



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

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: 6579 Taylor Rd.		Project Name/Business Name Taylor Commercial Park	
Parcel ID No.(s): 027-000008-00	Zoning Designation: OCT	Total Acreage: 23	
Please check all that apply:			
SITE PLAN ☒	LANDSCAPING ☒	BUILDING DESIGN ☒	DEMOLITION ☐ only applicable to Code Chapter 1150, Olde Gahanna
OTHER ☐			
Project Description: Two 31,050sf flex industrial buildings. Eight 7,750sf storage buildings. One 131,250 industrial building.			
APPLICANT Name -do not use a business name: Robert 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 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: 1/27/21

INTERNAL USE

Zoning File No.

DR-0031-2021

RECEIVED:

DATE:

KAW
2-8-21

PAID:

DATE:

100.00
2-8-21



DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:

1. Review Gahanna Code Section 1197 (visit www.municode.com)
2. Materials List (see page 3) – does not apply to demolition applicants
3. Authorization Consent Form Complete & Notarized (see page 4)
4. Application & all supporting documents submitted in digital format
5. Application & all supporting documents submitted in hardcopy format
6. Application fee paid (in accordance with the Building & Zoning Fee Schedule)
7. Color rendering(s) of the project in plan/perspective/or elevation
8. One copy 24"x36" or 11"x17" prints of the plans
Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)
1. SITE PLAN that includes the following: (include: scale, north arrow, & address) if applicable
- All property & street pavement lines
- Property size
- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
- Location of all existing and proposed buildings on the site
- Location of all existing & proposed exterior lighting standards
- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)
- Provide lot coverage breakdown of building & paved surface areas
2. LANDSCAPE PLAN (including plant list)
- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated
- Designation of required buffer screens (if any)
- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)
3. ELEVATIONS from all sides
- Fenestration, doorways, & all other projecting & receding elements of the building exterior
4. LIGHTING STANDARD DRAWING that includes the following: (exterior only)
- All sizing specifications
- Information on lighting intensity (no. of watts, iso foot candle diagram)
- Materials, colors, & manufacturer's cut sheet
5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:
- Scale model
- Section profiles
- Perspective drawing
Demolition or Removal of Existing Structures Requirements
1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:
- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district
- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights
- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood



MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings	Capital City Awning	Gray	
Brick	N/A		
Gutters and Downspouts	Metallic Building Company	Tan	
Lighting	Lighting Solutions	Bronze	
Roofing	Metallic Building Company	Aluminum	
Siding	Metallic Building Company	Tan	
Stucco	N/A		
Trim	Metallic Building Company	Tan	
Windows	Ranco Architectural	Aluminum	
Other (please specify)			
Other (please specify)			

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.

Julia Fast, Executor - Estate of Junkerman
(property owner name printed)

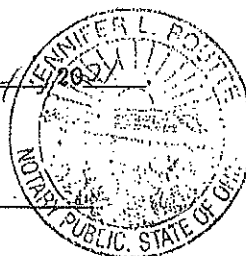
[Signature]
(property owner signature)

1-28-2021
(date)

Subscribed and sworn to before me on this 28th day of January

State of Ohio County of Franklin

Notary Public Signature: [Signature]



JENNIFER L. ROUTE
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
Lifetime Commission

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)

(date)

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

State of _____ County of _____

Notary Public Signature: _____

Stamp or Seal



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(property owner name printed)

(property owner signature)

(date)

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State of _____ County of _____

Stamp or Seal

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(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

(date)

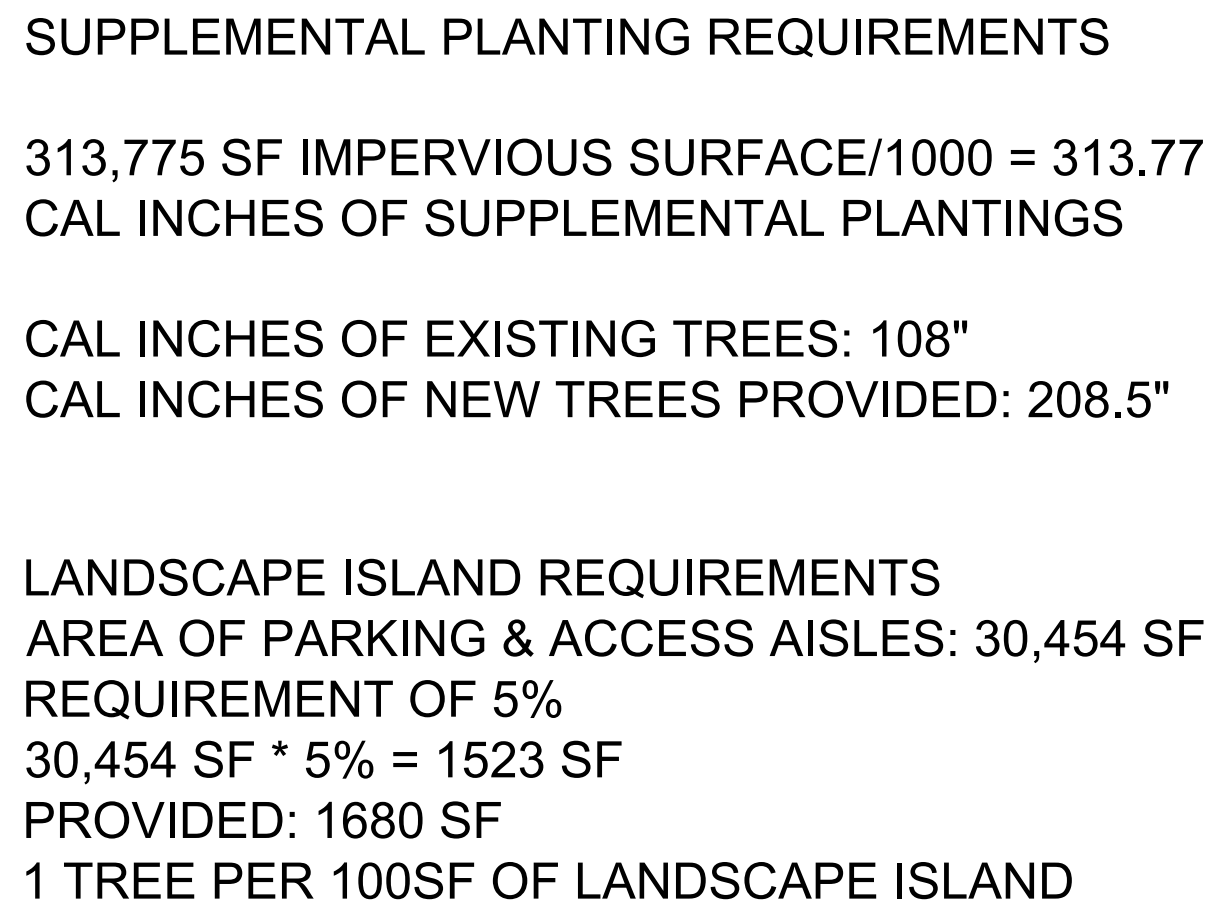
Subscribed and sworn to before me on this 28th day of January, 2021.

