

FINAL DEVELOPMENT PLAN APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: Tech Center Dr.		Project Name/Business Name (if applicable):	
Parcel ID No.(s): 025-013631-00	Current Zoning: Industrial OCT	MS 9/5/18	Total Acreage: 5.91
Project Description: Single story office building.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Robert LeVeck		Applicant Address: 1500 W. Third Ave. Ste. 120	
Applicant E-mail: rleveck@leveckrealestate.com		Applicant Phone No.: 614-582-4765	
BUSINESS Name (if applicable):			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) Value Recovery Group II, LLC		Property Owner Contact Information (phone no./email): David Poe 614-324-5959 dpoe@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 Signature: [Signature] Date: 8/31/18

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. FDP-207-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 8-31-18

PAID: 500.00
DATE: 8-31-18
CHECK# CE# 2079

FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1108 (visit www.municode.com) & Chapter 914 , Tree Requirements	✓			
	2. Review the State of Ohio Fire Code Fire Service Requirements	✓			
	3. Pre-application conference with staff	✓			
FINAL DEVELOPMENT PLAN shall contain the following:					
	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. Current zoning district, building and parking setbacks	✓			
	11. Proposed location, size and height of building and/or structures	✓			
	12. Proposed driveway dimensions and access points	✓			
	13. Proposed parking and number of parking spaces	✓			
	14. Distance between buildings	✓			
	15. 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.	✓			
THE DEVELOPER SHALL SUBMIT A TABLE OF DEVELOPMENT CALCULATIONS. TABLE SHALL INCLUDE:					
	16. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)	✓			
	17. 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)	✓			
	18. Setback calculations, (if needed)	✓			
	19. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, and number of trees proposed)	✓			
	20. List of contiguous property owners & their mailing address	✓			
	21. Pre-printed mailing labels for all contiguous property owners	✓			
	22. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓			
	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)	✓			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: _____

Date: _____

Designated

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, David Poe, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Robert LeVeck to act as my applicant or representative(s) 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 designated representative.


Property Owner Signature: [Signature] Date: 8/29/18

AUTHORIZATION TO VISIT THE PROPERTY

I, David Poe, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 8/29/18

Subscribed and sworn to before me on this 29th day of August, 2018.
State of Ohio County of Franklin
Notary Public Signature: [Signature]



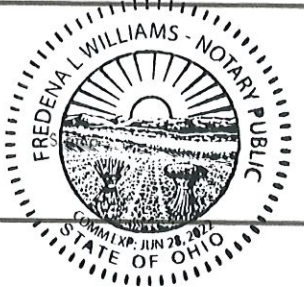
JEFFERY J. SHIDERMAN, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

AGREEMENT TO COMPLY AS APPROVED

I, Robert LeVeck, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 8/30/18

Subscribed and sworn to before me on this 31st day of August, 2018.
State of Ohio County of Franklin
Notary Public Signature: Fredena L. Williams



List of Contiguous Property Owners

[GAHANNA REALTY LLC](#)

