



ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: 611-625 Eastgate Pkwy.		Project Name/Business Name Eastgate Commercial Park	
Parcel ID No.(s): 027-000146-00	Zoning Designation: OCT	Total Acreage: 7.6	
Please check all that apply:			
SITE PLAN ☐	LANDSCAPING ☐	BUILDING DESIGN ☒	DEMOLITION ☐ only applicable to Code Chapter 1150, Olde Gahanna
OTHER ☐			
Project Description: Four 8,520sf flex industrial buildings.			
APPLICANT Name -do not use a business name: Robert LeVeck		Applicant Address: 1500 W. Third Ave. Ste. 120 Columbus, OH 43212	
Applicant E-mail: rleveck@leveckconstruction.com		Applicant Phone No.: 614-582-4765	
BUSINESS Name (if applicable):			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

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. DR-0030-2021

RECEIVED: KAW
DATE: 2-3-21

PAID: 100.00
DATE: 2-3-21



DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:	
1.	Review Gahanna Code Section 1197 (visit www.municode.com)
2.	Materials List (see page 3) – does not apply to demolition applicants
3.	Authorization Consent Form Complete & Notarized (see page 4)
4.	Application & all supporting documents submitted in digital format
5.	Application & all supporting documents submitted in hardcopy format
6.	Application fee paid (in accordance with the Building & Zoning Fee Schedule)
7.	Color rendering(s) of the project in plan/perspective/or elevation
8.	One copy 24"x36" or 11"x17" prints of the plans
Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)	
1.	<u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address) if applicable
-	All property & street pavement lines
-	Property size
-	Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
-	Location of all existing and proposed buildings on the site
-	Location of all existing & proposed exterior lighting standards
-	Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)
-	Provide lot coverage breakdown of building & paved surface areas
2.	<u>LANDSCAPE PLAN</u> (including plant list)
-	Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated
-	Designation of required buffer screens (if any)
-	Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)
3.	<u>ELEVATIONS</u> from all sides
-	Fenestration, doorways, & all other projecting & receding elements of the building exterior
4.	<u>LIGHTING STANDARD DRAWING</u> that includes the following: (exterior only)
-	All sizing specifications
-	Information on lighting intensity (no. of watts, iso foot candle diagram)
-	Materials, colors, & manufacturer's cut sheet
5.	OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:
-	Scale model
-	Section profiles
-	Perspective drawing
Demolition or Removal of Existing Structures Requirements	
1.	ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:
-	That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district
-	That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights
-	That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood



MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Stucco			
Trim			
Windows			
Other (please specify)			
Other (please specify)			

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.

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

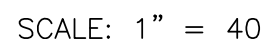
Notary Public Signature: [Signature]



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

7/12/20

THE CITY OF GAHANNA



-	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

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%

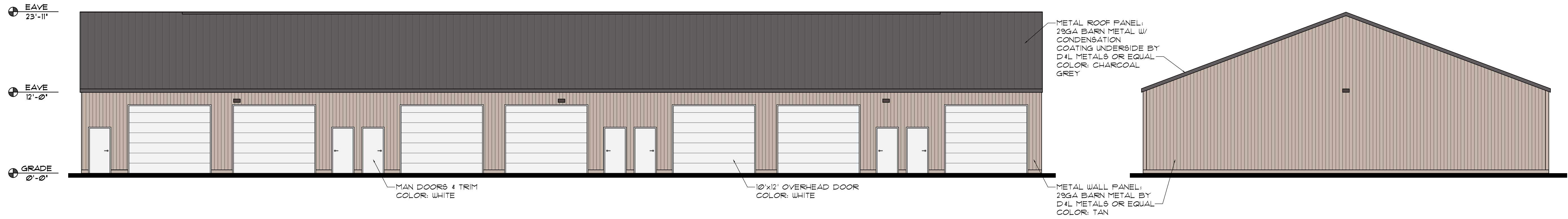
ZONING: OFFICE, COMMERCE, AND
TECHNOLOGY DISTRICT (OCT)

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

[illegible]