State of Ohio County of Franklin

Notary Public Signature: Aaron L. Perkins

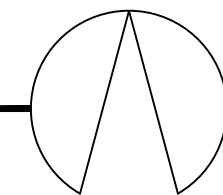


AARON L. PERKINS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
February 11, 2025



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

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



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CONSULTING ENGINEER

REVISIONS

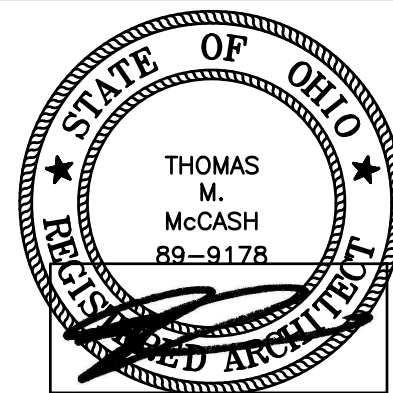
PRELIMINARY PACKAGE 02.03.21

LANDSCAPE PLAN

A PROJECT OF:

FOR:
TAYLOR GATE BUSINESS PARK
TAYLOR GATE DR.
GAHANNA, OHIO 43230

Thomas M. McCash, ALA, CBO, MPE
55 S. HIGH ST. #210
DUBLIN, OHIO 43017
T+1 614 348 9883 F+1 614 761 9321



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: **02.03.21** SHEET: **A**

SCALE: _____

DRAWN BY: _____

PROJECT No: **21003** REV: _____

A2.00

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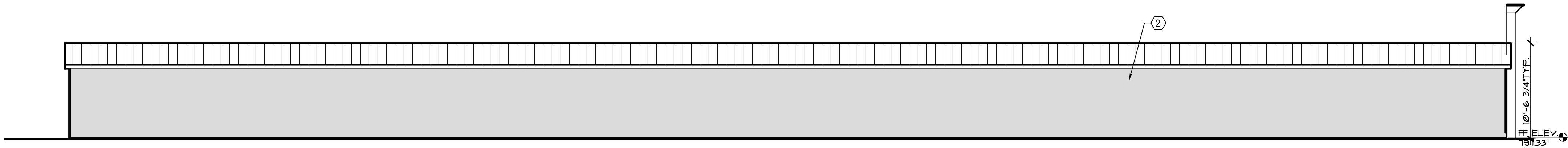
A

GENERAL NOTES

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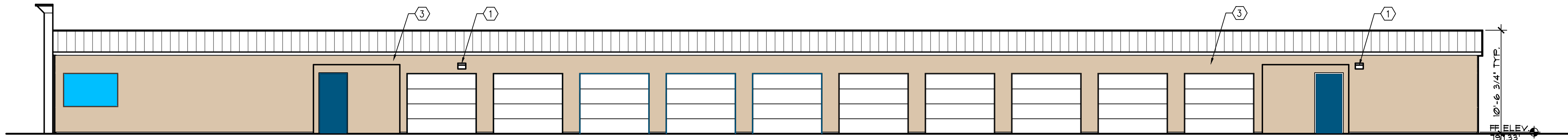
CODED NOTES

- LED WALL PACK LIGHT
- STONE WALL PANEL/STONE VENEER SYSTEM
- METAL BUILDING PANEL



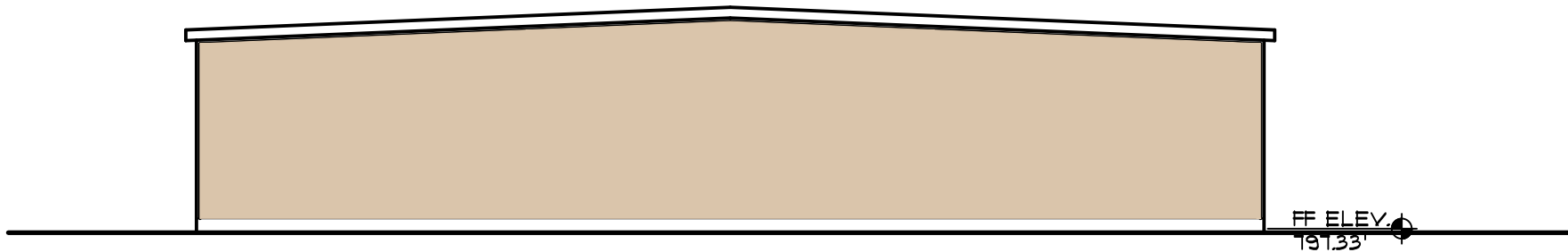
NORTH ELEVATION BLDG A

1/8" = 1'-0"



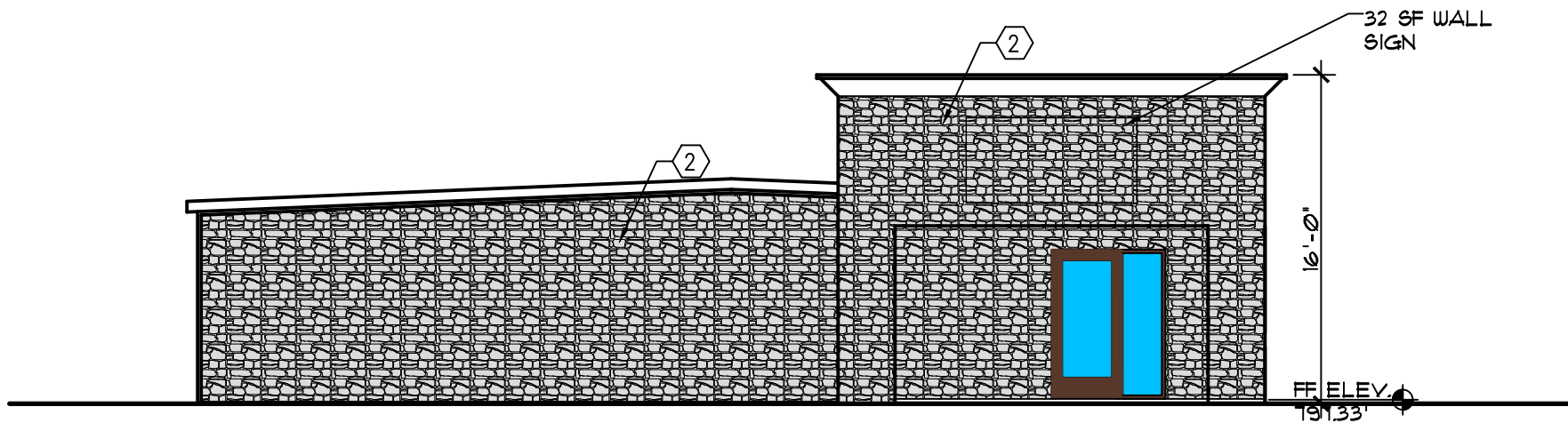
SOUTH ELEVATION BLDG A

1/8" = 1'-0"



