



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

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: 663-669 Cross Pointe Rd.		Project Name/Business Name (if applicable): Cross Pointe Phase 3	
Parcel ID No.(s) 025-013186-00	Current Zoning: Industrial	OCT	Total Acreage: 3.69
Project Description: 12,000sf Flex Building			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Robert LeVeck		Address: 1500 W. Third Ave. Ste. 120 Columbus, OH 43212	
E-Mail: rleveck@leveckconstruction.com		Phone No. 614-582-4765	
ATTORNEY/AGENT INFORMATION			
Name: SHAWN LANNING		Address: 83 SHULL AVE	
E-Mail: SHAWN@WATCONENG.COM		Phone No. 614-313-4444	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: -Developer: -Architect:		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant) CP Road, LLC		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 Signature: Robert M. LeVeck III Digitally signed by Robert M. LeVeck III
Date: 2017.04.03 16:36:09 -04'00'

Date: 5/3/17

INTERNAL USE ONLY

Zoning File No. 17050016
PC Meeting Date: _____
PC File No. _____

RECEIVED: JW.
DATE: 5/4/17

PAID: 500.00
DATE: 5/4/17
CHECK#: 1480

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 <u>Section 1108</u> (visit www.municode.com) & <u>Chapter 914, Tree Requirements</u>	✓			
	2. Review the <u>State of Ohio Fire Code Fire Service Requirements</u>	✓			
	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 <u>Building & Zoning Fee Schedule</u>)	✓		✓	
	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)	✓		✓	

APPLICATION ACCEPTANCE

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: Robert M. LeVeck III Digitally signed by Robert M. LeVeck III
Date: 4/3/17
Bonnie Marc Date: 5/8/17

INTERNAL USE ONLY

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 and notarized.

I, Paul Schlegel, the owner 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: *Paul Schlegel* Date: 4/4/17

AUTHORIZATION TO VISIT THE PROPERTY

I, Paul Schlegel, the owner 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: *Paul Schlegel* Date: 4/4/17

Subscribed and sworn to before me on this 4th day of April, 2017
 State of Ohio County of Franklin
 Notary Public Signature: *Robert M. Leveck III*

NOTARY



Robert M. Leveck III
Notary Public, State of Ohio
My Commission Expires 10/22/17

AGREEMENT TO COMPLY AS APPROVED

I, Robert LeVeck, the contractor/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.

Contractor/Applicant Signature: *Robert LeVeck* Date: 4/4/17

Subscribed and sworn to before me on this 4 day of April, 2017
 State of Ohio County of Franklin
 Notary Public Signature: *Lara K. Ford*

NOTARY



LARA K. FORD
Notary Public, State of Ohio
My Commission Expires 5-28-2018

SAVE APPLICATION

Bernie Cohen Venture LTD
1303 Poppy Hills Dr
Blacklick, OH 43004

Warehouse Specialists LLC
650 Taylor Station Rd
Columbus, OH 43230

Sutusa INC
17350 Bittersweet Trail
Chargin Falls, OH 44022

Professional Insurance Agents
Assn of Ohio Inc
600 Cross Pointe Rd
Columbus, OH 43230

670 Gahanna Investments LLC
470 Olde Worthington Rd
Westerville, OH 43082

G&A Blais Enterprises Inc
680 Cross Pointe Rd
Columbus, OH 43230

G&A Blais Enterprises Inc
670 Cross Pointe Rd
Columbus, OH 43230

The Specialist Properties LLC
PO Box 361021
Columbus, OH 43236

JCS Property Management LLC
5737 Westbourne Av
Columbus, OH 43213

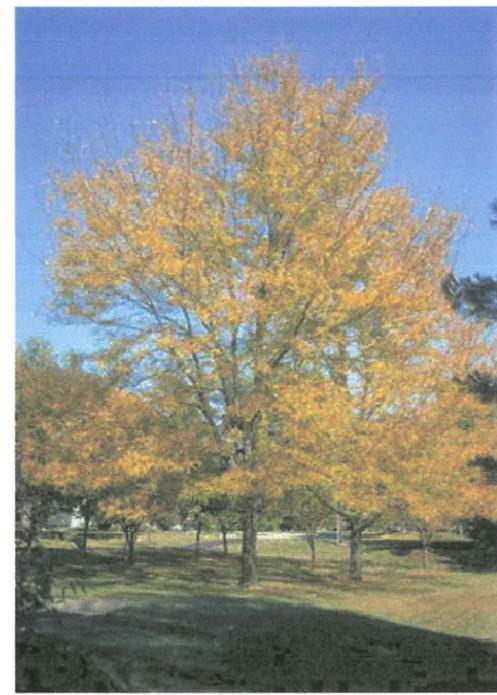
JCS Property Management LLC
5737 Westbourne Av
Columbus, OH 43213

