



ZONING DIVISION  
200 S. Hamilton Road  
Gahanna, Ohio 43230  
614-342-4025  
[zoning@gahanna.gov](mailto:zoning@gahanna.gov)  
[www.gahanna.gov](http://www.gahanna.gov)

### FINAL DEVELOPMENT PLAN APPLICATION

Project/Property Address or Location: <b>625 Eastgate Pkwy.</b>		Project Name/Business Name: <b>Eastgate Commercial Park</b>	
Parcel ID No.(s): <b>027-000146-00</b>	Zoning Designation: <b>OCT</b>	Total Acreage: <b>7.6</b>	
Project Description: <b>Four 8,520sf flex industrial buildings.</b>			
APPLICANT Name -do <u>not</u> use a business name: <b>Robert M. LeVeck</b>		Applicant Address: <b>1500 W. Third Ave. Ste. 120 Columbus, OH 43212</b>	
Applicant E-mail: <b>rleveck@leveckconstruction.com</b>		Applicant Phone No.: <b>614-582-4765</b>	
BUSINESS Name (if applicable):			
<b>ADDITIONAL CONTACTS: Please list Primary Contact person for Correspondence (please list all applicable contacts)</b>			
Name(s):		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) <b>Julie A. Faist</b>		Property Owner Contact Information (phone no./email): <b>614-475-6677/julie.faist@gmail.com</b>	

**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: Robert M. LeVeck III Digitally signed by Robert M. LeVeck III  
Date: 2019.07.11 13:05:44 -04'00' Date: 1/28/21

INTERNAL USE

Zoning File No

FDP-0029-2021

RECEIVED:

DATE:

LAU  
2-3-21

PAID:

DATE:

1,000.00  
2-3-21



## 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)

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### 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.

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## 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.

Estate of Ruth E. Junkermann, deceased  
(property owner name printed)

[Signature]  
(property owner signature)

co-executor 7-12-19  
(date)

Subscribed and sworn to before me on this 12th day of July, 2019

State of Ohio County of Franklin

Notary Public Signature: [Signature]



DANIELLE T. PATTERSON  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
February 8, 2020

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.

Robert M. LeVeck III

(applicant/representative/property owner name printed)

[Signature]  
(applicant/representative/property owner signature)

7/16/19  
(date)

Subscribed and sworn to before me on this 16 day of July, 2019

State of Ohio County of Franklin

Notary Public Signature: [Signature]