EAST ELEVATION BLDG A

1/8" = 1'-0"



WEST ELEVATION BLDG A

1/8" = 1'-0"

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CONSULTING ENGINEER

REVISIONS

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BUILDING A ELEVATIONS

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

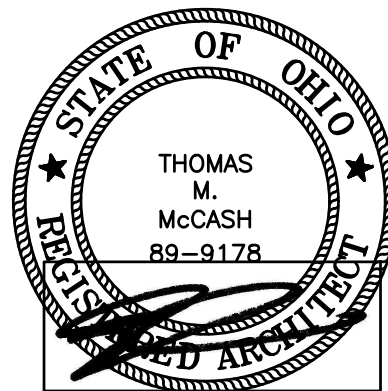
FOR:

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TAYLOR GATE DR.

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



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02.03.21

SHEET:

SCALE:

DRAWN BY:

PROJECT No:

REV:

A3.00

21003

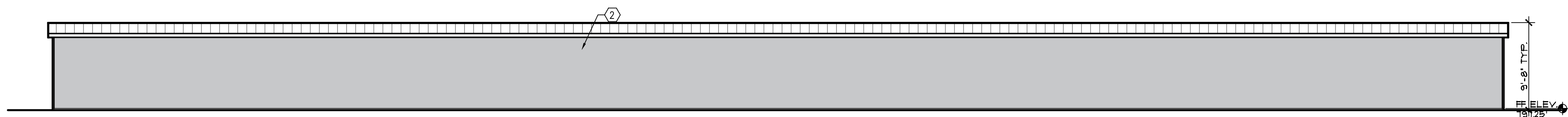
PRELIMINARY PACKAGE 02.03.21

GENERAL NOTES

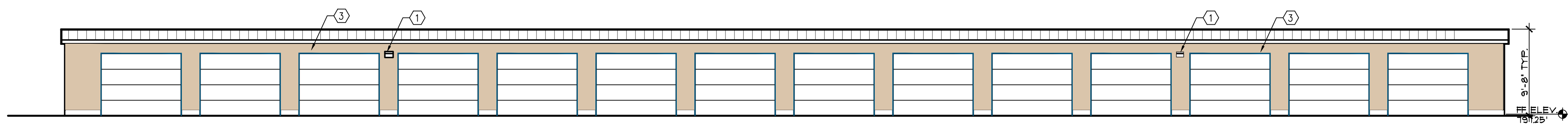
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CODED NOTES

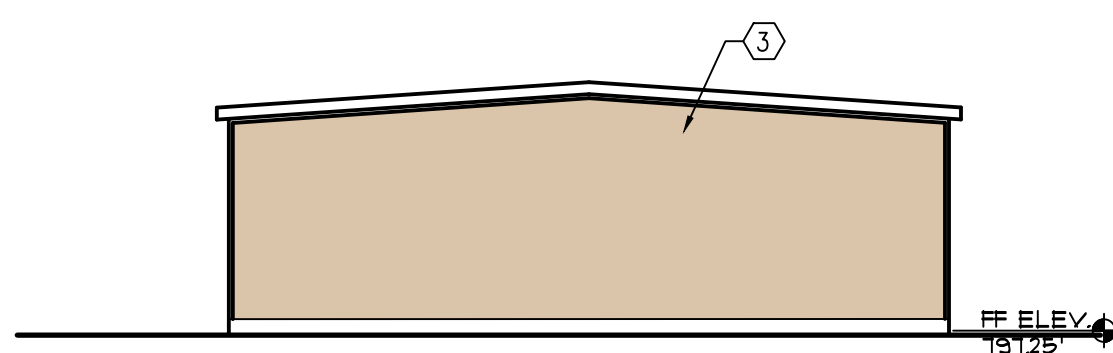
1. LED WALL PACK LIGHT
2. STONE WALL PANEL
3. METAL BUILDING PANEL



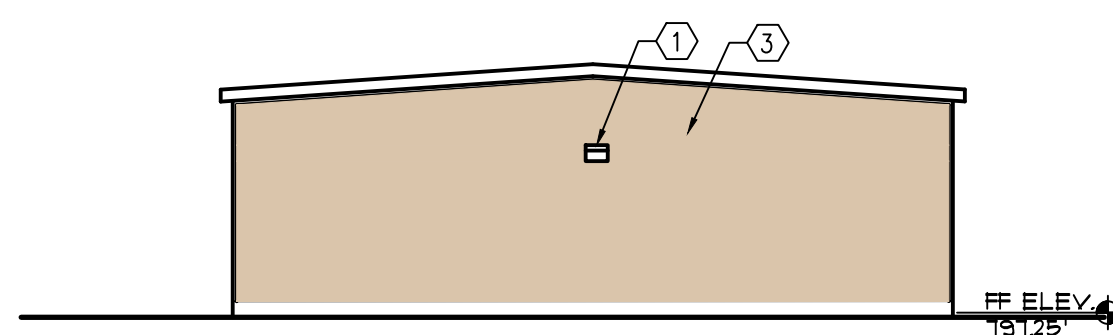
NORTH ELEVATION BLDG B

$$|/\mathcal{B}^{\mathfrak{p}}| = |I' - \mathcal{O}^{\mathfrak{p}}|$$


SOUTH ELEVATION BLDG B

$$|/\mathcal{E}^{\#} = |' - \mathcal{O}^{\#}$$


EAST ELEVATION BLDG B

$$1/8'' = 1' - \emptyset''$$


WEST ELEVATION BLDG B

$$1/8^{\circ} = 1' - \emptyset^{\circ}$$

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CONSULTING ENGINEER

REVISIONS

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BUILDING ELEVATIONS

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

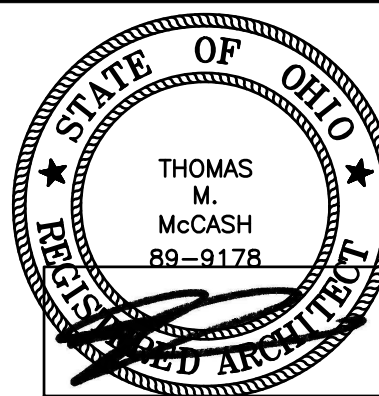
FOR:

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55 S. HIGH ST. #210
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T+1 614 348 9883 F+1 614 761 9321



