

### DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS 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: <b>663-669 Cross Pointe Rd.</b>		Project Name/Business Name (if applicable): <b>Cross Pointe Phase 3</b>	
Parcel ID No.(s) <b>025-013186-00</b>	Current Zoning: <b>Industrial OCT</b>	Total Acreage: <b>3.69</b>	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Older Gahanna</small>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable):  			
<b>APPLICANT INFORMATION (primary contact)</b>			
Name (please do not use a business name): <b>Robert LeVeck</b>		Address: <b>1500 W. Third Ave. Ste. 120 Columbus, OH 43212</b>	
E-Mail: <b>rleveck@leveckconstruction.com</b>		Phone No. <b>614-582-4765</b>	
<b>ATTORNEY/AGENT INFORMATION</b>			
Name: <b>SHAWN LANNING</b>		Address: <b>83 SHULL AVE, GAHANNA</b>	
E-Mail: <b>SHAWN@WATCONENG.COM</b>		Phone No. <b>614-313-4444</b>	
<b>ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)</b>			
Names: -Contractor:  -Developer:  -Architect:		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant) <b>CP Road, LLC</b>		Contact Information (phone no./email):	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2 & 3)

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 16:45:54 -04'00'

Date: 5/3/17

Zoning File No. 1705 0015  
PC Meeting Date: \_\_\_\_\_  
PC File No. \_\_\_\_\_

RECEIVED: [Signature]  
DATE: 5/3/17

PAID: 290.00  
DATE: 5/3/17  
CHECK#: 1479



## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS 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 1197</u> (visit <a href="http://www.municode.com">www.municode.com</a> )	✓			
	2. Pre-application conference with staff	✓		✓	
	3. Materials List (see page 3) – does not apply to demolition applicants	✓		✓	
	4. Authorization Consent Form Complete & Notarized (see page 4)	✓		✓	
	5. Application & all supporting documents submitted in digital format	✓		✓	
	6. Application & all supporting documents submitted in hardcopy format	✓		✓	
	7. Application fee paid (in accordance with the <u>Building &amp; Zoning Fee Schedule</u> )	✓		✓	
<b>PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT</b>					
<b>NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")</b>					
<b>SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS</b>					
<b>GENERAL REQUIREMENTS</b>					
	1. One 24"x36" & One 11"x17" prints of the plans	✓		✓	
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)	✓		✓	
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)	✓		✓	
	4. Color rendering(s) of the project in plan/perspective/or elevation	✓		✓	
<b>BUILDING CONSTRUCTION, EXTERIOR REMODELING, &amp; ADDITIONS (INCLUDING PARKING LOTS &amp; LANDSCAPING)</b>					
	1. <u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address)	✓		✓	
	- All property & street pavement lines	✓		✓	
	- Gross area of tract stated in square feet	✓		✓	
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)	✓		✓	
	- Location of all existing and proposed buildings on the site	✓		✓	
	- Location of all existing (to remain) & proposed lighting standards	✓		✓	
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code <u>Section 1163</u> )	✓		✓	
	- 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	✓		✓	
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)	✓		✓	
	- Designation of required buffer screens (if any) between parking area & adjacent property	✓			
	- Interior landscaping breakdown for paved surface (see Gahanna Code <u>Section 1163</u> )	✓		✓	
	3. <u>ELEVATIONS</u> from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)	✓		✓	
	- Exterior materials identified	✓		✓	
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior	✓		✓	
	4. <u>LIGHTING STANDARD DRAWING</u> that includes the following: (scaled drawing)	✓			
	- All sizing specifications	✓			
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)	✓			
	- Materials, colors, & manufacturer's cut sheet	✓			
	- Ground or wall anchorage details	✓			

CONTINUE TO PAGE 3

*same as existing building*





# CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:			✓		
- Scale model					
- Section profiles					
- Perspective drawing					
<b>DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS</b>					
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	Metallic Building Company		
Lighting			
Roofing	Metallic Building Company		
Siding	Metallic Building Company		
Signs			
Stucco	N/A		
Trim	Metallic Building Company		
Windows	Metallic Building Company		



## AUTHORIZATION CONSENT FORM

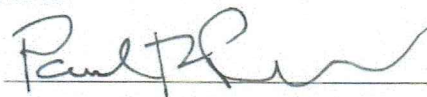
(must sign in the presence of a notary)

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.

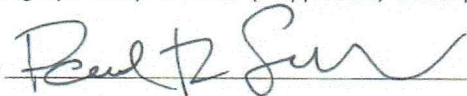
I, Paul Schlegel, the owner of the subject property listed on this application, hereby authorize Robert LeVeck to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: 

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: 

Date: 4/4/17

NOTARY

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 Public, State of Ohio  
My Commission Expires 10/23/18

### 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: 

Date: 4/4/17

NOTARY

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 Public, State of Ohio  
My Commission Expires 5-28-2018

SAVE APPLICATION



INTERNAL USE ONLY

### 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.  
☐ Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: Bonnie Gah Date: 5/25/17

### APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on \_\_\_\_\_. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