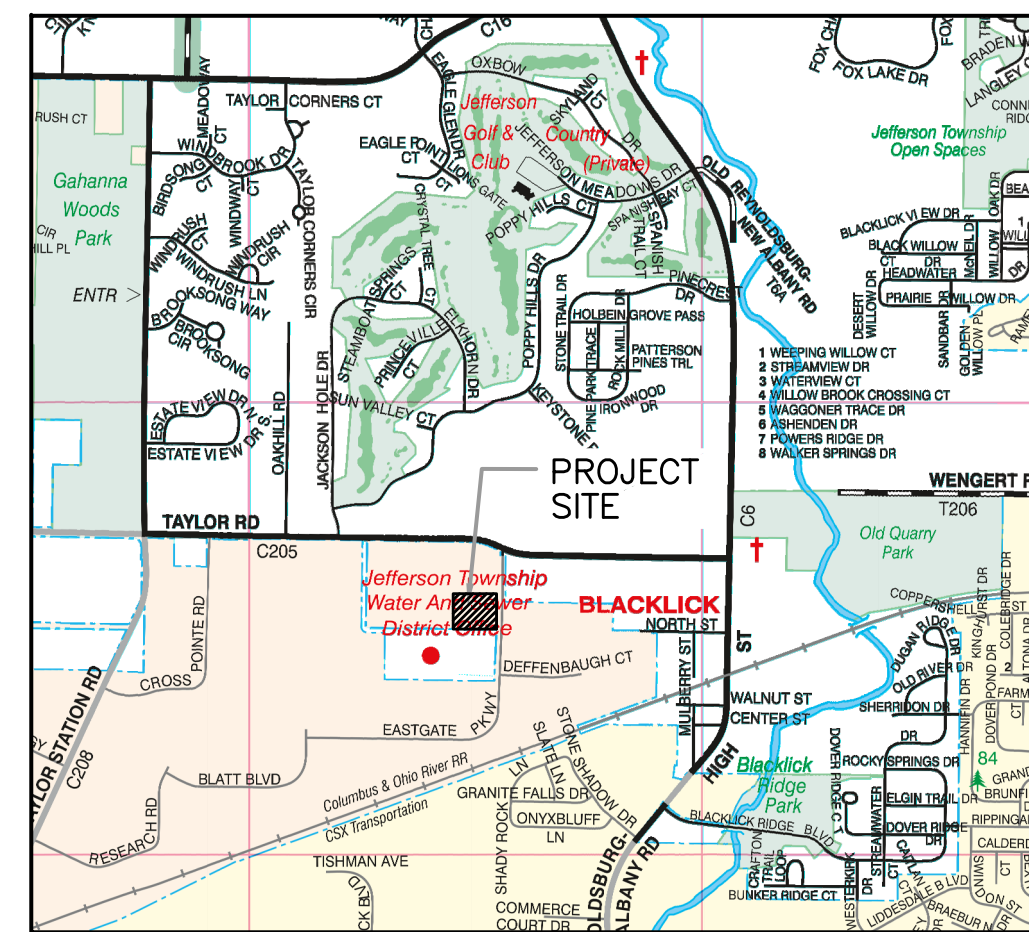
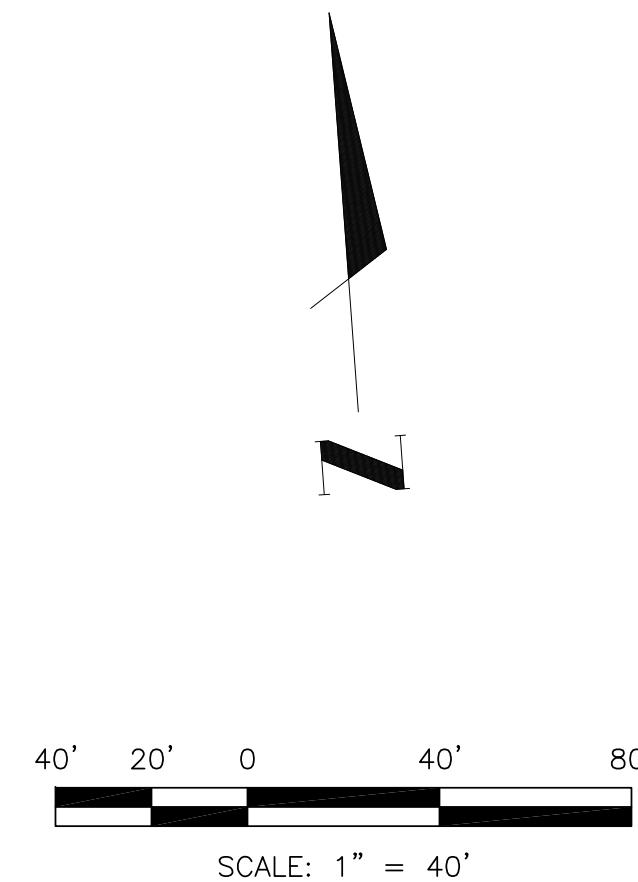
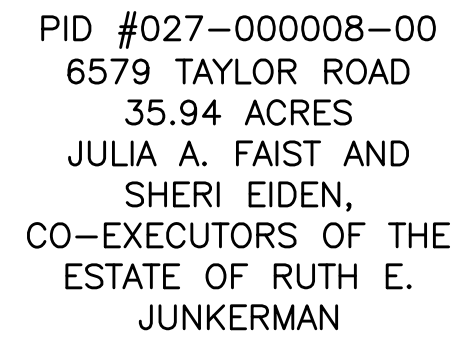