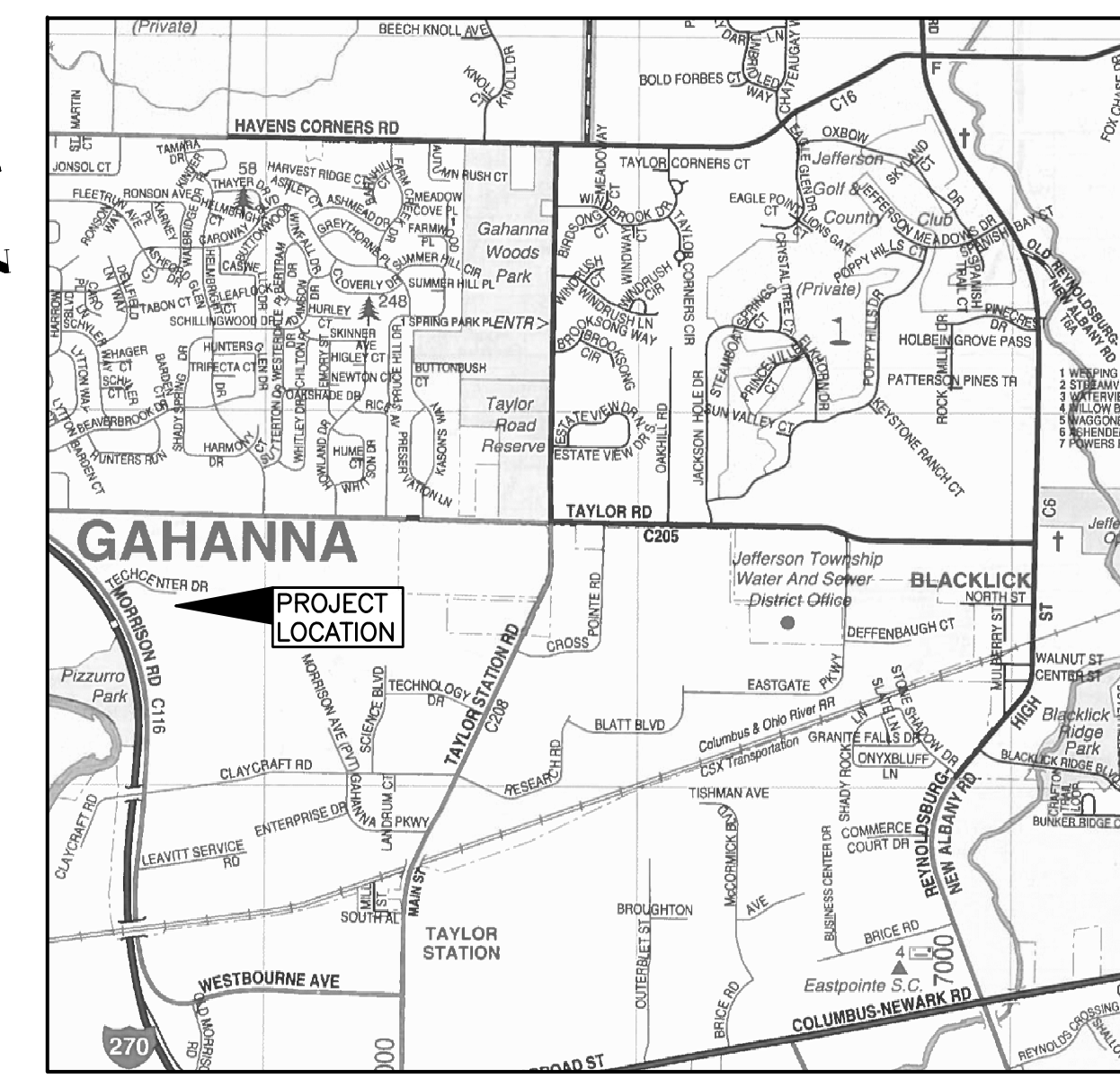
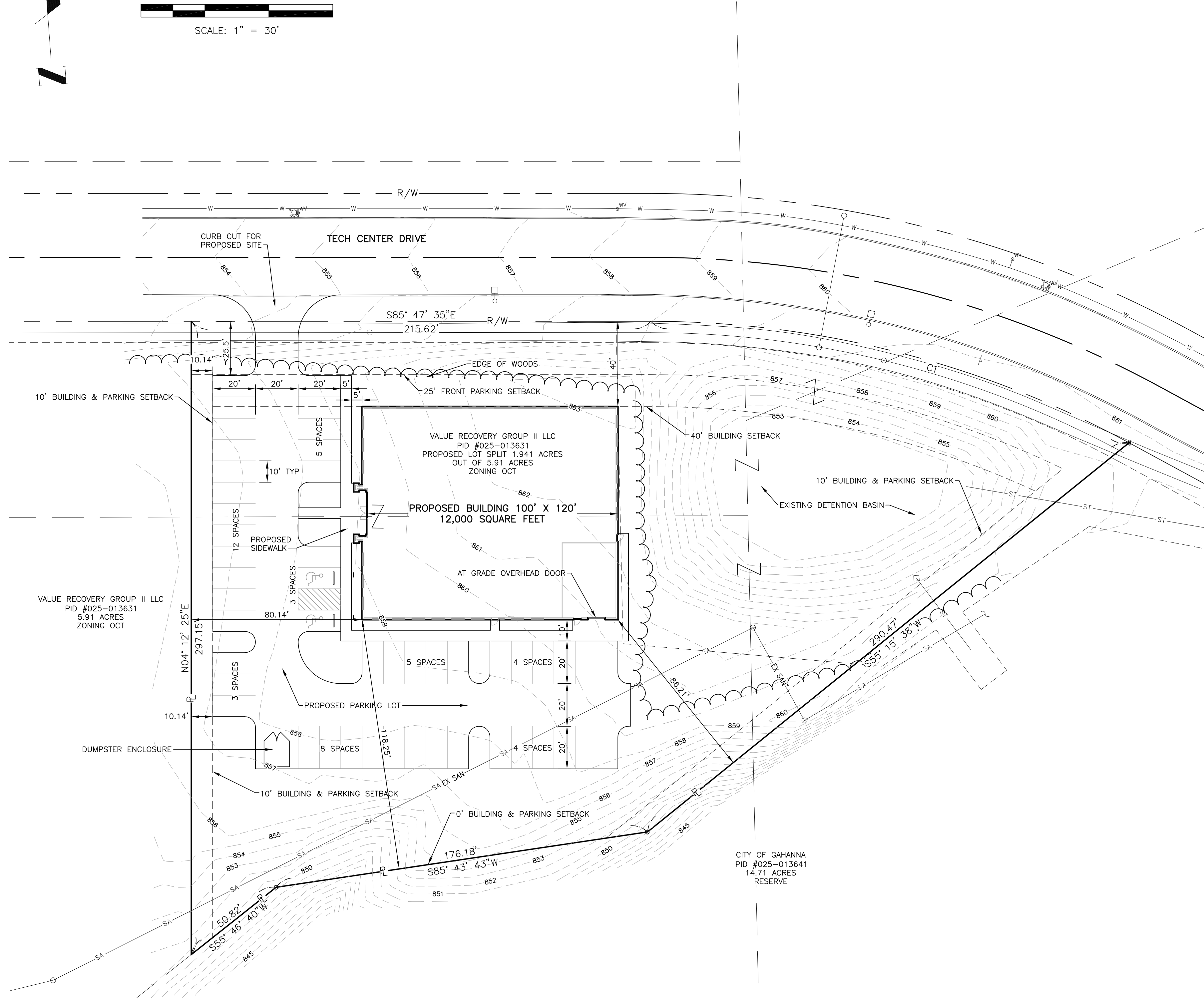
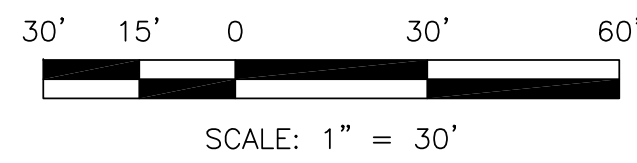
3333 RICHMOND RD STE350
BEECHWOOD OH 44122

