

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY INFORMATION		
Project/Property Address: 6579 Taylor Road		Project Name/Business Name: Taylor Road Commercial Park
Parcel #: 027-000008-00	Zoning: (see Map) OCT	Acreage: 22.92

027-000150-00

PLAN SPECIFICATIONS	
Application Type: (check all that apply)	<input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Landscaping <input type="checkbox"/> Building Design <input type="checkbox"/> Demolition <i>Olde Gahanna only</i> <input type="checkbox"/> Other
Project Description: <p>The previously approved project is proposing to add additional parking to the warehouse on the western side of the site. This includes modifications of the parking lot, drive aisle, and landscape area.</p>	

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Robert LeVeck	Applicant Address: 625 Eastgate Pkwy, Gahanna, OH 43230
Applicant E-mail: rleveck@leveckconstruction.com	Applicant Phone: 614-582-4765
Business Name (if applicable): LeVeck Commercial Construction	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Ryan Grassly - Kimley-Horn	ryan.grassly@kimley-horn.com (614-472-8830)
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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:  Date: **7/1/22**

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No.

DR-0289-2022

RECEIVED:

KAW

DATE:

7-12-22

PAID:

200.00

DATE:

7-12-22

Updated
Apr 2022

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS - 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 (1) copy 24"x36" or 11"x17" prints of the plans
Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)	
1.	SITE PLAN 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.	LANDSCAPE PLAN (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.	ELEVATIONS from all sides
-	Fenestration, doorways, & all other projecting & receding elements of the building exterior
4.	LIGHTING STANDARD DRAWING 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			
ITEM	MATERIAL TYPE	COLOR NAME	COLOR NUMBER
Facade			
Facade			
Facade			
Awnings			
Lighting			
Roofing			
Trim			
Other (please specify)			
Other (please specify)			
Other (please specify)			

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

AUTHORIZATION CONSENT FORM

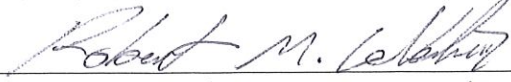
(must sign in the presence of a notary)

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.



(property owner name printed)

(property owner signature) (date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Stamp or Seal

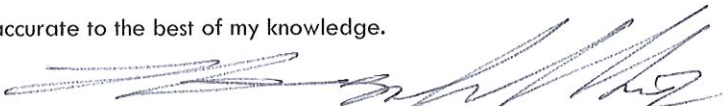
Notary Public Signature: _____

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.



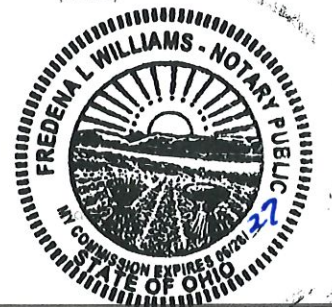
(applicant/representative/property owner name printed)

(applicant/representative/property owner signature) (date)

