



ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

FINAL DEVELOPMENT PLAN APPLICATION

Project/Property Address or Location: 6579 Taylor Rd.		Project Name/Business Name: Eastgate Commercial Park	
Parcel ID No.(s): 027-000008-00	Zoning Designation: OCT	Total Acreage: 7.6	
Project Description: Two 21,000sf Flex industrial buildings. Three 8,520sf Flex industrial buildings.			
APPLICANT Name -do <u>not</u> use a business name: Robert M. LeVeck		Applicant Address: 1500 W. Third Ave. Ste. 120 Columbus, OH 43212	
Applicant E-mail: rleveck@leveckconstruction.com		Applicant Phone No.: 614-582-4765	
BUSINESS Name (if applicable):			
ADDITIONAL CONTACTS: Please list Primary Contact person for Correspondence (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) Julie A. Faist		Property Owner Contact Information (phone no./email): 614-475-6677/julie.faist@gmail.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/Primary Contact Signature: Robert M. LeVeck III Digitally signed by Robert M. LeVeck III
Date: 2019.07.11 13:05:44 -04'00' Date: 7/11/19

INTERNAL USE

Zoning File No. <u>FDP-0187-2019</u>

RECEIVED: <u>KAW</u>
DATE: <u>7-18-19</u>

PAID: <u>1000.00</u>
DATE: <u>7-18-19</u>



FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:	
1.	Review Gahanna Code Chapter 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
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.	Zoning district, building and parking setbacks
11.	Proposed location, size and height of building and/or structures
12.	Location and dimensions of proposed driveways and access points
13.	Proposed parking and number of parking spaces
14.	Distance between buildings
15.	Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)
16.	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)
17.	Setback calculations (if needed; see chapter 1167.20)
18.	Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of trees required, and number of trees proposed; see chapter 1163.08)
19.	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.
20.	List of contiguous property owners & their mailing address
21.	One set of 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)

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.



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.

Estate of Roth E. Junkermann, deceased
(property owner name printed)

[Signature] co-executor 7-12-19
(property owner signature) (date)

Subscribed and sworn to before me on this 12th day of July, 2019

State of Ohio County of Franklin

Notary Public Signature: [Signature]



DANIELLE T. PATTERSON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
February 8, 2020

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.

Robert M. LeVeck III

(applicant/representative/property owner name printed)

[Signature] 7/16/19
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 16 day of July, 2019

State of Ohio County of Franklin

Notary Public Signature: [Signature]



Linda S. Smith
Notary Public, State of Ohio
My Commission Expires 7/12/20

Jefferson Water & Sewer
6455 Taylor Rd.
Blacklick, OH 43004

Helen D. Lintner
5809 Clover Ln.
Westerville, OH 43081

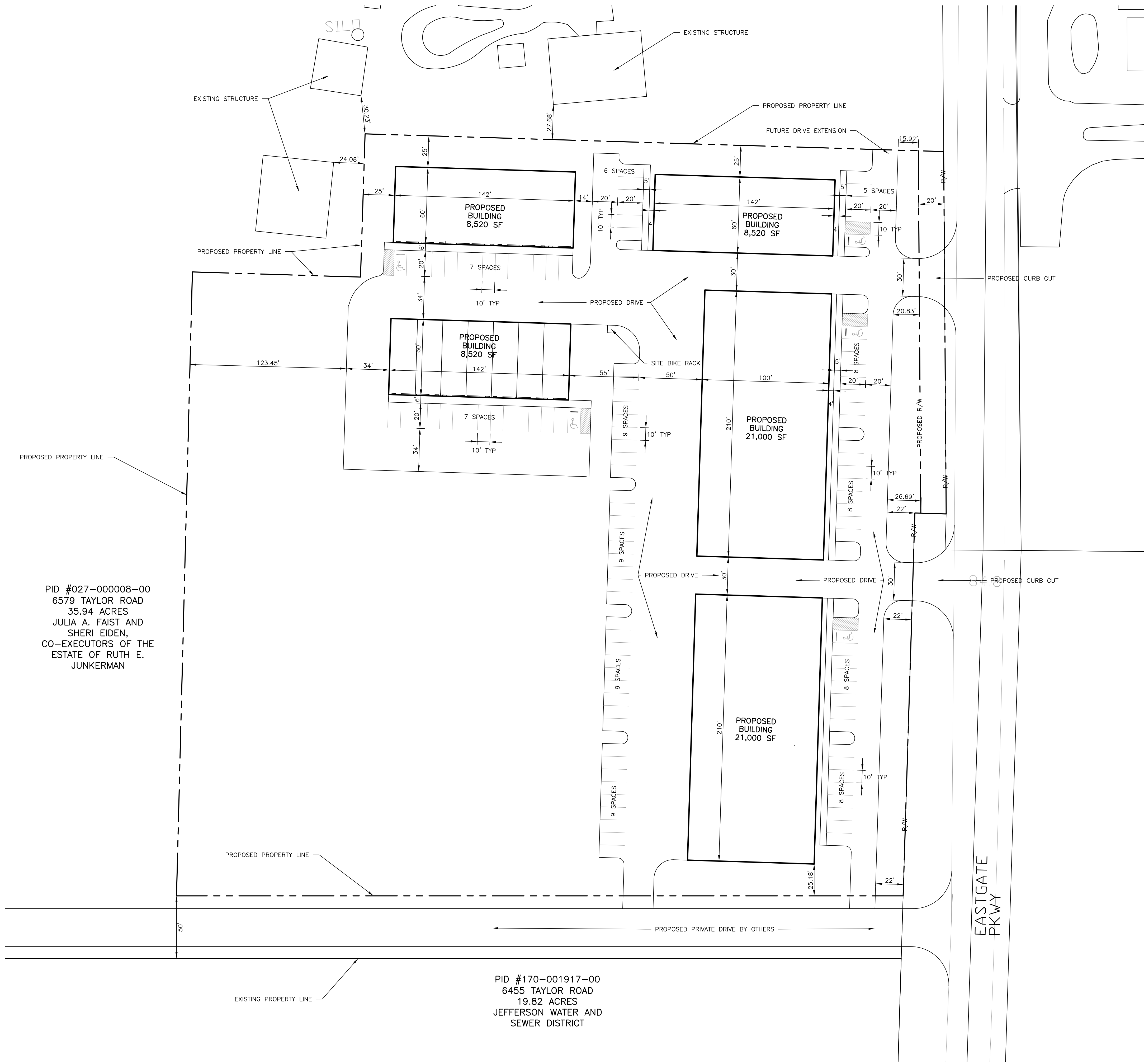
Anomatic Corporation
8880 Innovation Campus Way
New Albany, OH 43054

Julie A. Faist
142 Granville St.
Gahanna, OH 43230

John Paugh
11169 Ann Dr.
Baltimore, OH 43105

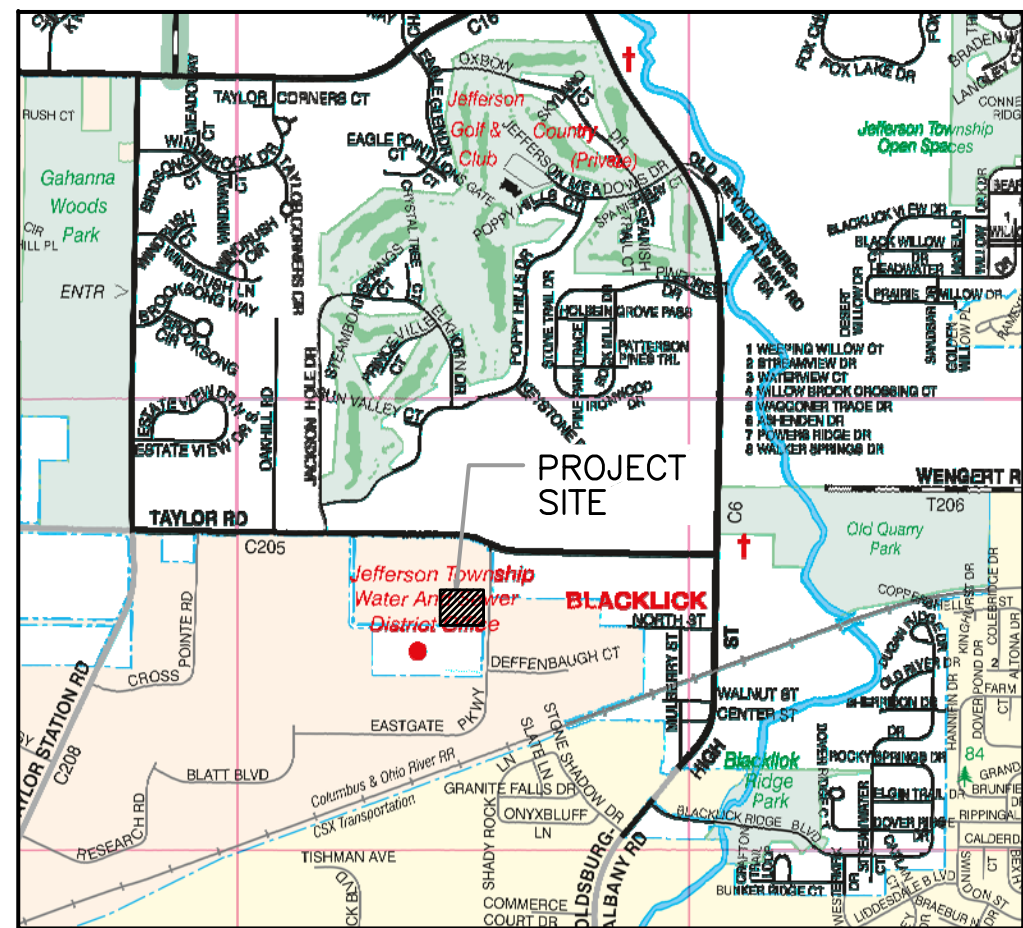
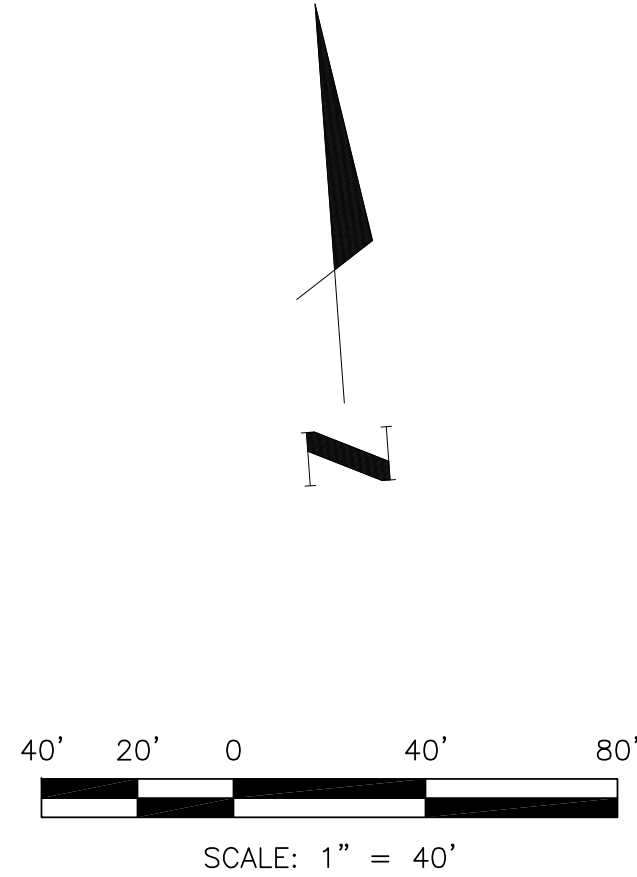
AAA Rental Solutions
7086 Pleasant Colony Cir.
Blacklick, OH 43004