Planning & Zoning Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

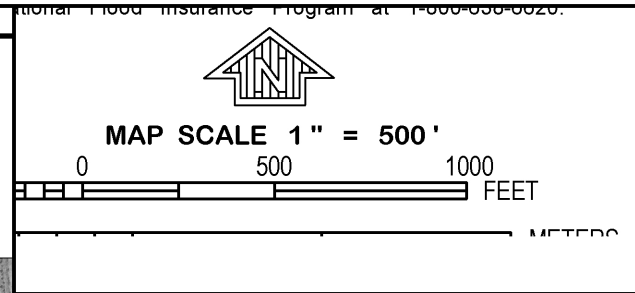
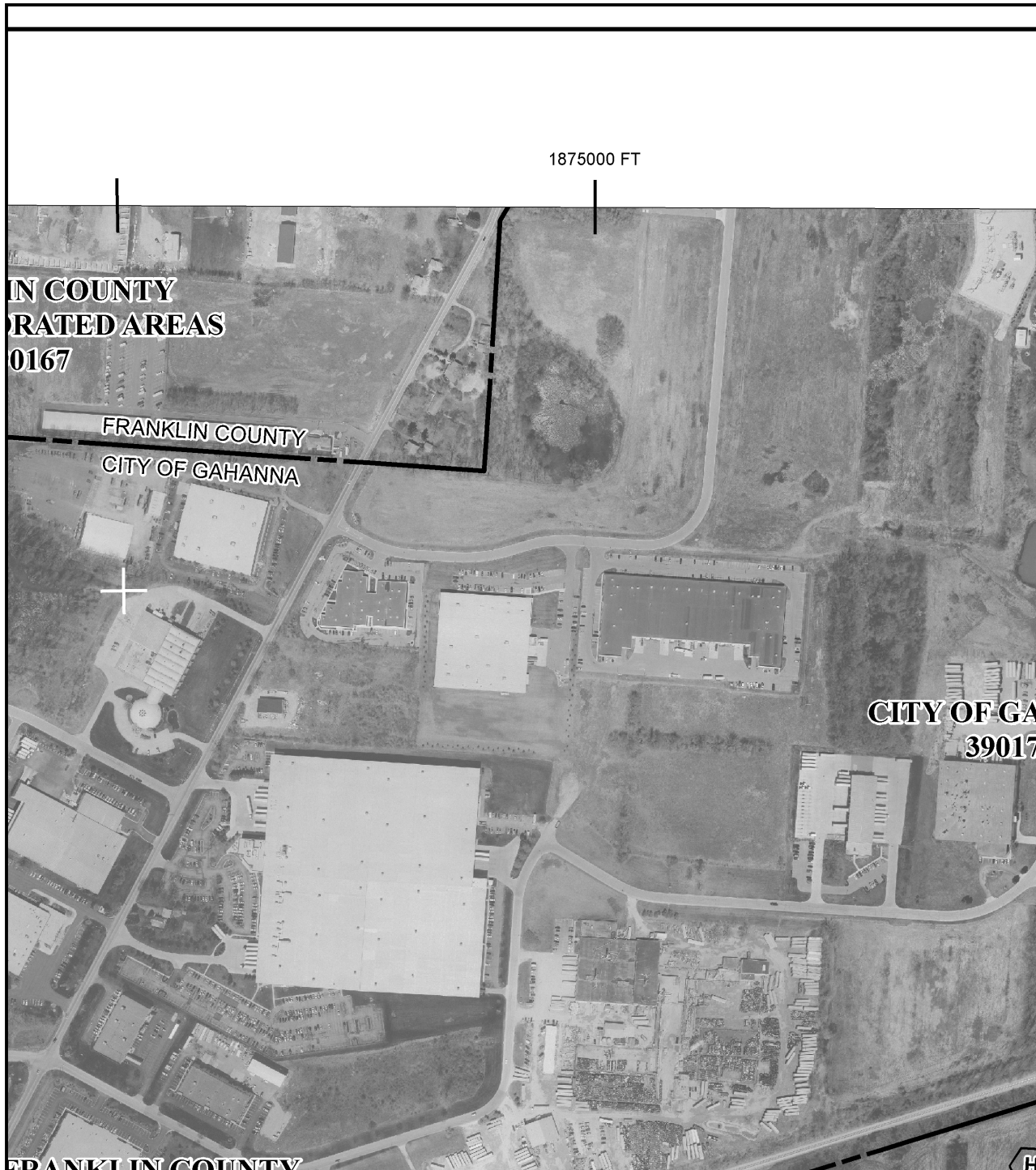
Chief Building Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Director of Public Service Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*This application may be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.*





NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0352K

# FIRM

FLOOD INSURANCE RATE MAP  
FRANKLIN COUNTY,  
OHIO  
AND INCORPORATED AREAS

PANEL 352 OF 465

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLUMBUS, CITY OF	390170	0352	K
FRANKLIN COUNTY	390167	0352	K
GAHANNA, CITY OF	390171	0352	K
REYNOLDSBURG, CITY OF	390177	0352	K

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
39049C0352K

MAP REVISED  
JUNE 17, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



CERTIFICATE OF APPROPRIATENESS  
SITE PLAN

FOR:

*Cross Pointe*  
Phase 3 - 4

GAHANNA, OHIO



LOCATION MAP

TABLE OF CONTENTS

Certificate of Appropriateness Plan	-	Page 1
Landscape Plan	-	Page 2
Proposed Building Floor Plan	-	Page 3
Proposed Building Exterior Elevation Plan	-	Page 4
Adjacent Buildings Plan	-	Page 5

SITE STATISTICS

PROP. BUILDING SIZE:	24,000 SQ. FT. TOTAL
2 PHASES:	12,000 SQ. FT. PER PHASE
8 UNITS:	3,000 SQ. FT. PER UNIT
SIZE OF PARKING STALLS:	9' x 19'
OFFICE SPACE AREA:	6000 SQ. FT.
OFFICE PARKING SPACES REQUIRED:	17 SPACES
WAREHOUSE AREA:	18,000 SQ. FT.
WAREHOUSE PARKING SPACES REQUIRED:	18 SPACES
HANDICAP SPACES REQUIRED/PROVIDED:	2 SPACES
TOTAL SPACES PROVIDED:	37 SPACES

PERVIOUS/IMPERVIOUS COVERAGE CALCS:	
Building Area:	24,000 Sq. Ft.
Pavement Area:	30,726 Sq. Ft.
Green Space Area:	18,641 Sq. Ft.
Total Site Area:	73,367 Sq. Ft.