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02.03.21

SHEET

SCALE

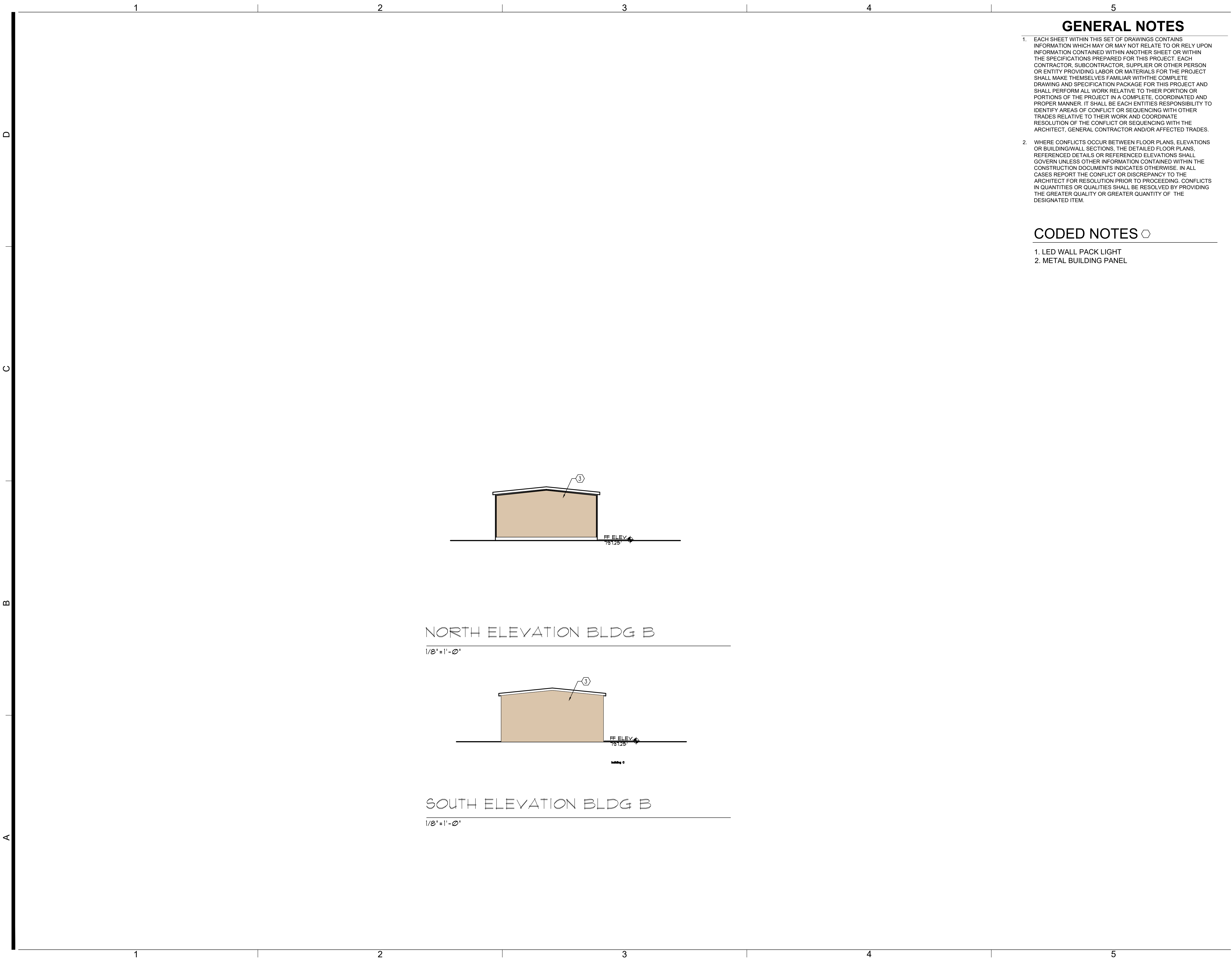
DRAWN BY:

PROJECT No.

REV

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CODED NOTES

- LED WALL PACK LIGHT
- METAL BUILDING PANEL

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CONSULTING ENGINEER

REVISIONS



PRELIMINARY PACKAGE 02.03.21

BUILDING C ELEVATIONS

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

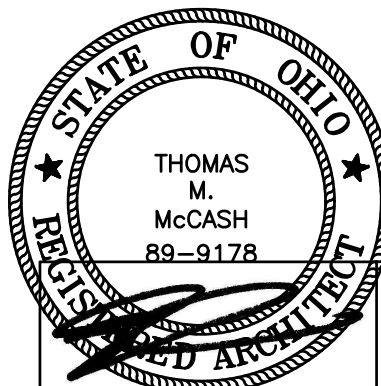
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THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02.03.21 SHEET:

SCALE:

DRAWN BY:

PROJECT No: 21003

REV:

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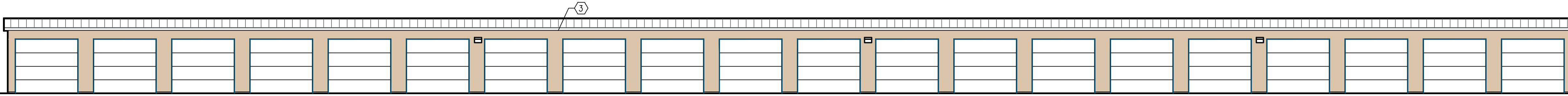
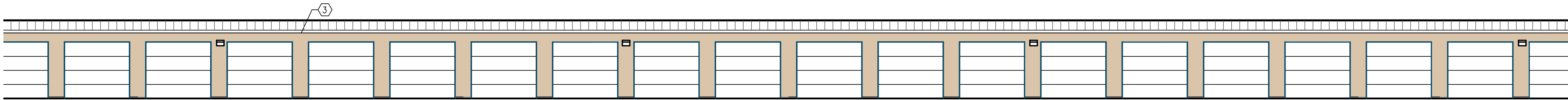
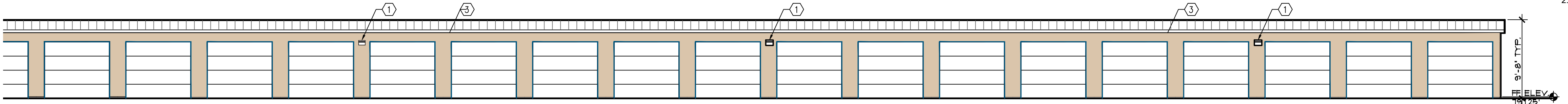
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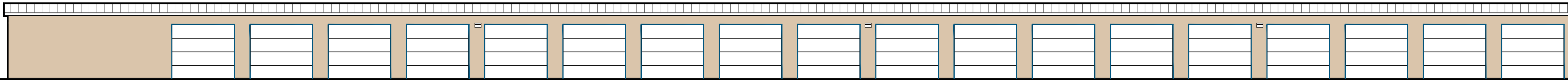
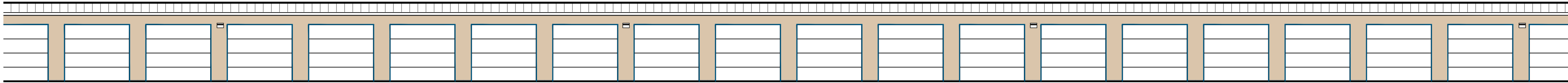
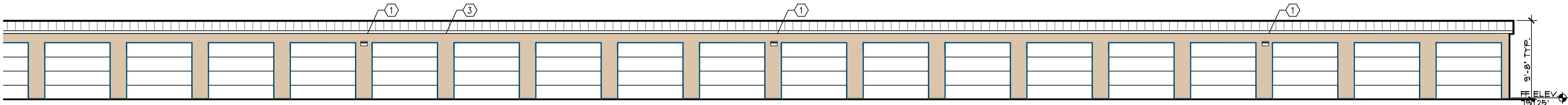
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A