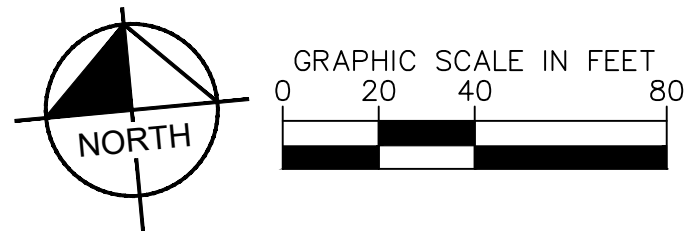
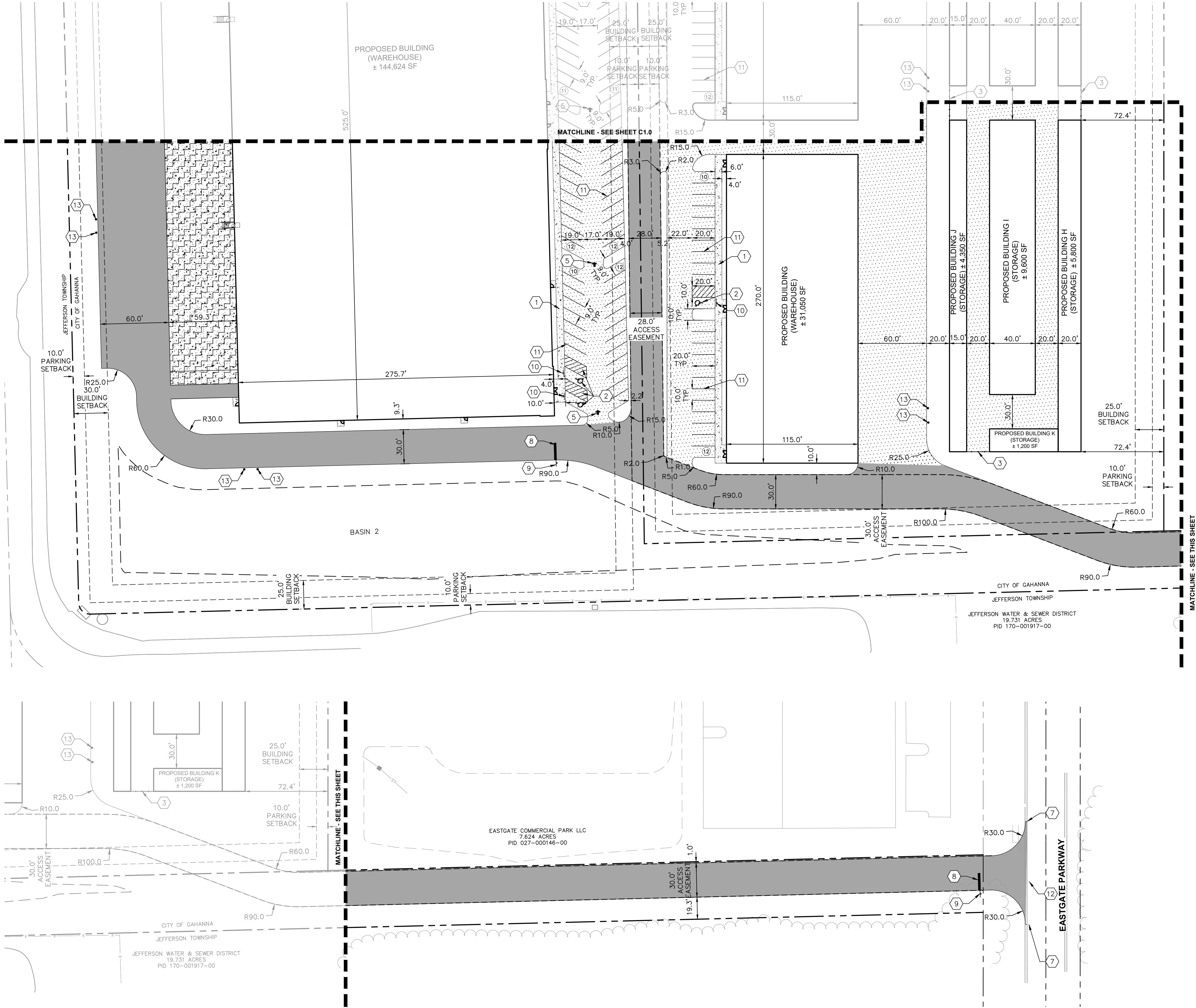
Subscribed and sworn to before me on this 1st day of July, 2022.

State of Ohio County of Franklin

Notary Public Signature: Fredena L. Williams



Drawing name: K:\CIB_LDEV\19014400_Lakeside_Gahanna.dwg Nov 04, 2022 11:37am by: Ryan Grassy
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



KEY NOTES

- 1 CONCRETE SIDEWALK, TYP. (SEE DETAILS, SHEET C6.0)
- 2 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS, SHEET C6.0)
- 3 FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 4 SLIDE GATE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 5 ONE WAY STRIPING, TYP.
- 6 8' PATH (SEE DETAILS, SHEET C6.0)
- 7 CONNECT TO EXISTING PAVEMENT, TYP.
- 8 24" WIDE STOP BAR, TYP. (SEE DETAILS, SHEET C6.0)
- 9 STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS, SHEET C6.0)
- 10 ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS, SHEET C6.0)
- 11 4" WIDE PAINTED SOLID LINE, TYP.
- 12 SAW CUT
- 13 FIRE HYDRANT PROTECTION, TYP. (SEE DETAILS, SHEET C6.0)
- 14 DO NOT ENTER SIGNAGE, TYP. (MUTCD R5-1)