SITE ADDRESS: 675-689 Cross Pointe Road  
Gahanna, OH 43230

ADDRESS KEY: 000

CURRENT ZONING: OCT (Office, Commerce and Technology)

Prepared By:

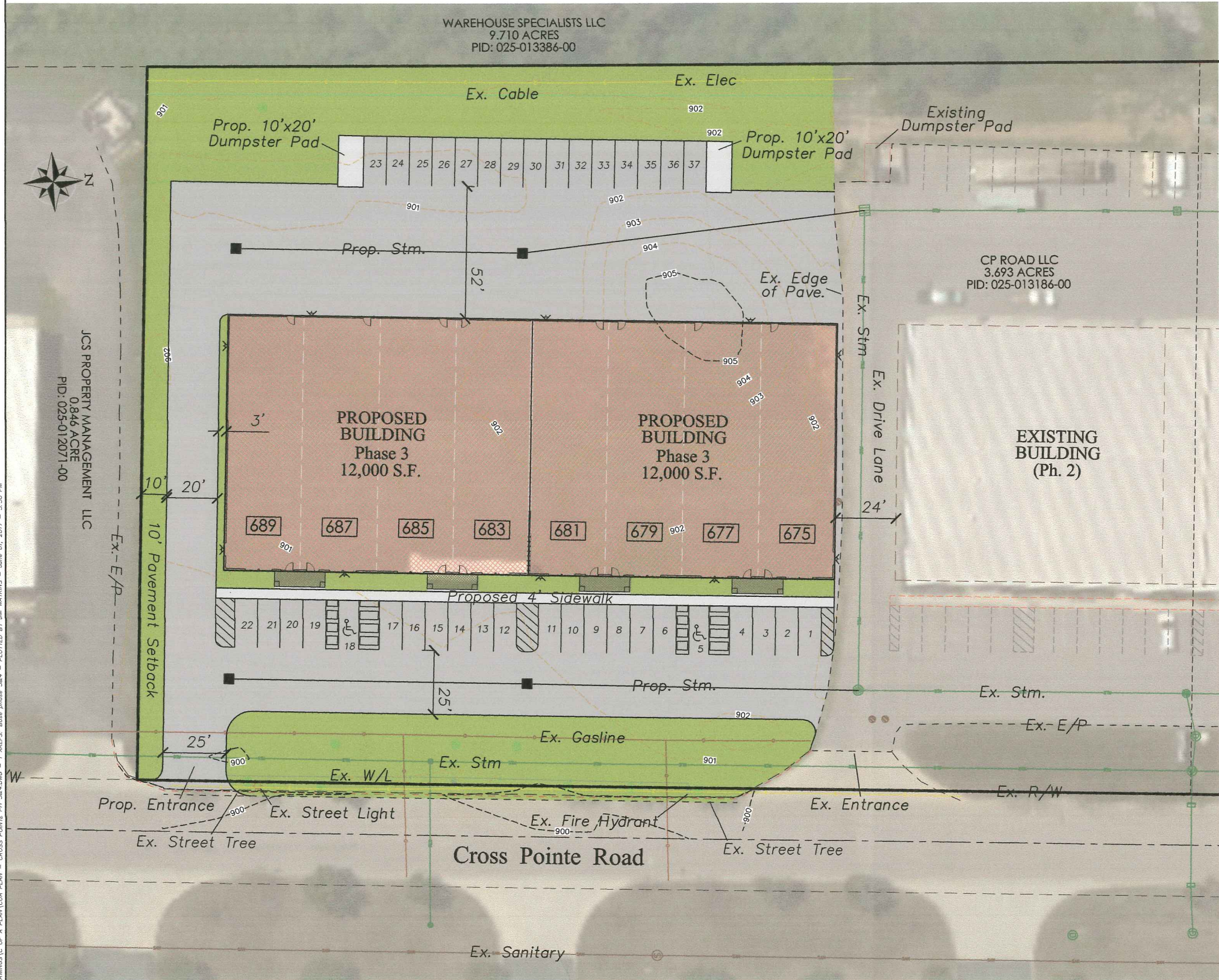


CONSULTING ENGINEERS & SURVEYORS  
83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

Prepared for:



1500 W. Third Ave. Ste. 120  
Columbus, OH 43212  
Ph# (614) 582-4765



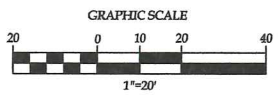
NOTES

Note "A" - All of the Cross Pointe Phase 3 and 4 Site is located within the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0352 K, effective date June 17, 2008.

Note "B" - Lighting on the site will mimic the existing lighting of the existing building of Phase 1 and Phase 2. See page 4 for proposed light. Approximate placement of the Building Mounted Lighting is shown on this plan by this symbol.

SETBACKS

Front Building Setback	-	75'
Side Pavement Setback	-	10'
Side Building Setback	-	25'
Rear Building Setback	-	30'



DATE: JUNE 1, 2017

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

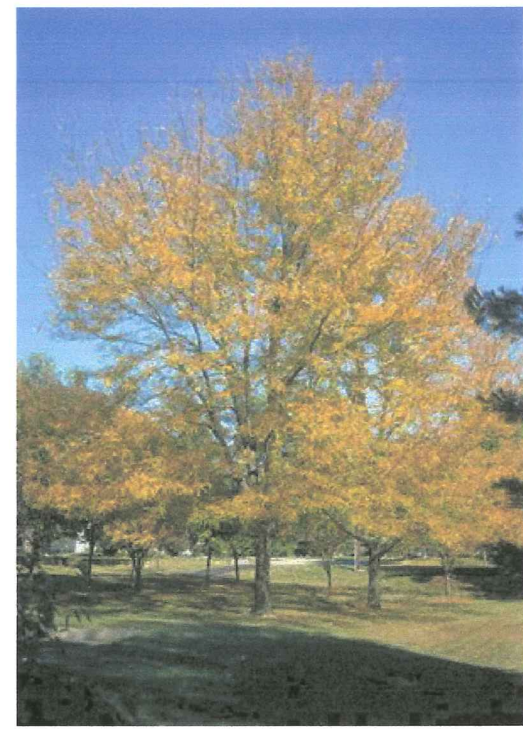


LANDSCAPE PLAN  
FOR:  
*Cross Pointe*  
Phase 3 - 4

INTERIOR LANDSCAPE REQUIREMENTS

IMPERVIOUS COVERAGE CALC:  
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



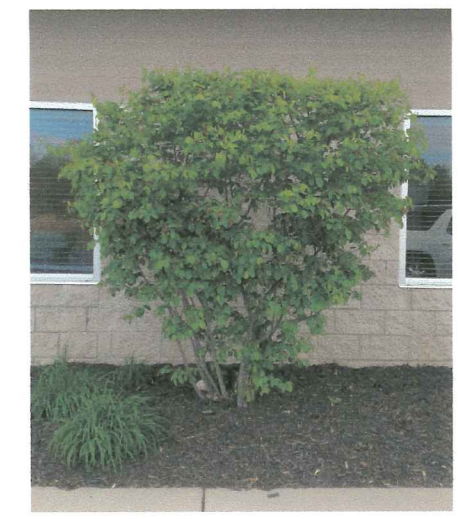
**NEW DECIDUOUS TREE**  
Honey Locust  
(Gleditsia Triacanthos)