LANDSCAPE PLAN
FOR:
Cross Pointe
Phase 3 - 4

INTERIOR LANDSCAPE REQUIREMENTS

IMPERVIOUS COVERAGE CALCS:
Building Area: 24,000 Sq. Ft.
Pavement Area: 30,726 Sq. Ft.
Total Impervious Area: 54,726 Sq. Ft.

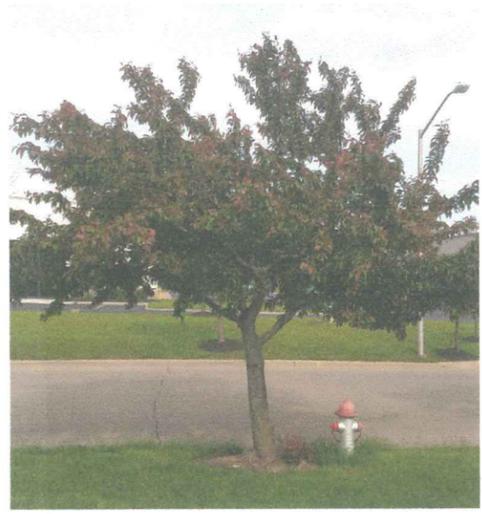
Green Space Required: 1,536 S.F. (5%)
Green Space Provided: 18,641 S.F.
55 Caliper Inches of Trees Required
Caliper of Existing Trees: 55 Inches Total
Caliper of New Trees: 3 New Trees,
2" Caliper @ Install.
6 Caliper Inches Total
61 Caliper Inches Total



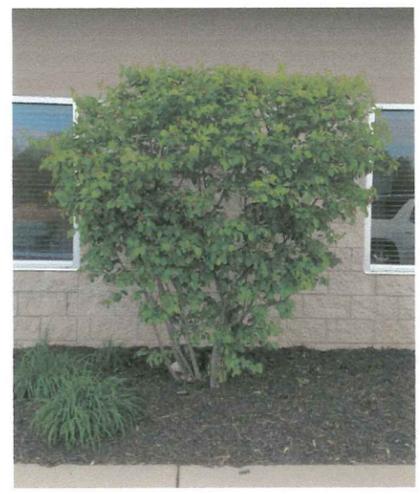
NEW DECIDUOUS TREE
Honey Locust
(Gleditsia Triacanthos)



EXISTING STREET TREE
The above photograph is of the Existing Trees on site



EXISTING STREET TREE
The above photograph is of the Existing Trees on site

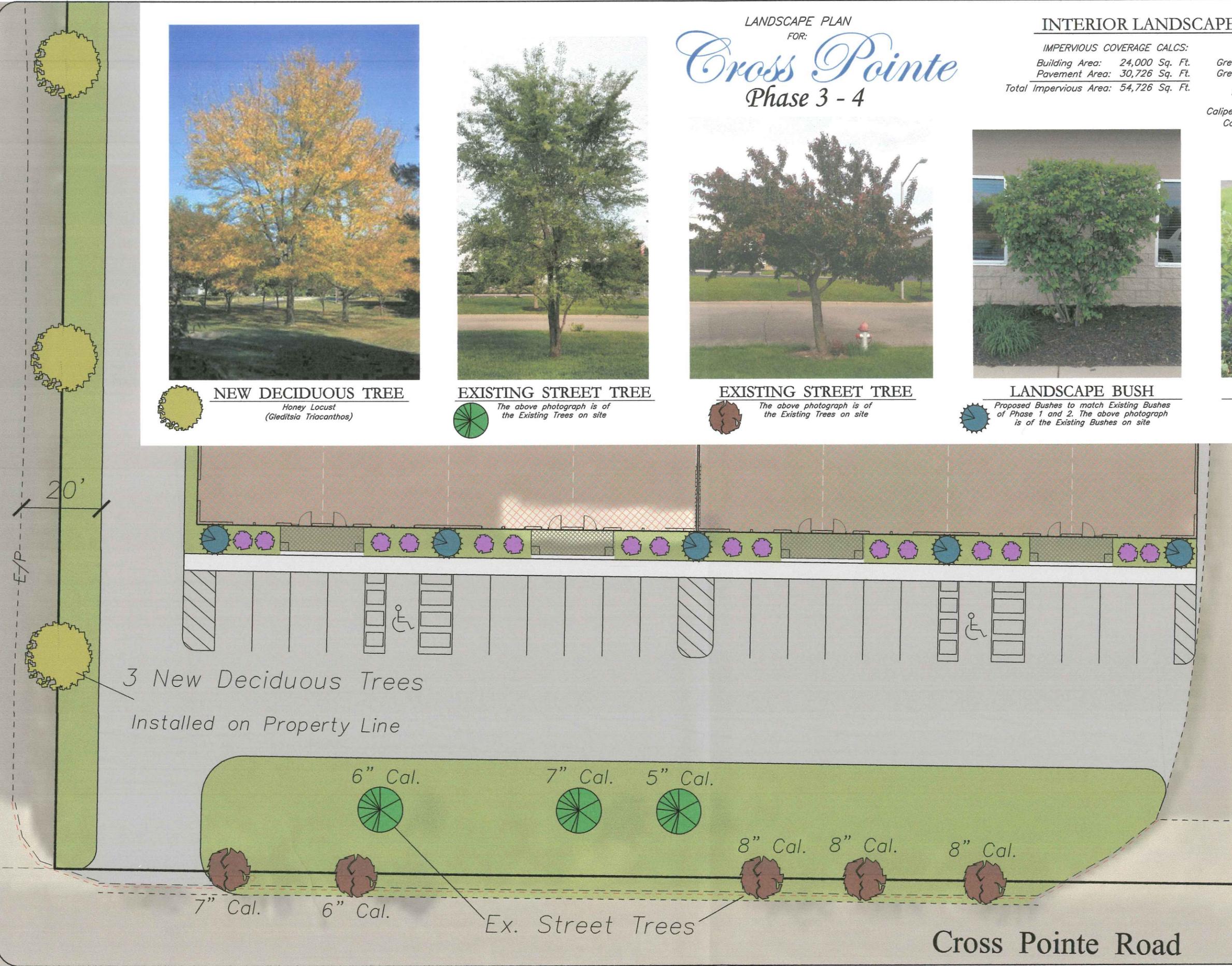


LANDSCAPE BUSH
Proposed Bushes to match Existing Bushes of Phase 1 and 2. The above photograph is of the Existing Bushes on site



LANDSCAPE BUSH
Buddleia
(Butterfly Bush)

Z:\CROSS POINTE ADDITION\DRAWINGS\COA PLAN\COA PLAN - CROSS POINTE PH 3&4.DWG - 1 XREFS: Base phase 3&4 - PLOTTED BY JIM WATKINS - June 01, 2017 - 2:02 PM



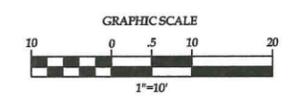
3 New Deciduous Trees
Installed on Property Line

Ex. Street Trees

Cross Pointe Road

LEGEND

- 3 - New Deciduous Trees
Honey Locust
2" Caliper @ Installation
- 5 - Existing Street Trees
- 3 - Existing Street Trees
- 5 - Identical Bush as Phase 1 and 2
- 10 - Butterfly Bush



PROPOSED BUILDING
EXTERIOR ELEVATION PLAN
FOR:
Cross Pointe
Phase 3 - 4

GAHANNA, OHIO



PROPOSED BUILDING MOUNTED LIGHTING
(Final Lighting Details to be determined during the Final Engineering process)

LEVECK CROSS POINTE

CROSS POINTE ROAD
GAHANNA, OHIO 43230



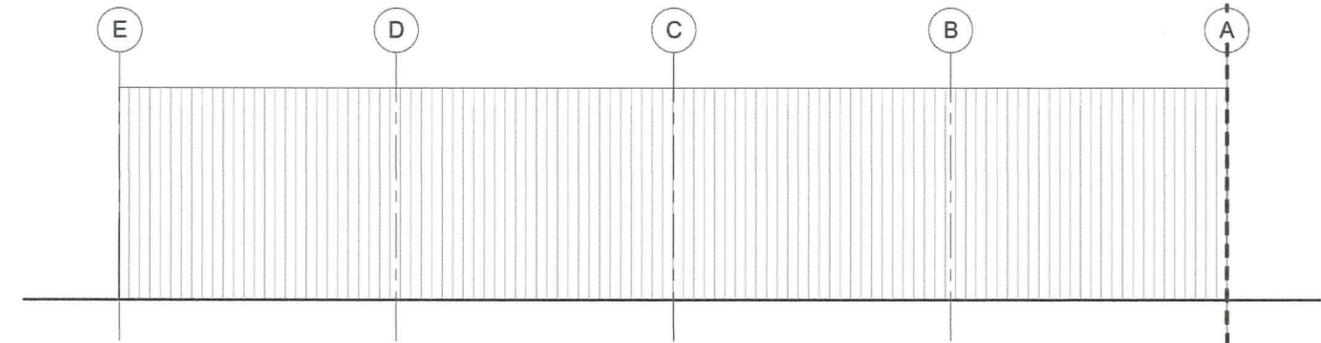
463 N High St, Suite 2B
Columbus, OH 43215
Phone: (614) 942-1050
main@triadarchitects.com

SCHMATIC DESIGN PROGRESS 4/12/2017

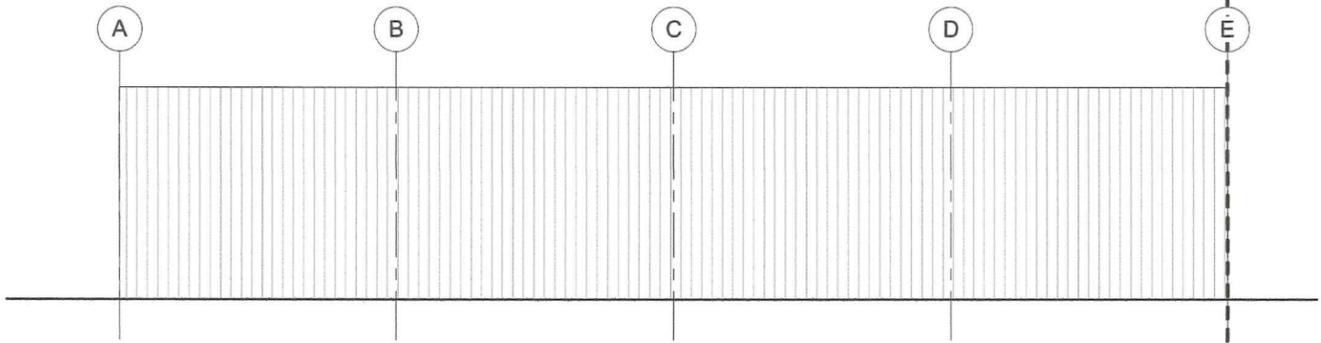
DRAFT

Drawn by: PMM
Checked by: RKG
Commission Number: 17XX

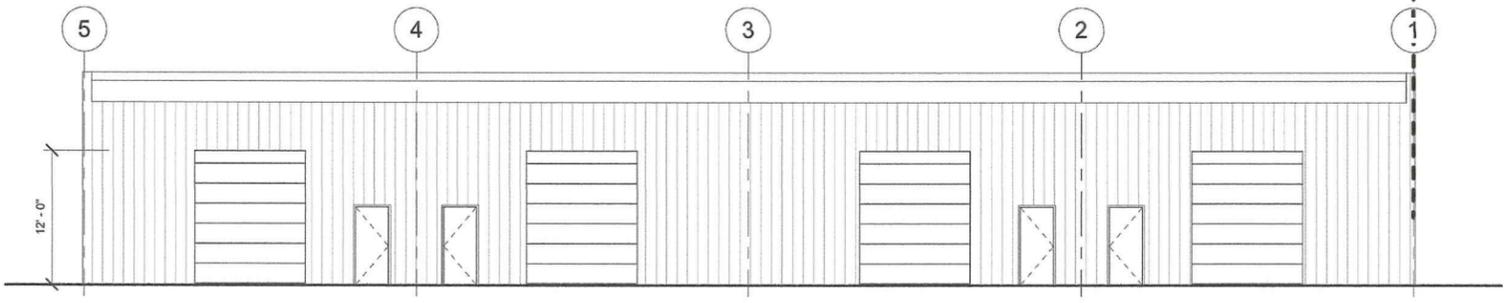
A-200
EXTERIOR ELEVATIONS



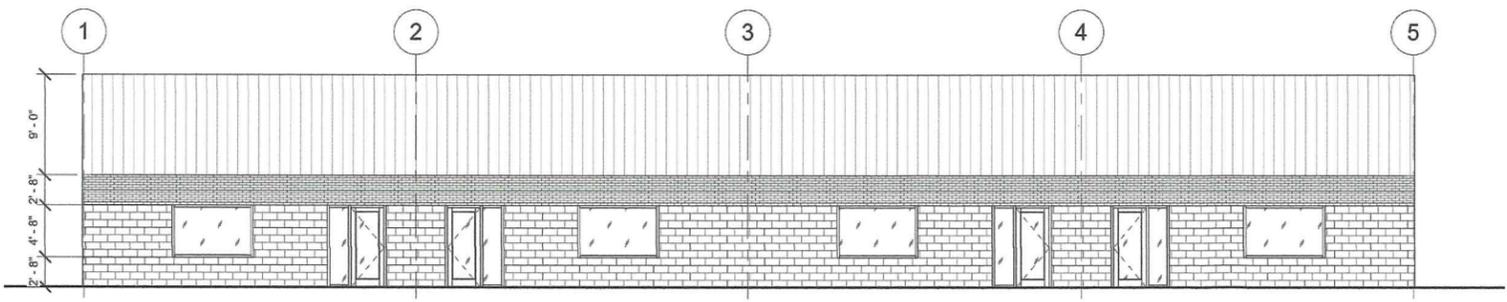
4 SOUTH ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



3 NORTH ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



2 WEST ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'

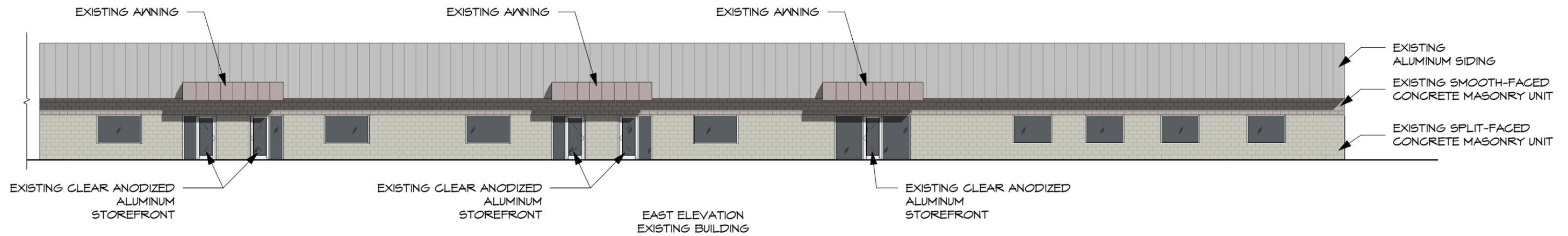


1 EAST ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'

Z:\CROSS POINTE ADDITION\DRAWINGS\C OF A PLAN\CDA PLAN - CROSS POINTE PH 3&4.DWG - 1 XREFS: Base phase 3&4 - PLOTTED BY: JM WATKINS - June 01, 2017 - 3:50 PM

ADJACENT BUILDINGS PLAN
FOR:
Cross Pointe
Phase 3 - 4
GAHANNA, OHIO



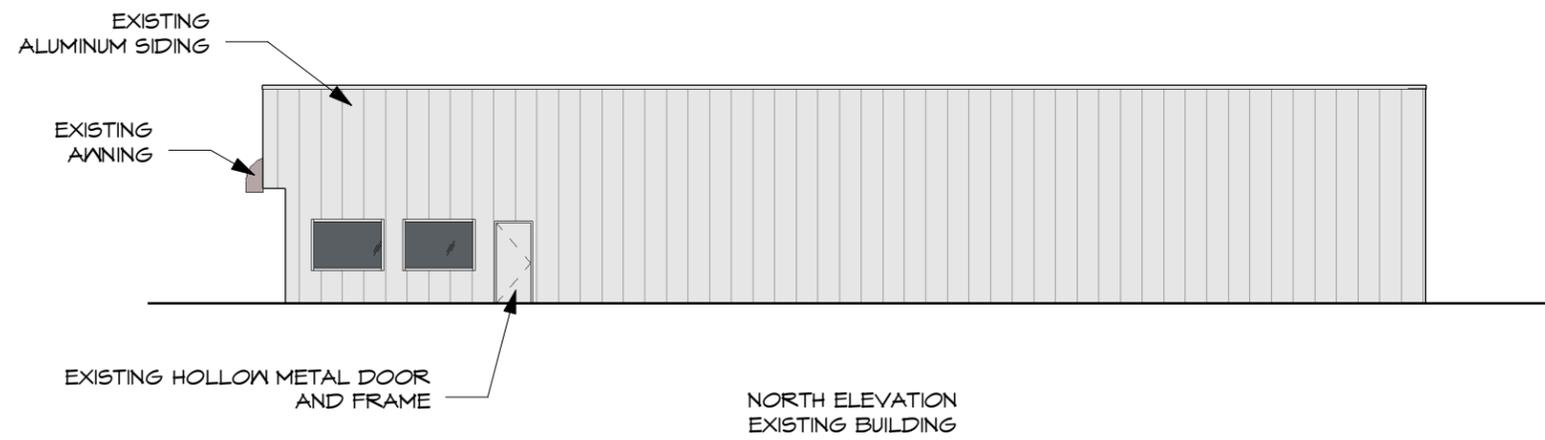
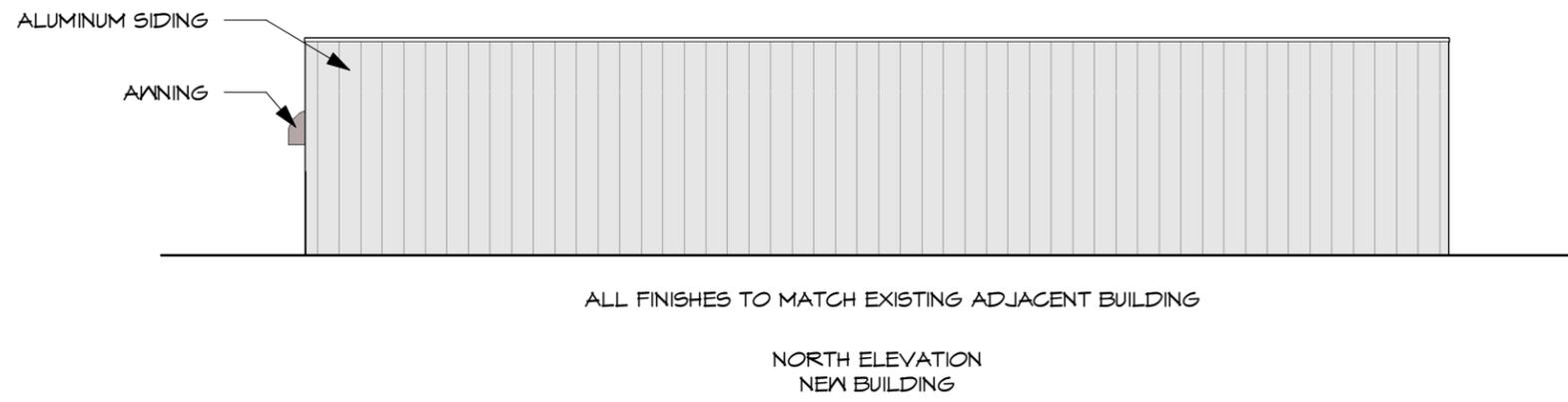


LEVECK CROSS POINTE
 661 CROSS POINTE RD, GAHANNA, OH 43230

Scale 1/16" = 1'-0"