Linda S. Smith  
Notary Public, State of Ohio  
My Commission Expires

7/12/20



THE CITY OF GAHANNA



VICINITY MAP  
NOT TO SCALE

PARKING

-	PARKING REQUIRED		
	PROPOSED BUILDING AREA	=	34,080 SF
	4 BUILDINGS @ 8,520 SF EACH	=	34,080 SF
	34,080 SF @ 1/5000		= 7 SPACES
	BUSINESS VEHICLES (8)		= <u>8 SPACES</u>
	TOTAL PARKING REQUIRED		= 15 SPACES
-	PARKING PROVIDED		
	TOTAL PARKING PROVIDED		= 31 SPACES
	HANDICAPPED SPACES REQUIRED		= 2 SPACES
	HANDICAPPED SPACES PROVIDED		= 3 SPACES

SITE DATA TABLE – WHOLE SITE

TOTAL SITE AREA	=	7.62 AC	
BUILDINGS	=	100,560 SF (2.31 AC)	- 30.31%
IMPERVIOUS AREA (PAVEMENT)	=	120,425 SF (2.76 AC)	- 36.22%
OPEN AREA	=	111,078 SF (2.55 AC)	- 33.47%

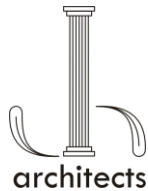
## PROJECT INFORMATION

ZONING: OFFICE, COMMERCE, AND  
TECHNOLOGY DISTRICT (OCT)

ENGINEER: BRH GROUP, INC  
1500 WEST THIRD AVENUE  
SUITE 102  
COLUMBUS, OHIO 43212  
Phone: (614) 220-9122  
Contact: STEVEN BROWN  
Email: sbrown@brhgroup.com

DEVELOPER: LEVECK CONSTRUCTION  
625 EASTGATE PARKWAY  
COLUMBUS, OHIO 43230  
Phone: (614) 582-4765  
Contact: ROBERT LEVECK  
Email: rleveck@leveckconstruction.com

REVISIONS		DATE
No.		
JOB NO.	40378	
DRAWN BY	CAD	
DESIGNED BY	JRH	
CHECKED BY	SRB	
FIELD CREW		
FIELD BOOK		
DATE	5-12-2021	
SCALE	1"=40'	



# JH Architects, Inc.

5120B Nike Drive  
Hilliard, OH 43026  
614-527-7590-office  
614-527-7592-fax  
[www.jharchitectsinc.com](http://www.jharchitectsinc.com)

April 2, 2021

LeVeck Commercial Construction  
652 Eastgate Pkwy  
Gahanna, Ohio 43230

Re: Project 625 Eastgate Pkwy Design Review Comments

Please see below for responses to comments from the initial plan review on February 19, 2021.

1. N/A
2. Buildings are all S-1, non-sprinklered. Building 6 and building 7 will meet allowable area with area increases.
3. N/A
4. N/A
5. Chapter 1155.06(g)(3) will be met. All loading doors and loading areas face internal of the site towards existing buildings or each other.
6. Chapter 1163.06 will be met. Please see provided photometric plan.
7. Landscape was approved with the initial phase of the project. No new landscape to be provided with presented phase.
8. Chapters 1155.08(a)(3) & 1155.06 will be met. Note has been added to elevation sheets to screen any utility and mechanical equipment.
9. Please see provided colored renderings of the buildings.

If you have any questions, please feel free to call.

Sincerely,

Robert W. Johnson, RA

Preliminary Development Plan – Eastgate Phase II

Responses to City of Gahanna letter dated February 19, 2021.

1. We understand that final engineering plan approval will be required.
2. We do not believe that revisions will be required to detention/water quality basin. We will review as part of the preparation of the engineering plan.
3. No comment.
4. No comment.
5. No comment.
6. We have shown building height on proposed buildings.
7. We have shown building and parking setbacks.
8. We have removed requested items.