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



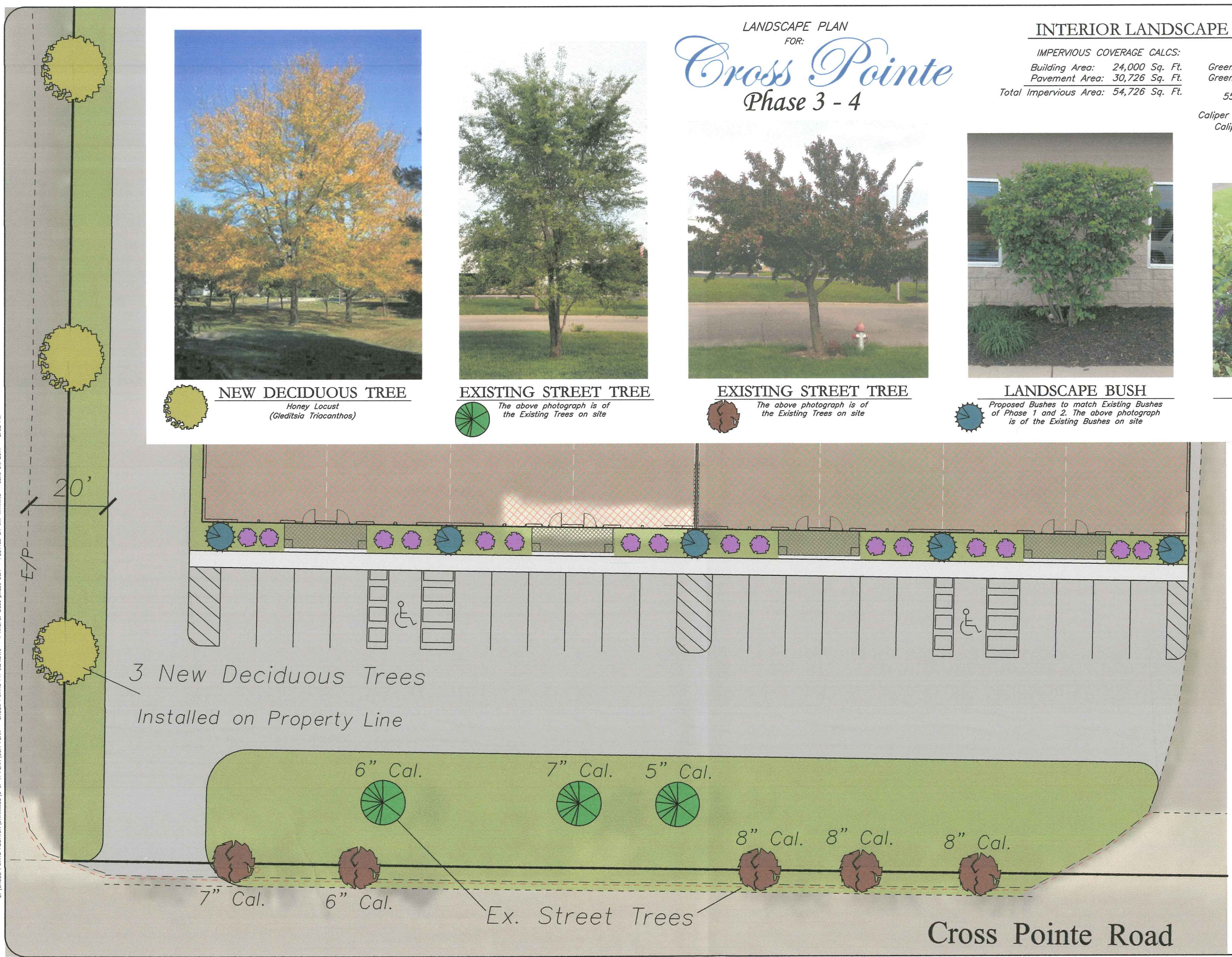
**EXISTING STREET TREE**  
The above photograph is of  
the Existing Trees on site



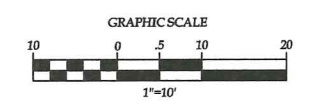
**LANDSCAPE BUSH**  
Proposed Bushes to match Existing Bushes  
of Phase 1 and 2. The above photograph  
is of the Existing Bushes on site



