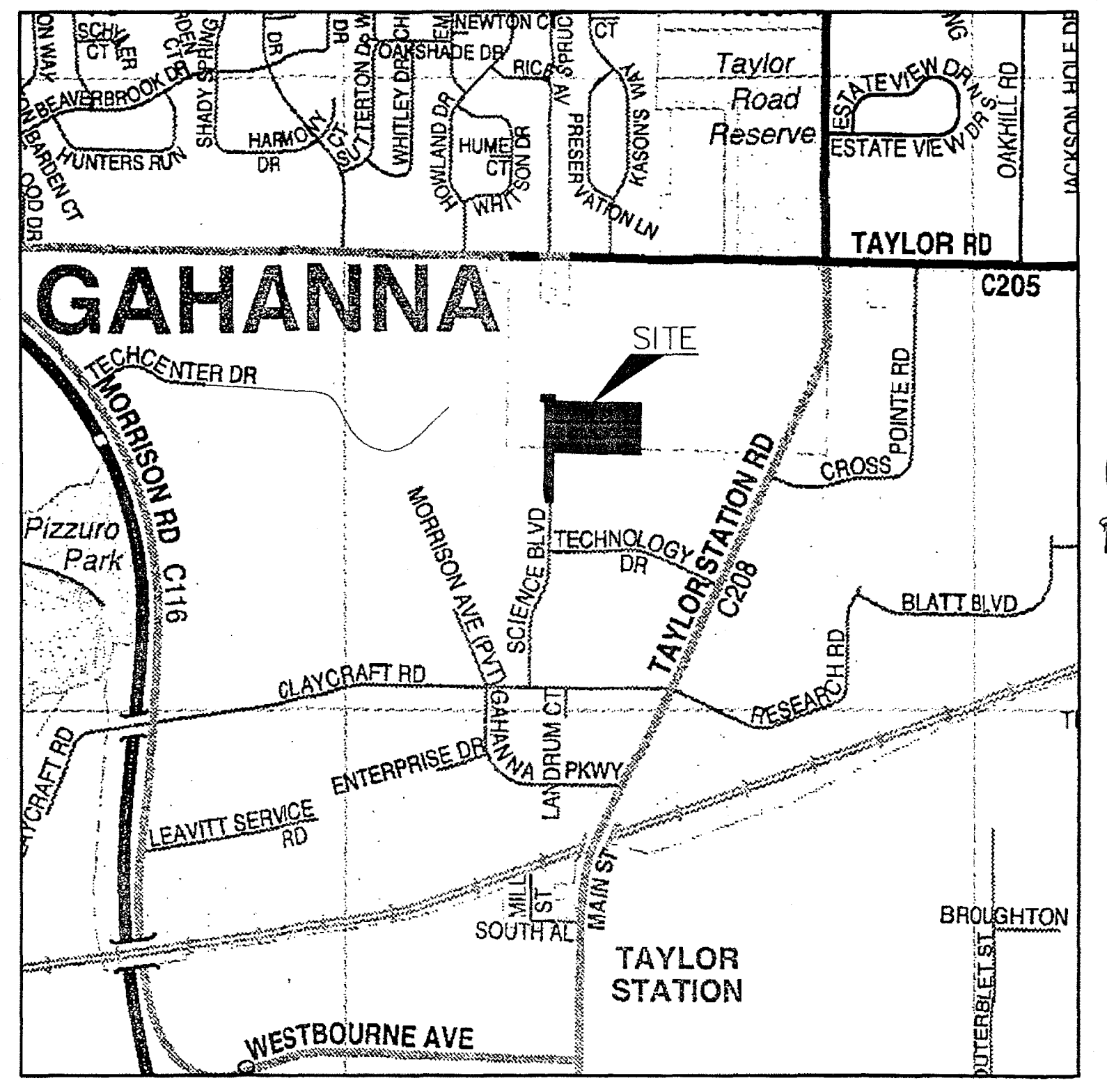
Signed and acknowledged  
In the presence of:  
  
By: [Signature]  
By: Rebecca W. Stinchcomb  
Mayor

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared Rebecca W. Stinchcomb, Mayor of CITY OF GAHANNA, OHIO, who acknowledged the signing of the foregoing instrument to be her free and voluntary act and deed and the free and voluntary act and deed of CITY OF GAHANNA, OHIO for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 19<sup>th</sup> day of November, 2009.