[MERITEX PROPERTIES LLC](#)

24 UNIVERSITY AV NE #200
MINNEAPOLIS MN 55413

[Value Recovery Group II, LLC](#)

919 OLD HENDERSON RD
COLUMBUS OH 43220



CONTACT LIST

DEVELOPER: LEVECK CONSTRUCTION & DEVELOPMENT
 1500 WEST THIRD AVENUE
 SUITE 120
 COLUMBUS, OHIO 43212
 Phone: (614) 582-4785
 Contact: ROBERT LEVECK
 Email: rleveck@leveckconstruction.com

OWNER: VALUE RECOVERY GROUP II LLC
 919 OLD HENDERSON ROAD
 COLUMBUS, OHIO 43220
 Phone: (614) 446-0367
 Contact: JORDAN FROMM
 Email: jfromm@valuercovery.com

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

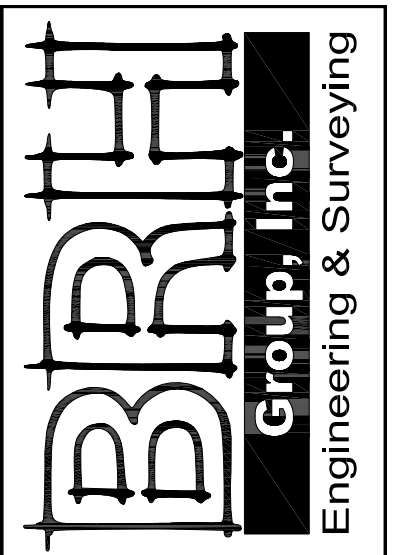
ARCHITECT: BOGENRIFE ARCHITECTURE LLC
 4400 NORTH HIGH STREET
 COLUMBUS, OHIO 43212
 SUITE 406
 Phone: (513) 379-2454
 Contact: SHAWN BOGENRIFE
 Email: sbogenrife@bogenrife.com

