

Request Summary

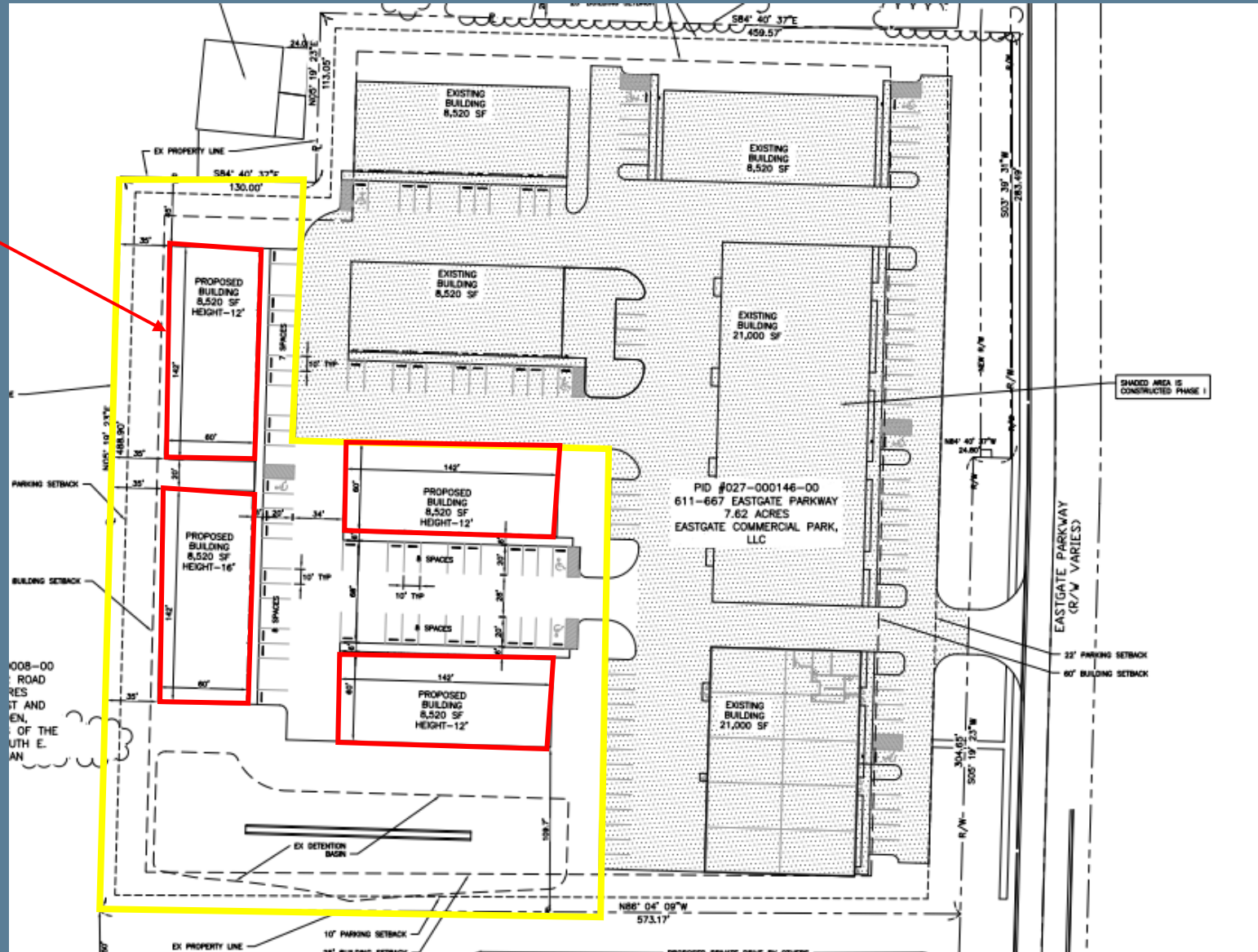
- Approval of Final Development Plan and Design Review to construct one 18,200sqft and two 8,520sqft flex industrial buildings.
- Site has been approved and constructed in phases with roughly 70,000sqft of buildings of the same type.
- This section of property was approved an FDP and DR in June 2021 to construct four 8,500sqft buildings.
- Planning Commission is required to review and approve alterations.