My Commission expires 09-08-2011  
[Signature]  
Notary Public, State of Ohio  
GLORIA JEAN GISHM?P  
Notary Public, State of Ohio  
My Commission Expires 09-08-2011



LOCATION MAP  
NO SCALE

### SURVEY DATA:

**BASIS OF BEARINGS:** Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

**SOURCE OF DATA:** The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

**IRON PINS,** where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED 7661".

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron rods, are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED".

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.

- = Iron Pin Set
- ⊙ = Permanent Marker Set
- ✕ = PK Nail Set
- ✕ = PK Nail Found
- = Iron Rod Found
- = Iron Pipe Found
- ⊞ = Mon. Box Found
- ⊞ = Mon. Found

By: [Signature]  
John C. Dodgion, P.S. 8069

Date: 11/19/2009

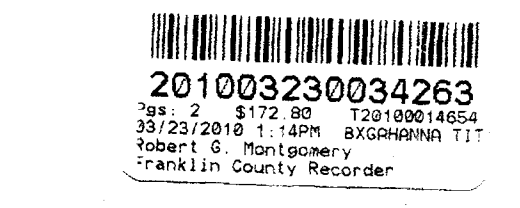
ORD-0060-2010  
Approved and accepted by Ordinance No. ~~260-037-2009~~ passed March 15, 2010 ~~2009~~, wherein all of Science Boulevard, Techcenter Drive and easement as shown dedicated hereon is accepted, as such, by the Council for the City of Gahanna, Ohio. Approval of this plat shall become null and void unless recorded prior to ~~January 9, 2010; 2009~~ September 13, 2010

Approved this 19<sup>th</sup> day of Nov, 2009  
[Signature]  
Mayor, Gahanna, Ohio

Approved this 16<sup>th</sup> day of Nov, 2009  
[Signature]  
City Clerk, Gahanna, Ohio

Approved this 12 day of November, 2009  
[Signature]  
City Engineer, Gahanna, Ohio

Approved this 18 day of November, 2009  
[Signature]  
Chairman, Planning Commission, Gahanna, Ohio



Transferred this 23<sup>rd</sup> day of March, 2010  
[Signature]  
Auditor, Franklin County, Ohio

[Signature]  
Deputy Auditor, Franklin County, Ohio

Filed for record this 23<sup>rd</sup> day of March, 2010 at 1:14 P.M.  
Fee \$ 172.80  
[Signature]  
Recorder, Franklin County, Ohio