**LANDSCAPE BUSH**  
Buddleia  
(Butterfly Bush)



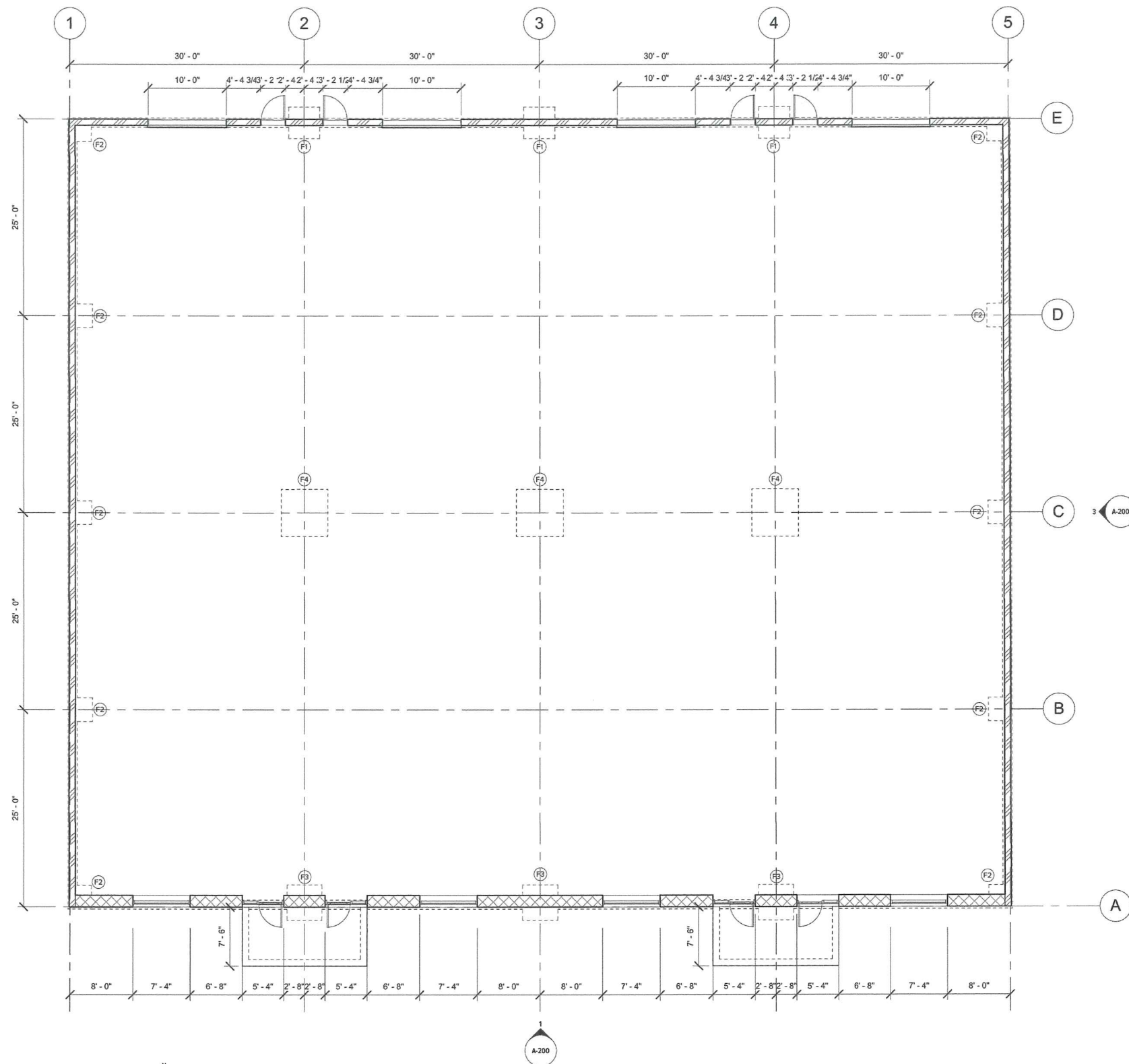
- LEGEND**
- 3 - New Deciduous Trees  
Honey Locust  
2" Caliper @ Installation
  - 5 - Existing Street Trees
  - 3 - Existing Street Trees
  - 5 - Identical Bush as  
Phase 1 and 2
  - 10 - Butterfly Bush



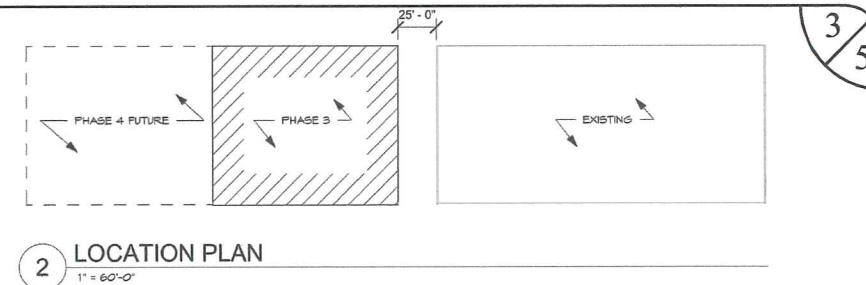
Z:\CROSS-POINTE ADDITION\DRAWINGS\COA PLAN - CROSS-POINTE PH 3&4 - PLOTTED BY JIM WATKINS - June 01, 2017 - 2:02 PM



Z:\CROSS POINTE ADDITION\DRAWINGS\COA PLAN - CROSS POINTE PH 3&4.DWG - 1 XREFS: Base phase 3&4 - May 24, 2017 - 3:32 PM



1 FLOOR PLAN  
1/8" = 1'-0"



2 LOCATION PLAN  
1" = 60'-0"

PROPOSED BUILDING  
FLOOR PLAN  
FOR:  
*Cross Pointe*  
Phase 3 - 4  
GAHANNA, OHIO