GENERAL NOTES

1. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
3. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
4. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

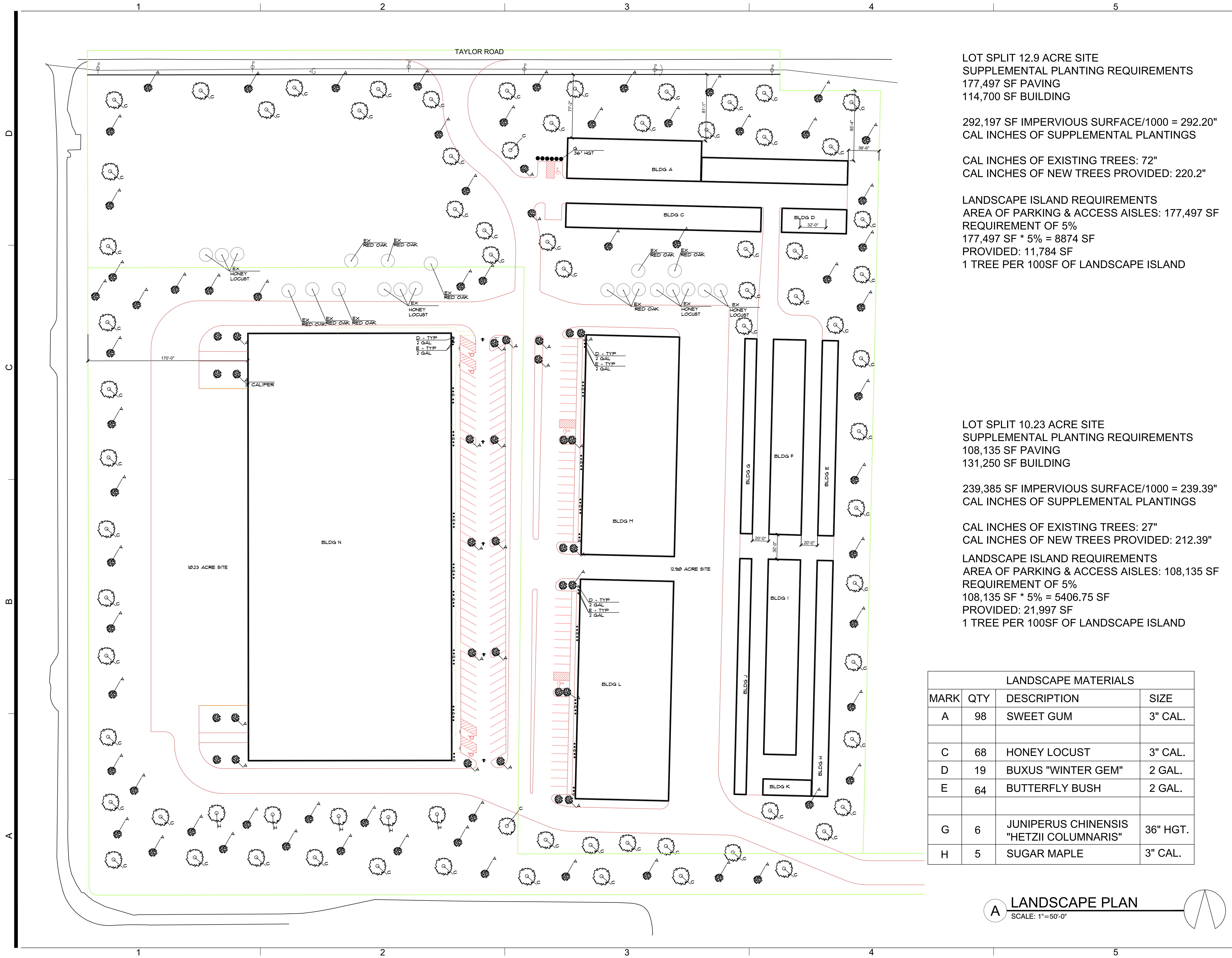
PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 8' PATH
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

