

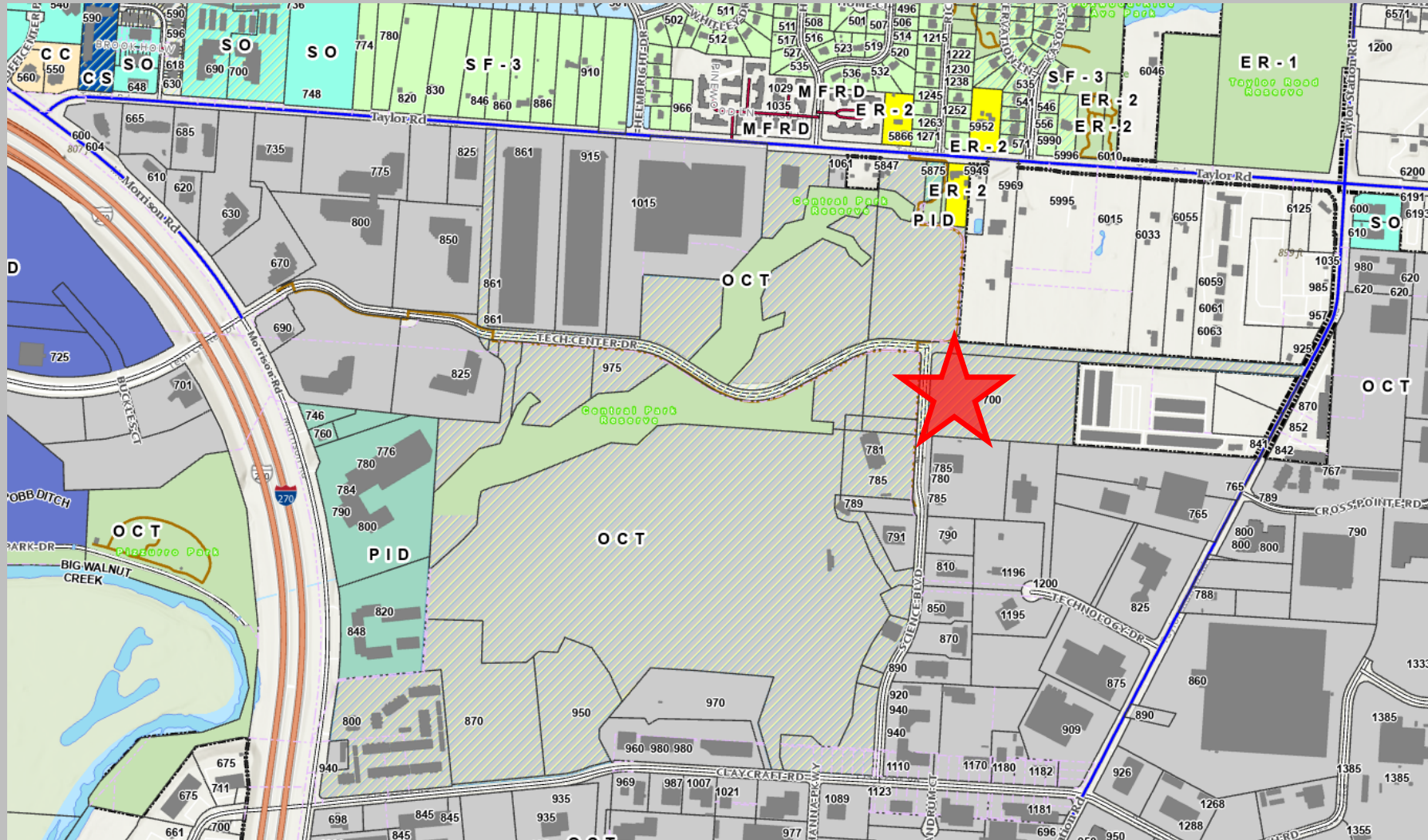
**ADB Safegate
Tech Center/Science Blvd**