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

SCHEMATIC DESIGN PROGRESS 4/12/2017

DRAFT

Drawn by: PMM  
Checked by: RKG  
Commission Number: 1720X

A-100  
FLOOR PLANS



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

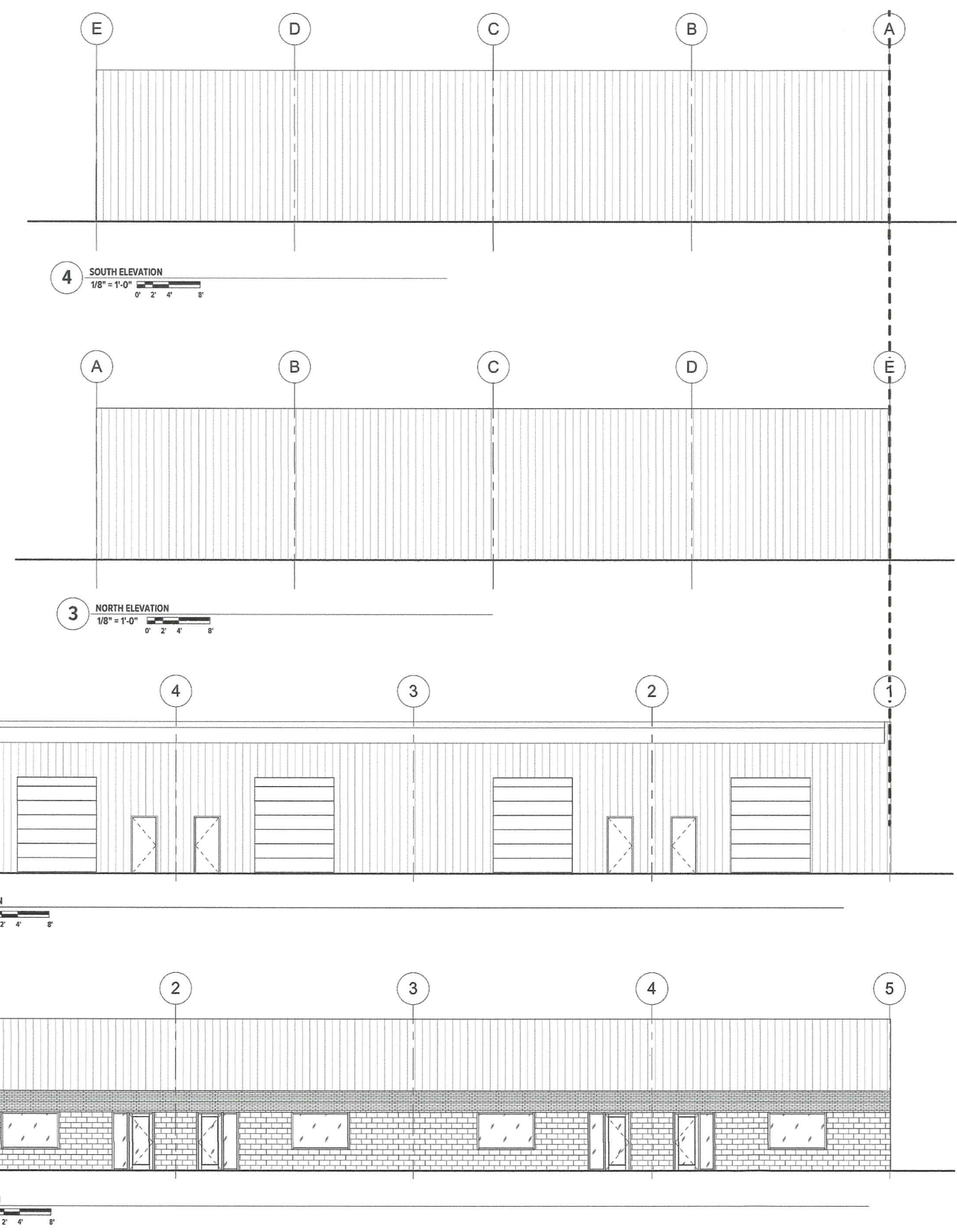
SCHMATIC DESIGN PROGRESS 4/12/2017

DRAFT

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

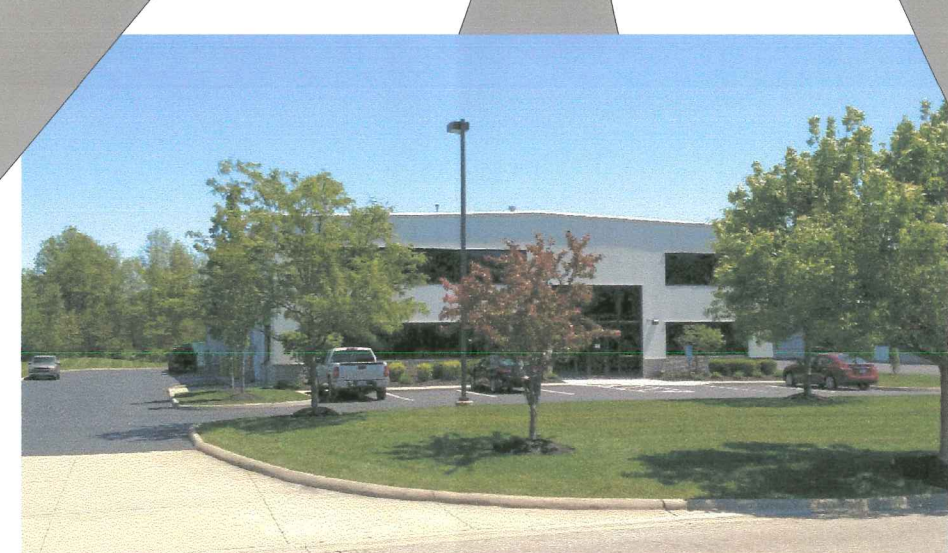
**A-200**

EXTERIOR ELEVATIONS

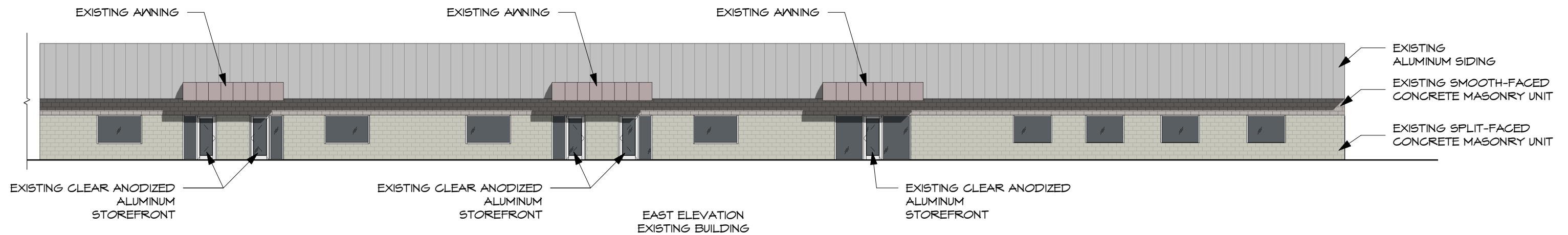