SHEET



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

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



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

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

NOTE: ALL UTILITIES & MECHANICAL
EQUIPMENT TO BE SCREENED PER
CHAPTERS 1155.08(A)(3) & 1155.06

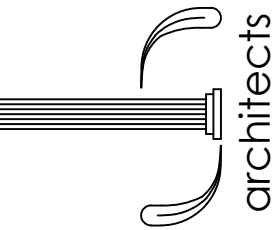


EASTGATE COMMERCIAL PARK

BUILDING 4
EASTGATE PARKWAY, GAHANNA OHIO 43230

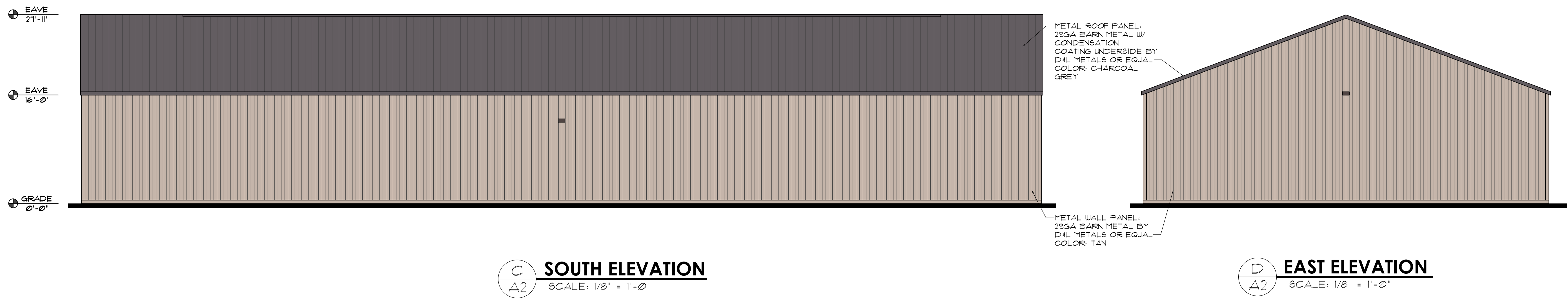
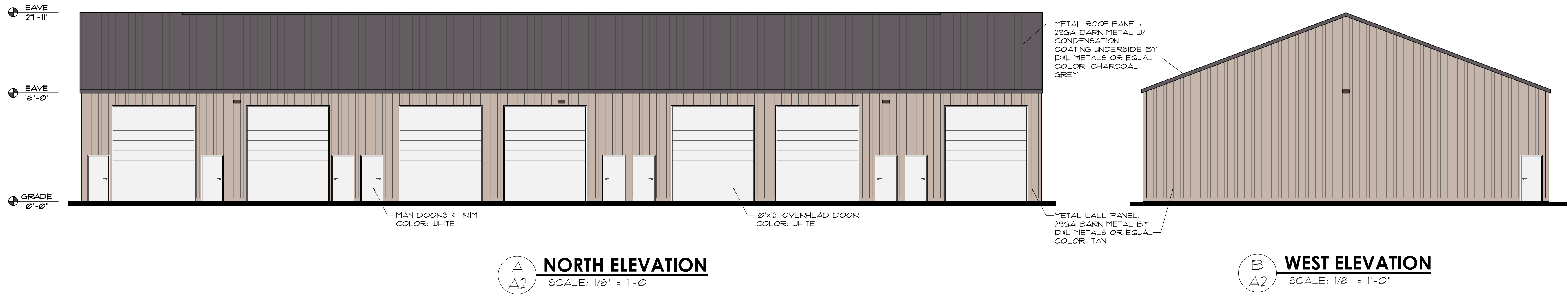
JH Architects, Inc.

5120 B Nike Drive
Hilliard, Ohio 43026
614-527-7590 Fax 614-527-7592

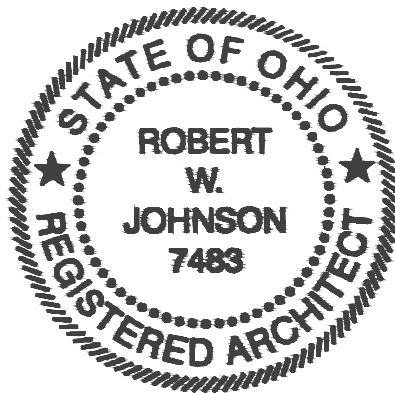


19046
04-02-21

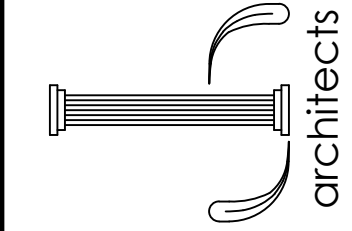
A2



NOTE: ALL UTILITIES & MECHANICAL
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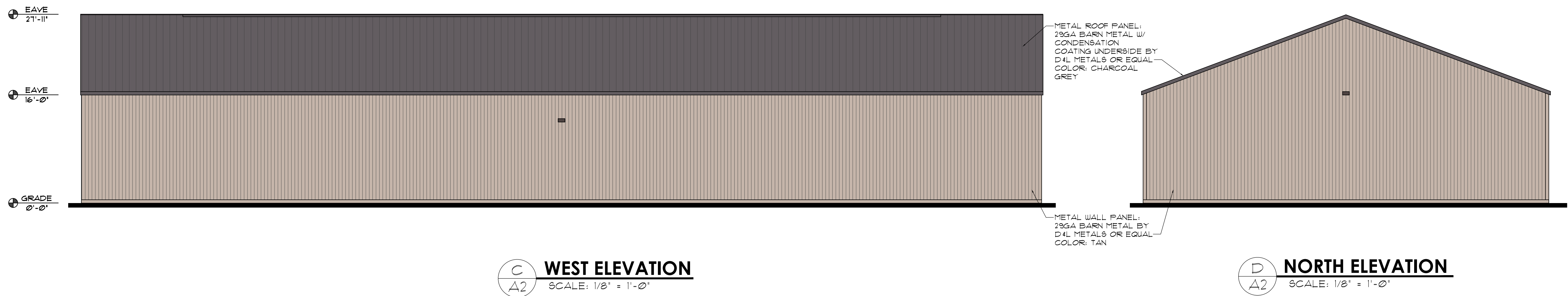
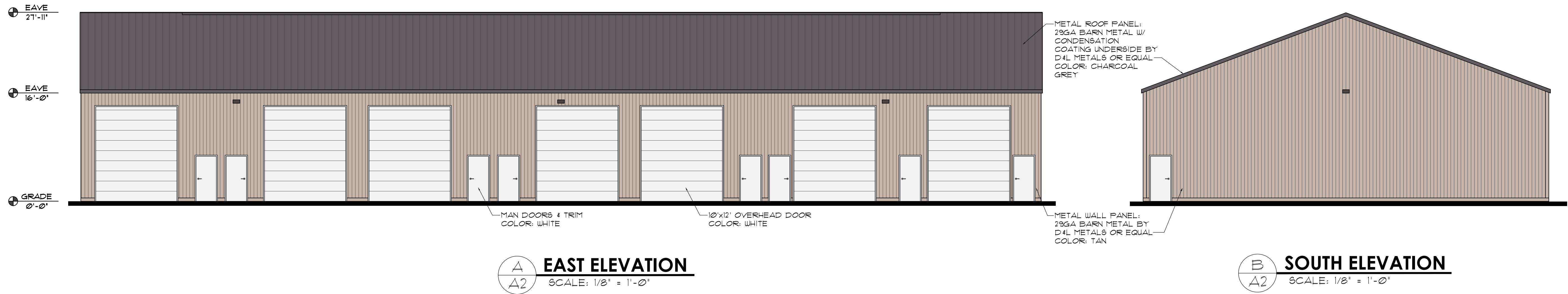
JH Architects, Inc.
5120 B Nike Drive
Hilliard, Ohio 43026
614-527-7590 Fax 614-527-7592