SITE INFORMATION

PARCEL NUMBER - #025-13631
 EXISTING ACREAGE - 5.91 ACRES
 PROPOSED LOT SPLIT ACREAGE - 1.941 ACRES
 EXISTING ZONING - OCT
 PARKING REQUIRED (12,000 SF X 1/350SF) - 35 SPACES
 TOTAL SPACES PROVIDED - 44 SPACES
 ADA SPACES REQUIRED AND PROVIDED - 2 SPACES
 MAXIMUM BUILDING HEIGHT - 38'-2"

SITE AREAS

TOTAL SITE AREA - 84,549.96 SF (1.941 ACRES)
 BUILDING - 12,000 SF (14.19% SITE)
 PAVEMENT - 17,276 SF (20.43% SITE)
 SIDEWALK - 1,899 SF (2.25% SITE)
 GREEN SPACE - 53,374.96 SF (63.13% SITE)
 TOTAL IMPERVIOUS AREA - 31,175 SF (36.87% SITE)



1500 West Third Avenue
 Suite 102
 Columbus, Ohio 43212
 Phone: (614) 220-9122
 Email: info@brhgroup.com

SITE IMPROVEMENT PLANS FOR:
 GIVEN HANSCO
 PRELIMINARY SITE PLAN
 THE CITY OF GAHANNA

DATE	REVISIONS	NO.	JOB NO.	40366
			DRAWN BY	CAD
			DESIGNED BY	JRH
			CHECKED BY	SRB
			FIELD CREW	
			FIELD BOOK	
			DATE	10-22-18
			SCALE	1"=30'

SHEET

1

OF 1

Y:\42566 - LEVECK - TECH CENTER GAHANNA\DWG-FILES\025 SITE PLAN.DWG
 plot date & time: 10/23/2018 2:54 PM User: STEVE BROWN

Bogenrife Architecture LLC

1443 Snowmass Road
Columbus, OH 43235
September 20, 2018

RE: Given Hansco – New Build
Project 00000 Tech Center Dr Final Development Plan Comments

Kelly Wicker
Administrative Assistant
City of Gahanna
200 S. Hamilton Rd. Gahanna, Ohio 43230
Phone: 614.342.4010
Fax: 614.342.4100

Dear Kelly Wicker,

I have written this letter to address the comments contained in your correction letter dated September 10, 2018. I have used the same numbering system as your letter.

Building

1. Building Division plan review and permitting will be required for the project.

Drawings will be submitted for approval once they have been completed.

Community Development

2. Please identify the height of the building within the site information table as required by the application.

See sheet 1 of 1, "Preliminary Site Plan", site information table.

3. The front yard setback for parking is 25' per the zoning overlay. Please revise accordingly.

See sheet 1 of 1, "Preliminary Site Plan", site plan.

4. The side yard setback for parking is 15' along the west side of the property and zero feet for the east side of the property. Please revise accordingly.

We are asking for a variance for the side yard setback on the west side of the property.

5. A 25' side yard building setback is required along the west property line and a zero foot setback along the west property line. Please revise accordingly.

We meet or exceed the setbacks.

6. A zero foot building and parking setback is required along the rear yard. Please revise accordingly.

We meet or exceed the setbacks.

7. The zoning overlay text requires bicycle racks within 200' of the building's entrance. Please revise accordingly.

See "Bike Rack" on sheet L100.

8. Chapter 914 of the codified ordinances requires one shade tree caliper inch per 1,000 square feet of impervious surface. Please provide a landscape plan that either shows trees to be planted to meet this requirement or provide a landscape plan that shows preserved trees to meet this requirement. Refer to chapter 914 for more details. Please be aware that this requirement is separate from and in addition to any other landscaping requirements.

See "Landscape Calculations" on sheet L100.

9. Please include landscape calculations on the site area table. This information is required by the FDP and used to determine the necessary amount of parking lot landscaping.

See "Landscape Calculations" on sheet L100.

10. The FDP states that a dumpster enclosure will be provided but doesn't state what materials will be used for screening or the height. Please elaborate.

See "Dumpster Enclosure Elevations" on sheet L100.

Parks

11. This looks acceptable to me. My only concern is that the honeylocust at the NW corner of the building may be too close to the structure. Honeylocusts grow to be large shade trees, and they should be given plenty of room to grow. "The thornless honeylocust grows to a height of 30-70" and a spread of 30-70' at maturity" - (arborday.org)

The tree has been relocated. See "Landscape Plan" on sheet L100.