ADJACENT BUILDINGS PLAN  
FOR:  
*Cross Pointe*  
Phase 3 - 4  
GAHANNA, OHIO







# LEVECK CROSS POINTE

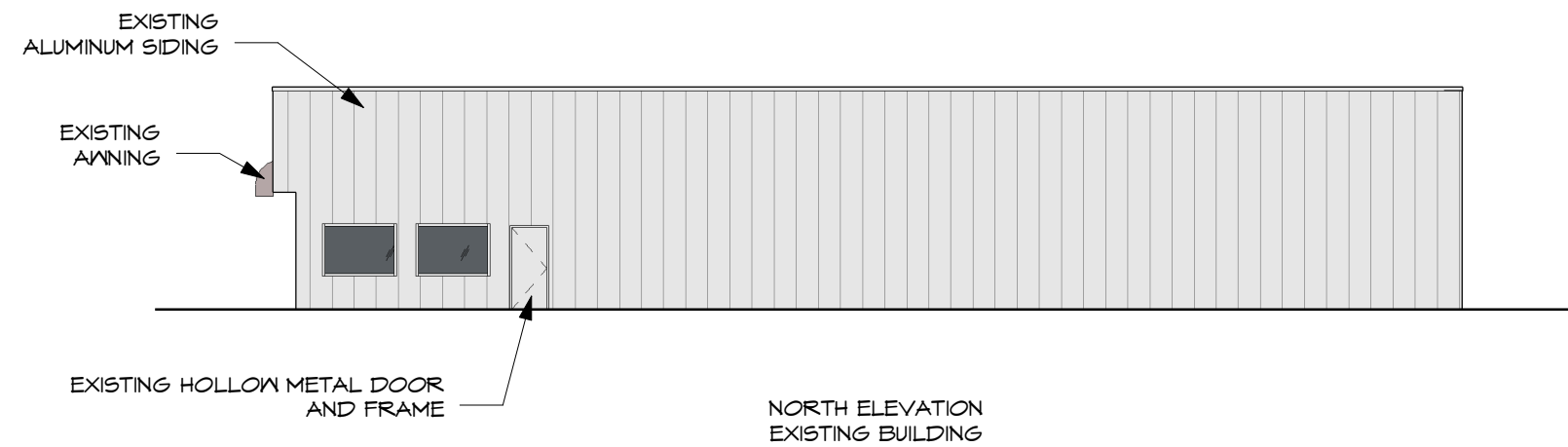
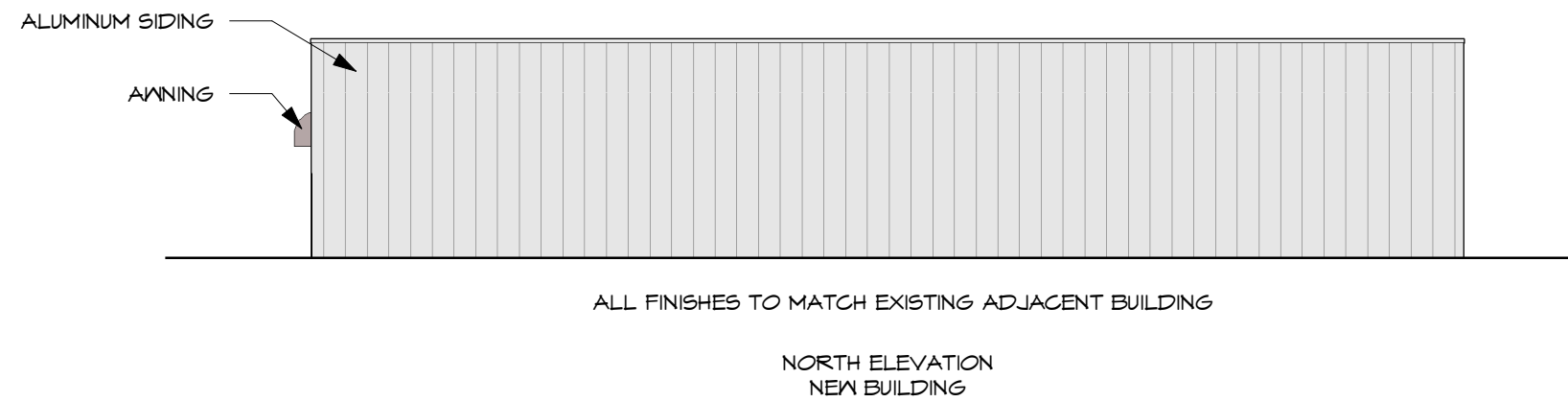
661 CROSS POINTE RD, GAHANNA, OH 43230

Scale 1/16" = 1'-0"

Drawn by NHG  
Checked by PMM

5/23/2017  
2:29:31 PM





# LEVECK CROSS POINTE

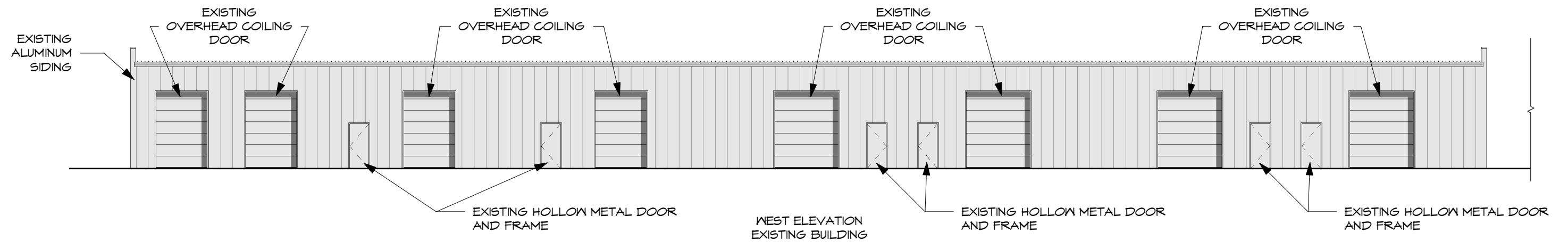
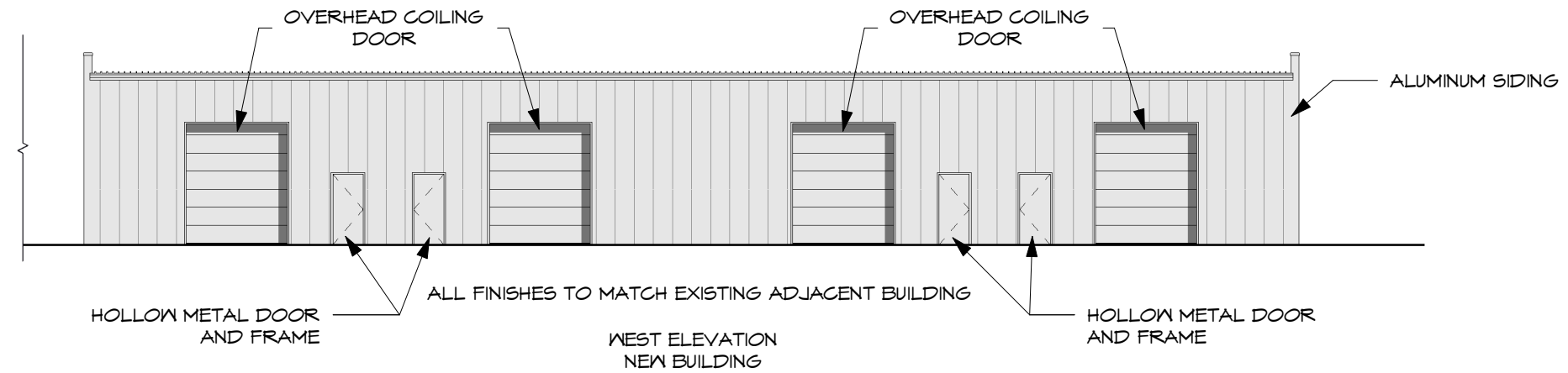
661 CROSS POINTE RD, GAHANNA, OH 43230