Request Summary

- Proposed alterations:
 - Replacing two 8,500sqft buildings at the rear of the property with one large 18,200sqft building.
 - Rear buildings were approved at 35ft from the rear property line and 45ft from the side (north) property line whereas the new building will be 30ft from the rear property line and 25ft from side property line.
 - The addition and revised layout of parking spaces from the approved 31 spaces to the proposed 63 spaces.

Previously Approved Plan

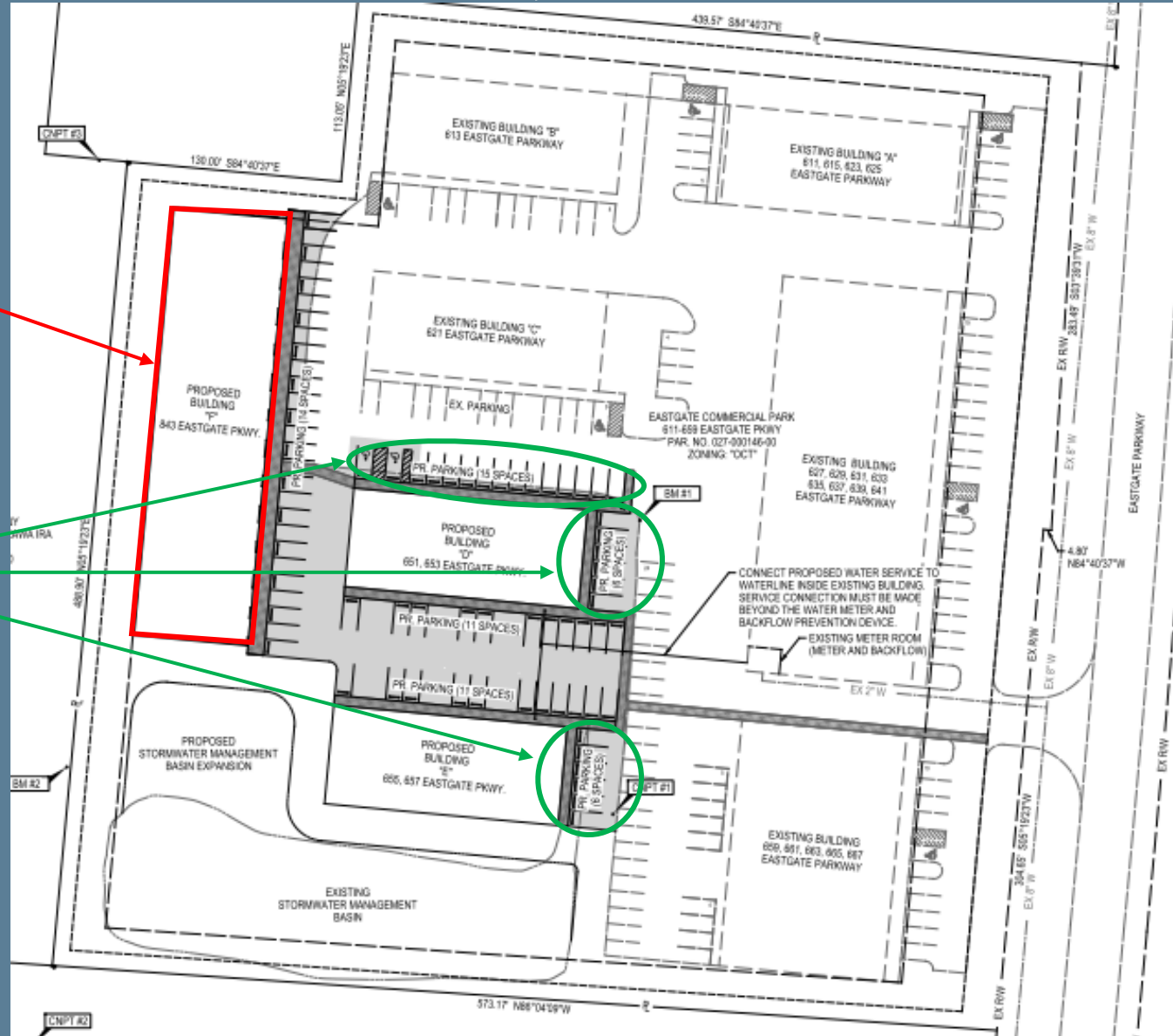
8,500sqft buildings



Proposed Plan

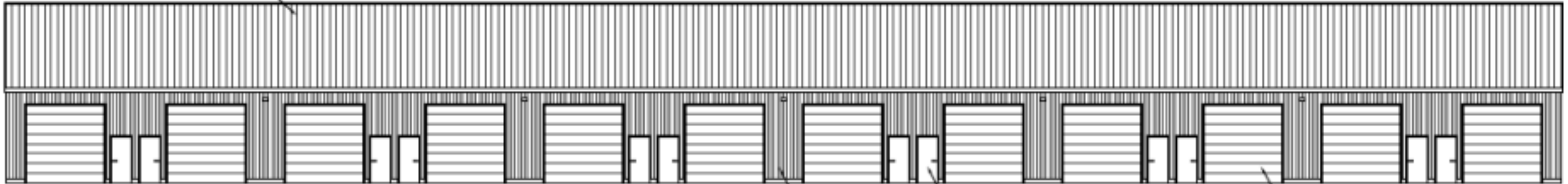
New building

New Parking



18,200sqft building elevations

METAL ROOF PANEL - 20GA BLK/BLK
METAL W/ CONCENTRATION COATING
UNDERSIDE BY 24" METALS OR EQUAL
COLOR CHARCOAL GREY



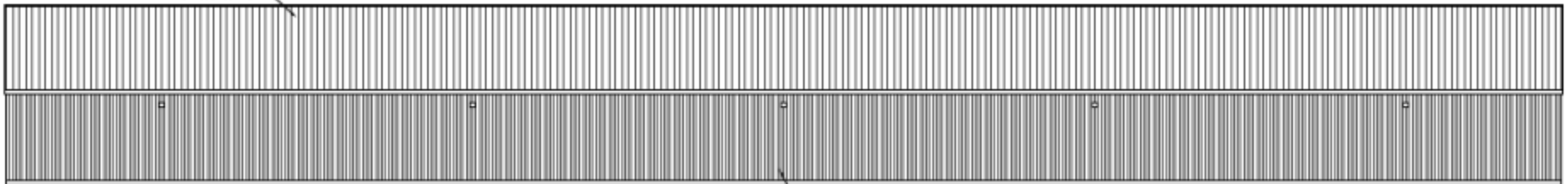
METAL BALL PANEL -
20GA BLK/BLK METAL BY
24" METALS OR EQUAL
COLOR TAN

12'x12' DOORS + TRIM
COLOR WHITE

12'x12' OVERHEAD DOOR
COLOR WHITE

A EAST ELEVATION
SCALE: 1/8" = 1'-0"