Soil & Water Conservation District

12. No Comment Received.

No response needed.

Public Safety

13. No comments or concerns from the police department.

No response needed.

Public Service & Engineering

14. General Comments

- A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk.

Plans will be submitted once they are ready.

- The developer will be responsible for the vacation of any easements and or right-of-way necessary for the development.

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review.

So noted.

- Once access drive is shown for the project, from Techcenter Drive, that appears acceptable to our office. The applicant shall verify that the appropriate sight distance is provided for the drive location.

So noted.

Sanitary Sewer

- There is an existing 18 inch sanitary sewer located along the southern property line that can be accessed to provide sanitary sewer service for the development. • The developer shall be responsible for preparing and recording sanitary sewer easement for the 18 inch sewer located onsite.

So noted.

Water Service

- There is an existing 12 inch waterline located along Techcenter Drive that can be accessed to provide water service for the development.

So noted.

Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.

So noted.

- The building is close to encroaching into a drainage easement. The building shall not encroach into this easement.

So noted.

- We recommend that strong consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.

So noted.

- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

So noted.

Fire District

15. The eaves of the roof are only 12 feet above the finished ground. It is capable of being accessed with a 35' extension ladder. An aerial access roadway is not needed for this building. The width of the roadway on the plans is acceptable.

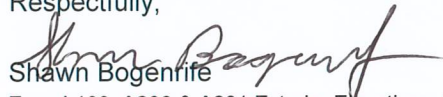
No response needed.

16. Fire flow and hydrant requirements shall be determined after additional information of building type is submitted for review.

So noted.

Hopefully these changes meet your approval. Please let me know if you have any questions or concerns.

Respectfully,



Shawn Bogenrife

Enc.: L100, A200 & A201 Exterior Elevations, Photometric Drawing, Preliminary Site Plan



October 23, 2018

LeVeck Commercial Construction
1500 W Third Ave
Columbus, OH 43212

RE: Project 00000 Tech Center Dr 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.

Building

1. Building Division plan review and permitting will be required for the project.

Community Development

2. The side yard setback for parking is 15' along the west side of the property and zero feet for the east side of the property. Please revise accordingly.

10/3/18 - A variance has been requested to the parking setback on the west side of the property. The site plan will require modification if the variance is not approved.

3. A 25' side yard building setback is required along the west property line and a zero foot setback along the east property line. Please revise accordingly.

10/3/18 - The site plan is labeled as a 10' building and parking setback. This should be revised to a 10' parking setback and a 25' building setback since the variance is only for parking. The east side was not modified.

Soil & Water Conservation District

4. No Comment Received

Public Safety

5. No comments or concerns from the police department.

Public Service & Engineering

6. General Comments

- A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk.
- The developer will be responsible for the vacation of any easements and or right-of-way necessary for the development.

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review.
- Once access drive is shown for the project, from Techcenter Drive, that appears acceptable to our office. The applicant shall verify that the appropriate sight distance is provided for the drive location.

Sanitary Sewer

- There is an existing 18 inch sanitary sewer located along the southern property line that can be accessed to provide sanitary sewer service for the development.
- The developer shall be responsible for preparing and recording sanitary sewer easement for the 18 inch sewer located onsite.

Water Service

- There is an existing 12 inch waterline located along Techcenter Drive that can be accessed to provide water service for the development.

Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.
- The building is close to encroaching into a drainage easement. The building shall not encroach into this easement.
- We recommend that strong consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Fire District

7. The eaves of the roof are only 12 feet above the finished ground. It is capable of being accessed with a 35' extension ladder. An aerial access roadway is not needed for this building. The width of the roadway on the plans is acceptable.
Fire flow and hydrant requirements shall be determined after additional information of building type is submitted for review.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to develop a 12,000 square foot, single story office building off of Tech Center Drive. Final Development Plan (FDP), Design Review (DR), Variance and Subdivision without Plat applications are required. The property is located within Central Park of Gahanna and is zoned Office, Commerce, and Technology with an overlay. The overlay was adopted in 2009 and contains many unique standards that only apply to property located within Central Park.

If approved, this would mark the third office building to be approved/built in Central Park this year.