WEST ELEVATION BLDG C

1/8"=1'-0"



EAST ELEVATION BLDG C

1/8"=1'-0"

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CODED NOTES

- LED WALL PACK LIGHT
- METAL BUILDING PANEL

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CONSULTING ENGINEER

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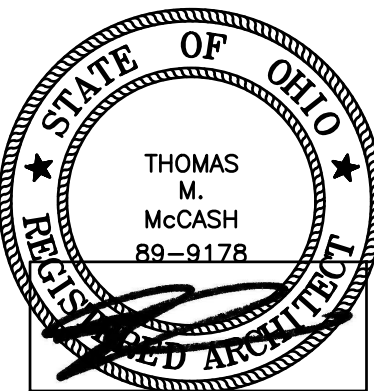
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55 S. HIGH ST. #210
DUBLIN, OHIO 43017
T+1 614 348 9883 F+1 614 761 9321



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02.03.21

SCALE:

DRAWN BY:

PROJECT No: 21003

SHEET:

REV:

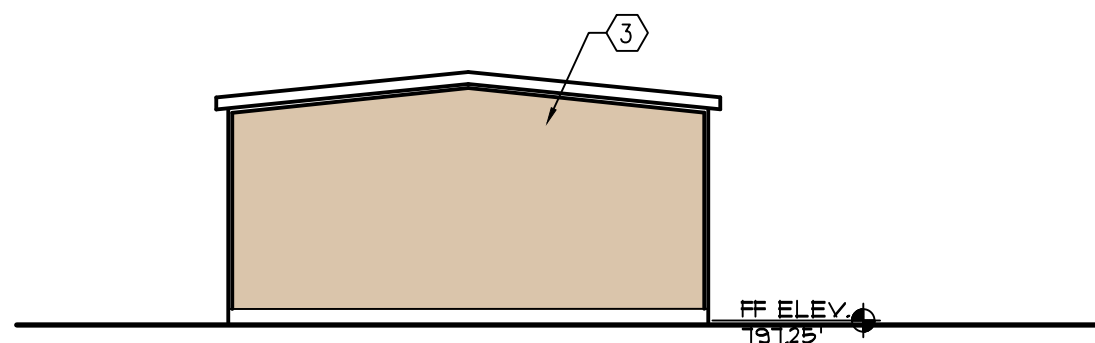
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GENERAL NOTES

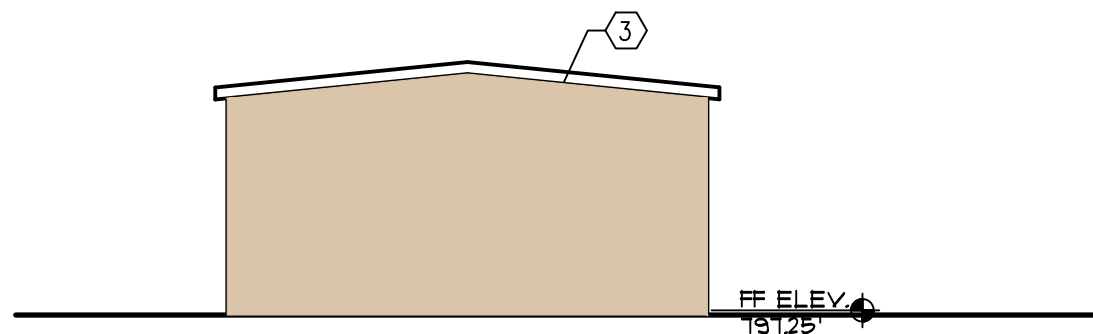
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CODED NOTES

1. LED WALL PACK LIGHT
2. METAL BUILDING PANEL



NORTH ELEVATION BLDG D

$$1/8'' = 1' - \emptyset''$$


SOUTH ELEVATION BLDG D

$$1/8'' = 1' - 0''$$

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BUILDING D ELEVATIONS

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

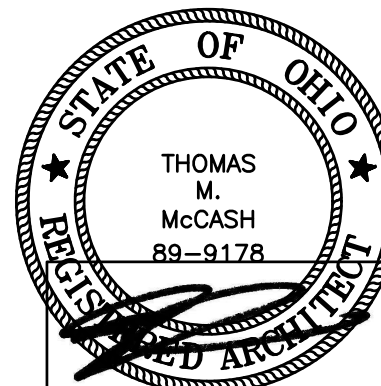
FOR:

TAYLOR GATE BUSINESS PARK

TAYLOR GATE DR.

GAHANNA, OHIO 43230

Thomas M. McCash, ALA, CBO, MPE
55 S. HIGH ST. #210
DUBLIN, OHIO 43017
T+1 614 348 9883 F+1 614 761 9321



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02 03 21

SCALE:

DRAWN BY:

PROJECT No: _____

PRELIMINARY PACKAGE 02.03.21

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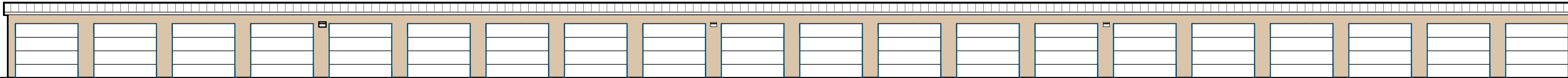
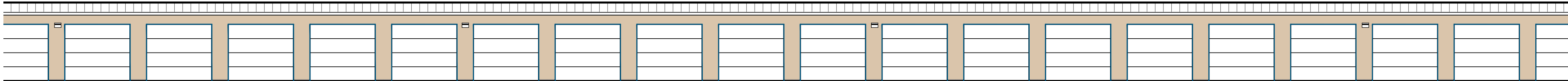
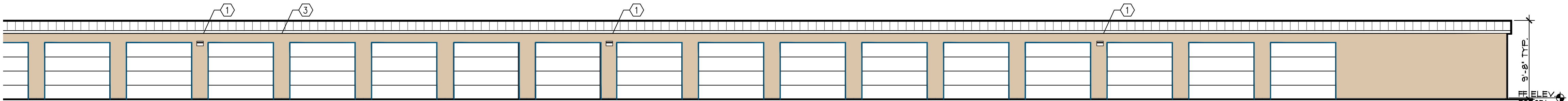
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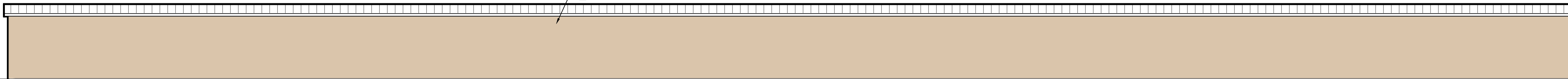
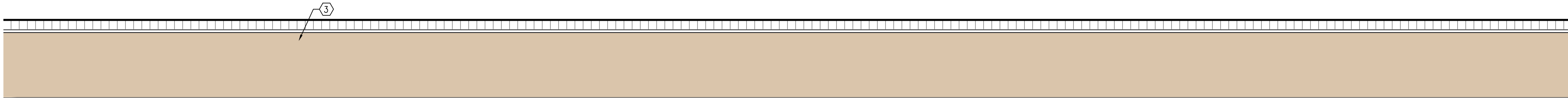
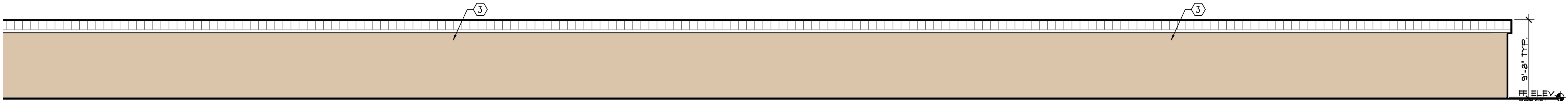
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A



WEST ELEVATION BLDG D

1/8"=1'-0"



EAST ELEVATION BLDG D

1/8"=1'-0"

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CODED NOTES

- LED WALL PACK LIGHT
- METAL BUILDING PANEL

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BUILDING D ELEVATIONS

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

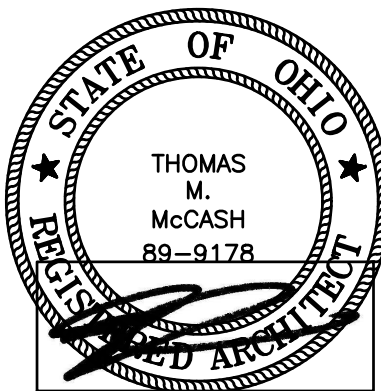
FOR:

TAYLOR GATE BUSINESS PARK

TAYLOR GATE DR.

GAHANNA, OHIO 43230

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THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02.03.21

SCALE:

DRAWN BY:

PROJECT No: 21003

SHEET:

A3.03

REV:

PRELIMINARY PACKAGE 02.03.21

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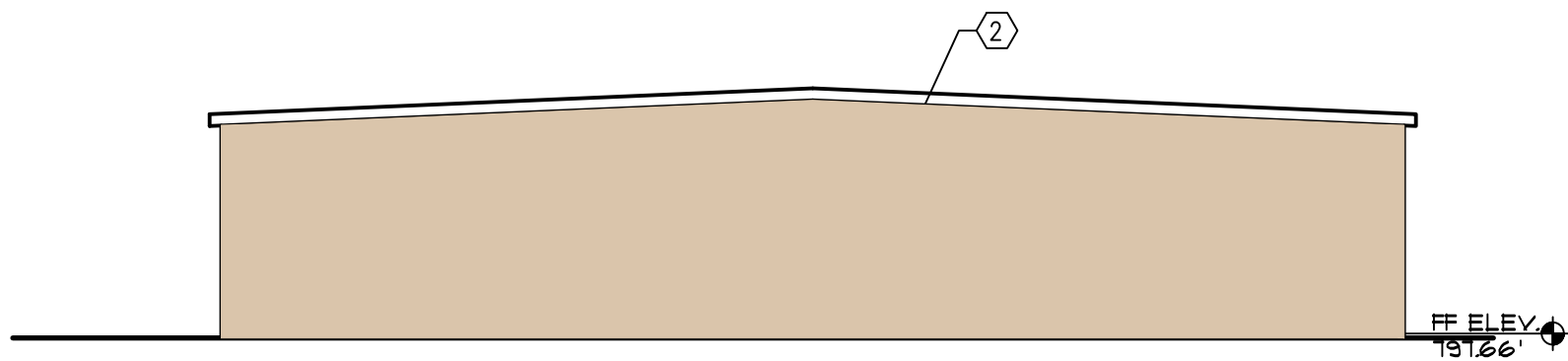
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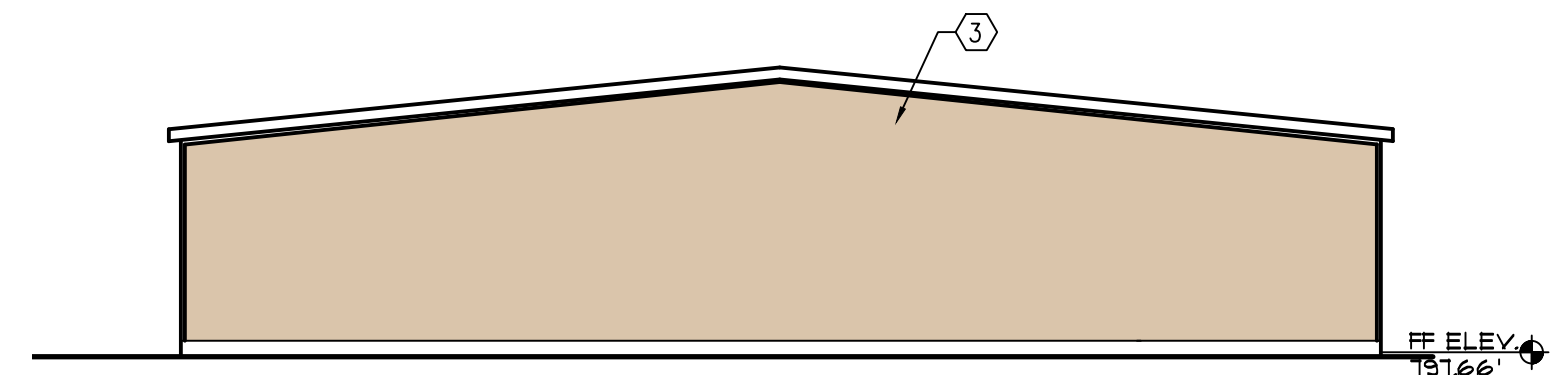
CODED NOTES