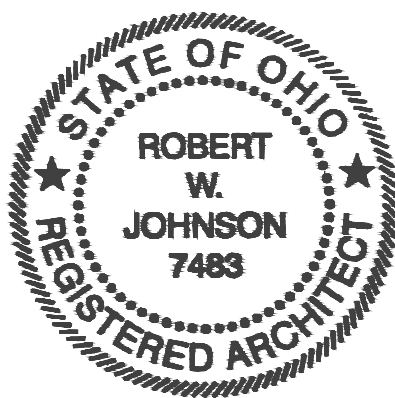
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04-02-21

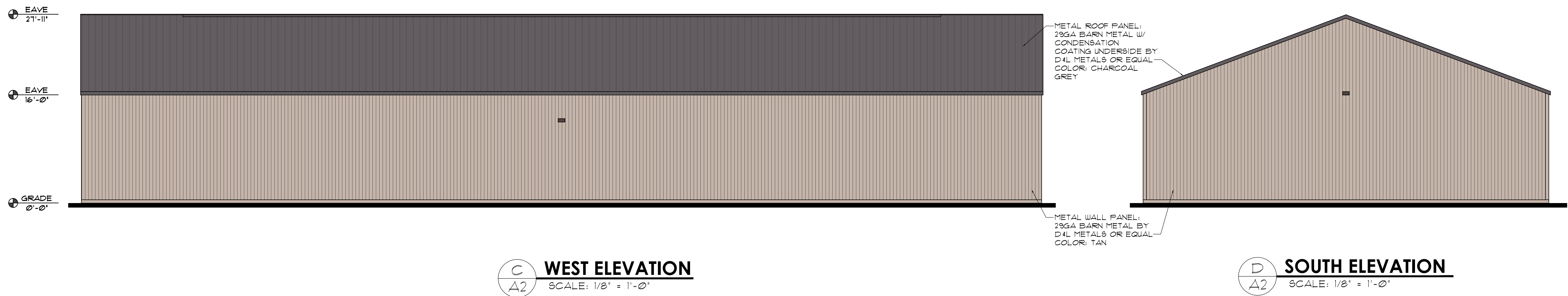
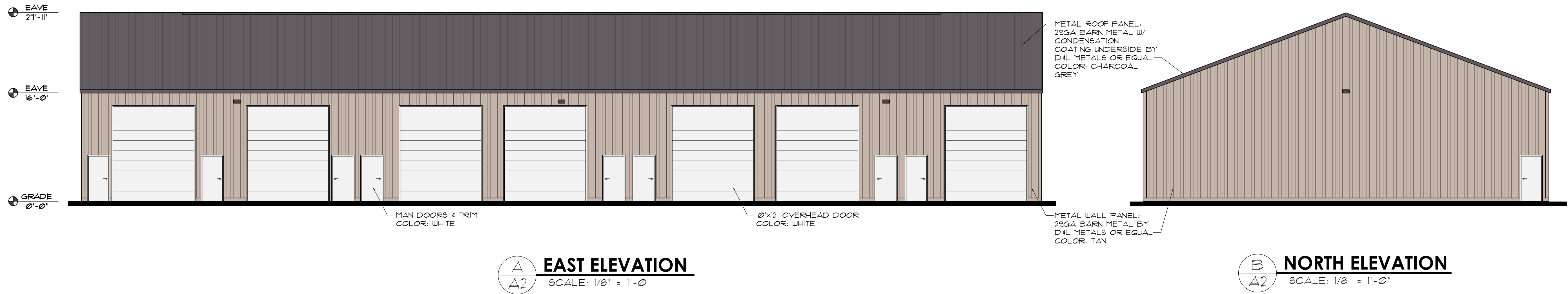
EASTGATE COMMERCIAL PARK
BUILDING 5
EASTGATE PARKWAY, GAHANNA OHIO 43230