FEMA INFORMATION

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X.
COMMUNITY PANEL NUMBER 39049C0214K AND
39049C0352K, EFFECTIVE DATE: JUNE 17, 2008

REVISIONS	DATE	BY
11/01/22	RBG	
02/16/22	RBG	
02/02/22	RBG	
01/17/22	RBG	
11/18/21	RBG	
10/13/21	RBG	
10/06/21	RBG	
NO.	REVISIONS	
Kimley»Horn		
© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM		
TAYLOR ROAD COMMERCIAL PARK CITY OF GAHANNA FRANKLIN COUNTY, OHIO		
ORIGINAL ISSUE: 11/04/2022		
KHA PROJECT NO. 190144000		
SHEET NUMBER		
C1.1		



LOT SPLIT 12.9 ACRE SITE
SUPPLEMENTAL PLANTING REQUIREMENTS
177,497 SF PAVING
114,700 SF BUILDING

292,197 SF IMPERVIOUS SURFACE/1000 = 292.20"
CAL INCHES OF SUPPLEMENTAL PLANTINGS

CAL INCHES OF EXISTING TREES: 72"
CAL INCHES OF NEW TREES PROVIDED: 220.2"

LANDSCAPE ISLAND REQUIREMENTS
AREA OF PARKING & ACCESS AISLES: 177,497 SF
REQUIREMENT OF 5%
177,497 SF * 5% = 8874 SF
PROVIDED: 11,784 SF
1 TREE PER 100SF OF LANDSCAPE ISLAND

LOT SPLIT 10.23 ACRE SITE
SUPPLEMENTAL PLANTING REQUIREMENTS
108,135 SF PAVING
131,250 SF BUILDING

239,385 SF IMPERVIOUS SURFACE/1000 = 239.39"
CAL INCHES OF SUPPLEMENTAL PLANTINGS

CAL INCHES OF EXISTING TREES: 27"
CAL INCHES OF NEW TREES PROVIDED: 212.39"

LANDSCAPE ISLAND REQUIREMENTS
AREA OF PARKING & ACCESS AISLES: 108,135 SF
REQUIREMENT OF 5%
108,135 SF * 5% = 5406.75 SF
PROVIDED: 21,997 SF
1 TREE PER 100SF OF LANDSCAPE ISLAND

LANDSCAPE MATERIALS			
MARK	QTY	DESCRIPTION	SIZE
A	98	SWEET GUM	3" CAL.
C	68	HONEY LOCUST	3" CAL.
D	19	BUXUS "WINTER GEM"	2 GAL.
E	64	BUTTERFLY BUSH	2 GAL.
G	6	JUNIPERUS CHINENSIS "HETZII COLUMNARIS"	36" HGT.
H	5	SUGAR MAPLE	3" CAL.

A LANDSCAPE PLAN
SCALE: 1"=50'-0"

COPYRIGHT NOTICE:

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CONSULTING ENGINEER	REVISIONS	10/9/21	FDN REV.
		03/14/22	BLDG RESP.
		04/8/22	LOT SPLIT
		07/25/22	FOUNDATION
		09/26/22	INSPECTOR
		11/03/22	PLANNING

CONSTRUCTION DOCUMENTS 10.03.21

LANDSCAPE PLAN

A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC
FOR:
TAYLOR INDUSTRIAL PARK, LLC
TAYLOR ROAD
GAHANNA, OHIO 43230

Thomas M. McCash, RA, CBO, MPE
55 S. HIGH ST. #210
DUBLIN, OHIO 43017
T+1 614 348 9883 F+1 614 408-8282

THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/23

DATE: 10.03.21 SHEET:
SCALE:
DRAWN BY:
PROJECT No: 21003 REV:

AS1.00



October 4, 2022

Ms. Kelly Wicker
Planning and Zoning Coordinator
City of Gahanna
Department of Planning
200 South Hamilton Road
Gahanna, OH 43230

**Re: 6579 Taylor Road Design Review / C of A
Comment Response Letter**

Dear Ms. Wicker:

Thank you for your design review on July 25, 2022, of the 6579 Taylor Road project. We have revised the plans to address the comments provided and offer the following comment responses to clarify our revisions.