June 2, 2021

LeVeck Commercial Construction  
625 Eastgate Pkwy  
Gahanna, OH 43230

RE: Project 625 Eastgate Pkwy Final Development Plan Comments

Dear LeVeck Commercial Construction:

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

**Engineering**

1. This will require a final engineering plan review for final approval.
2. The storm water management report for the existing detention basin will need to be updated. Any basin modifications needed to meet design standards will be required as part of this plan.

**Building**

3. Although very limited information has been provided about the structures, if the structures will include combustible storage (Use S-1) and positioned as noted, 2 of the buildings will be required to be sprinklered.

**Parks**

4. No Comments Per Julie Predieri

**Fire District**

5. The documents (site plans) have been reviewed for conformance to the requirements of the 2017 Ohio Fire Code (OFC) per the 2015 International Fire Code (IFC). At the present time the Fire Prevention Bureau has no issues or cause for concern. If you have any questions please contact the bureau

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  
Administrative Assistant

## STAFF REPORT

### Request Summary

Applicant is requesting approval to construct four 8,500 square feet flex industrial buildings at 625 Eastgate Parkway. The site was previously approved for approximately 70,000 square feet of flex industrial in the fall of 2019. Those buildings and the supporting infrastructure have been built.

The design and use of the proposed buildings are the same as the 2019 request. As can be seen from the site plan, the proposed buildings are configured in such a manner that it should have little to no visual impact on neighboring properties. The request is more akin to a new phase of the existing project rather than a new or separate project.

The property is zoned OCT which permits the requested uses by right. This property, and most neighboring properties, are developed with similar uses and building types. The requested use is consistent with the land use plan which designates the property as Industrial, Research, and Innovation.

### 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.

### Recommendation

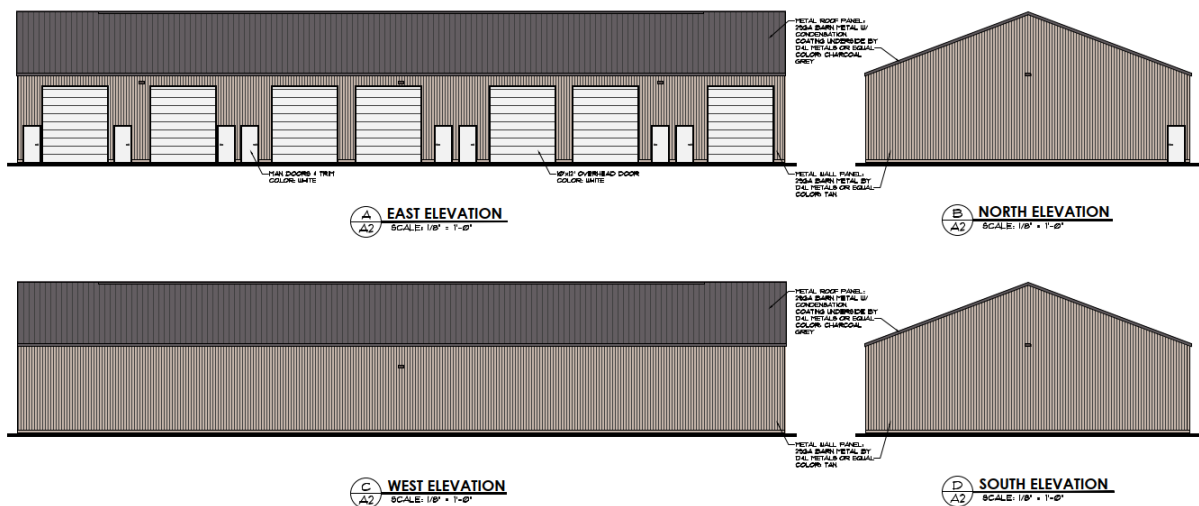
Staff recommends approval of the applications as submitted. No variances are necessary, the use is permitted by the zone district and the land use plan, and the proposed buildings are consistent with the 2019 approvals.



## Location/Zoning Map



## Proposed



## 2019 Approval (Existing)



DEPARTMENT OF PLANNING



Respectfully Submitted By:  
Michael Blackford, AICP  
Director of Planning