Given Hansco – 12,000 square foot office building



Franklin Peak – 69,000 square foot, 4 story office building
5,200 square foot brewery



All R Friends – 8,000 square foot office building



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

The property is zoned OCT with an overlay and therefore subject to the standards of Design Review District 4 (DRD-4). Relevant standards include the following:

- Parking – The Planning Commission should be concerned with the location of the proposed parking area and the screening design that will minimize visual contact with the public. Parking should be to the rear of the building.
- Screening – Existing trees should be utilized for landscaping and screening requirements.
- Building materials are important to protect property values but a more liberal standard should be applied to OCT.

Variance

A variance to the overlay text, ordinance 69-2009, has been requested. The text requires a minimum parking setback of 15 feet from the side yard. The applicants are proposing a 10 foot parking setback along the east side of the property. It should be noted that OCT zoned properties not located within the overlay are permitted a 10 foot side yard parking area setback. If granted, the request would allow for the same setback as other OCT zoned properties.

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

Staff believes that granting the variance would be beneficial and lead to the preservation of trees on the property. If the variance is not granted, the parking and building will have to be moved. This would



most likely shift development to the east into an area where mature trees exist. Granting the variance will allow for the preservation of trees while still matching the zoning code for setback requirements.

Subdivision without Plat

The subject property is one lot that is proposed to be split into two parcels. The parcel to be split is 5.9 acres in size. The portion to be developed with the office building for Given Hansco is 1.9 acres in size. The code requires planning commission approval for lot splits that result in a parcel less than five acres.

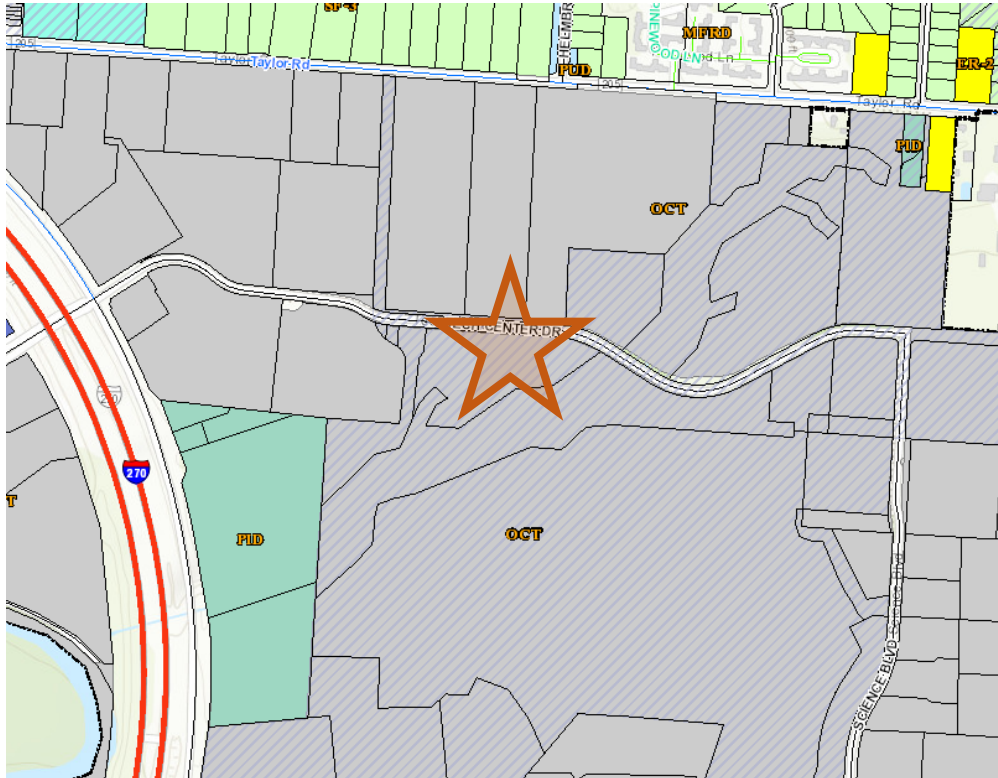
Planning Commission shall approve the subdivision without plat application if the following is met:

1. All lots of the resulting subdivision are contiguous to a dedicated public street right-of-way for such distance as required by the zoning district.
2. No opening, widening or extension of any road is involved.
3. No more than five lots are involved after the original tract is completely subdivided.
4. The request for subdivision is not contrary to platting, subdividing or zoning regulations of the City.

Recommendation

It is Planning and Development staff's opinion that the requested applications are consistent with the development potential of the property and applicable area plans.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director