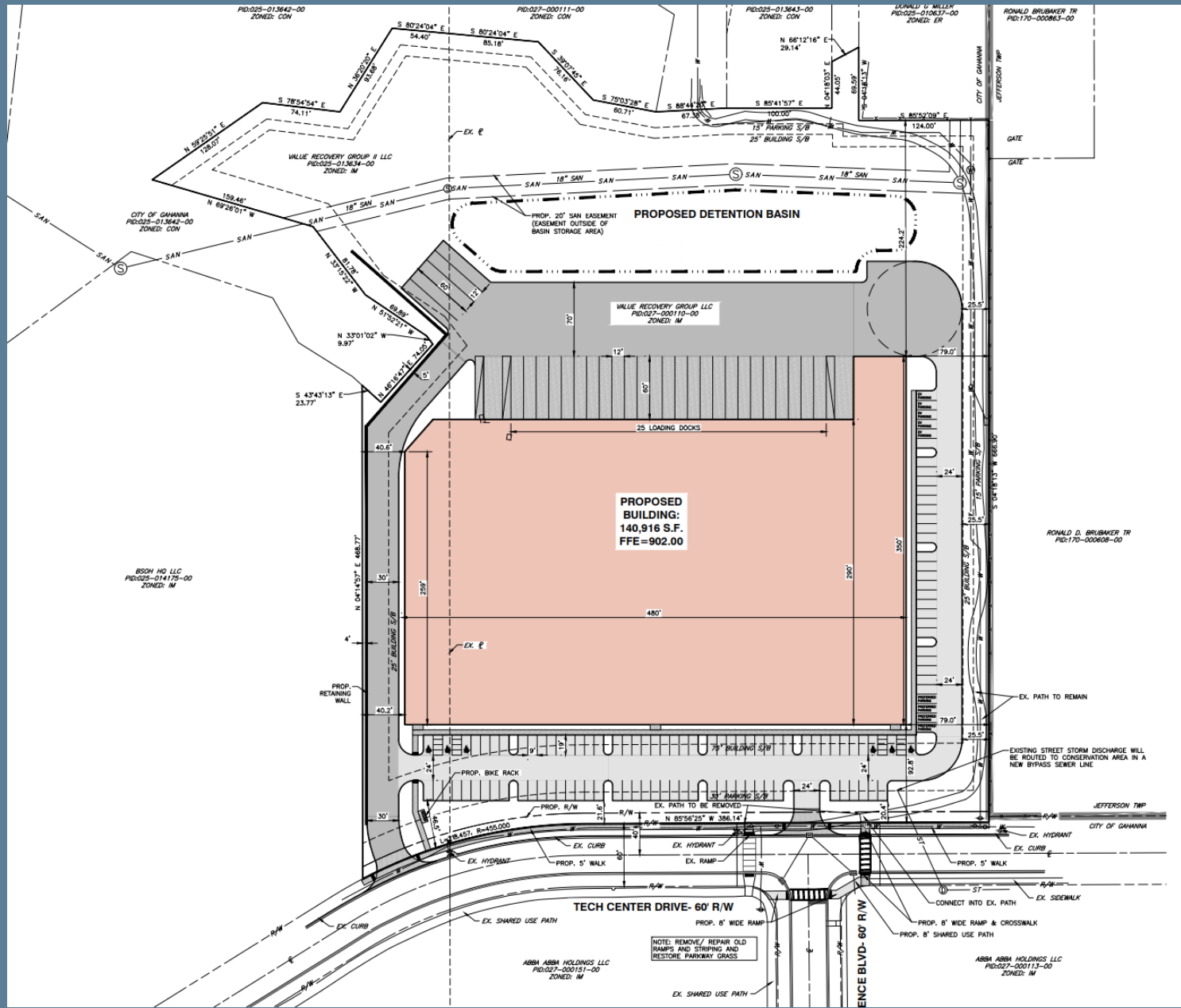


Request Summary

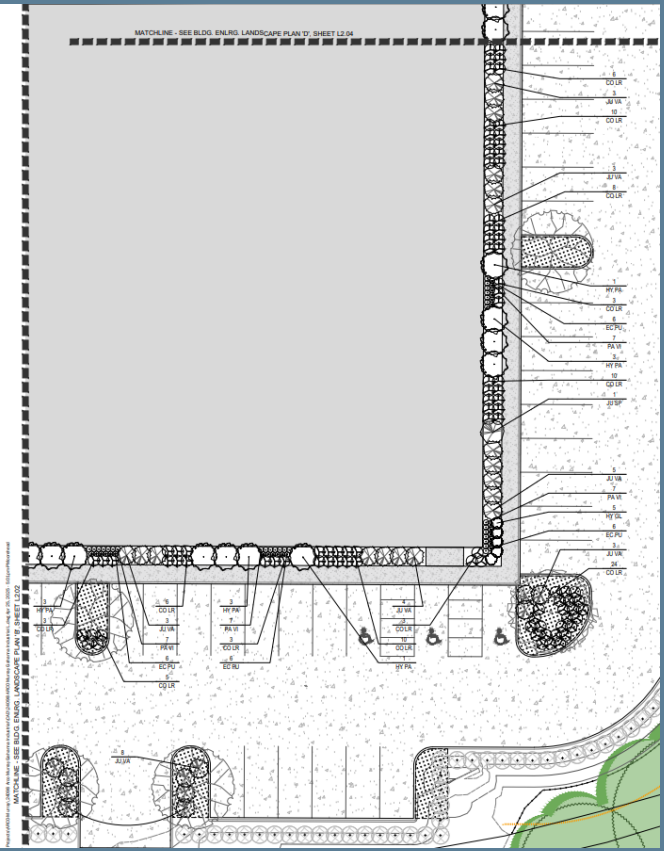
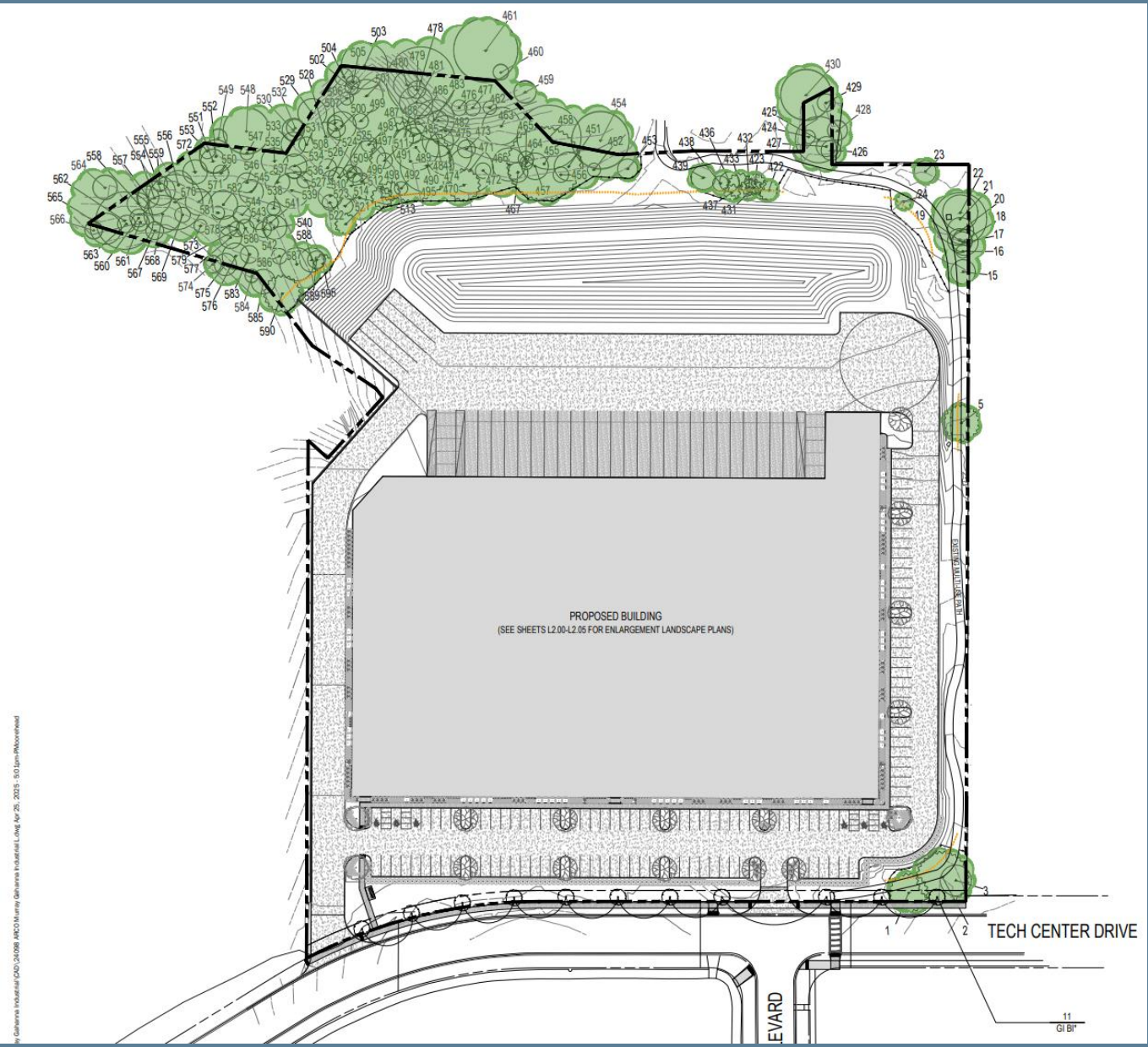
- Property Summary
 - ~10 acres
 - Two parcels in two different townships
 - Parcels cannot be combined – variance
 - Zoned IM w/overlay
 - Overlay covers – Uses, setbacks, building design, landscaping
 - Zoning code – Parking, signage, items not specifically addressed
 - Most properties in “Central Park” are subject to standards of overlay
 - Burns and Scalo; ADB Safegate; Edison Brewery
 - Adjacent to City owned conservation, property located in Jefferson Twp, and similar industrial/office uses