A2

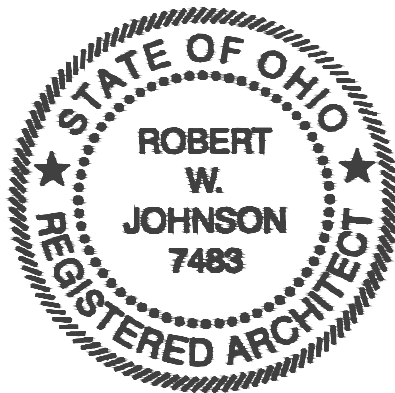


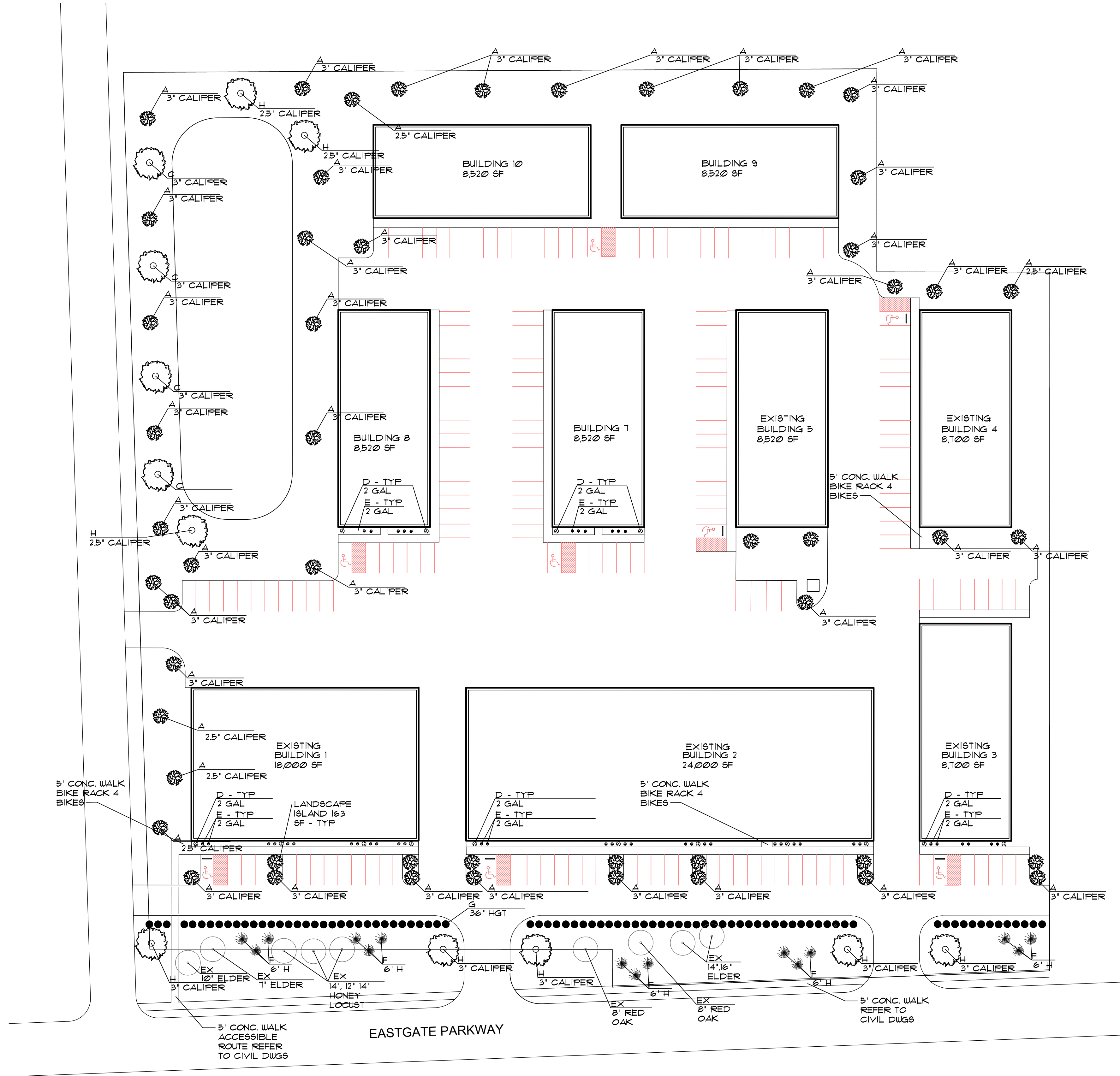
NOTE: ALL UTILITIES & MECHANICAL EQUIPMENT TO BE SCREENED PER CHAPTERS 1155.08(A)(3) & 1155.06





NOTE: ALL UTILITIES & MECHANICAL
EQUIPMENT TO BE SCREENED PER
CHAPTERS 1155.08(A)(3) & 1155.06





SUPPLEMENTAL PLANTING REQUIREMENTS

214,633 SF IMPERVIOUS SURFACE/1000 = 215
CAL INCHES OF SUPPLEMENTAL PLANTINGS

CAL INCHES OF EXISTING TREES: 103"
CAL INCHES OF NEW TREES PROVIDED: 156"

LANDSCAPE ISLAND REQUIREMENTS
AREA OF PARKING & ACCESS AISLES: 109,133 SF
REQUIREMENT OF 5%
109,133 SF * 5% = 5457 SF
PROVIDED: 5463 SF
1 TREE PER 100SF OF LANDSCAPE ISLAND

LANDSCAPE MATERIALS			
QTY	MARK	DESCRIPTION	SIZE
25	A	PRUNIS NEWPORT	3" CAL.
15	A	MALUS PURPLE PRINCE	3" CAL.
12	C	ACER MAPLE	3" CAL.
	D	BUXUS "WINTER GEM"	2 GAL.
	E	ROSA KNOCKOUT	2 GAL.
15	F	THUJA	6' HGT.
85	G	BUXUS	36" HGT.

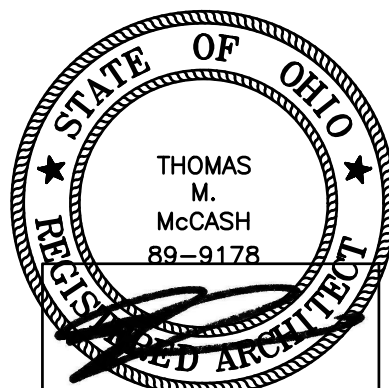
A LANDSCAPE PLAN
SCALE: 1"=40'-0"

COPYRIGHT NOTICE:
These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 U.S.C. as amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building seizure, and/or monetary liability.

CONSULTING ENGINEER	
REVISIONS	
22020 SET REISSUED	
5/19/21 PHASE 2	

LANDSCAPE PLAN
A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC
FOR:
AGILITY & RALLY FOR FUN
EASTGATE PARKWAY
GAHANNA, OHIO 43230

Thomas M. McCash, RA, CBO, MPE
55 S. HIGH ST #210
DUBLIN, OHIO 43017
T+1 614 348 9883 F+1 614 761 9321