Planning

1. It appears that the landscaped island with parking lot shade trees is being removed. Provide a detailed landscaping plan to show compliance with all of Section 1163.08 for both properties involved. Provide the required landscaping calculations and type of trees, sizes, locations, etc.

Response: An updated landscape plan has been provided with this submittal.

2. Add a project description to the plan that indicates the changes proposed. Indicate the number of parking spaces being added from the approved plan.

Response: A project change description has been added to the plan as requested.

Building

3. Sufficient details are not provided to demonstrate that the "angled" accessible parking spaces will comply with ICC A117.1 Section 502.1. For the angled parking - the access aisle shall be on the passenger side of the parking space as per ICC A117.1 Section 502.4.1. Neither of the angled parking spaces comply with this requirement.

Response: A detail has been added to the plan for the angled ADA parking. The access aisles have also been moved to comply.

Development Engineer

4. With 87 total spaces, 4 are required to be accessible, 1 of which van accessible. Update parking stalls and parking site data.

Response: 2 additional ADA stalls have been added to the plan. Each of the 4 stalls can be used as van accessible.

5. The island to the east of the revised parking area is very narrow - appears to be 2-3 feet wide at the south end. Gahanna Code 1163.08 requires a ten-foot-wide island for every two rows of parking.

Response: Per a conversation with Robert LeVeck and the City of Gahanna on 8/20/2022, this comment has been removed.

Parks

6. No Comments per Julie Predieri.

Fire District

7. The fire department has no issues.

If you have any questions or require any additional information, please contact me at 614-472-8830.

Sincerely,



Ryan Grassly P.E.

Kimley-Horn and Associates, Inc.

Phone: +1 614-472-8830

Email: Ryan.Grassly@kimley-horn.com



November 4, 2022

Ms. Kelly Wicker
Planning and Zoning Coordinator
City of Gahanna
Department of Planning
200 South Hamilton Road
Gahanna, OH 43230

**Re: 6579 Taylor Road Design Review / C of A
Comment Response Letter**

Dear Ms. Wicker:

Thank you for your design review on October 28, 2022, of the 6579 Taylor Road project. We have revised the plans to address the comments provided and offer the following comment responses to clarify our revisions.

Fire District

1. The fire department has no issues.

Parks

2. Landscape plans look mostly appropriate. I would advise against use of butterfly bush since it exhibits many invasive traits

Response: We've used the butterfly bush on prior projects that have been approved by the city. However, we note that you now have a concern on this variety. We have substituted ninebark in lieu of the butterfly bush.

Planning

3. The submitted landscaping plan shows the property line splitting the new row of parking spaces, which is not what was approved in the lot split and does not match the property lines shown on the site plan. Please revise to show the correct location of the property line.

Response: Location has been revised.

4. The landscaping plan shows a different parking configuration next to buildings A & C than what the site plan shows. Please adjust the landscaping plan accordingly and ensure that all features are accurate and true to the proposed site plan.

Response: Revised.

5. Indicate the number of proposed trees. Only a note is provided for 1 tree per 100sf of required landscaped area

Response: Quantities have been added to the landscape plan.

Development Engineer

6. At the south end, the parking stalls get pretty close to the access road; what is the dimension here? Are there parking bumper blocks? Is the area in between the parking stalls and access drive to be landscaped?

Response: The stalls to the south have a 2' separation from the edge of the road. Parking blocks are intended to be used. The area between the parking stalls and access drive is intended to be landscaped.

7. The ADA spot at the southern end is somewhat questionable with the how the radius return transitions into this spot.

Response: We have updated the radius of the return in this area to better align with the stalls.

8. For overall ingress/egress it is a pretty far run in one direction with no exit and limited room for maneuverability in the one way 17 foot wide drive aisle

Response: Noted. Our client is aware of this and wants to add as much parking as the site allows.

If you have any questions or require any additional information, please contact me at 614-472-8830.

Sincerely,



Ryan Grassly P.E.

Kimley-Horn and Associates, Inc.

Phone: +1 614-472-8830

Email: Ryan.Grassly@kimley-horn.com



November 28, 2022

LeVeck Commercial Construction
625 Eastgate Pkwy
Gahanna, OH 43230

RE: Project 6579 Taylor Rd Design Review/C of A

Dear LeVeck Commercial Construction:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Fire District

1. The fire department has no issues.

Parks

2. Landscape plans look mostly appropriate. I would advise against use of butterfly bush since it exhibits many invasive traits.