Request Summary

- Project Summary
 - 141,000 sf
 - 7,500 sf office
 - 133,500 sf warehouse
 - Use allowed by right
 - 38' building height
 - 118 parking spaces; 5 semi-trailer parking; 25 loading docks
 - No outside storage yards







Request Summary

- Requested Variances
 - Central Park Overlay
 - 4(C)(1)(a) – Site Planning
 - 30' setback for parking areas; 20' requested
 - 4(F)(1) – Site Planning
 - 30' drive width; 38' requested
 - 5(A)(3) – Building Appearance
 - Main façade 50% brick or stone
 - 5(B)(1)(a)/5(B)(2)(e) – Roofing
 - Clustering and screening of roof top equipment
 - 6(A)(1) – Landscaping and Screening
 - Foundation plantings

Request Summary

- Requested Variances
 - Zoning Code
 - 1109.01(j) – EV parking
 - Provide 5 EV ready spaces (conduit)
 - 1109.02(a)/(b) – Setbacks
 - Uses and structures must be located on same parcel
 - Parcels can't be combined

Request Summary

- **Variance Criteria**

- The variance is not likely to result in substantial damage to the essential character of the neighborhood
- The variance is not likely to result in damage to adjoining properties
- The variance is not likely to affect the delivery of government services
- The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood
- The variance is necessary for the economical use of the property, and such economical use of the property cannot be achieved through another method
- The variance is not likely to undermine the objectives of the land use plan
- Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures
- The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve

Request Summary

- Development Plan Criteria
 - Approval
 - Plan meets applicable development standards
 - Is in accord with appropriate plans for the area
 - Would not have undesirable effects on area
 - Consistent with land use character and development of the area
 - Approve with modification
 - Disapproval







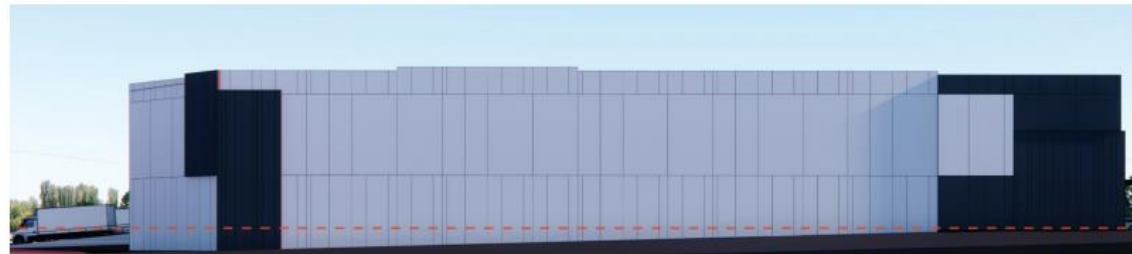
SOUTH (PRIMARY) FACADE



NORTH FACADE



EAST FACADE



WEST FACADE

Request Summary

- Staff recommends approval
 - Use and design consistent with development trends in area
 - Burns and Scalo; ADB Safegate
 - Use and design consistent with code and land use plan
 - Requested variances same/similar with other approvals
 - Approval does not appear to create an undesirable condition
 - Approval promotes the goals of the land use plan



Gahanna