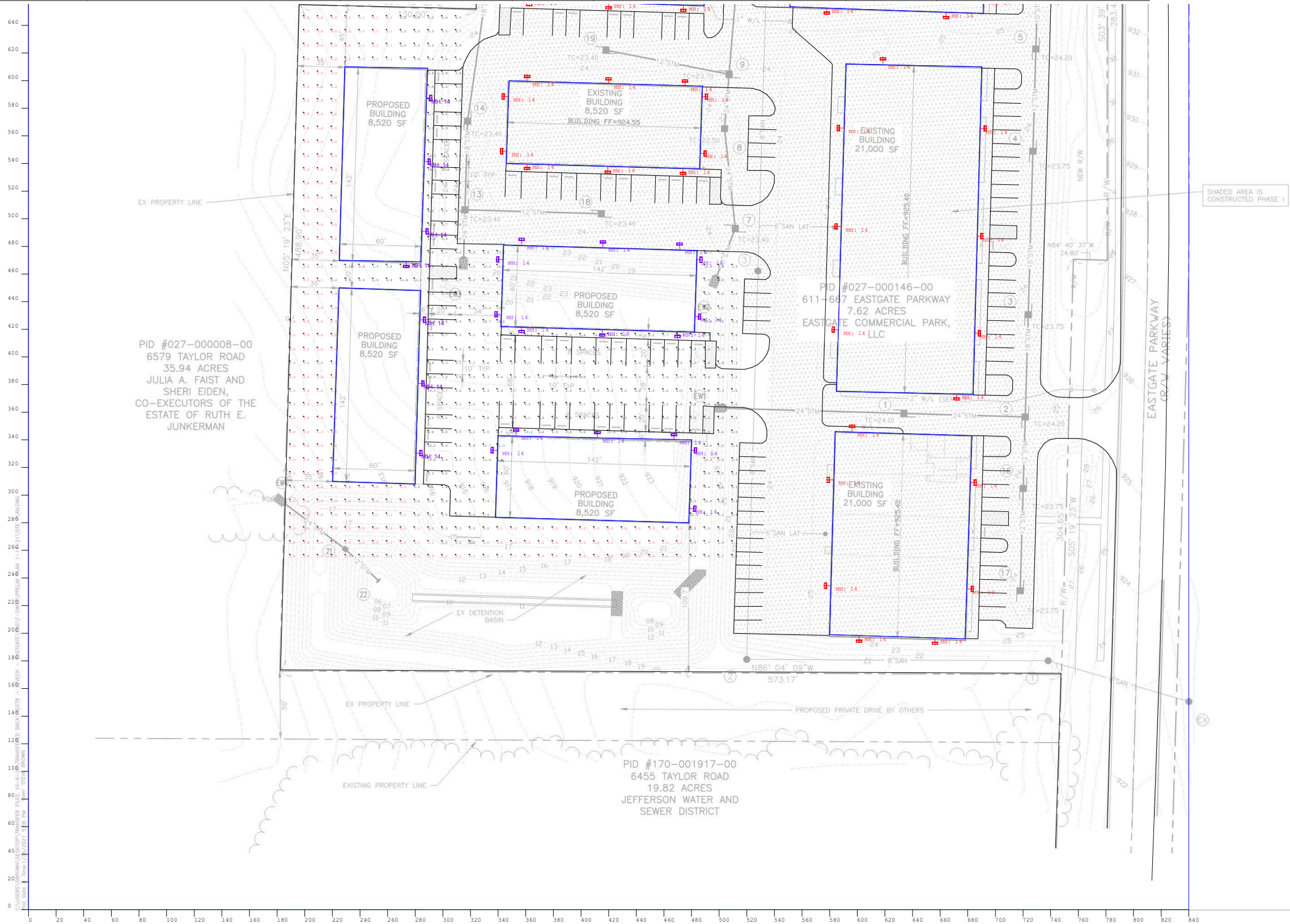
THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE:	01.27.20	SHEET:
SCALE:	AS NOTED	
DRAWN BY:	TMM	A2.00
PROJECT No:	19009	REV:

PHASE 2: 05.19.21

Luminaire Schedule						
Symbol	Light Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	37	AE-L-WPDS-90	SINGLE	1.000	90W WPDS, 110 LPW	9924
	23	U-IWP-90	SINGLE	1.000	90W IWP, 130 LPW	13334

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Total # of Fixtures
Calc	Illuminance	Fc	2.94	17.3	0.0	N.A.	N.A.	Phase II: 23



Calculations are provided using industry-recognized software and are provided for estimation purposes only. Actual lighting levels will vary depending on field conditions. The calculations made for information not provided. Due to the above considerations, Altech Electronics will not guarantee that actual light levels measured in the field will match the calculations.

Drawn By: Sony H.

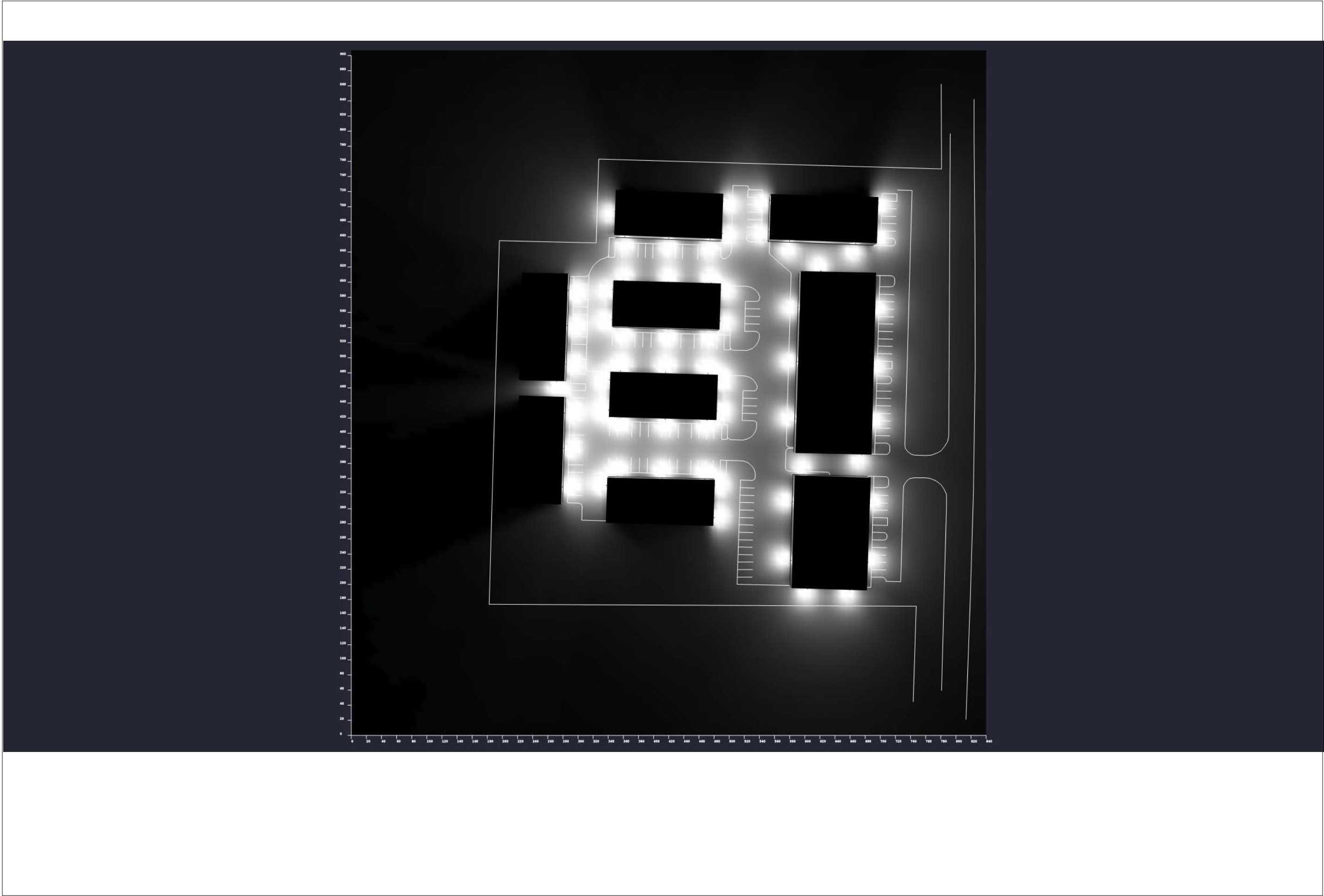
Checked By:

Date: 5/5/2021

Scale:

Eastgate Commercial Park
Phase II

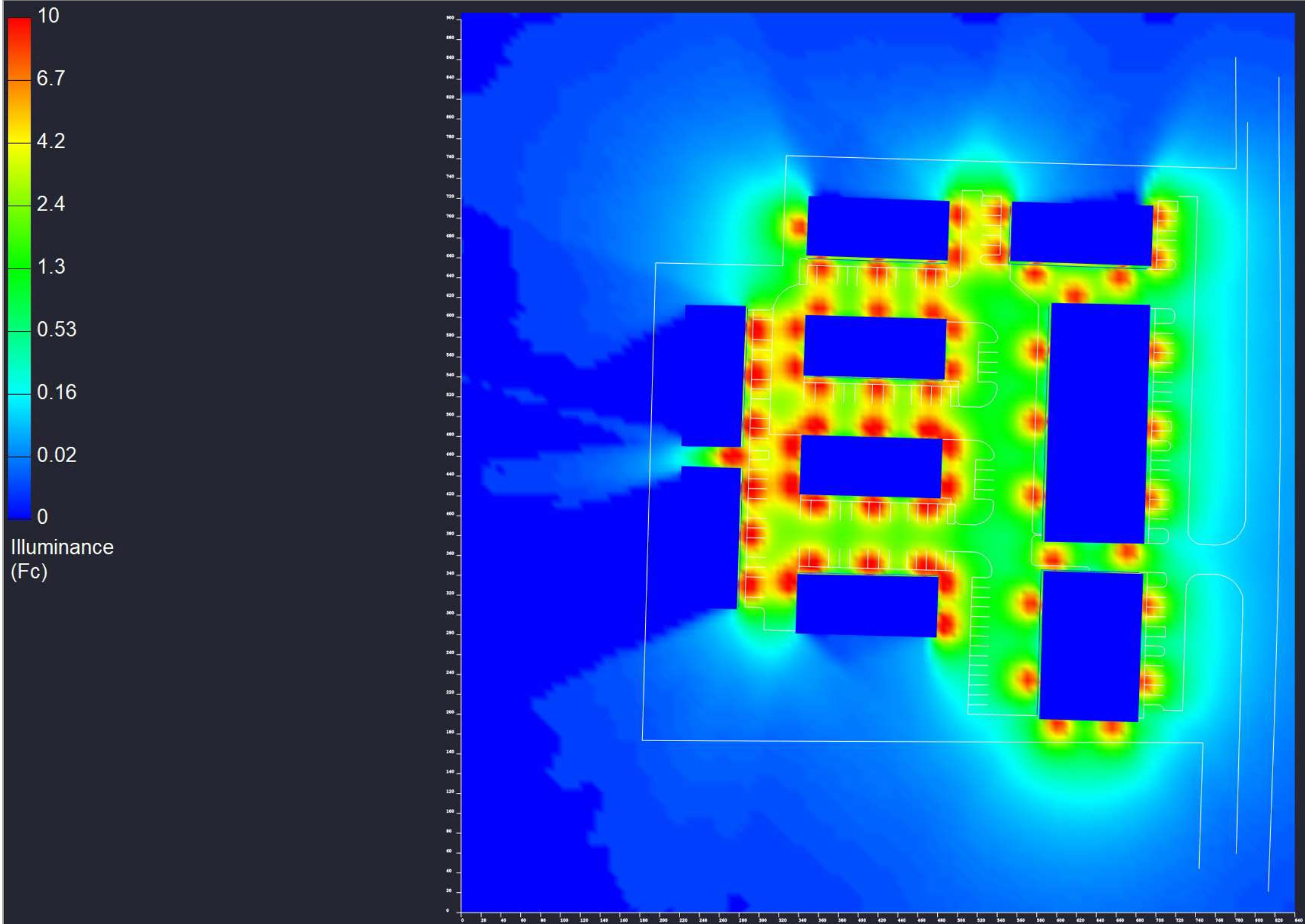
BR Lighting & Controls



Calculations are provided using industry-recognized software and are provided for estimation purposes only. Actual lighting levels will vary depending on field conditions. The calculations corresponds to the information provided. Assumptions may be made for information not provided. Due to the above considerations, Altech Electronics will not guarantee that actual light levels measured in the field will match the calculations.

Drawn By: Sony H.
Checked By:
Date: 5/5/2021
Scale:

Eastgate Commercial Park Phase II
BR Lighting & Controls



10
6.7
4.2
2.4
1.3
0.53
0.16
0.02
0
Illuminance
(Fc)

Calculations are provided using industry-recognized software and are provided for estimation purposes only. Actual lighting levels will vary depending on field conditions. The calculations corresponds to the information provided. Assumptions may be made for information not provided. Due to the above considerations, Altech Electronics will not guarantee that actual light levels measured in the field will match the calculations.