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

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

Applicant is requesting approval of a Design Review application for parking and landscaping alterations at 1641 & 6579 Taylor Road. The property is zoned OCT – Office, Commerce, and Technology district. The site was last approved in April 2021 for the development of approximately 250,000 sq. ft. of twelve different industrial, flex, and storage buildings. Since that approval, the site has been split into two parcels so that the large 144,000 sq. ft. building to the west is on its own 10-acre property (1641 Taylor) and the remainder of the buildings are on another 12.9-acre property (6579 Taylor).

The applicant is requesting to revise the parking and landscaping configuration between the properties by installing a new row of angled parking with an additional 46 parking spaces, removing the landscaped island between the rows of parking, and installing additional trees around the site. The alterations comply with all applicable zoning code requirements including minimum parking and landscaping standards on each parcel.

The east parcel consists of 50 parking spaces whereas 43 spaces are required and approximately 292 caliper inches of trees are provided. The west parcel consists of 89 parking spaces whereas 46 spaces are required and approximately 240 caliper inches of trees are provided. 313 caliper inches in total was originally approved in 2021.

Design Review

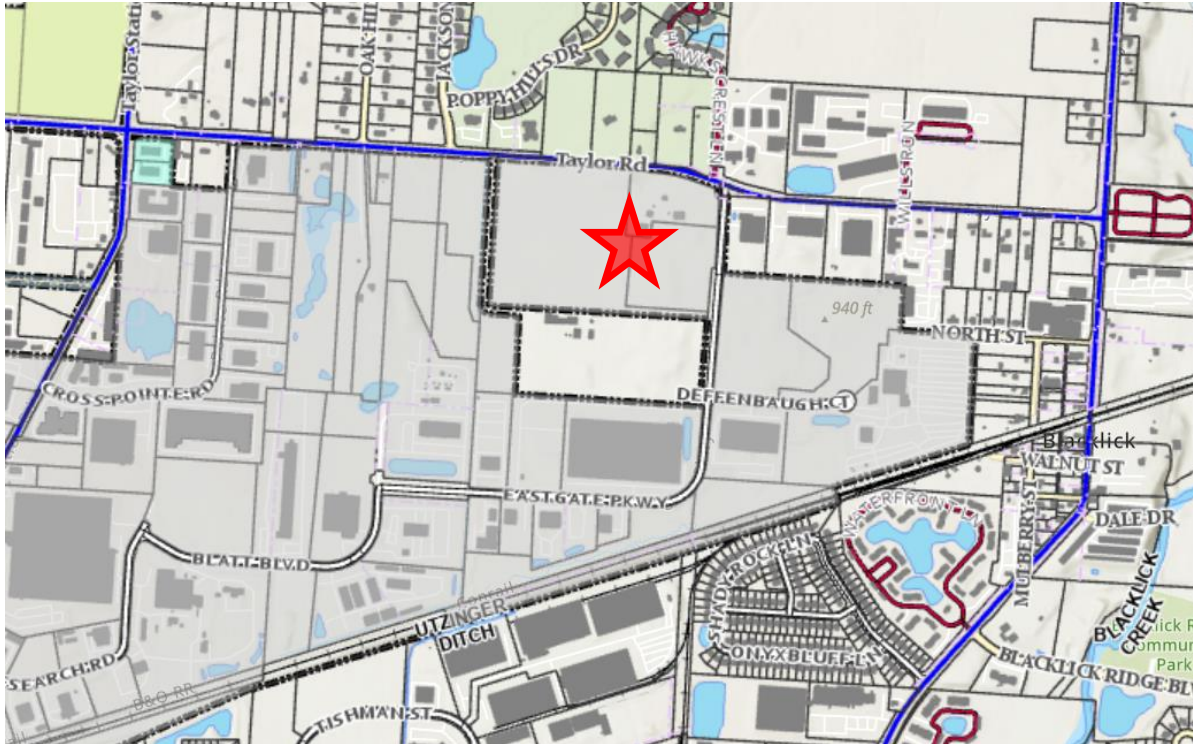
General review criteria for Design Review applications include the following:

- 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.