Henry/Price Investment
3583 Pamela Dr.
Gahanna, OH 43230



PID #027-000008-00
6579 TAYLOR ROAD
35.94 ACRES
JULIA A. FAIST AND
SHERI EIDEN,
CO-EXECUTORS OF THE
ESTATE OF RUTH E.
JUNKERMAN

PID #170-001917-00
6455 TAYLOR ROAD
19.82 ACRES
JEFFERSON WATER AND
SEWER DISTRICT



VICINITY MAP
NOT TO SCALE

PARKING

- PARKING REQUIRED	
PROPOSED BUILDING AREA	= 67,560 SF
2 BUILDINGS @ 21,000 SF EACH	= 42,000 SF
42,000 SF @ 1/5000	= 9 SPACES
3 BUILDINGS @ 8,520 SF EACH	= 25,560 SF
25,560 SF @ 1/1000	= 26 SPACES
BUSINESS VEHICLES (10)	= 10 SPACES
TOTAL PARKING REQUIRED	= 45 SPACES
- PARKING PROVIDED	
TOTAL PARKING PROVIDED	= 93 SPACES
HANDICAPPED SPACES REQUIRED	= 4 SPACES
HANDICAPPED SPACES PROVIDED	= 5 SPACES

SITE DATA TABLE

TOTAL SITE AREA (LOT SPLIT)	= 7.66 AC
BUILDINGS	= 67,560 SF (1.55 AC) - 20.23%
IMPERVIOUS AREA (PAVEMENT)	= 89,712 SF (2.06 AC) - 26.89%
OPEN AREA	= 176,418 SF (4.05 AC) - 52.88%

PROJECT INFORMATION

ZONING: OFFICE, COMMERCE, AND
TECHNOLOGY DISTRICT (OCT)

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

DEVELOPER: LEVECK CONSTRUCTION
1500 WEST THIRD AVENUE
SUITE 120
COLUMBUS, OHIO 43231
Phone: (614) 582-4765
Contact: ROBERT LEVECK
Email: rleveck@leveckconstruction.com

PRELIMINARY SITE PLAN FOR:
EASTGATE COMMERCIAL PARK
THE CITY OF GAHANNA

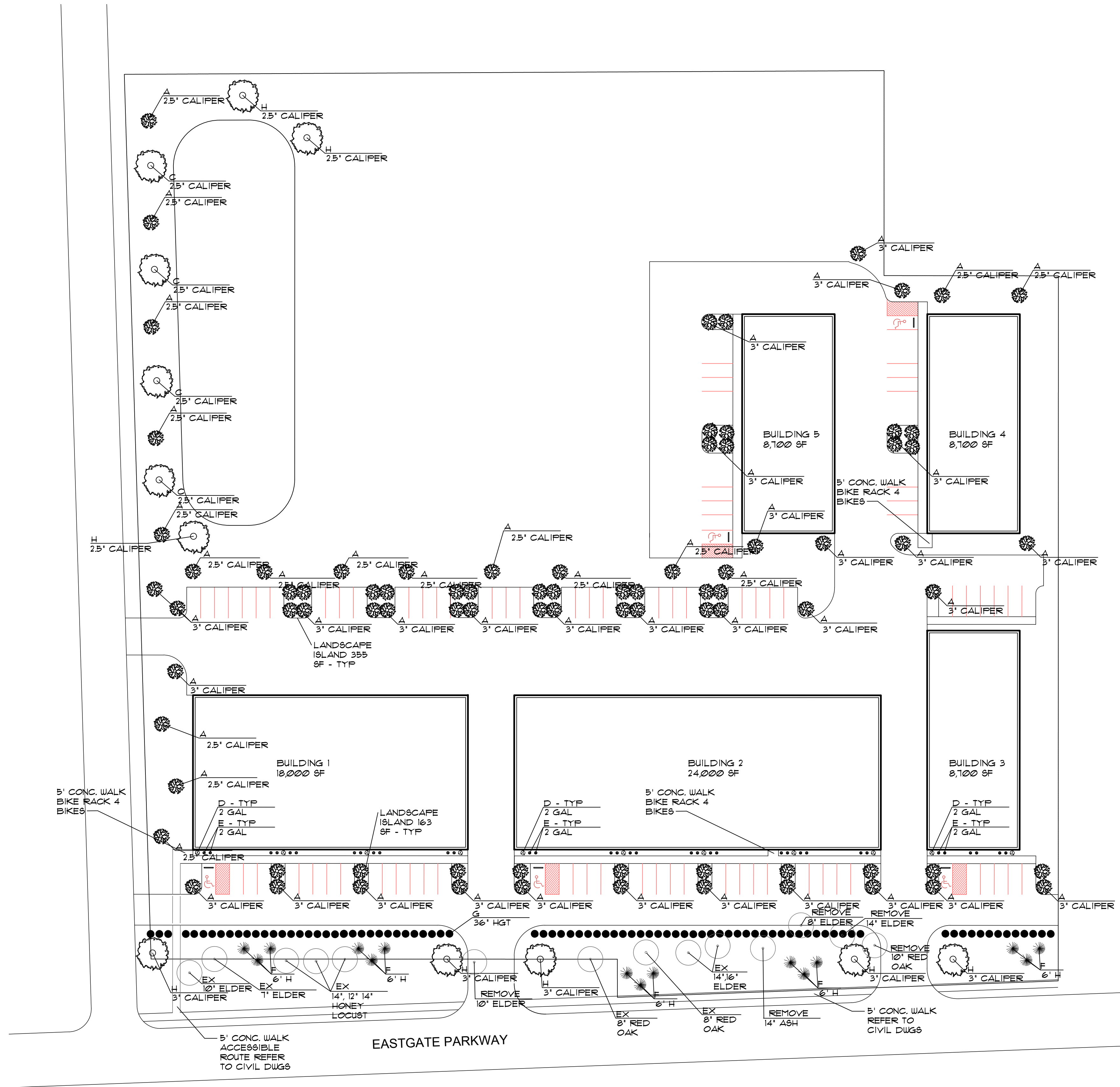
DATE					
REVISIONS					
No.					
JOB NO.				40378	
DRAWN BY				CAD	
DESIGNED BY				JRH	
CHECKED BY				SRB	
FIELD CREW					
FIELD BOOK					
DATE				8-26-19	
SCALE				1"=40'	

SHEET

1

OF

1



SUPPLEMENTAL PLANTING REQUIREMENTS

164,615 SF IMPERVIOUS SURFACE/1000 = 165
CAL INCHES OF SUPPLEMENTAL PLANTINGS

CAL INCHES OF EXISTING TREES: 103"
CAL INCHES OF NEW TREES PROVIDED: 62"

LANDSCAPE ISLAND REQUIREMENTS
AREA OF PARKING & ACCESS AISLES: 92,120 SF
REQUIREMENT OF 5%
92,120 SF * 5% = 4606 SF
PROVIDED: 4676 SF
1 TREE PER 100SF OF LANDSCAPE ISLAND

LANDSCAPE MATERIALS		
MARK	DESCRIPTION	SIZE
A	SWEET GUM	3" CAL.
B	HONEY LOCUST	3" CAL.
C	RED MAPLE	3" CAL.
D	BUXUS "WINTER GEM"	2 GAL.
E	BUTTERFLY BUSH	2 GAL.
F	NORWAY SPRUCE	6' HGT.
G	JUNIPERUS CHINENSIS "HETZII COLUMNARIS"	36" HGT.
H	SUGAR MAPLE	3" CAL.

A LANDSCAPE PLAN
SCALE: 1"=40'-0"

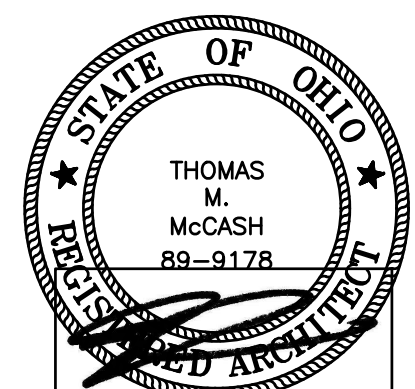
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without limitation, the overall form, arrangement and
composition of spaces, and elements of the design.
Under such protection, unauthorized use of these
drawings and specifications may result in cessation of
construction, building seizure, and/or monetary liability.

CONSULTING ENGINEER

REVISIONS

LANDSCAPE PLAN
A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC
FOR:
**EASTGATE COMMERCE CENTER
EASTGATE PARKWAY
GAHANNA, OHIO 43230**

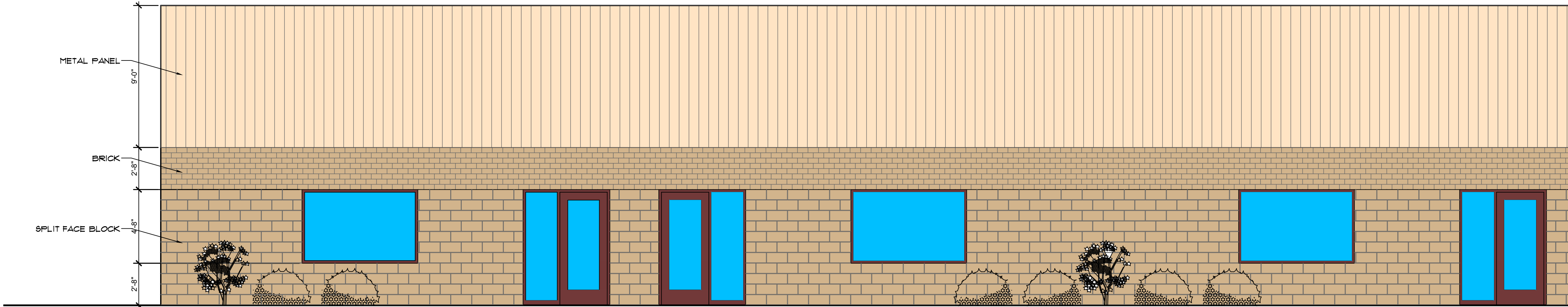
Thomas M. McCash, AIA, CBO, MPE
6864 FALLEN TIMBERS DR.
DUBLIN, OHIO 43017
T+1 614 348 9883 F+1 614 761 9321



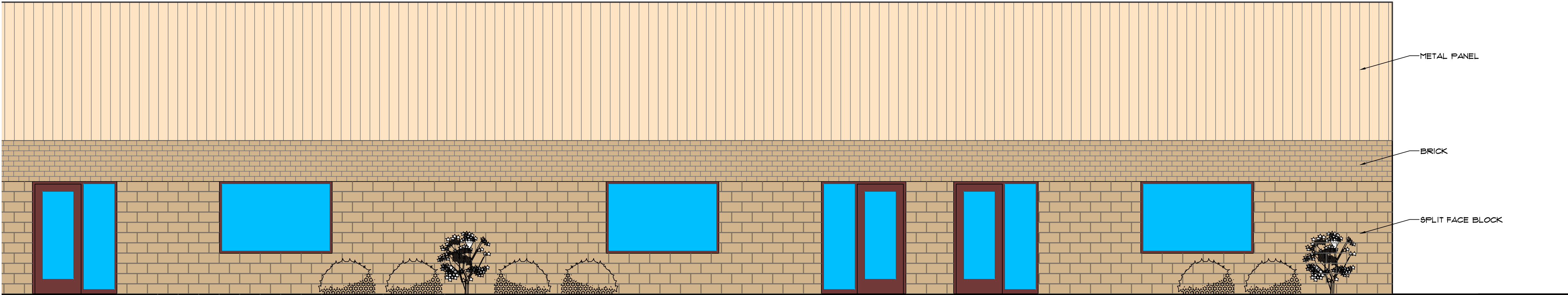
THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/19

DATE: 07.10.19 SHEET:
SCALE: AS NOTED
DRAWN BY: TMM
PROJECT No: 19007
REV: A2.00

DESIGN DEVELOPMENT: 07.10.19



A PARTIAL FRONT ELEVATION
SCALE: 1/4"=1'-0"



B PARTIAL FRONT ELEVATION
SCALE: 1/4"=1'-0"

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REVISIONS

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BUILDING 1 FRONT ELEVATION

A PROJECT OF:

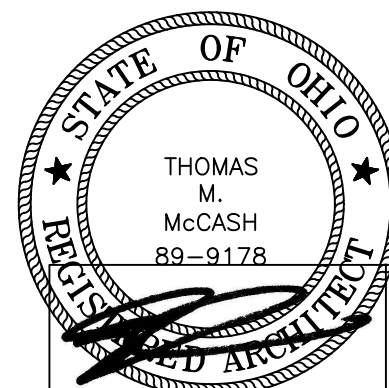
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

FOR:

**EASTGATE COMMERCE CENTER
EASTGATE PARKWAY
GAHANNA, OHIO 43230**

Thomas M. McCash, ALA, CBO, MPE
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DUBLIN, OHIO 43017

T+1 614 348 9883 F+1 614 761 9321



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/19

DATE: 07.10.19 SHEET:

SCALE: AS NOTED

DRAWN BY: TMM

PROJECT No: 19007

REV: A3.00

DESIGN DEVELOPMENT: 07.10.19

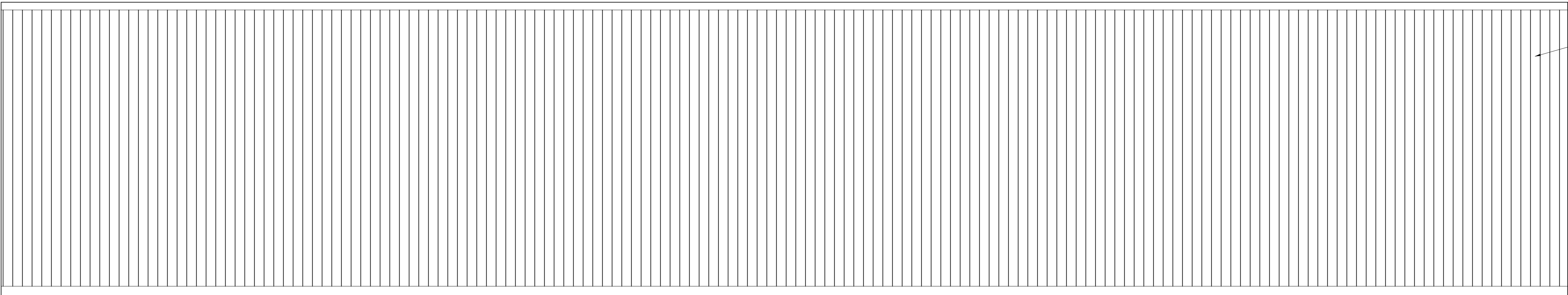
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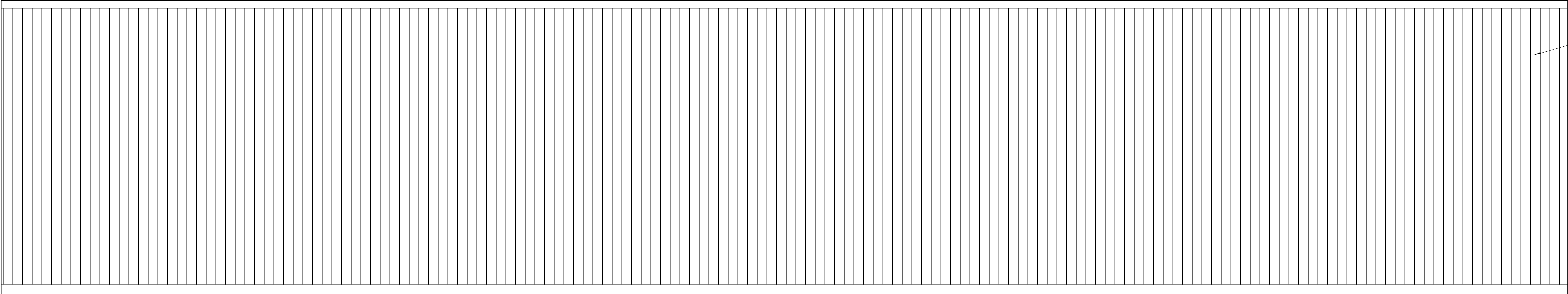
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A RIGHT ELEVATION

SCALE: 1/4"=1'-0"



B LEFT ELEVATION

SCALE: 1/4"=1'-0"

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CONSULTING ENGINEER

REVISIONS

A

BUILDING 1 SIDE ELEVATIONS

A PROJECT OF:

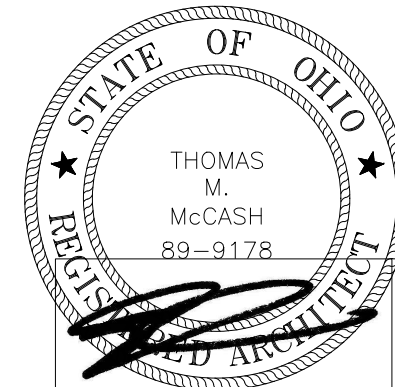
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

FOR:

**EASTGATE COMMERCE CENTER
EASTGATE PARKWAY
GAHANNA, OHIO 43230**

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THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/19

DATE: 07.10.19 SHEET:

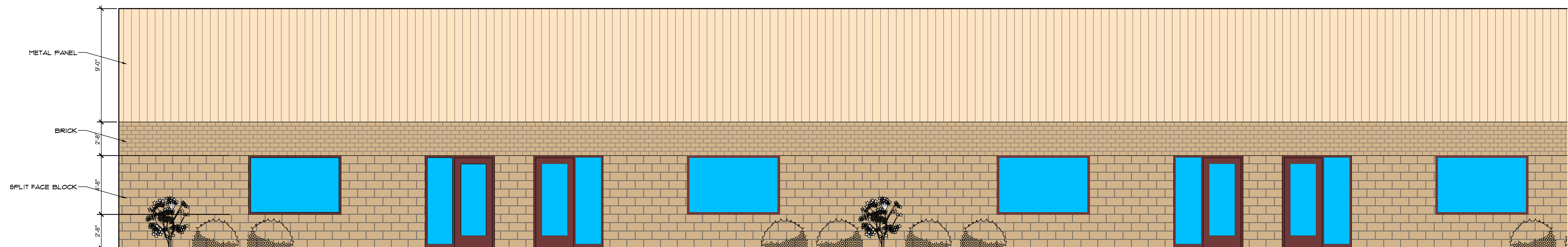
SCALE: AS NOTED

DRAWN BY: TMM

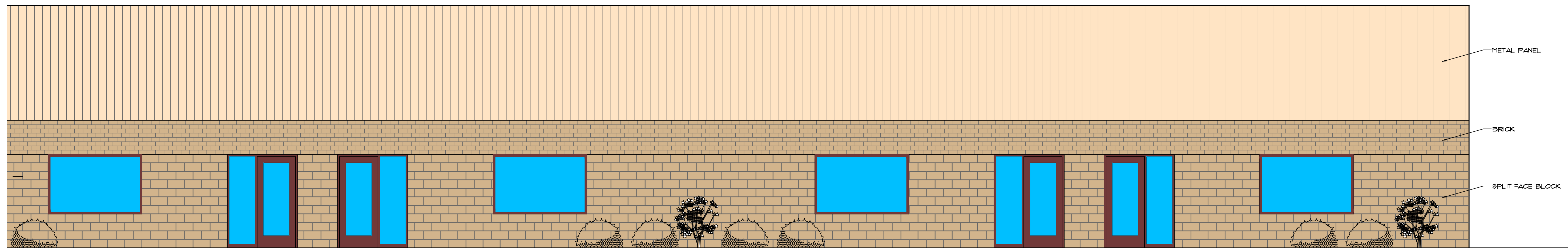
PROJECT No: 19007

REV: A3.02

DESIGN DEVELOPMENT: 07.10.19



A PARTIAL FRONT ELEVATION
SCALE: 1/4"=1'-0"



B PARTIAL FRONT ELEVATION
SCALE: 1/4"=1'-0"

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REVISIONS

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BUILDING 2 FRONT ELEVATION

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

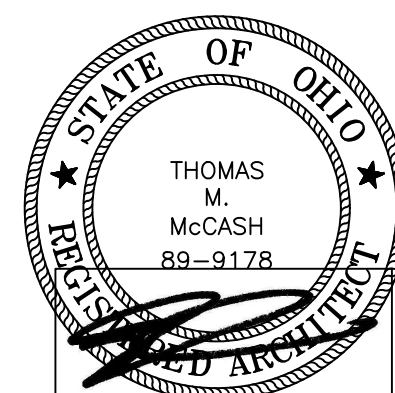
FOR:

**EASTGATE COMMERCE CENTER
EASTGATE PARKWAY
GAHANNA, OHIO 43230**

Thomas M. McCash, ALA, CBO, MPE
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DESIGN DEVELOPMENT: 07.10.19



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/19

DATE: 07 10 19 SHEET:

SCALE: 1-5 (SEE PAGE 10)

AS NOTED

DRAWN BY:

TMM

A3 03

METAL PANEL

A PARTIAL REAR ELEVATION
SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

(B) PARTIAL REAR ELEVATION
SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

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CONSULTING ENGINEER

REVISIONS

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BUILDING 2 REAR ELEVATION

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

FOR:

EASTGATE COMMERCE CENTER

EASTGATE PARKWAY

GAHANNA, OHIO 43230

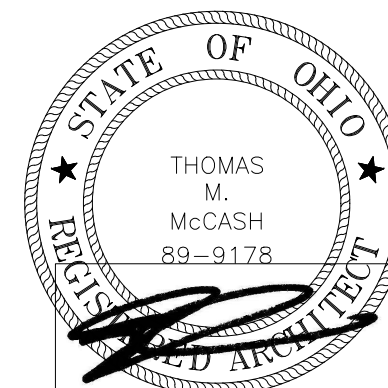
Thomas M. McCash, ALA, CBO, MPE

6864 FALLEN TIMBERS D

DUBLIN, OHIO 43017

T+1 614 348 9883 F+1 614 761 9321

DESIGN DEVELOPMENT: 07.10.19



THOMAS M. MCCASH #89-9178

LICENSE EXPIRES 12/31/19

DATE: 07 10 1

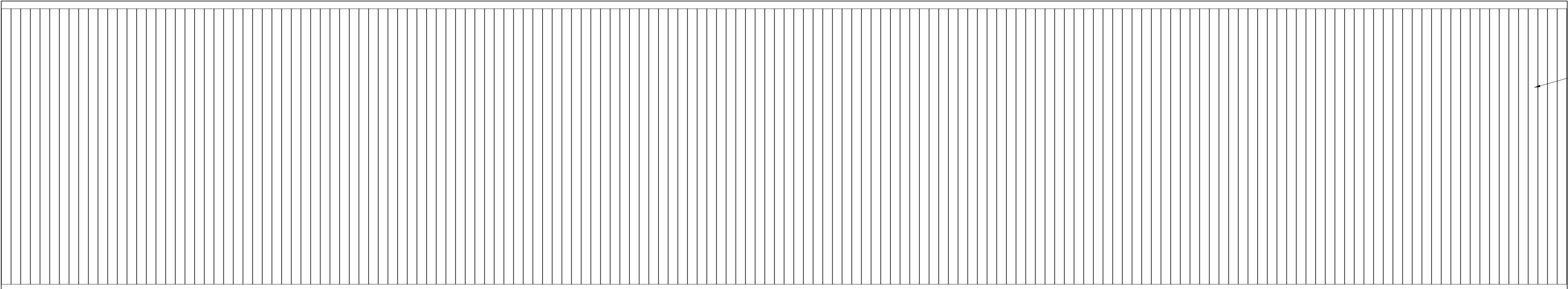
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SCALE: 1-5 (1 = Not at all, 5 = Very much)

DRAWN BY:

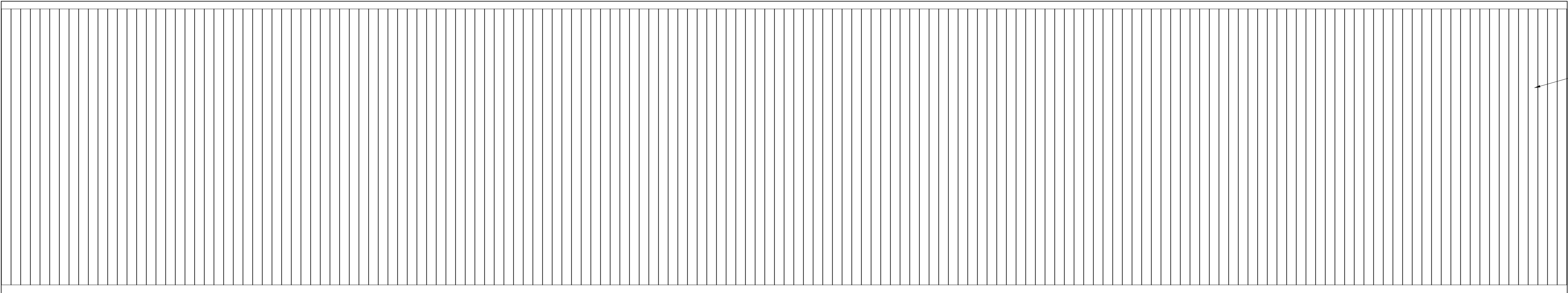
PROJECT No: _____

A3 04



A RIGHT ELEVATION

SCALE: 1/4"=1'-0"



B LEFT ELEVATION

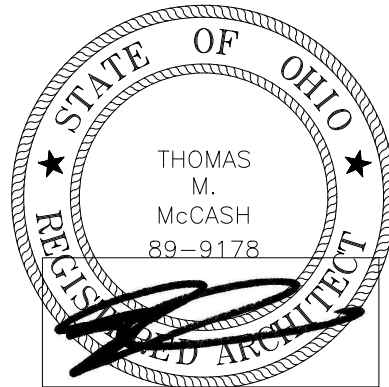
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REVISIONS						

BUILDING 2 SIDE ELEVATIONS
A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC
FOR:
EASTGATE COMMERCE CENTER
EASTGATE PARKWAY
GAHANNA, OHIO 43230

Thomas M. McCash, ALA, CBO, MPE
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DUBLIN, OHIO 43017
T+1 614 348 9883 F+1 614 761 9321



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/19

DATE:	07.10.19	SHEET:	
SCALE:	AS NOTED		
DRAWN BY:	TMM		
PROJECT No:	19007	REV:	A3.05

DESIGN DEVELOPMENT: 07.10.19

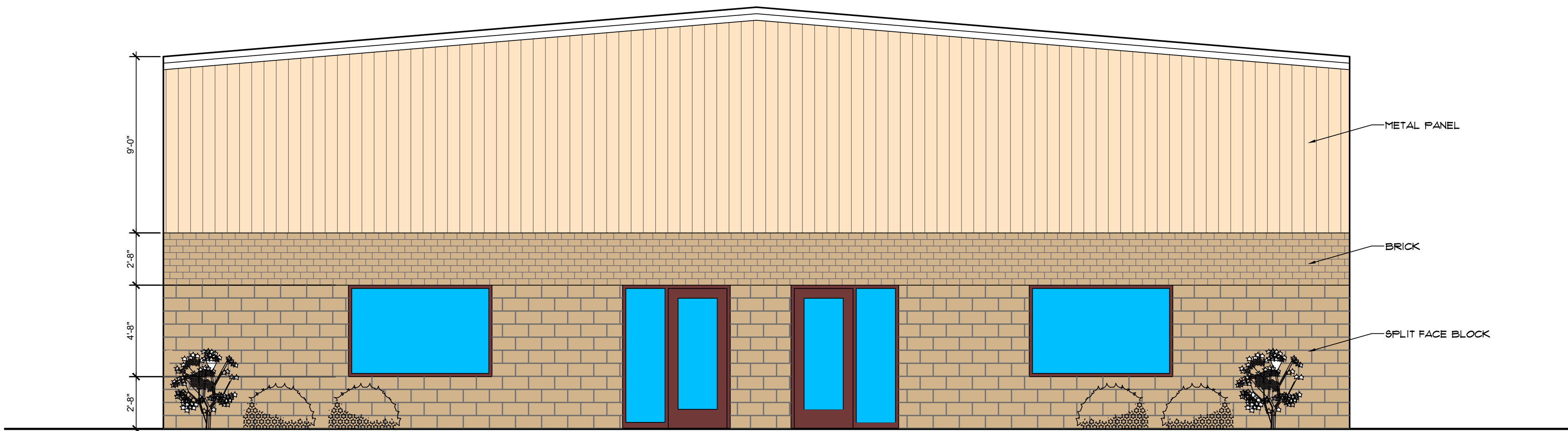
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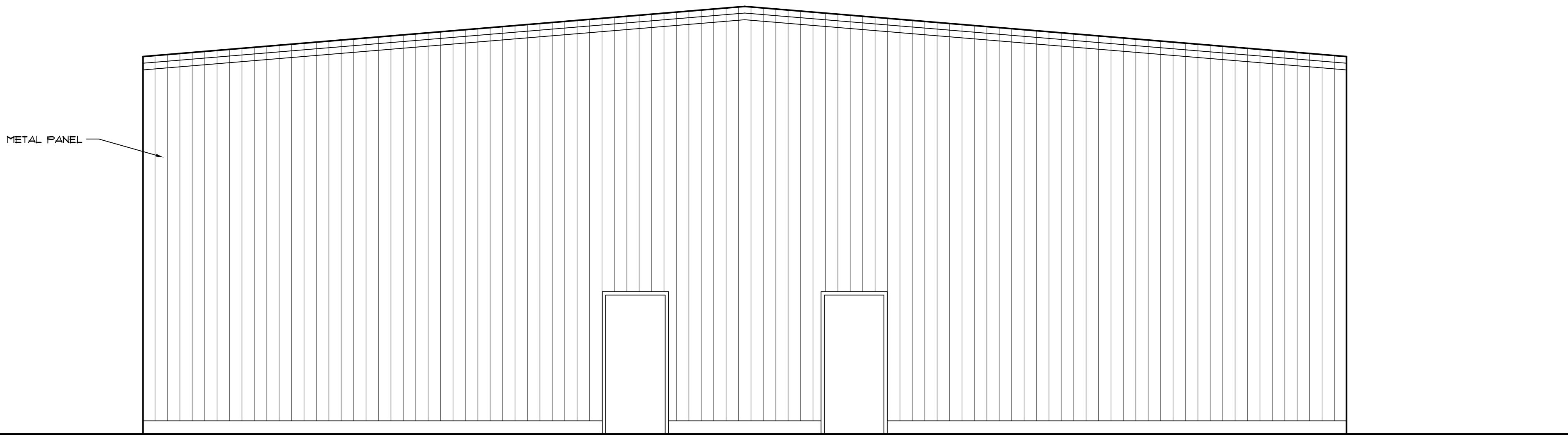
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A FRONT ELEVATION
SCALE: 1/4"=1'-0"



A REAR ELEVATION
SCALE: 1/4"=1'-0"

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CONSULTING ENGINEER

REVISIONS

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BUILDING 3 FRONT & REAR ELEVATION

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

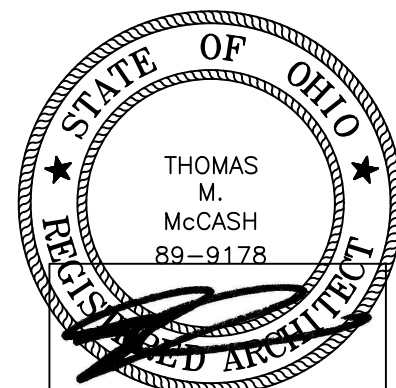
FOR:

**EASTGATE COMMERCE CENTER
EASTGATE PARKWAY
GAHANNA, OHIO 43230**

Thomas M. McCash, ALA, CBO, MPE
6864 FALLEN TIMBERS DR.
DUBLIN, OHIO 43017

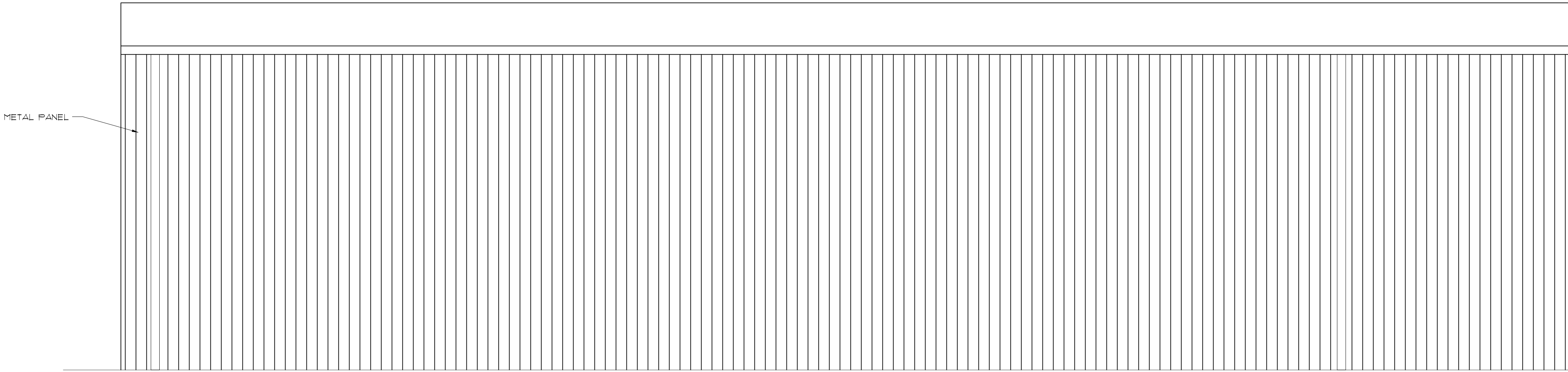
T+1 614 348 9883 F+1 614 761 9321

DESIGN DEVELOPMENT: 07.10.19

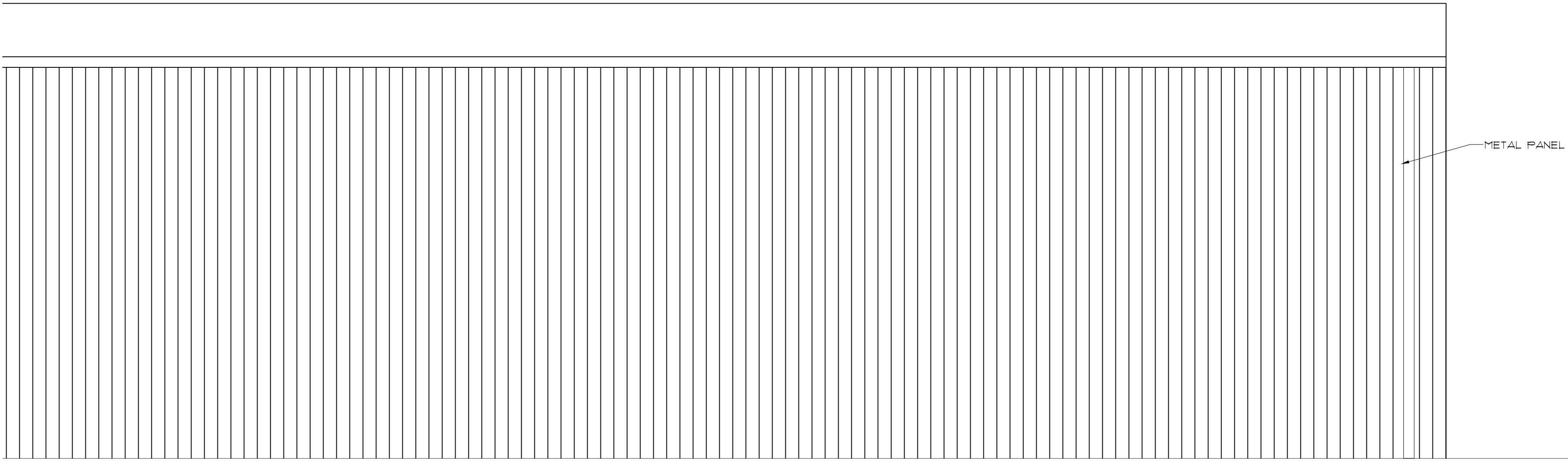


THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/19

DATE: **07.10.19** SHEET:
SCALE: **AS NOTED**
DRAWN BY: **TMM** **A3.06**
PROJECT No: **19007** REV:



A PARTIAL REAR ELEVATION
SCALE: 1/4"=1'-0"



A PARTIAL REAR ELEVATION
SCALE: 1/4"=1'-0"

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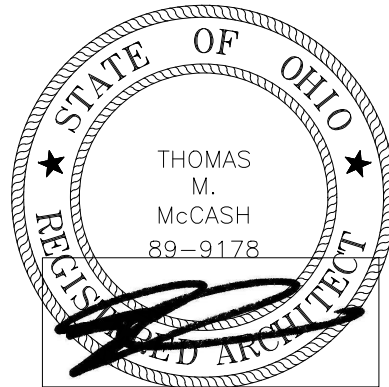
CONSULTING ENGINEER									
REVISIONS									

BUILDING 3 SIDE ELEVATIONS

A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC
FOR:
EASTGATE COMMERCE CENTER
EASTGATE PARKWAY
GAHANNA, OHIO 43230

Thomas M. McCash, ALA, CBO, MPE
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DUBLIN, OHIO 43017

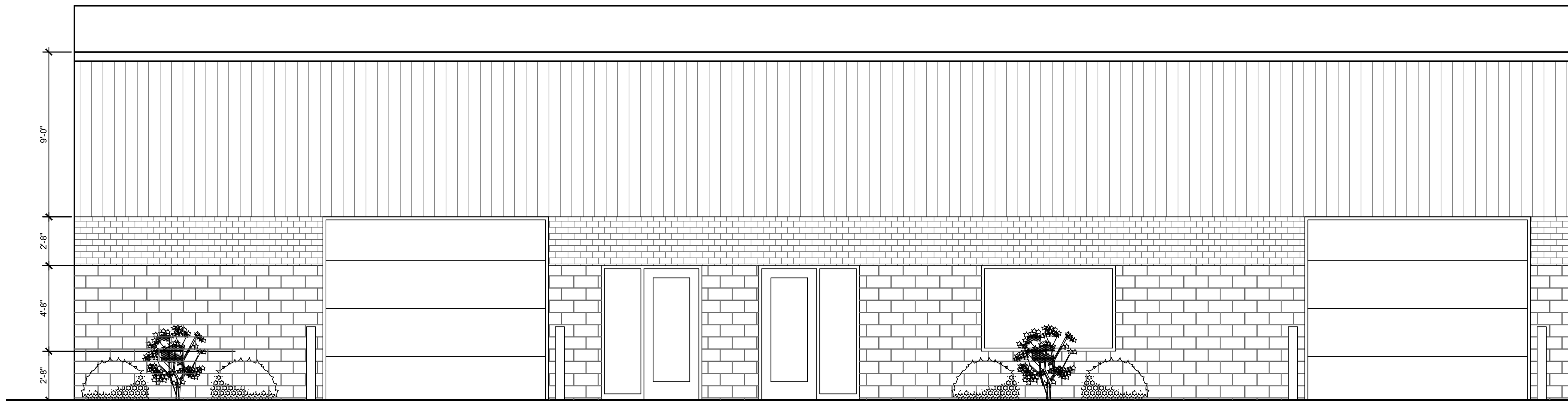
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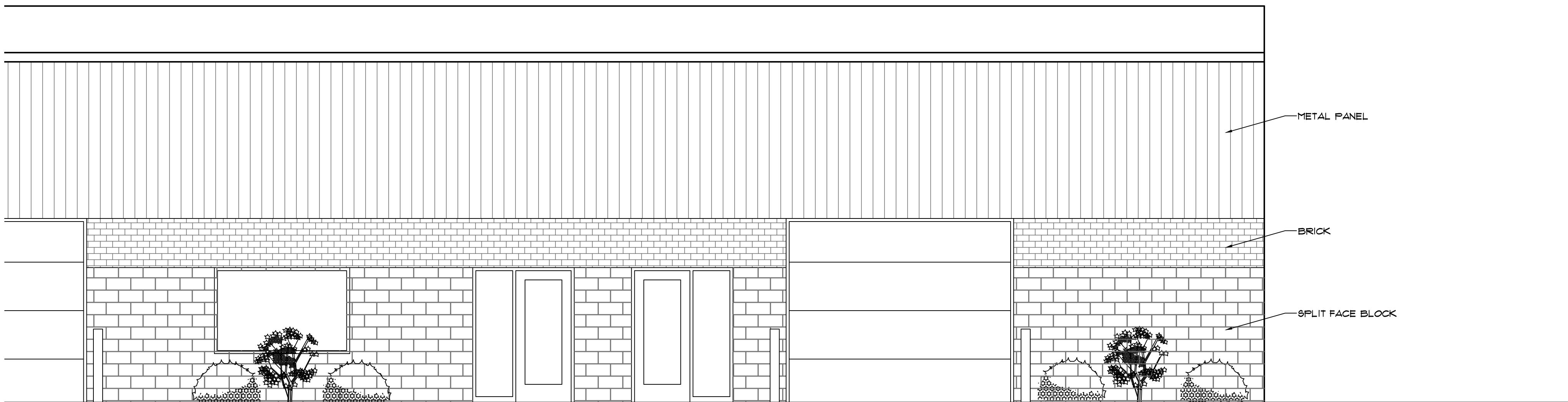
THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/19

DATE:	07.10.19	SHEET:	
SCALE:	AS NOTED		
DRAWN BY:	TMM		
PROJECT No:	19007	REV:	A3.07

DESIGN DEVELOPMENT: 07.10.19



A PARTIAL FRONT ELEVATION
SCALE: 1/4"=1'-0"



A PARTIAL FRONT ELEVATION
SCALE: 1/4"=1'-0"

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CONSULTING ENGINEER

REVISIONS

A

BUILDING 4&5 FRONT ELEVATION

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

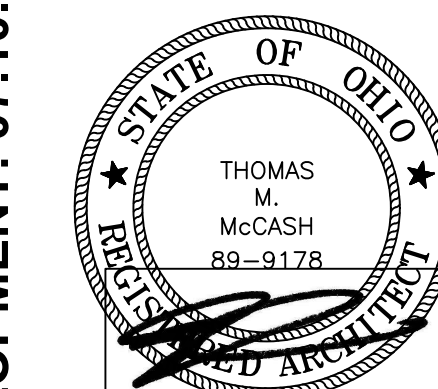
FOR:

EASTGATE COMMERCE CENTER
EASTGATE PARKWAY
GAHANNA, OHIO 43230

Thomas M. McCash, ALA, CBO, MPE
6864 FALLEN TIMBERS DR.
DUBLIN, OHIO 43017

T+1 614 348 9883 F+1 614 761 9321

DESIGN DEVELOPMENT: 07.10.19



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/19

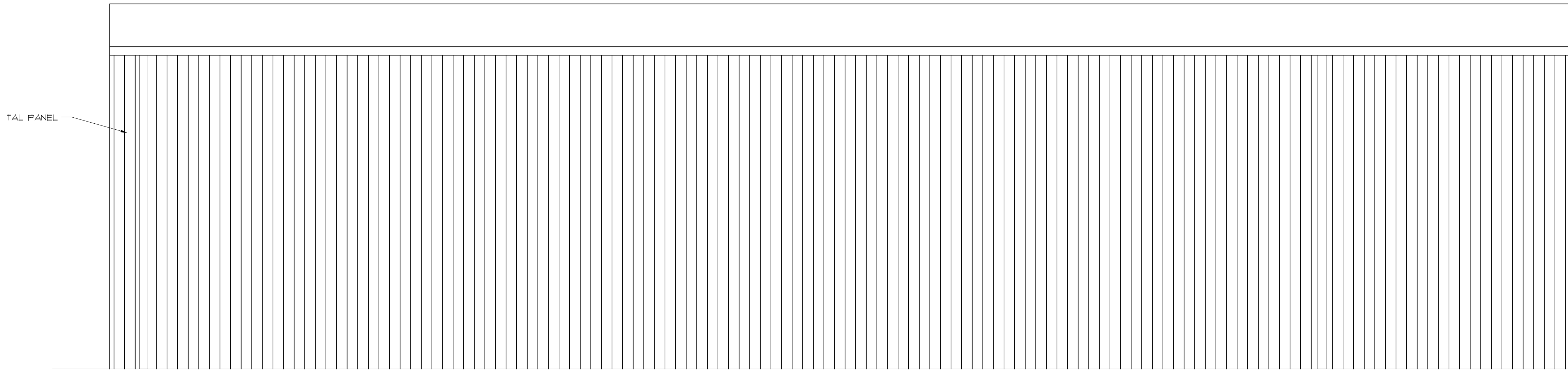
DATE: 07.10.19 SHEET:

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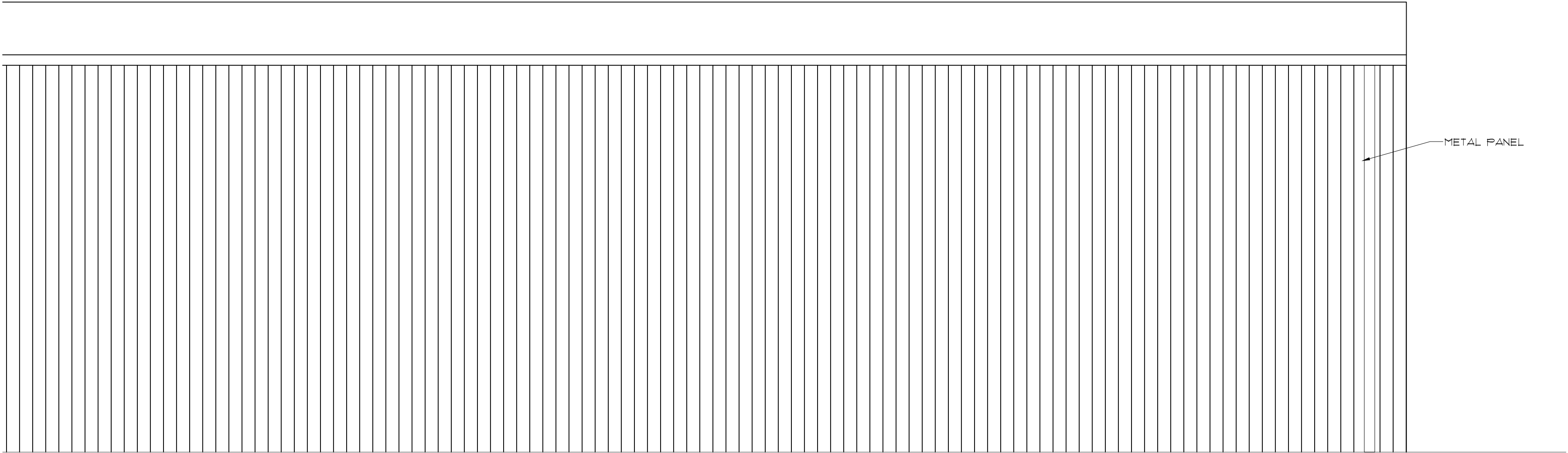
DRAWN BY: TMM

PROJECT No: 19007

REV: A3.08



A PARTIAL REAR ELEVATION
SCALE: 1/4"=1'-0"



A PARTIAL REAR ELEVATION
SCALE: 1/4"=1'-0"

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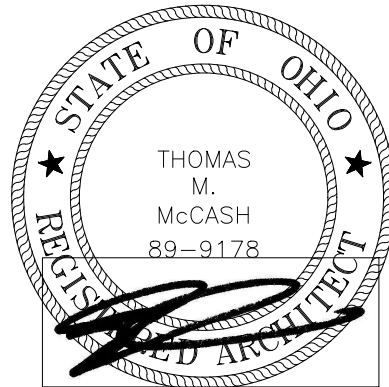
CONSULTING ENGINEER									
REVISIONS									

BUILDING 4&5 REAR ELEVATION

A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC
FOR:
EASTGATE COMMERCE CENTER
EASTGATE PARKWAY
GAHANNA, OHIO 43230

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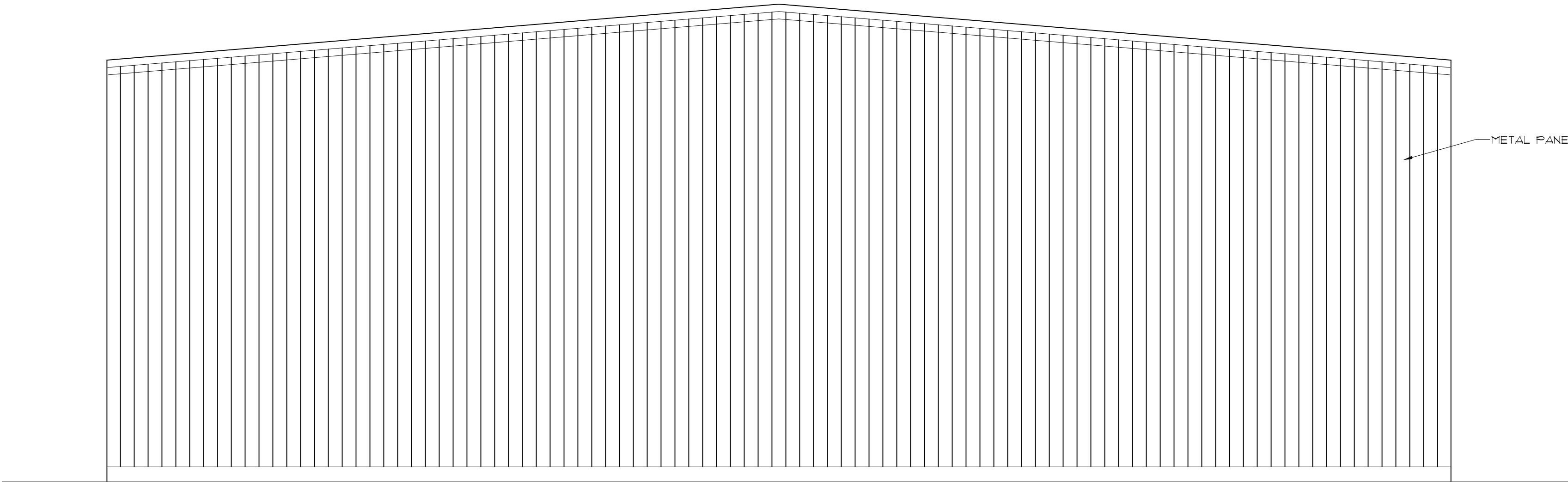


THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/19

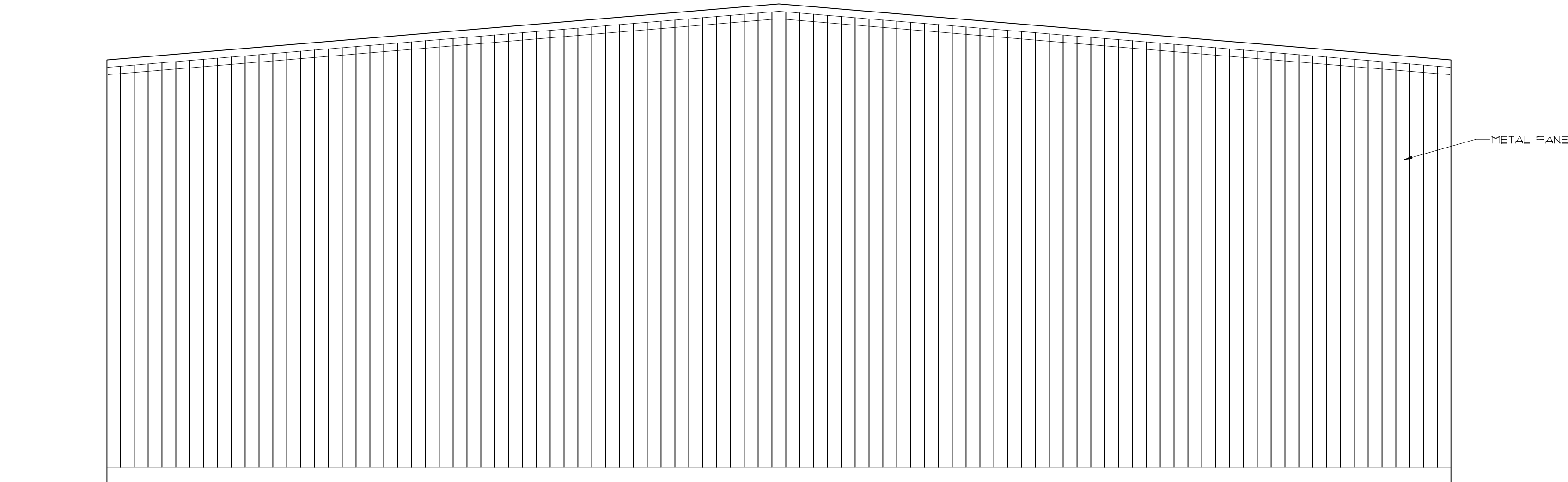
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SCALE:	AS NOTED		
DRAWN BY:	TMM		
PROJECT No:	19007	REV:	

A3.09

DESIGN DEVELOPMENT: 07.10.19



A RIGHT ELEVATION
SCALE: 1/4"=1'-0"



A LEFT ELEVATION
SCALE: 1/4"=1'-0"

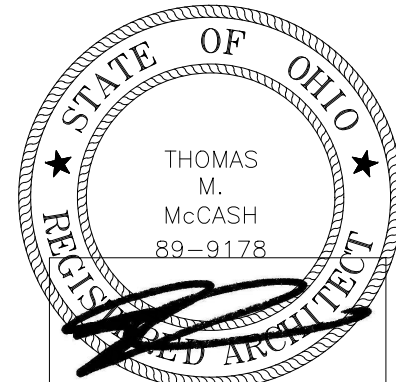
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CONSULTING ENGINEER									
REVISIONS									

BUILDING 4&5 SIDE ELEVATION

A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC
FOR:
EASTGATE COMMERCE CENTER
EASTGATE PARKWAY
GAHANNA, OHIO 43230

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THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/19

DATE:	07.10.19	SHEET:	
SCALE:	AS NOTED		
DRAWN BY:	TMM		
PROJECT No:	19007	REV:	

A3.10

DESIGN DEVELOPMENT: 07.10.19

THOMAS M. McCASH, RA, CBO, MPE
ARCHITECT
OHIO #89-9178; TEXAS #21379; ARIZONA #61302; ALASKA #135687

55 S. HIGH ST. #210
DUBLIN, OHIO 43017
614-761-9321
Fax: 614-408-8282

August 27, 2019

City of Gahanna
200 S. Hamilton Rd.
Gahanna, Ohio 43230

Attn: Kelly Wicker, Administrative Assistant
RE: Project 6579 Taylor Rd Design Review Comment Letter Submittal 2
Project 6579 Taylor Rd Final Development Plan Comment Letter Submittal 2

Dear Ms. Wicker,

In response to the above referenced Comment Letters, I offer the flowing corrections, clarifications and adjustments to the submission. Please note my responses deal solely with the Landscape/Architecture portions of these letters.

FDP Comment Letter

Parks

2. I'd like to note that blue spruce are currently struggling in Ohio. Due to various fungi and insects, these trees are in widespread decline. Also, I would discourage the use of both burning bush and barberry. While these are popular landscaping species, they display invasive tendencies and should be avoided. They are commonly being found in natural woodlands.

RESPONSE: Blue Spruce have been replaced with Norway Spruce

3. I am glad to see that barberry and burning bush were replaced with other species. I would like to note that red maples often struggle in parking lot islands. A hybrid maple may tolerate the environment better than a red maple.

RESPONSE: Sugar Maple has been utilized in parking lot islands, however based on your code of 1 tree per 100 sf of landscape island, placing 4 3" caliper trees in an area seems to be asking for them to struggle to survive.

Community Development

18. Chapter 1155.04(g) requires bike racks to be placed within 600' of the entrance to each building. Please revise the site plan to include bike racks. There's no minimum size requirements for the bike racks.

8/20/19 - It doesn't appear that the site plan was modified. Please revise accordingly.

RESPONSE: Bike racks were shown in the prior submission but have been further clarified to reflect the 600' requirement.

19. The parking calculations on the site plan don't quite match the zoning code's requirements. In addition to parking spaces based on building size, additional parking is required based on the number of business vehicles. Please estimate this number and revise the chart.

Additionally, the square footage of buildings listed in the table don't match the site plan.

Please review and revise accordingly. FYI - the site has substantially more parking than what the code requires, only the parking table will require modification.

8/20/19 - The requested changes haven't been made. Please see Chapter 1163.02 for additional details.

RESPONSE: The Landscape Plan has the correct parking layout and building areas. Civil engineering will be updated to reflect the Landscape Plan.

20. Will there be any loading zones? If yes, then their location needs to be depicted on the site plan and the landscape plan will need to show the required screening (screened from adjacent properties and right-of-way with 6' tall screening).

8/20/19 - The revised elevations depict loading areas on all building types, therefore, the site plan and landscape will need modified to show these areas and the required screening. See Chapter 1155.06(g)(3)(A) for more details.

RESPONSE: The adjoining property is owned by the same owner as this parcel. Further the loading areas are not visible from the public way.

Design Review Comments

Parks

4. I'd like to note that blue spruce are currently struggling in Ohio. Due to various fungi and insects, these trees are in widespread decline. Also, I would discourage the use of both burning bush and barberry. While these are popular landscaping species, they display invasive tendencies and should be avoided. They are commonly being found in natural woodlands.

RESPONSE: Blue Spruce have been replaced with Norway Spruce

5. I am glad to see that barberry and burning bush were replaced with other species. I would like to note that red maples often struggle in parking lot islands. A hybrid maple may tolerate the environment better than a red maple.

RESPONSE: Sugar Maple has been utilized in parking lot islands, however based on your code of 1 tree per 100 sf of landscape island, placing 4 3" caliper trees in an area seems to be asking for them to struggle to survive.

Community Development

7. Additional information needs to be provided that meets the requirements of Chapter 1155.05 Building Appearance. Please review this section of code to see what types of materials are permitted.

8/20/19 - Neither the materials list nor the elevations provide clarity as to what the materials are and where they are located. The elevations should be revised clearly indicate the location of the materials on the building.

Once this information is provided, then a review for consistency with Chapter 1155.05 may occur.

RESPONSE: Materials are noted on the elevations and are consistent with that permitted under Chapter 1155.05.

8. The landscape plan needs to calculate the parking area (spaces and drive aisles). The square footage of required landscape islands is 5% of the parking area. 1 tree per 100 square feet of required landscape island is required. The minimum tree caliper size is 3". Please revise the landscape plan for this calculation and increase the minimum tree caliper size.

8/20/19 - Based on the data provided, 46 trees need to be planted in the parking area, it appears that only 32 trees are planted. An additional 14 trees are required. Please revise accordingly.

RESPONSE: We show the calculation for the 5% parking area as required landscape islands. Further we have added additional trees to the landscape islands, 4 per island of 355+/-SF and 2 per island of 167 +/-SF. These are shown as 3" caliper trees.

9. The landscape plan shows barberry bushes at 24" in height planted along the parking area. No issues with barberry being planted as it is considered an evergreen, however, the minimum height is 36". Please revise accordingly.

8/20/19 - The landscape plan was revised to indicate that the parking lot screening will be accomplished by "Clethra Alnifolia". This bush is not an evergreen and therefore doesn't meet the requirements of the code. Additionally, the labeling on the landscape plan still indicates a planting size of 24". Please revise accordingly.

RESPONSE: We have revised this to Chinese Juniper

10. Chapter 914 requires one tree inch to be planted per 1,000 square feet of impervious surface. This requirement is in addition to any other planting requirements. Please revise the landscape plan accordingly.

8/20/19 - The landscape plan does not appear to have been revised. Please add to the table some indication of the requirements and the plantings or preserved trees that meet this requirement.

RESPONSE: Additional trees have been added. Existing trees to remain has been taken into account in determining the number of trees, at 2.5" per code, that have been required.

11. The site plans do not depict any utilities such as lift stations and utility boxes. Please be aware that Chapter 1155.06(g) requires these areas to be screened on all sides by a 6' tall wall, fence, or evergreen plantings.

8/20/19 - Please be aware that adherence to this requirement will be necessary at time of building plans if the site plan does not address.

RESPONSE: If such items are included in final construction documents they will be screened as required by code.

12. 8/20/19 - *The revised elevations depict a loading dock on the front elevation (see sheet A3.07). Chapter 1155.04(e)(3)(A) prohibits loading docks on the front elevation. Please either revise the elevations or the variance application.*

RESPONSE: Sheet A3.07 (now A3.08) reflects the Front Elevation of Buildings 4&5. This elevation faces internal to the site and not to a public way or adjacent parcel. The label "Front Elevation" is merely an architectural convention for labeling the elevations of a building and does not reflect "Street Frontage Elevation", or Main Façade, which is what Chapter 1155.04(e) is addressing.

I believe the above responses accurately respond to the concerns and issues raised in the review letters as it related to the Landscape and Architecture portions of those letters. If there are any concerns or additional clarifications, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. McCash', with a stylized, flowing script.

Thomas M. McCash, RA, CBO, MPE



August 29, 2019

LeVeck Commercial Construction
1500 W Third Ave Suite 120
Columbus, OH 43212

RE: Project 6579 Taylor Rd
6579 Taylor Rd

Dear LeVeck Commercial Construction:

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

Soil & Water Conservation District

1. This site is located in the wellhead protection zone of the Jefferson Water and Sewer District well field. There should be some coordinated with them regarding stormwater runoff and pollution potential to the well field. It may limit the type of development and operations of the facility placed there. There doesn't appear to be any stormwater considerations on the proposed plan currently.

Parks

2. I'd like to note that blue spruce are currently struggling in Ohio. Due to various fungi and insects, these trees are in widespread decline. Also, I would discourage the use of both burning bush and barberry. While these are popular landscaping species, they display invasive tendencies and should be avoided. They are commonly being found in natural woodlands.

Public Service & Engineering

3. The Gahanna Thoroughfare Plan requires an 80' right-of-way width along Eastgate Parkway. Right-of-way dedication will be required along the property frontage. Show existing and proposed right-of-way widths on site plan. (*Future Consideration*)
4. No stormwater management is shown on the preliminary site plan. Stormwater management will need to be addressed during final engineering. Next site downstream (to the west) will need to be considered when designing outlet from BMP. (*Stormwater Management*)
5. Sidewalks path will be required along the Eastgate property frontage. (*Access and Circulation*)
6. Minimize the number of entrances from Eastgate Parkway. Preferably, remove the northern entrance as it is closer to the existing entrance for the neighboring property to the northeast. (*Traffic Impact*)
7. Existing street lights will need the heads replaced with LED to current specifications
8. Utility connections will need to be addressed in final engineering plan. (*Utilities*)
9. A 4" fiber optic conduit will be required across the entire property frontage.
10. The site's water service will need to be metered. If the site will belong to one owner, all buildings can be supplied by one metered connection. If the property is subdivided in the future, each property with a unique address will need its own meter. (*Utilities*)
11. A connection will be required from the public sidewalk to the internal site for ADA accessibility to all buildings. Final engineering plans will need to show this path. (*Access and Circulation*)
12. Sanitary sewer is available on east side of Eastgate Parkway. Connection will need to be made via jack and bore under the roadway.
13. Traffic Impact letter was submitted 8-16-19 and provides evidence this project will NOT require a full traffic impact study.

200 S. Hamilton Rd. Gahanna, Ohio 43230
614.342.4010 (Phone) 614.342.4100 (Fax)

14. Other comments were not specifically addressed in the second submittal FDP or in a comment response letter. These remaining comments will be addressed in the engineering plan review.

Fire District

15. The documents have been reviewed for conformance to the requirements of the 2017 Ohio Fire Code (OFC) per the 2015 International Fire Code. The following is relevant to the documents submitted.
1. The submitted documents did not indicate fire hydrants on Eastgate Commercial Park. Is the developer installing additional fire hydrants on the property? If so, will these be Gahanna fire hydrants or private hydrants?

Public Safety

16. No Comment Received.

Building

17. The project will be required to comply with the Ohio Building Code, with plan review and permits required for the project.

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

Sincerely,

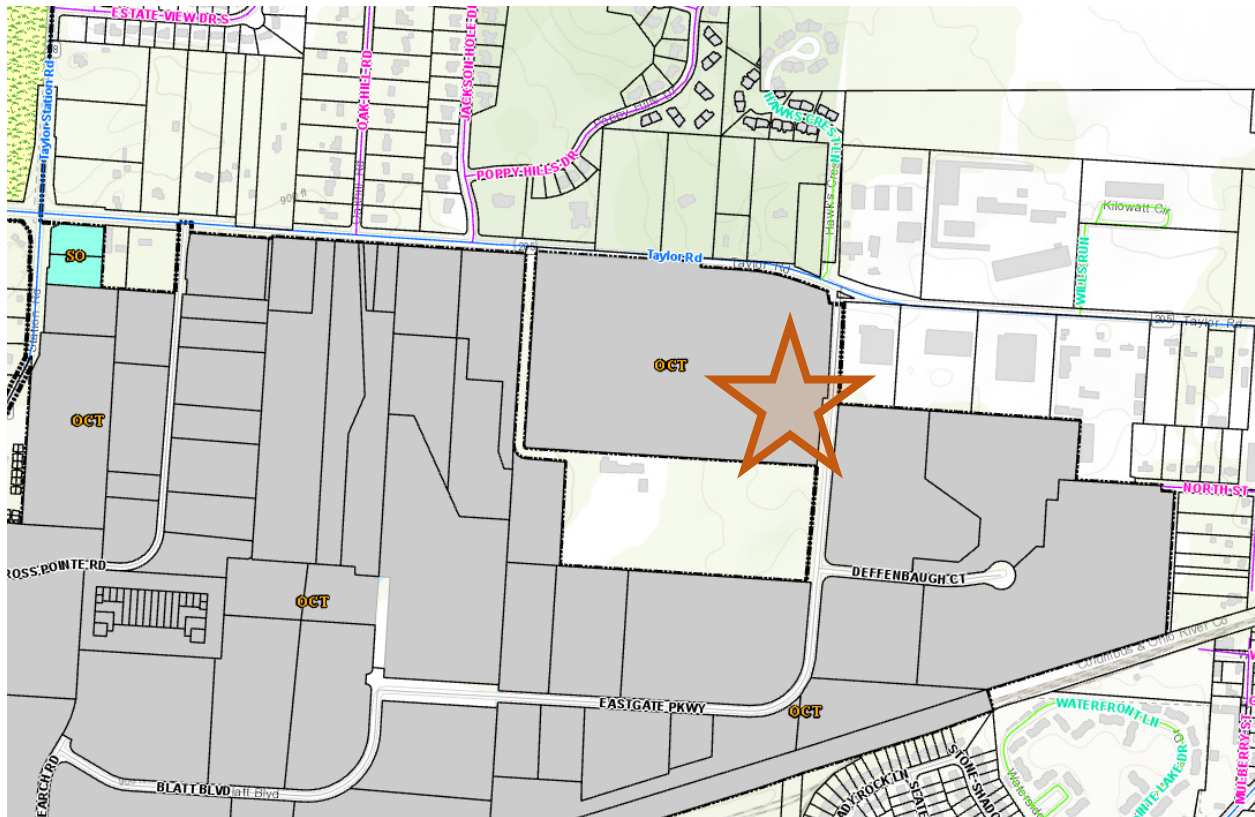
Kelly Wicker
Administrative Assistant

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

Three applications have been filed in order to develop property located within the Office, Commerce, and Technology (OCT) zone district with 59,000 square feet of industrial flex space. OCT permits office, warehousing, and manufacturing by right. A variance application has been filed in addition to a final development plan (FDP) and design review (DR).

Location/Zoning Map



The subject property is located off of Eastgate Parkway. This area is developed with a mix of uses with the primary uses being industrial in nature. The uses are characterized by manufacturing processes and a large amount of truck traffic. Office is the primary use in other areas of the OCT zone district further to the west. Users in the area include Niagara Bottling and Suburban Steel.

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 and is therefore subject to the standards of Design Review District 4 (DRD-4). Relevant standards include the following:

- Parking shall accommodate employees and not degrade the appearance of the development.
- Building materials are important to protect property values but a more liberal standard should be applied to OCT.
- Landscaping should be used to maximize visual interest.
- Access should be limited in number but well defined to all traffic.

The proposed building materials, building design, and landscaping meet the requirements of the code. OCT has increased design standards over general commercial districts, however, these mainly apply to buildings that are primarily office in nature.

Variance

The following variances have been requested:

- Chapter 1155.04(c)(1)(A) – Parking setback from right-of-way.
 - The code requires a 45' parking setback for industrial uses. A 22' setback has been requested. The applicant provides that the setback reduction is warranted because of the requirement to provide an 80' right-of-way for Eastgate Pkwy. 20' of this right-of-way is being reserved by the applicant.
- Chapter 1108.01(f)/1107.01(d) – Sidewalks required where they do not currently exist.
 - The applicant requests to defer this requirement until such time as any other sidewalk is built on Eastgate Parkway.
 - It should be noted that the request to vary sidewalks requires a recommendation by Planning Commission and approval by City Council.
- Chapter 1163.06(a) limits lighting intensity to an average intensity of ½ footcandles at the parking lot surface.
 - This requirement is difficult for developments to meet while still providing adequate lighting for safety and security. Staff recommends that this portion of the code be revised to permit a greater lighting standard.

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.

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 and recommends approval. Staff believes that the variances for a reduced parking setback and increased lighting are warranted. A special circumstance exists in that the applicant is reserving 20' of their property for the future expansion of Eastgate Parkway. The code unnecessarily limits lighting levels of parking areas. This requirement is difficult to meet while still providing adequate lighting for safety. The last variance, to delay construction of sidewalks, is not necessarily endorsed by staff. Conditions such as these are difficult for staff to enforce as they rely on staff's ability to remember and enforce. Additionally, the City revised the zoning code to require sidewalks for new developments in an effort to increase walkability for citizens and employees. Delaying construction of sidewalks does not meet this goal.

Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director