V-40-2021

FDP-12-2021

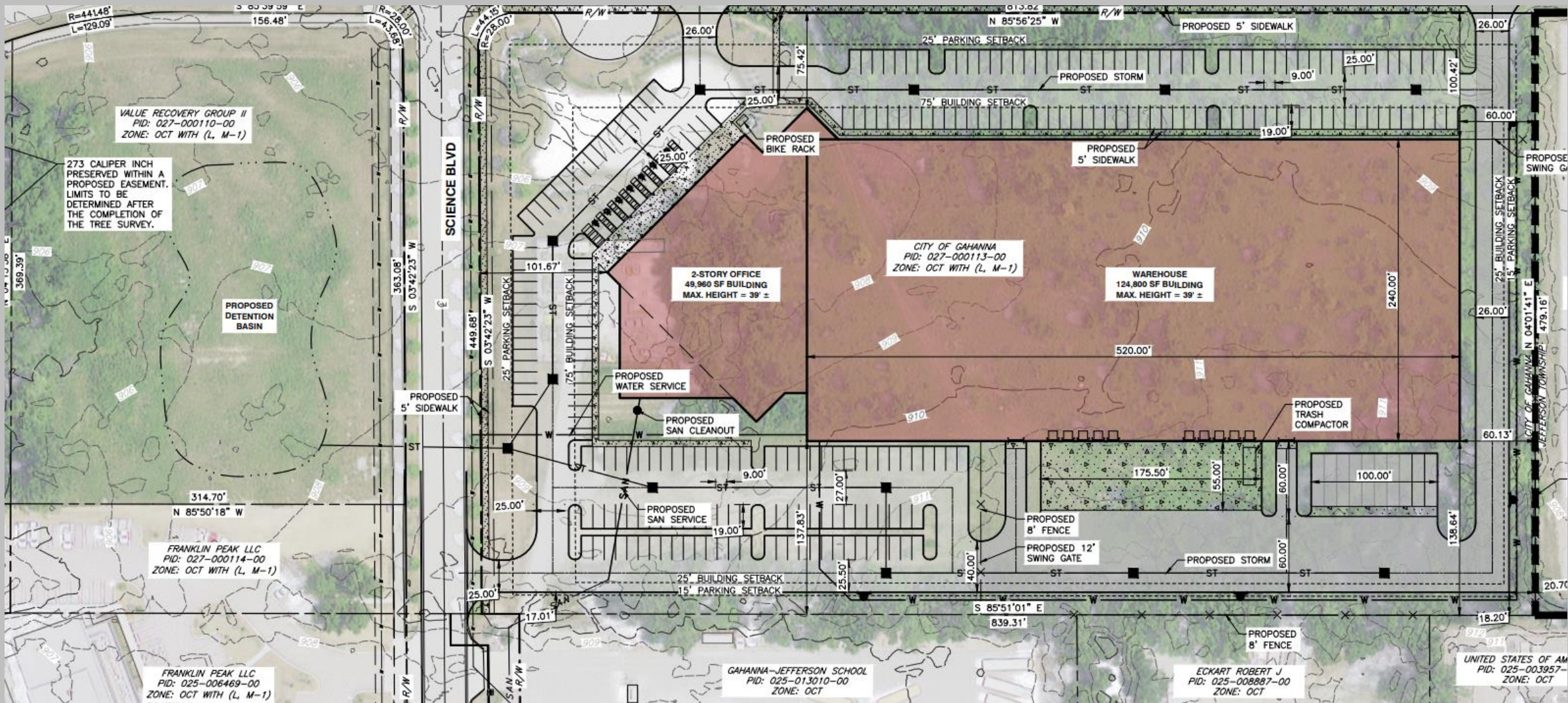
DR-27-2021

Location/Zoning Map



Summary

- FDP
 - 14.23 acres
 - L-OCT
 - Overlay text with unique development parameters
 - Variances often required
 - ~175,000 sf building
 - ~50,000 sf office
 - ~125,000 sf warehouse
- Partnership with City
 - Existing Gahanna business
 - Business retention



VALUE RECOVERY GROUP II
PID: 027-000110-00
ZONE: OCT WITH (L, M-1)

273 CALIPER INCH
PRESERVED WITHIN A
PROPOSED EASEMENT.
LIMITS TO BE
DETERMINED AFTER
THE COMPLETION OF
THE TREE SURVEY.

PROPOSED
DETENTION
BASIN

314.70'
N 85°50'18" W

FRANKLIN PEAK LLC
PID: 027-000114-00
ZONE: OCT WITH (L, M-1)

FRANKLIN PEAK LLC
PID: 025-006469-00
ZONE: OCT WITH (L, M-1)

2-STORY OFFICE
49,960 SF BUILDING
MAX. HEIGHT = 39' ±

CITY OF GAHANNA
PID: 027-000113-00
ZONE: OCT WITH (L, M-1)

WAREHOUSE
124,800 SF BUILDING
MAX. HEIGHT = 39' ±

PROPOSED
BIKE RACK

PROPOSED
5' SIDEWALK

PROPOSED
WATER SERVICE

PROPOSED
SAN CLEANOUT

PROPOSED
TRASH
COMPACTOR

PROPOSED
SAN SERVICE

PROPOSED
8' FENCE

PROPOSED
12' SWING GATE

25' BUILDING SETBACK
15' PARKING SETBACK

PROPOSED
STORM

PROPOSED
8' FENCE

ECKART ROBERT J
PID: 025-008887-00
ZONE: OCT

GAHANNA-JEFFERSON SCHOOL
PID: 025-013010-00
ZONE: OCT

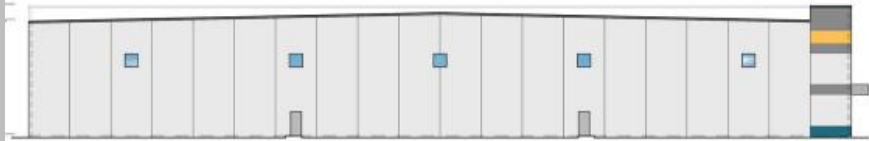
UNITED STATES OF AM
PID: 025-003957-
ZONE: OCT



BUILDING NORTH ELEVATION 1/8" = 1'-0"



BUILDING SOUTH ELEVATION 1/8" = 1'-0"



WAREHOUSE EAST ELEVATION 1/8" = 1'-0"

- E.D. PLUMBING
1/8" = 1'-0"
- E.D. ELECTRIC
1/8" = 1'-0"
- E.D. MECHANICAL
1/8" = 1'-0"
- E.D. CIVIL
1/8" = 1'-0"
- E.D. CONSTRUCTION
1/8" = 1'-0"



BUILDING WEST ELEVATION 1/8" = 1'-0"





Summary

- Variance
 - 30' parking setback
 - 25' requested along Tech Center extension and Science Blvd
 - Main and secondary facades shall have similar materials and design
 - Difficult to achieve
 - Different uses – office and industrial
 - Minimum 50% brick and stone on main façade
 - No brick or stone proposed
 - Chain link fencing prohibited

Summary

- Staff Comments
 - Character/compatibility
 - Similar uses in vicinity
 - Design elevates corridor
 - Consistent with intent of overlay
 - Variances to overlay are common
 - Variances don't equate to bad project
 - Land Use Plan
 - Professional Office on FLUM
 - Office Uses encouraged
 - Meant as a guide, not mandate a particular decision



Gahanna

DEPARTMENT OF PLANNING