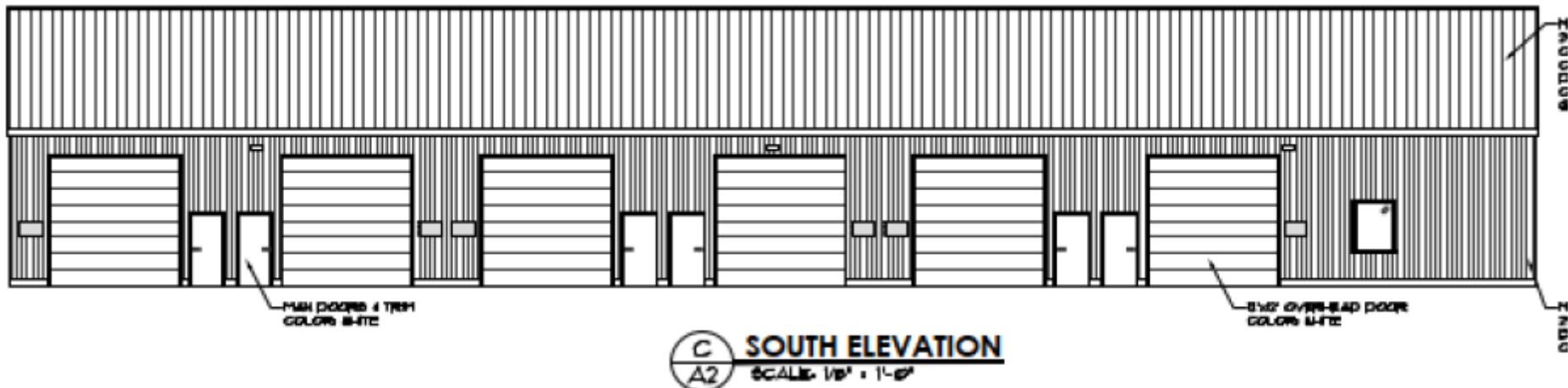
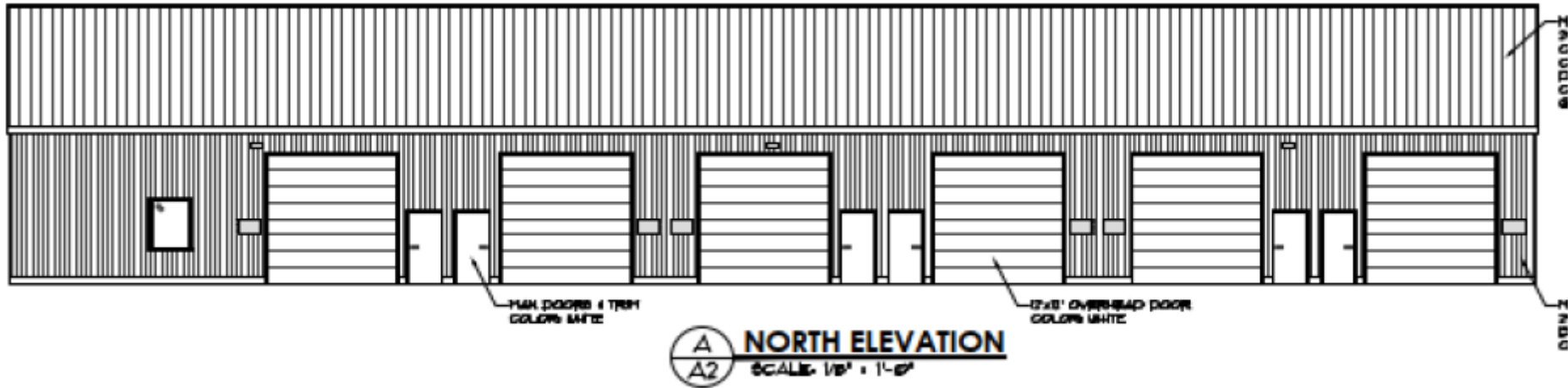
METAL ROOF PANEL - 20GA BLK/BLK
METAL W/ CONCENTRATION COATING
UNDERSIDE BY 24" METALS OR EQUAL
COLOR CHARCOAL GREY



METAL BALL PANEL -
20GA BLK/BLK METAL BY
24" METALS OR EQUAL
COLOR TAN

C WEST ELEVATION
SCALE: 1/8" = 1'-0"

8,500sqft building elevations



Request Summary

- Design Review Criteria
 - Compatibility with existing structures
 - Contributes to the improvement of the design of the district
 - Contributes to the economic and community vitality of the district
 - Maintain, protect, and enhance physical surroundings
- Final Development Plan Criteria
 - 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

Request Summary

- Staff recommends approval
 - Use is permitted by the zoning district and land use plan
 - Plan is consistent with FDP and DR criteria
 - Proposed alterations meet all requirements of the zoning code.
 - No variances required.



Gahanna