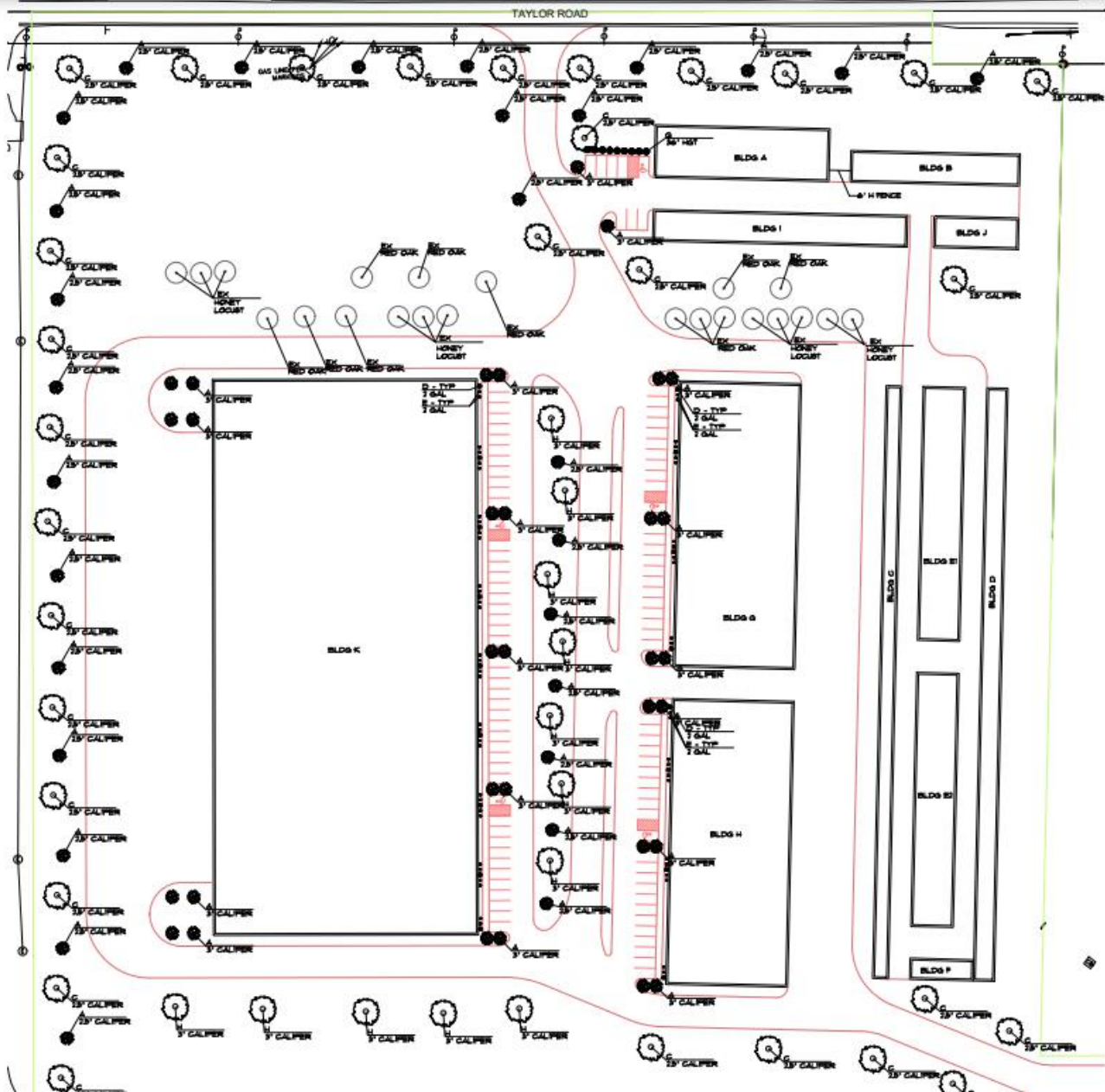
Staff Comments

Staff recommends approval of the application as submitted. The proposed alterations are in compliance with all applicable code requirements and are consistent with the Design Review criteria. The proposed amount of landscaping and trees on both parcels exceeds the minimum amount of landscaping required and the additional parking will allow the building's tenants to meet their needs.