TRANSFERRED  
MAR 23 2010  
AUDITOR  
FRANKLIN COUNTY, OHIO

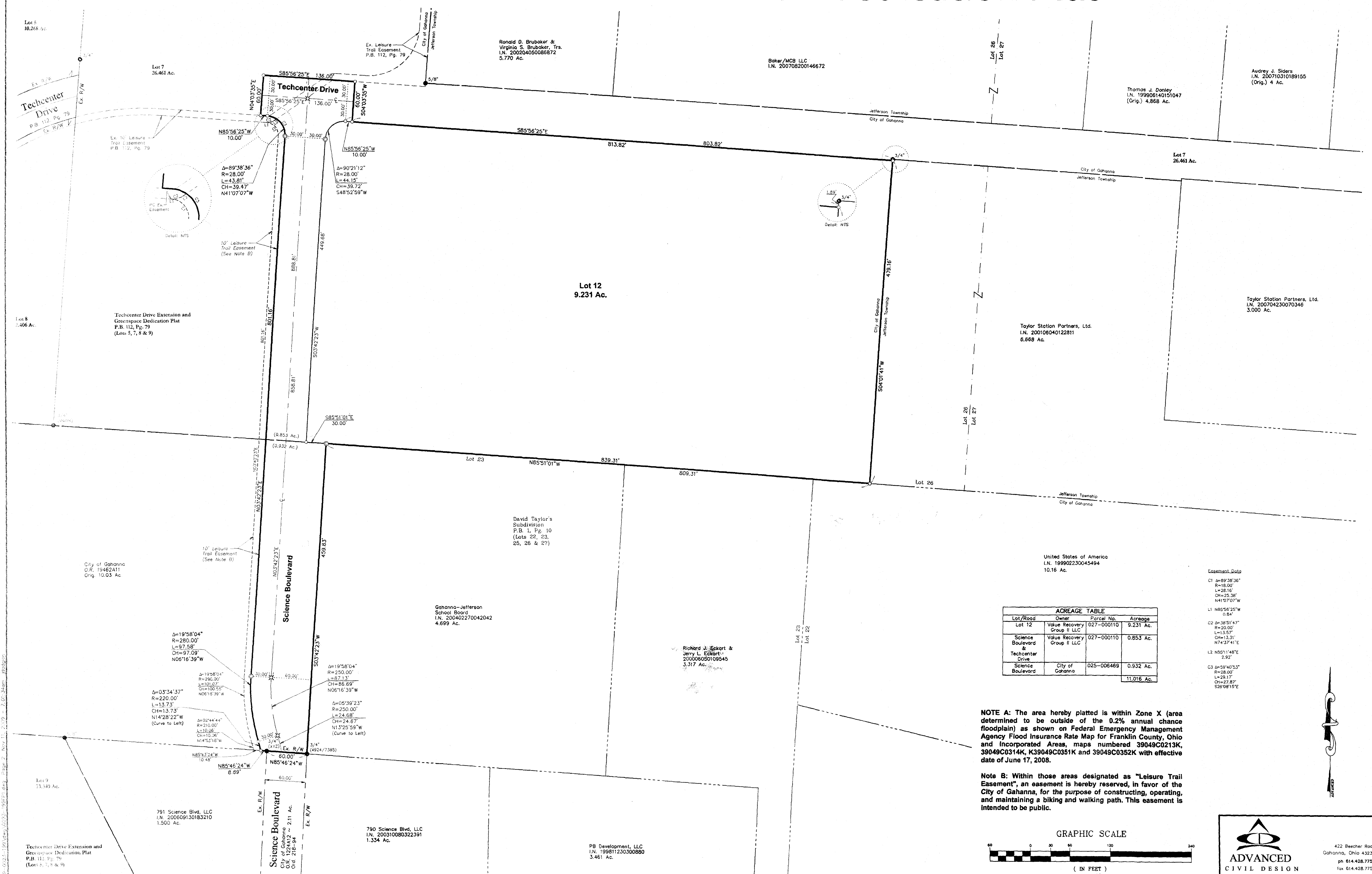
File No. 201003230034263

Recorded this 23<sup>rd</sup> day of March, 2010  
[Signature]  
Deputy Recorder, Franklin County, Ohio

Plat Book 113, Pages 23-24



# Science Boulevard Extension Dedication Plat



**ACREAGE TABLE**

Lot/Road	Owner	Parcel No.	Acres
Lot 12	Value Recovery Group II LLC	027-000110	9.231 Ac.
Science Boulevard & Techcenter Drive	Value Recovery Group II LLC	027-000110	0.853 Ac.
Science Boulevard	City of Gahanna	025-006469	0.932 Ac.
			11.016 Ac.

**Easement Data**

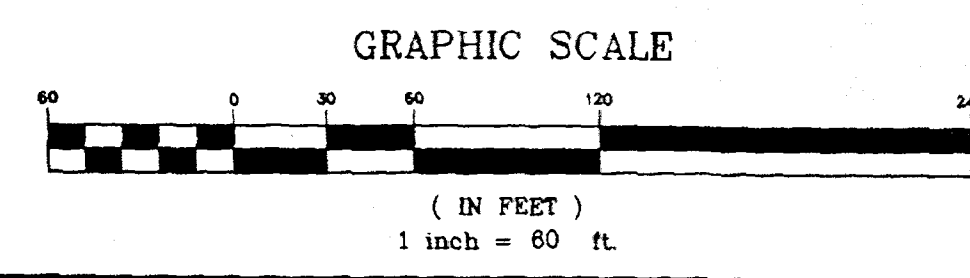
C1 Δ=89°38'36"  
R=28.00'  
L=43.81'  
CH=39.47'  
N41°07'07"W

C2 Δ=38°51'47"  
R=20.00'  
L=13.57'  
CH=13.31'  
N74°37'41"E

C3 Δ=59°40'53"  
R=28.00'  
L=29.17'  
CH=27.87'  
S28°08'12"E

**NOTE A:** The area hereby platted is within Zone X (area determined to be outside of the 0.2% annual chance floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, maps numbered 39049C0213K, 39049C0314K, K39049C0351K and 39049C0352K with effective date of June 17, 2008.

**Note B:** Within those areas designated as "Leisure Trail Easement", an easement is hereby reserved, in favor of the City of Gahanna, for the purpose of constructing, operating, and maintaining a biking and walking path. This easement is intended to be public.



**ADVANCED CIVIL DESIGN ENGINEERS**

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755



August 31, 2021

Kelly Wicker  
Planning and Zoning Coordinator  
City of Gahanna  
200 S. Hamilton Rd.  
Gahanna, OH 43230

Re: Project 700 Science Blvd Final Development Plan

Dear Kelly:

The following are the applications responses to staff's comments on the Final Development Plan for the referenced project.

### **Parks**

1. I would like to see Acer platanoides exchanged for a different species. Norway maple is on Midwest invasive species watch lists, and a species without invasive tendencies would be a better choice.

See attached revised landscaping plan. The Acer platanoides and Norway Maple have been removed.

### **Planning**

2. Why is parcel 025-013636 included on the application? It doesn't appear on any site/landscaping/photometric plan. Please clarify.

Parcel 025-013636 is included in the development plan. The parcels will be combined and some of the trees on this parcel will be put into a tree preservation easement.

3. All the applications need to be revised to state the correct zoning of L-OCT (limited overlay). Please revise accordingly.

We can be available this week to amend the applications at the City's office.

4. Please depict parking space size. Chapter 1163.01 permits a 9'x19' space with a 25' drive aisle width.

See attached revised site plan. The dimensions have been added to the site plan.

5. Chapter 1163.07 requires 7 handicap spaces based on the number of parking spaces provided. Six are provided. Please revise accordingly.

See attached revised site plan. 7 handicap spaces are now provided on the site plan.

6. Informational Comment - Please be aware that the lots need to be combined per Chapter 1167.17. This does not require action by the City and may be done at a later time. Staff will

verify lot combination as part of the planning commission inspection which occurs prior to issuance of occupancy permit.

OK, as noted.

7. Will there be any dumpsters or will trash be collected internal to the building? If dumpsters are to be used, please depict their location and provide details about how they are to be screened (screening to match building materials).

See attached revised site plan. Trash compactor added to the eastern most dock space. The perimeter fencing will provide screening.

8. What is the use of the fenced in area at the south east of the site? Will it be for storage of goods and materials? Please clarify. Please be aware that overlay text section C7 doesn't permit storage in any yard (setback). Also, storage areas are required to be screened with a fence/wall/plantings between 6'-10' in height.

Fencing used for security, not for storage. There will be no storage within the setbacks. The fencing specifications are attached.

9. Section 4 of the overlay requires bike racks within 200 yards of the building entrances. Please depict a bike rack on the FDP.

OK, as noted.

### **Engineering**

10. The existing 8 inch water main on Science Boulevard may be tapped for water service. Design of the water system must meet requirements of Gahanna Codified Ordinance Chapters 929, 933, and 935.

OK, as noted.

11. An 8 inch sewer near the property's southeast corner can provide sanitary service to the development.

OK, as noted.

12. Stormwater management policies of Gahanna Codified Ordinance Chapters 1193 and 1195 apply to this development. The Final Development Plan appears to meet those requirements. Abandonment of the existing on-site detention basin and construction of a new basin across Science Boulevard will be subject to Final Engineering review and approval.

OK, as noted.

13. A final engineering plan review will be required following approval of the Final Development Plan (FDP). Engineering plan review can be concurrent with the FDP process if requested. Concurrent review may expedite the project.

OK, as noted.

14. As shown on the Final Development Plan, an extension of Tech Center Drive will be required with this project. That roadway shall be designed and constructed to the standards of Gahanna's Public Service and Engineering Department. Construction of the roadway will include extensions of the existing 16" water main, fiber optic network, street lighting, and storm sewer systems.

OK, as noted.

15. A connection will be required from the public sidewalk to the site's internal pedestrian routes for ADA accessibility. Final engineering plans will need to show this connection.

OK, as noted.

#### **Building**

16. No comments at this time other than that the project will need to comply with the Ohio Building Code.

OK, as noted.

#### **Fire District**

17. No Comments Received from Jefferson Township

OK, as noted.

If you have any questions, please contact me at [dpoe@mccabecompanies.com](mailto:dpoe@mccabecompanies.com) or (614) 975-5629.

Sincerely,



David E. Poe



September 23, 2021

E Poe David  
8400 Industrial Parkway  
Plain City, OH 43064

RE: Project 700 Science Blvd Final Development Plan

Dear E Poe David:

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

### **Planning**

1. Informational Comment - Please be aware that the lots need to be combined per Chapter 1167.17. This does not require action by the City and may be done at a later time. Staff will verify lot combination as part of the planning commission inspection which occurs prior to issuance of occupancy permit.

### **Engineering**

2. The existing 8 inch water main on Science Boulevard may be tapped for water service. Design of the water system must meet requirements of Gahanna Codified Ordinance Chapters 929, 933, and 935.
3. An 8 inch sewer near the property's southeast corner can provide sanitary service to the development.
4. Stormwater management policies of Gahanna Codified Ordinance Chapters 1193 and 1195 apply to this development. The Final Development Plan appears to meet those requirements. Abandonment of the existing on-site detention basin and construction of a new basin across Science Boulevard will be subject to Final Engineering review and approval.
5. A final engineering plan review will be required following approval of the Final Development Plan (FDP). Engineering plan review can be concurrent with the FDP process if requested. Concurrent review may expedite the project.
6. As shown on the Final Development Plan, an extension of Tech Center Drive will be required with this project. That roadway shall be designed and constructed to the standards of Gahanna's Public Service and Engineering Department. Construction of the roadway will include extensions of the existing 16" water main, fiber optic network, street lighting, and storm sewer systems.
7. A connection will be required from the public sidewalk to the site's internal pedestrian routes for ADA accessibility. Final engineering plans will need to show this connection.

### **Building**

8. No comments at this time other than that the project will need to comply with the Ohio Building Code.

### **Fire District**

9. The documents have been reviewed for conformance to the requirements of the 2017 Ohio Fire Code (OFC) per the 2015 International Fire Code (IFC). The following is relevant to the documents submitted. At the present time there are no issues or cause for concern With the Final Development Plan. Please contact the Fire Prevention Bureau if you have any questions.

**Page 2 of 2**  
**September 23, 2021**  
**Re: Project 700 Science Blvd**  
**700 Science Blvd**

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  
Planning and Zoning Coordinator



## STAFF REPORT

### Request Summary

ADB Safegate is seeking Final Development (FDP), Design Review (DR), and variance approval to allow the construction of their new headquarters for their North American operations. They are currently located off Gahanna Pkwy.

Their new facility is located on 14.23 acres of land at the intersection of Tech Center and Science Blvd. The property on the east side of Tech Center is currently owned by the City and will be sold as part of an economic development incentive to retain ADB in Gahanna. The facility is almost 175,000 square feet in total with just under 50,000 square feet being office and the remaining warehouse. Property on the west side of Science Blvd is part of the project but will not be developed with buildings or parking, but rather stay in a somewhat natural state except for a detention basin.

All the parcels are zoned Office, Commerce, and Technology (OCT) and subject to the Central Park Overlay. The overlay provides specific development standards above and beyond the zoning code. It is staff's experience that all new construction projects need some level of variance approvals from the overlay. It is important to note that the property owners who created the overlay text are part of the applicant's team and are aware of the variance requests.

### Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

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

### 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.

### Variance

The following variances have been requested:

1. Page 5 of the overlay text – Minimum of 30' parking setback required
  - a. 25' requested along both Tech Center and Science Blvd



2. Page 6 of the overlay text – Main and secondary facades should have similar materials and details
  - a. The variance is requested as one façade is office and the other is warehouse.
3. Page 7 of the overlay text – Main façade to be 50% brick and stone
  - a. No brick or stone is proposed
4. Page 12 of the overlay text – Chain link fencing is prohibited
  - a. Chain link fencing w/slats are requested around the back portion of the warehouse.

Planning Commission shall not grant a variance unless it finds that all 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.

#### Recommendation

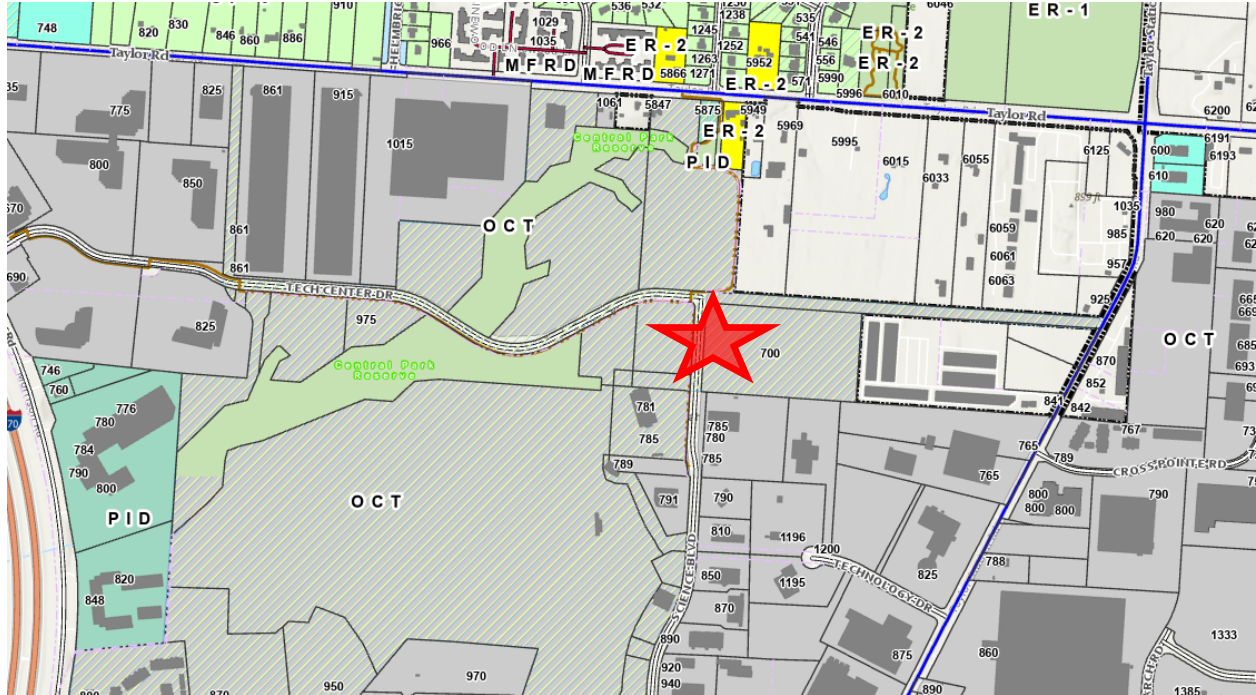
The property is located within the Professional Office (PO) future land use. Recommended uses of the PO land use include office, medical office, and hospitals. This proposal includes almost 50,000 square feet of office space. It is important to note that the land use plan makes recommendations, it does not mandate certain uses or development standards.

The property is also located within the South Gateway Focus Area in the land use plan. The vision of the South Gateway is to create a built environment that utilizes high quality materials and the public realm should attract employees and businesses. Uses should be interconnected through green spaces and recreational paths creating a campus feel. The ADB Safegate project achieves this vision.

Staff has no objections to the requested variances. The overlay text is very detailed and provides very specific requirements. The ADB Safegate project meets the intent of the overlay even though it does not meet every specific requirement. Strict adherence to these regulations should not be the sole factor in approving or denying a project. The goal should be rules and processes that fosters the development of quality projects.

It is staff's opinion that the project is consistent with the zoning code, land use plan, and the overlay text and therefore recommend approval as submitted.

Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Director of Planning