Drawn by NHG
 Checked by PMM

5/23/2017
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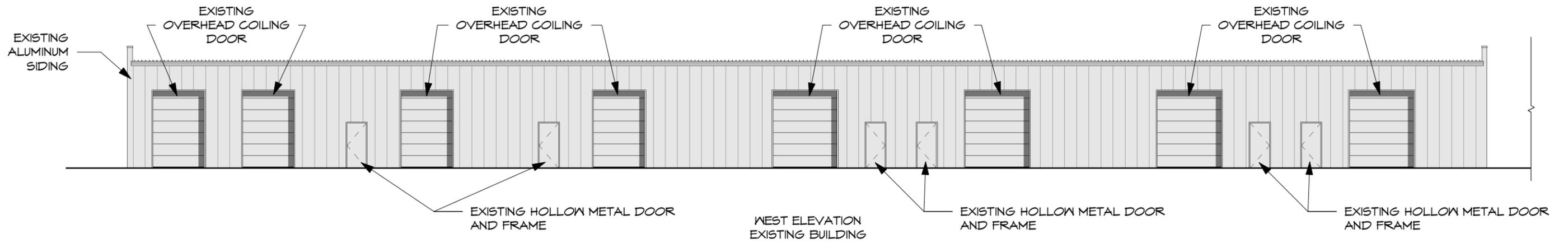
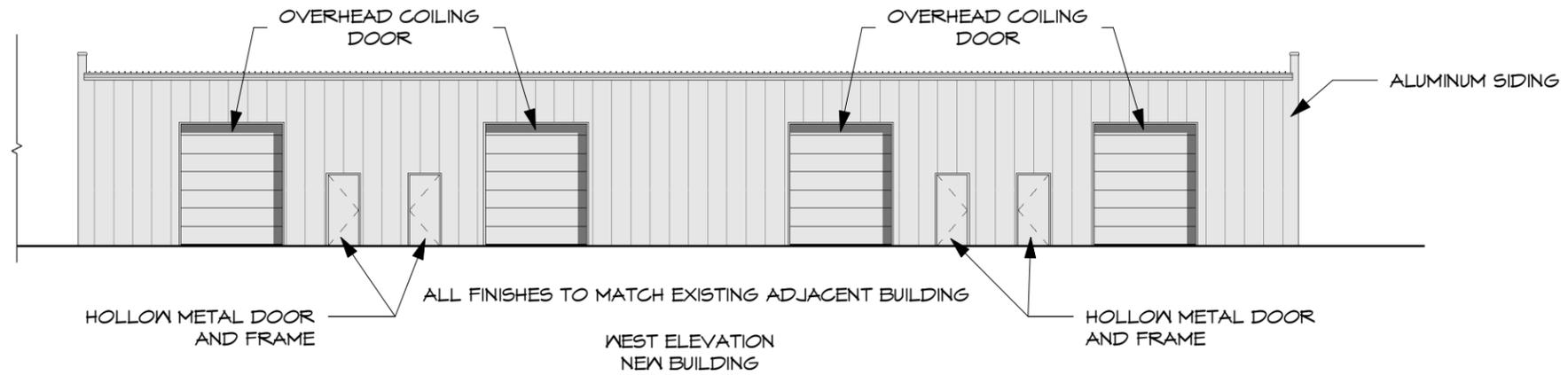


LEVECK CROSS POINTE
661 CROSS POINTE RD, GAHANNA, OH 43230

Scale 1/16" = 1'-0"

Drawn by NHG
Checked by PMM

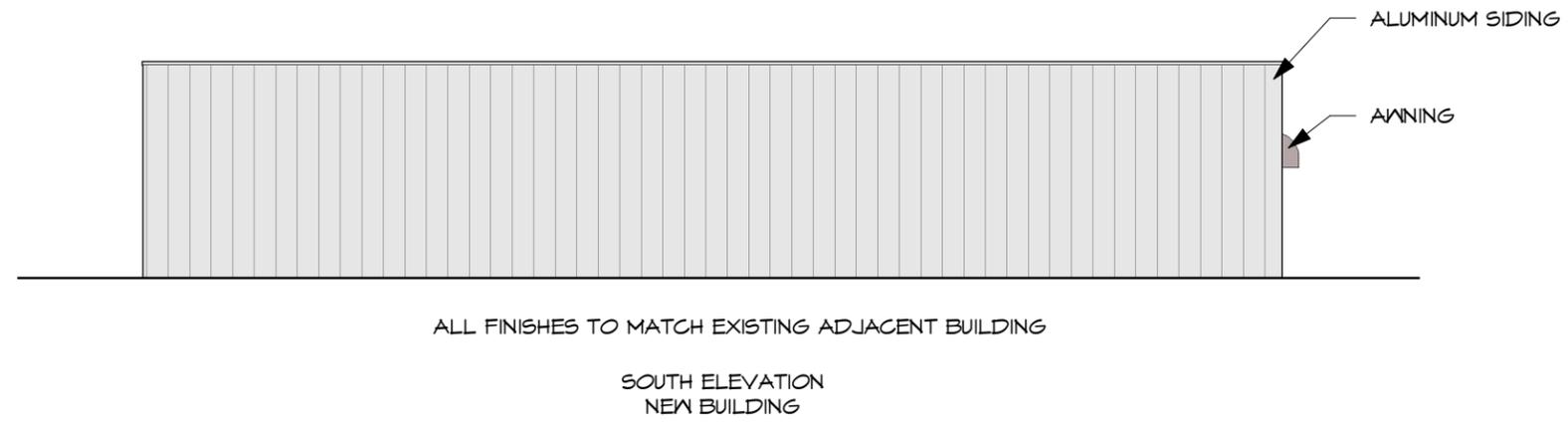
5/23/2017
2:29:32 PM



LEVECK CROSS POINTE
 661 CROSS POINTE RD, GAHANNA, OH 43230

Scale 1/16" = 1'-0"
 Drawn by NHG
 Checked by PMM

5/23/2017
 2:29:33 PM



LEVECK CROSS POINTE
661 CROSS POINTE RD, GAHANNA, OH 43230

Scale 1/16" = 1'-0"