- LED WALL PACK LIGHT
- METAL BUILDING PANEL



NORTH ELEVATION BLDG E

1/8"=1'-0"



SOUTH ELEVATION BLDG E

1/8"=1'-0"

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BUILDING E ELEVATIONS

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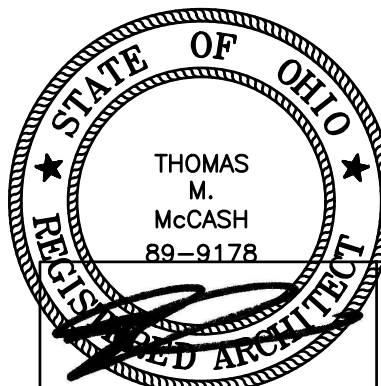
FOR:

TAYLOR GATE BUSINESS PARK

TAYLOR GATE DR.

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THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02.03.21

SCALE:

DRAWN BY:

PROJECT No: 21003

SHEET:

REV:

REV:

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PRELIMINARY PACKAGE 02.03.21

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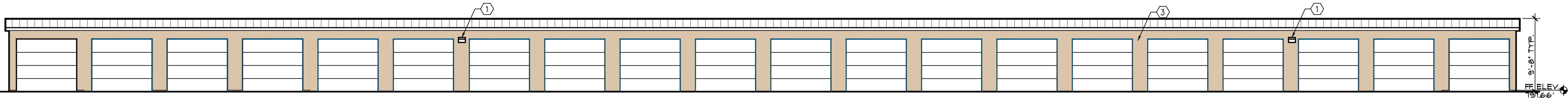
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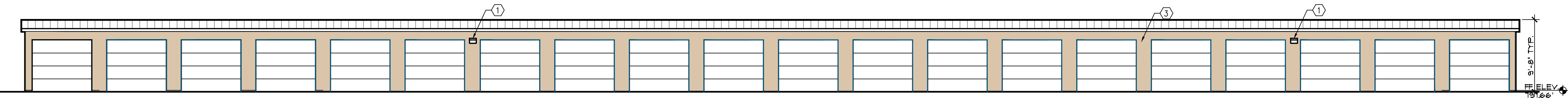
CODED NOTES

- LED WALL PACK LIGHT
- METAL BUILDING PANEL



WEST ELEVATION BLDG E

1/8"=1'-0"



EAST ELEVATION BLDG E

1/8"=1'-0"

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BUILDING E1 & E2 ELEVATIONS

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

FOR:

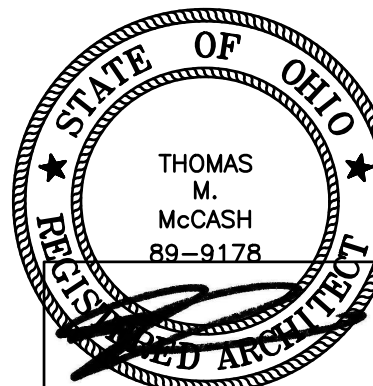
TAYLOR GATE BUSINESS PARK

TAYLOR GATE DR.

GAHANNA, OHIO 43230

PRELIMINARY PACKAGE 02.03.21

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THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02.03.21

SCALE:

DRAWN BY:

PROJECT No: 21003

SHEET:

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REV:

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CODED NOTES

1. LED WALL PACK LIGHT
2. METAL BUILDING PANEL

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BUILDING F ELEVATIONS

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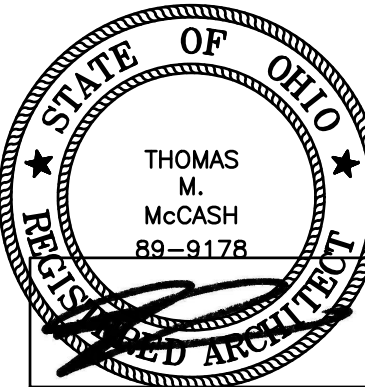
FOR:

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TAYLOR GATE DR.

GAHANNA, OHIO 43230

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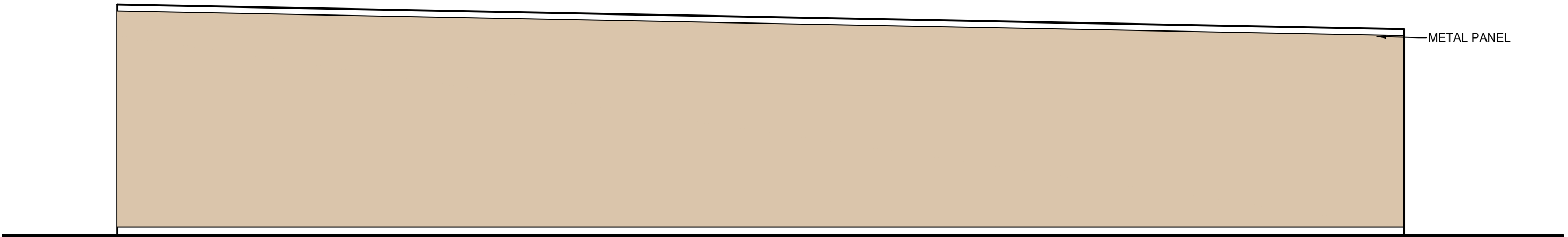
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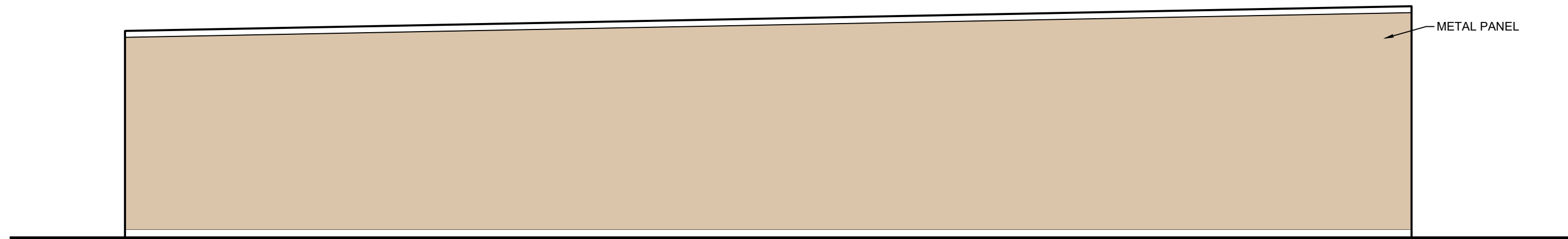
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SOUTH ELEVATION BLDG G & H