Scale 1/16" = 1'-0"

Drawn by NHG  
Checked by PMM

5/23/2017  
2:29:32 PM





# LEVECK CROSS POINTE

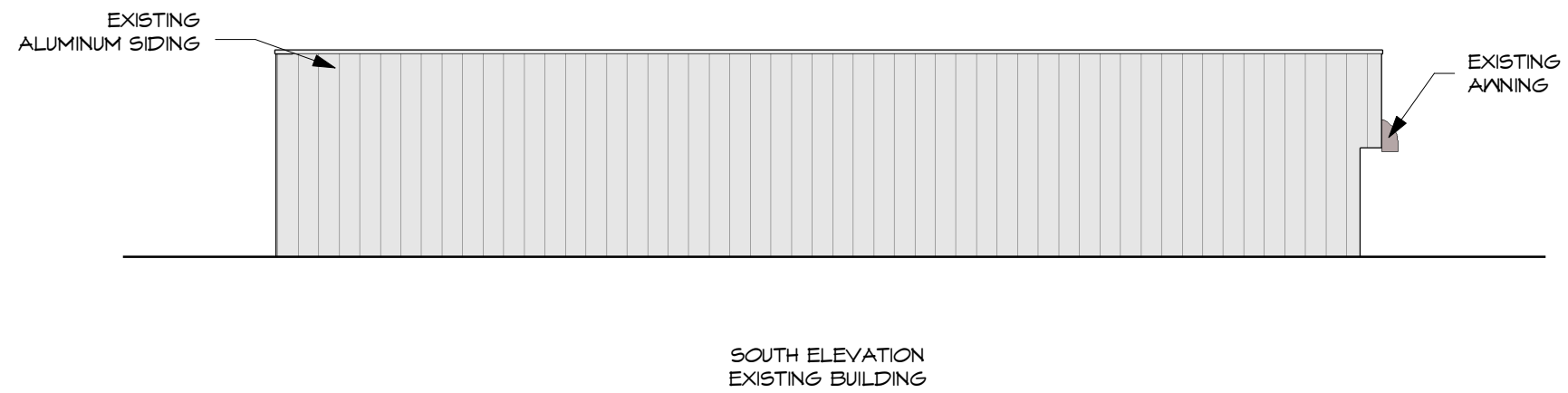
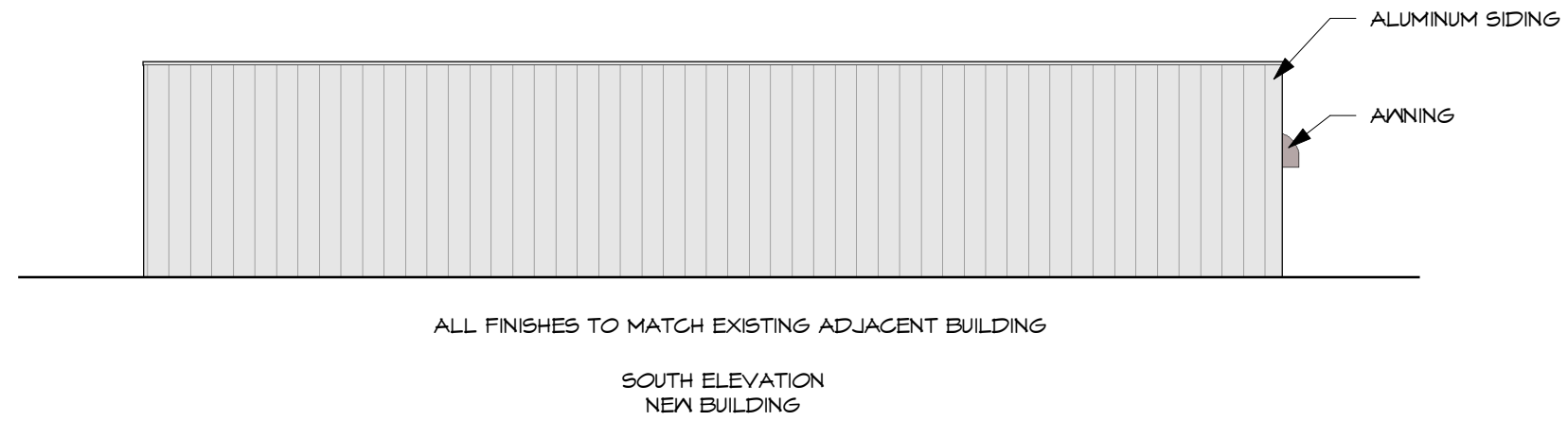
661 CROSS POINTE RD, GAHANNA, OH 43230

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

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### **Development Plan Review Response 2017051101**

**Applicant**    663-669 Cross Pointe Road  
                    Gahanna, OH 43230

The fire division is ok with the new construction for the property. It complies with the roadway requirements of the Fire Code. There is a fire hydrant on the property in front of the new building site.

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

**May 11, 2017**

---

**Date**

A handwritten signature in black ink, appearing to read "Steve Welsh".

---

**Steve Welsh, Captain, Fire Marshal**





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: 663-669

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

SUBMITTED BY:

Name: SGT. M. KISSEL 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

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T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 663-6669 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.*





## **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**

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## 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.



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**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.



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**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.





Location/Zoning Map