Drawn by NHG
Checked by PMM

5/23/2017
2:29:34 PM



Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Development Plan Review Response 2017051101 Revisions

Applicant 663-669 Cross Pointe Road
Gahanna, OH 43230

The fire division is ok with the revisions to the existing development plan.

Additional requirements and comments could follow after plans are submitted and the review process starts

A handwritten signature in black ink, appearing to read "Steve Welsh", is written over a horizontal line.

June 6, 2017

Date

Steve Welsh, Captain, Fire Marshal



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments - YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 663-669

Project Name/Business Name: PHASE III & IV, CROSSPOINT

SUBMITTED BY:

Name: SGT. M. KESSEL Title: OPERATIONS SGT.

Department: GAHANNA DIV OF POLICE

NO COMMENT.



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments - YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1663-1669 Cross Pointe Rd.

Project Name/Business Name: Cross Pointe Phase III & IV

SUBMITTED BY:

Name: Kenneth W. Fultz **Title:** Chief Building Official

Department: Building Division

No comments on the general concept for the project.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 663-669 Cross Pointe Road

Project Name/Business Name: Cross Pointe Phase 3

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

The applicants are requesting final development plan (FDP) and Design Review approval for 24,000 square feet of building space. The property is zoned Office, Commerce, and Technology (OCT). The proposed development is continuing the trends of existing development in the area in use and design.

Economic Development Strategy

The project site is located within Priority Development Area (PDA) #5 but was not identified as a Target Site, therefore, a concept plan was not created for this property. The development type, office and warehouse, is consistent with existing development on site and in the surrounding area.

TIF

The property is located within the Eastgate TIF. The TIF will capture the increased value of the property post construction. The applicant estimates a project investment of approximately \$1,100,000. As such, the project is anticipated to generate approximately \$14,500 annually for the TIF.

2002 Future Land Use Plan

The property is designated Industrial on the Future Land Use Plan Map. Objectives of Industrial include development of land that is appropriate in location, character and extent for industrial use. Other principles include permitting industries that stabilize and enhance the tax base.

The Planning and Development Department have had numerous inquiries for flex space. There appears to be significant demand for this type of development.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 663-669 Cross Pointe Road

Project Name/Business Name: Cross Pointe Phases 3-4

SUBMITTED BY:

Name: Robert S. Priestas, P.E. Title: City Engineer

Department: Department of Public Service and Engineering

Final Development Plan

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 FDP shall identify and show all parking and building setbacks for the parcel.

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. It is unexpected that this development will exceed 100 trips in the peak hour, and thus most likely will not require a Traffic Impact Study. The owner or developer shall provide sufficient information to confirm the vehicle end trips generated by this development in the peak hour.
- An additional access location will be added to create a total of three (3) access locations to Cross Pointe Road for this development. It is highly recommended that one of these locations be eliminated or combined with the adjacent parcel via access easement.
- A 5' sidewalk shall be constructed along the frontage of the new development.

Sanitary Sewer

- There is an existing 6” sanitary sewer lateral located onsite that can be accessed to provide sanitary sewer service for the development.

Water Service

- There is an existing 12” water line located onsite that can be accessed to provide service for this development. This line can be tapped to provide service to the development for both domestic and fire suppression. If the tap should require excavation into the roadway, it will require a repair to meet City standards.

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.
- We recommend that 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.

Design Review

- No comments.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 663-669 Cross Pointe

Project Name/Business Name: Cross Pointe Phase 3 and 4

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

Final Development Plan

- Proposed office/warehouse building size is 24,000 sq ft, 2 phases, 8 units total
- All building and parking setbacks have been met
- All parking stall numbers, sizes, and drive aisle widths are code compliant
- Both ingress/egress points are code compliant

Certificate of Appropriateness

- All colors, finishes, lighting, and landscaping to match adjacent building
- Tree planting plan is code compliant
- Substantially compliant with recommendations of DRD-4

Applications are recommended for approval.