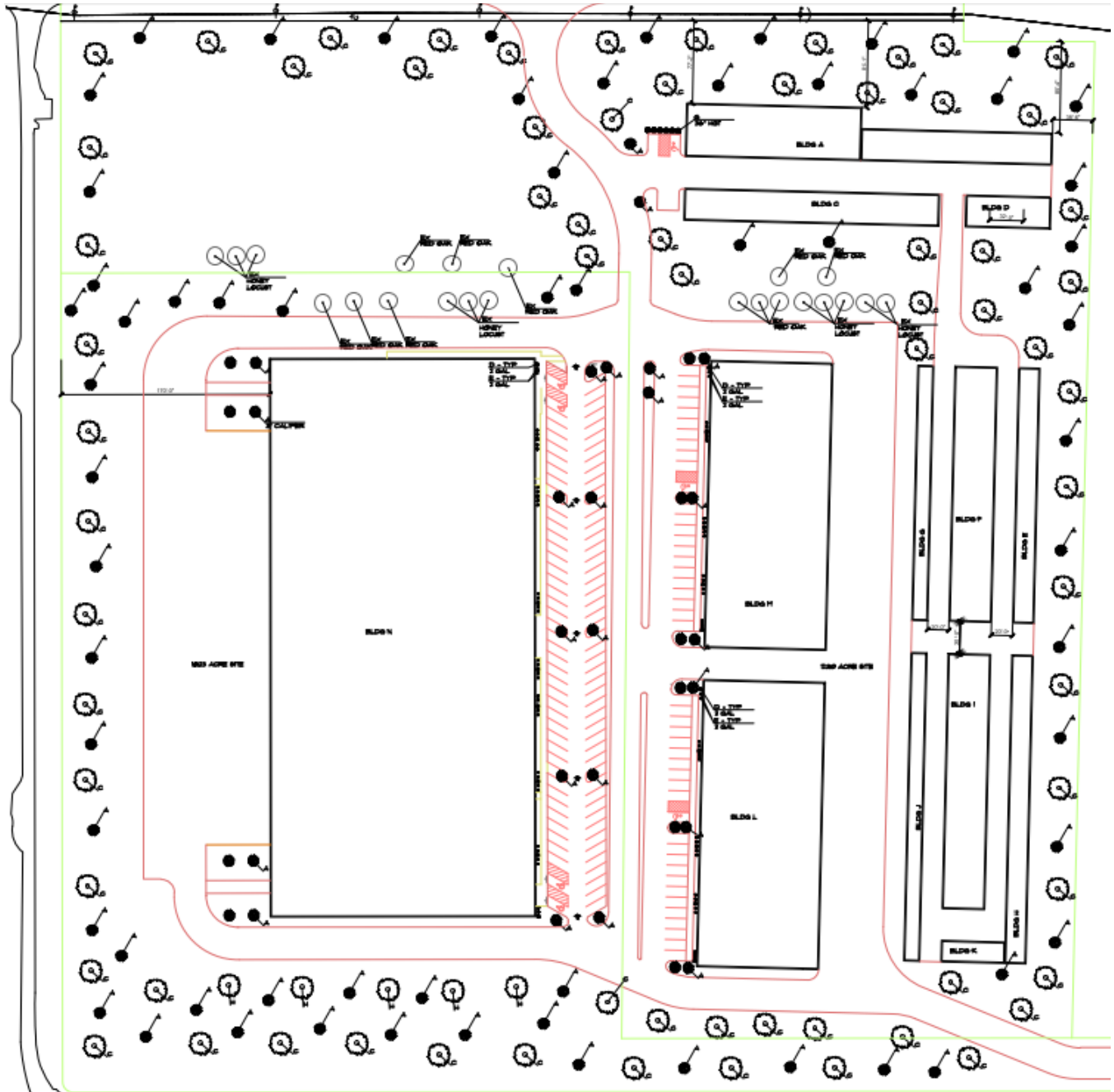
Location/Zoning Map:



Previously Approved Plan:



Proposed Plan:



Respectfully Submitted By:
Zack Cowan, AICP