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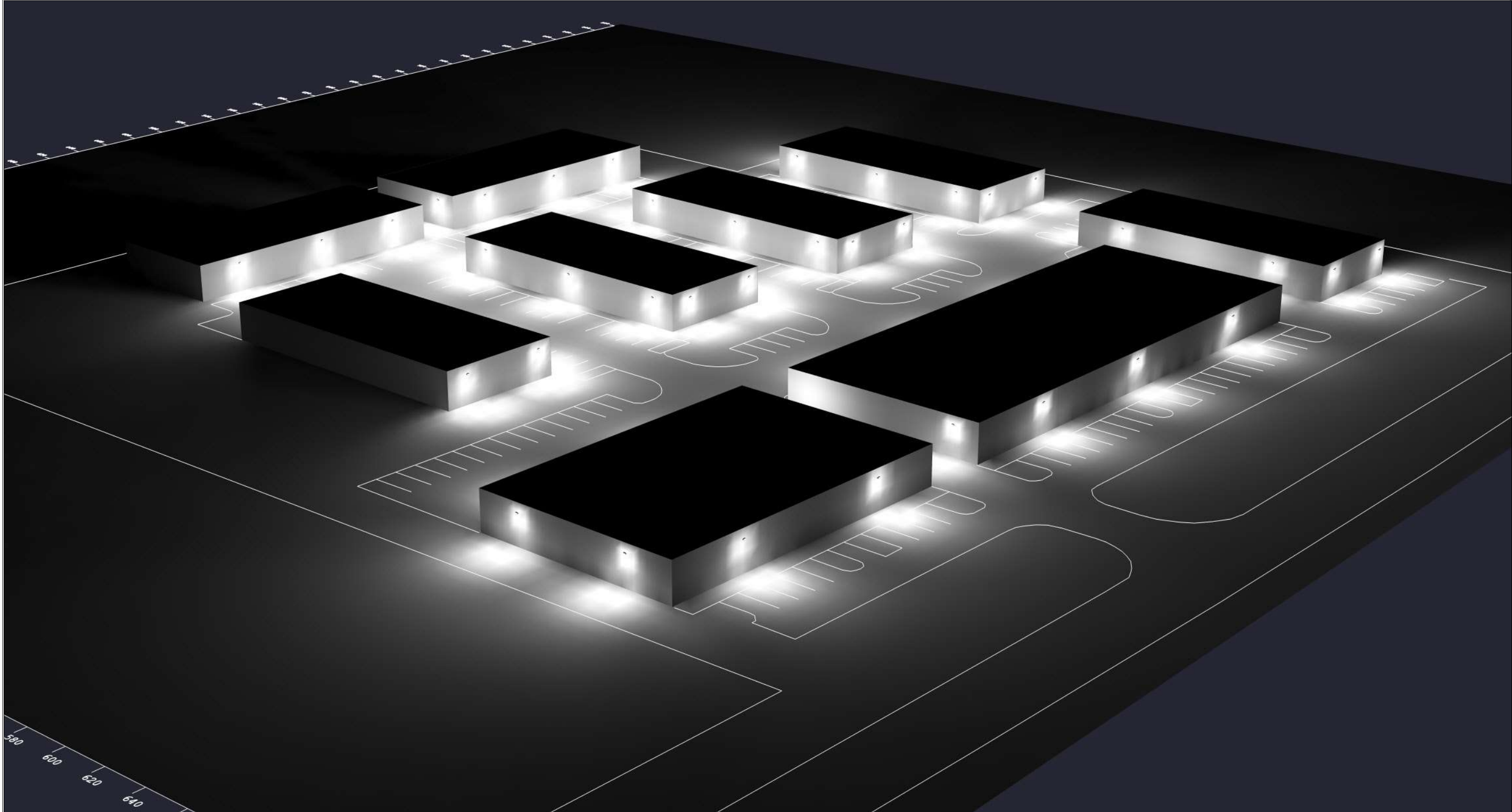
Checked By:

Date: 5/5/2021

Scale:

Eastgate Commercial Park
Phase II

BR Lighting & Controls



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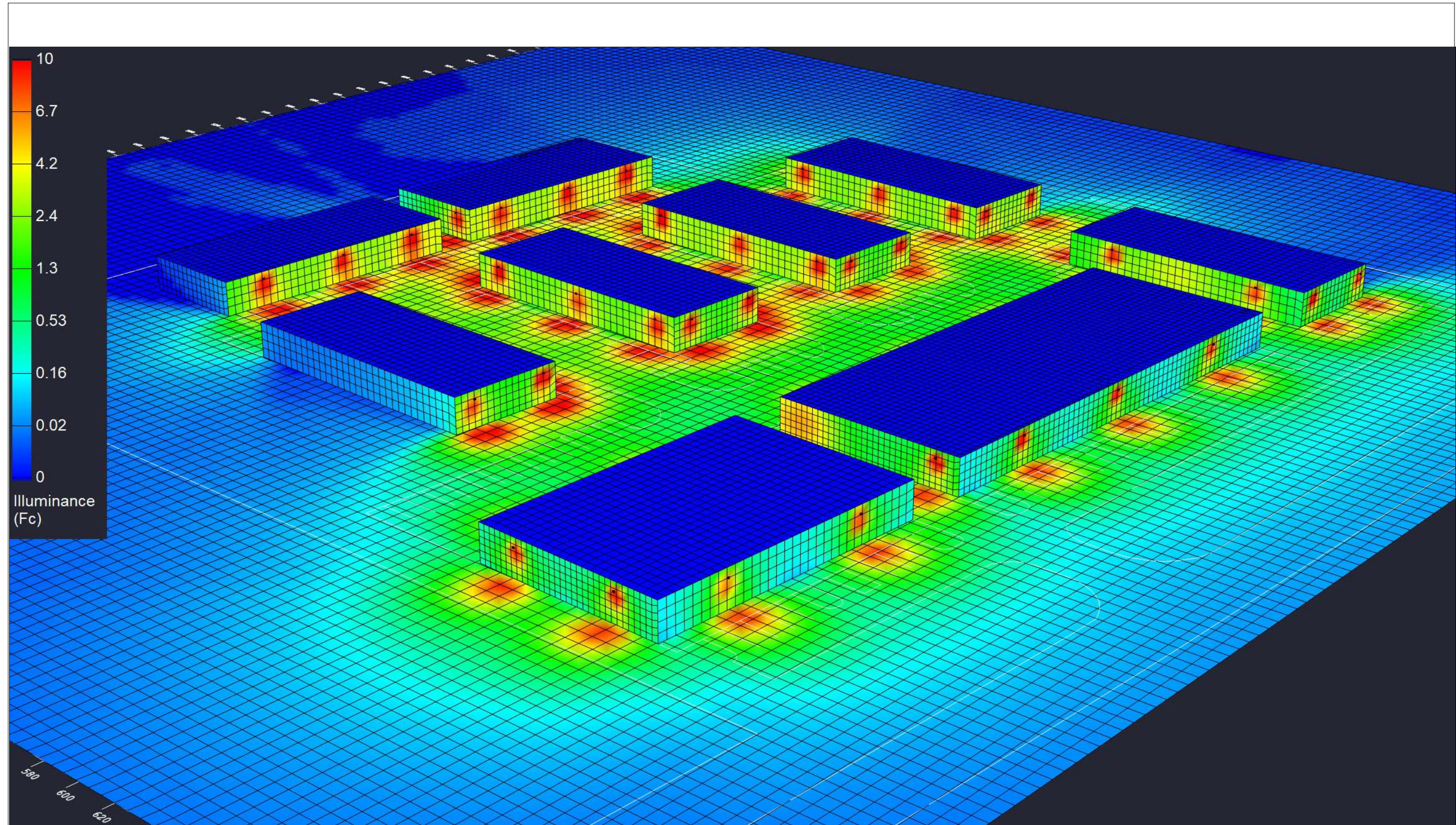
Checked By:

Date: 5/5/2021

Scale:

Eastgate Commercial Park
Phase II

BR Lighting & Controls



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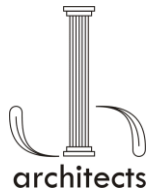
Checked By:

Date: 5/5/2021

Scale:

Eastgate Commercial Park
Phase II

BR Lighting & Controls



JH Architects, Inc.

5120B Nike Drive
Hilliard, OH 43026
614-527-7590-office
614-527-7592-fax
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 Design Review 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. No comments at this time.

Building

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

Parks

3. No Comments Per Julie Predieri

Fire District

4. 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

Community Development

5. Informational Comment - Please be aware that Chapters 1155.08(a)(3) and 1155.06 requires all utilities and mechanical equipment (building, roof, or ground mounted) to be screened on all sides. Staff will verify compliance as part of the planning commission inspection as these elements are not required to be shown on the site plan as their locations are not yet known.

If you have any comments or questions, please contact me at 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.

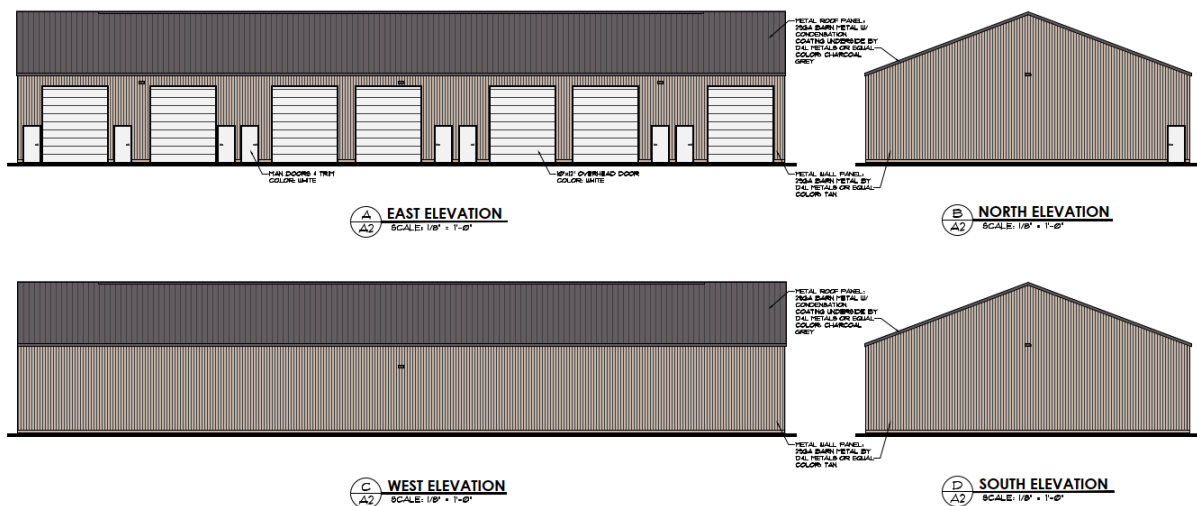
Recommendation

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



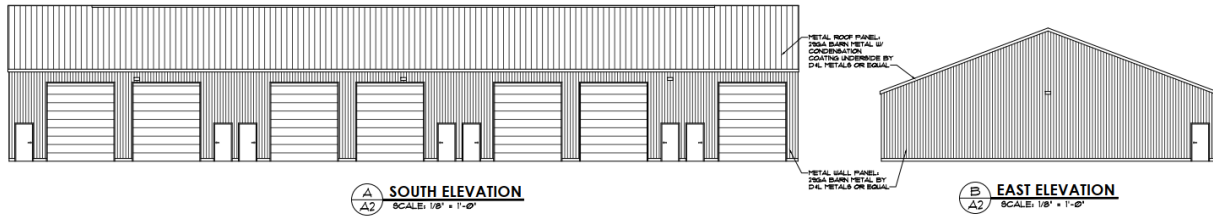
Proposed



2019 Approval (Existing)



DEPARTMENT OF PLANNING



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning