



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

V-13-19

VARIANCE 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	
Description of Variance Requested: The current requirement is a 45 foot front parking setback. We are asking for a 22 foot front parking setback in order to meet the building space requirements due to the 80 foot right of way. Building code permits up to 0.5 foot candles in parking areas. We would ask for up to an average of 2.0 foot candles for safe and secure parking. Current requirements are for sidewalks to be added along the property frontage. Currently there are no sidewalks along Eastgate Blvd. We are asking to build the sidewalk once any other sidewalk is built.			
STAFF USE ONLY - Code Section(s): 1155.04(C)(1)(A) - Parking setback 1108.01(F) / 1107.01(d) - Sidewalks 1163.06(a) - Lightening			
APPLICANT Name-do <u>not</u> use a business name: Robert M. LeVeck		Applicant Address: 1500 W. Third Ave. Ste. 120 Co	
Applicant E-mail: rleveck@leveckconstruction.com		Applicant Phone No.: 614-582-4765	
BUSINESS Name (if applicable):			
ADDITIONAL CONTACTS Please List Primary Contact 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: [Signature] Date: 8/8/19

INTERNAL USE

Zoning File No. V-0189-2019

RECEIVED: KAW

DATE: 7-19-19

PAID: 500.00

DATE: 7-19-19



VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter [1131](#) (visit www.municode.com)
(Sign Variances, refer to Chapter [1165.12](#); Fence Variances, [1171.05](#); Flood Plain Variances, [1191.18](#))
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable
 - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. A statement of the reason(s) for the variance request that address the following three conditions:
(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)
 - Special circumstances or conditions
 - Necessary for preservation and enjoyment of property rights
 - Will not adversely affect the health or safety
4. List of contiguous property owners & their mailing address
5. One set of pre-printed mailing labels for all contiguous property owners
6. Application fee paid (in accordance with the [Building & Zoning Fee Schedule](#))
7. Application & all supporting documents submitted in digital format
8. Application & all supporting documents submitted in hardcopy format
9. 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 Ruth E. Junkermann, deceased
(property owner name printed)

[Signature]
(property owner signature)

co-executor 7-12-19
(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]
(applicant/representative/property owner signature)

7/16/19
(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

Variance Application Required Statement of Variance

Special Circumstances or Conditions

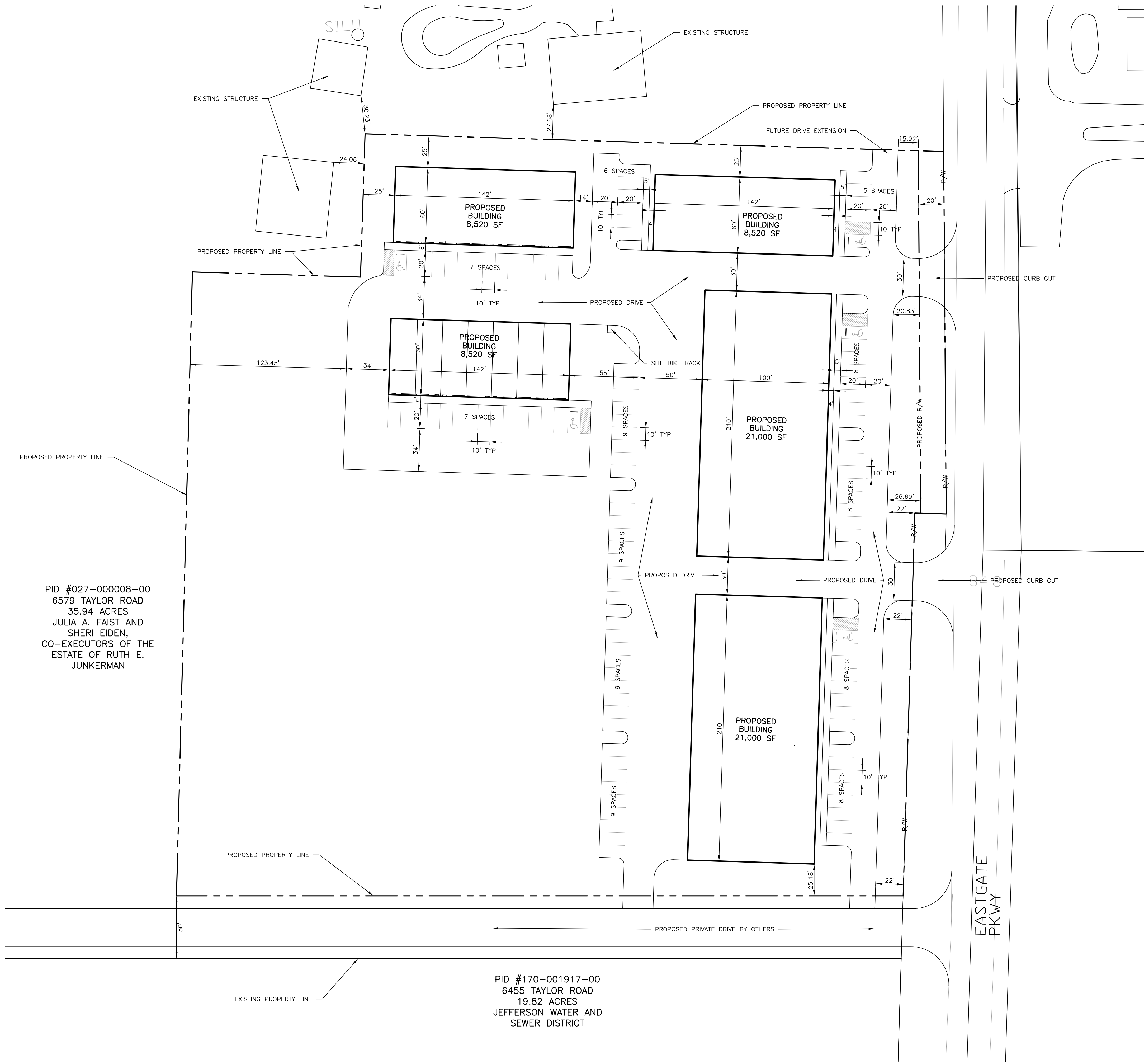
Variance from Chapter 1131.04 of the zoning code requiring a 45 foot parking setback on the east side of the property. Due to the 80 foot right of way the parking and/or buildings cannot be moved in order to meet the parking space requirements for the buildings. Variance from Chapter 1163.06 permits up to a ½ foot candle of light at the parking lot surface. This amount is very low and would not provide sufficient lighting levels for safe and secure parking. These situations create special circumstances or conditions for which variances should be granted.

Necessary for Preservation

The requested Variance is necessary to preserve the value of the Property and its unique location for development as proposed. If the City imposed the requirements for which the Variance is being requested, the Applicant would not be able to proceed with the development of the Property as proposed, thereby detracting from the value of the Property and its utility for use to preserve property values generally by permitting the proposed development consistent with the City's Land Use Plan.

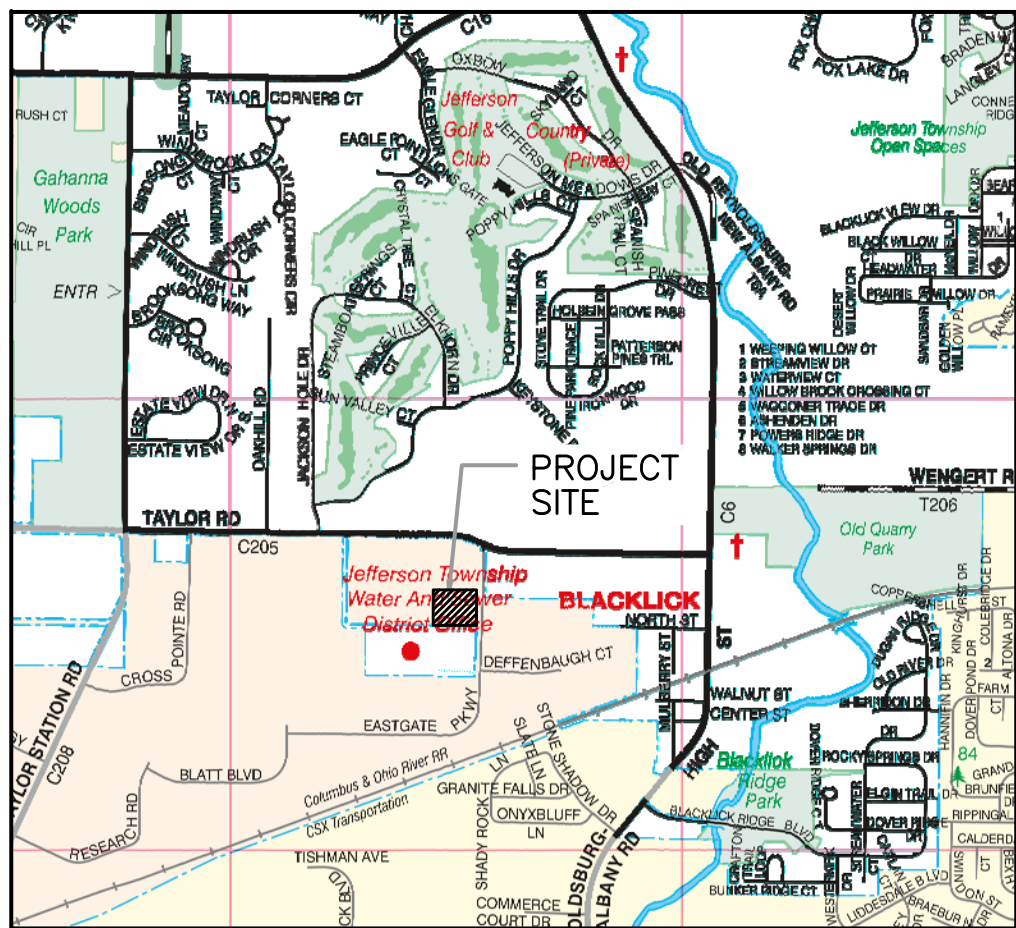
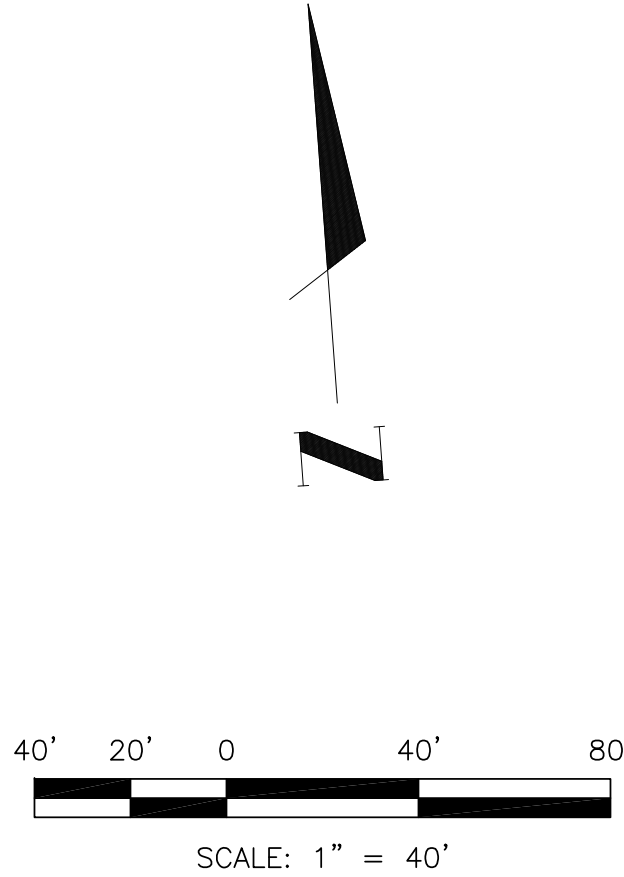
Will Not Materially Affect Adversely the Health and Safety

The requested Variance will not materially adversely affect the health and safety of the Property, adjacent, or nearby properties or the City as a whole. In fact, if the proposed development is granted the requested Variance and allowed to proceed, the proposed development will have a positive effect on the health and safety of all concerned by providing high quality development in the community.



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

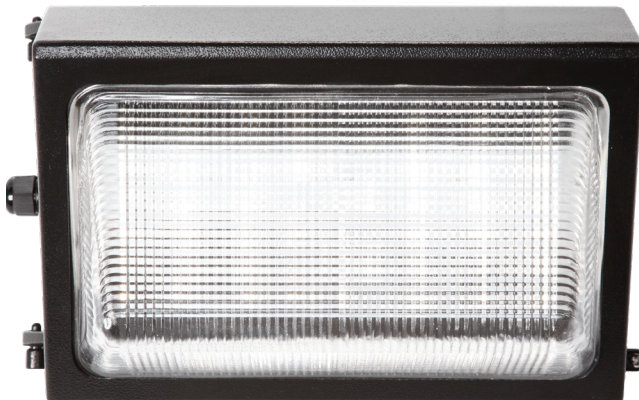
DATE					
REVISIONS					
No.					
JOB NO.				40378	
DRAWN BY				CAD	
DESIGNED BY				JRH	
CHECKED BY				SRB	
FIELD CREW					
FIELD BOOK					
DATE				8-26-19	
SCALE				1"=40'	

SHEET

1

OF

1



Height: 9 in / 229 mm
Width: 7.5 in / 191 mm
Length: 14 in / 365 mm
Weight: 10.7 lb / 4.8 kg



Description

The WPDS wall pack fixture is the perfect LED to replace all your traditional HID and CFL wall packs. Tempered glass lenses won't crack or turn yellow in the sun.

Applications

Wet Environments Interior Wall Mount
Security Lighting Exterior

Details

IP Rating IP65
Materials Aluminum
Lens Tempered Prismatic Glass / Polycarbonate
LM70 Life 100,000 Hours
Warranty 10 Years
CRI 70+
Certification UL, DLC 4.2, FCC, CE, RoHS
Driver Man. YG
Chip Man. Philips

Electrical

Power Factor 0.99
Frequency 50/60 Hz
Max THD 15%
Operating Temp. -30° F to 130° F
-34° C to 54° C
Dimming 0-10V Dimming is optional

ALTECH MODEL #:	AE-L-WPDS-28	AE-L-WPDS-40	AE-L-WPDS-60	AE-L-WPDS-90
DLC #:	U-IWP-28	U-IWP-40	U-IWP-60	U-IWP-90
DLC Partner:	Ultron Industries			
Input Wattage:	28W	40W	60W	90W
Equivalent:	125W MH	200W MH	250W MH	400W MH

Ordering Information

Example: AE-L-WPDS-ACR-60-50K-1-2-W-PH-BL

Lens Type	Wtg	Color Temp.	Distribution	Input Voltage	Mounting	Options	Finish
PC - Polycarbonate (Tempered glass lens is standard. Only specify if polycarbonate.)	28 40 60 90	30K - 3000K 40K - 4000K 50K - 5000K* 57K - 5700K	1 - 120°*	1 - 100-277V* 2 - 480V	W - Wall*	S - Shield DIM - Dimming P - Photocell** MS - Motion Sensor EI - Emergency Inverter WP(X) - Additional Whip (X = specified length in ft.; 2' is standard)	BZ - Bronze* BL - Black WH - White GR - Gray SP - Other

*Standard **Standard on 120-277V

Standard Color

Bronze

Custom Colors

Black

White

Silver

Gray

Orange

Brown

Blue

Green

Red

Notes:

- Only 5000K, 120-277V in BRONZE are stocked locally, check for ETA's
- Comes standard with a 1' whip
- Photocell only comes standard with 120-277V models
- Warranty reduces to 5 YEARS for 480V models
- Step-down dimming motion sensors are for 120-277V models only
- Additional charges apply to custom colors



Lumen Output

System Watts	CCT	Lumens	LPW
28	3000K	2,800	100
	4000K	2,912	104
	5000K	3,024	108
	5700K	3,080	110
40	3000K	4,000	100
	4000K	4,160	104
	5000K	4,320	108
	5700K	4,440	111
60	3000K	5,700	95
	4000K	5,940	99
	5000K	6,180	103
	5700K	6,300	105
90	3000K	9,000	100
	4000K	9,360	104
	5000K	9,720	108
	5700K	9,900	110

Installation

1. Disconnect all power sources (VERY IMPORTANT).
2. Mount the back plate on the wall with the expansion screws.
3. Wire the fixture appropriately.
Brown is live. Blue is neutral. Green/Yellow is ground.
4. Mount the fixture on the back plate.
5. Tighten the bottom securing screws and levels appropriately.
6. Installation Complete.



Refer to step 2.



External heat sink designed especially for this wall pack. Not only does it extend the life span, but also makes it suitable for warmer locations.



Refer to step 5.



Photocell comes standard.



Optional light shield offers additional flexibility.

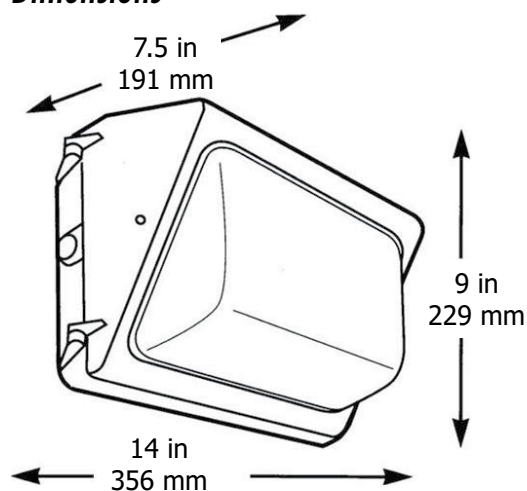


Multi-Level Motion Sensor

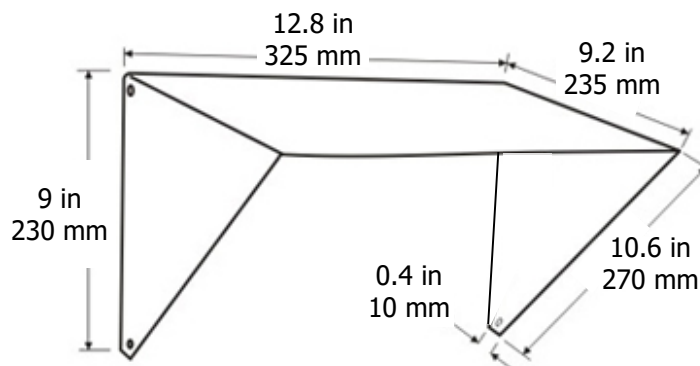


Phenix Internal Emergency Inverter (18470X-2)

Dimensions



Light Shield Dimensions



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 'TM' or 'T.M.', 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

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. No Comment per Julie Hussey

Public Service & Engineering

3. The Gahanna Thoroughfare plan requires an 80' right-of-way width on Eastgate Parkway. Right-of-way will need to be dedicated where 80' width is not met. This will result in the distance from right-of-way to parking to decrease further in some areas.
4. Sidewalks/multi-use trail will be required to be constructed as part of this project before as-builts will be accepted

Public Safety

5. No Comment Received.

Building

6. No Comment Received on this application.

Community Development

7. 8/28/19 - Informational comment - Please be aware that the request to vary sidewalks will require City Council approval.

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

Sincerely,

Kelly Wicker
Administrative Assistant

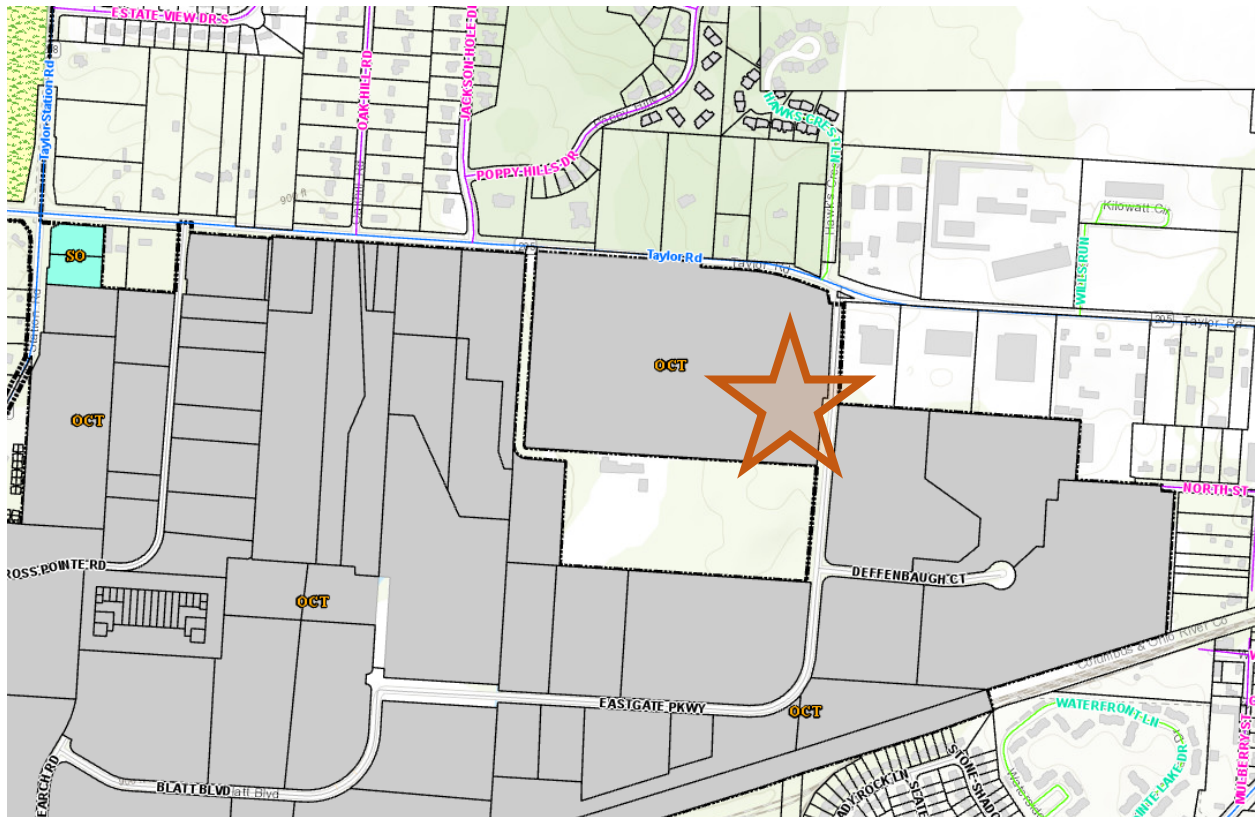
200 S. Hamilton Rd. Gahanna, Ohio 43230
614.342.4010 (Phone) 614.342.4100 (Fax)

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