1/8" = 1' - 0"



NORTH ELEVATION BLDG G & H

1/8" = 1' - 0"

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CODED NOTES ◊

- LED WALL PACK LIGHT
- METAL BUILDING PANEL

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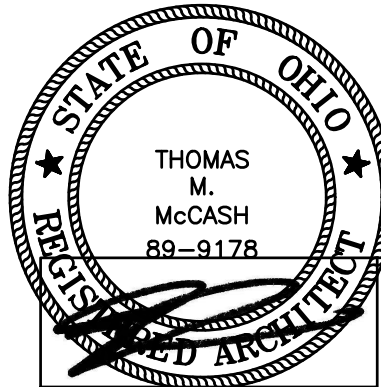


BUILDING G&H ELEVATIONS

A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

FOR:
**TAYLOR GATE BUSINESS PARK
TAYLOR GATE DR.
GAHANNA, OHIO 43230**

Thomas M. McCash, ALA, CBO, MPE
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THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02.03.21

SCALE:

DRAWN BY:

PROJECT No: 21003

SHEET:

REV:

A3.06a

PRELIMINARY PACKAGE 02.03.21

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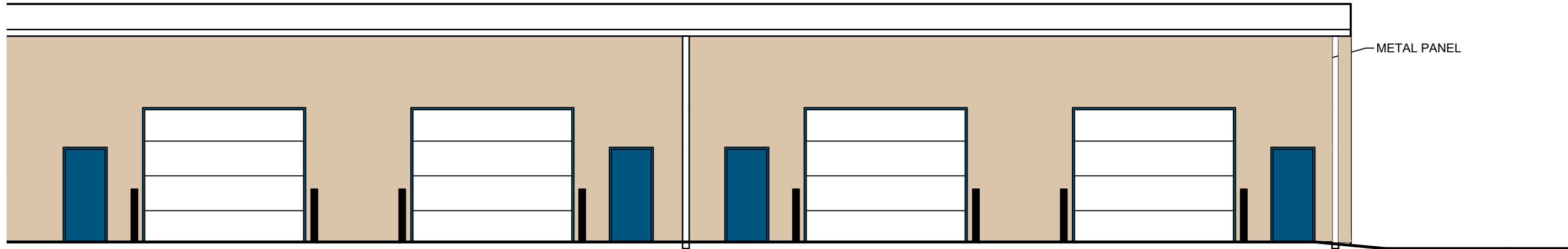
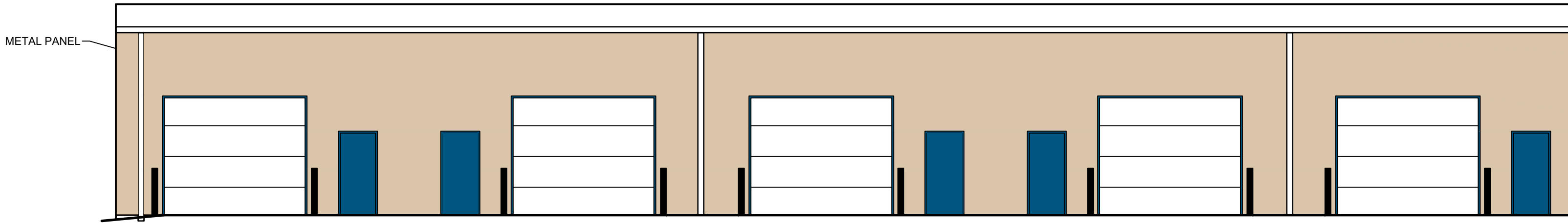
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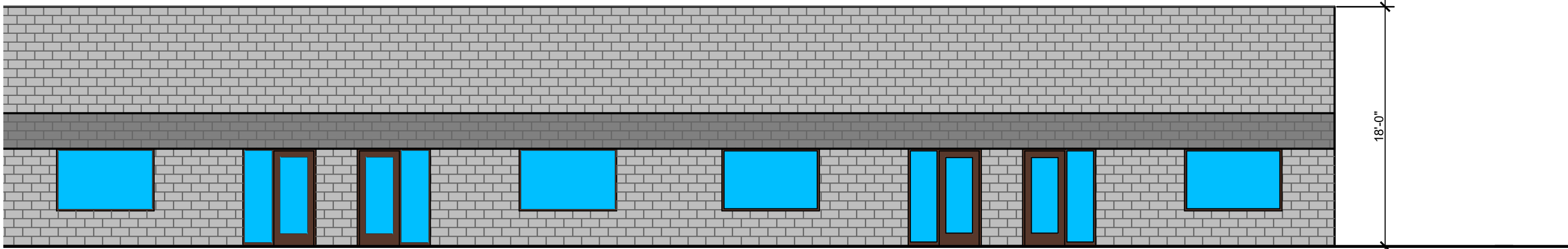
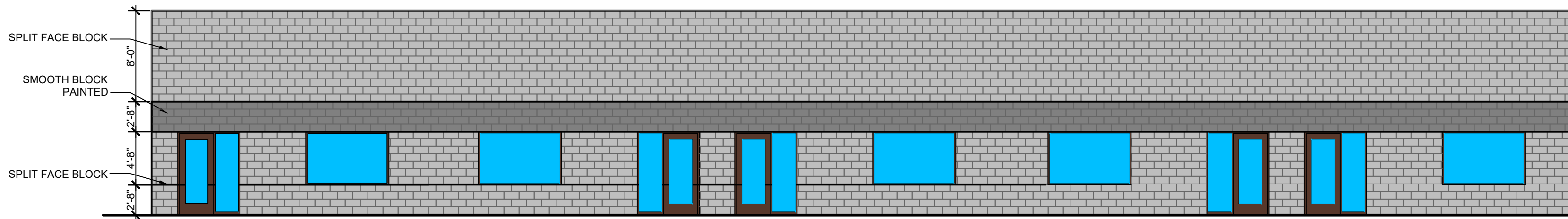
B

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EAST ELEVATION BLDG G & H

1/8"=1'-0"



WEST ELEVATION BLDG G & H

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BUILDING G&H ELEVATIONS

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

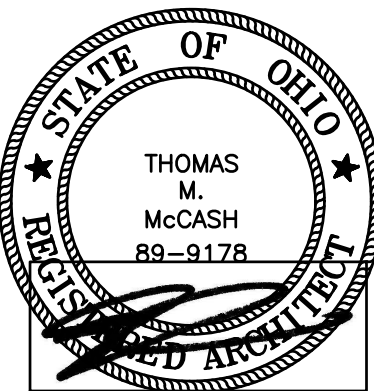
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TAYLOR GATE DR.

GAHANNA, OHIO 43230

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SCALE:

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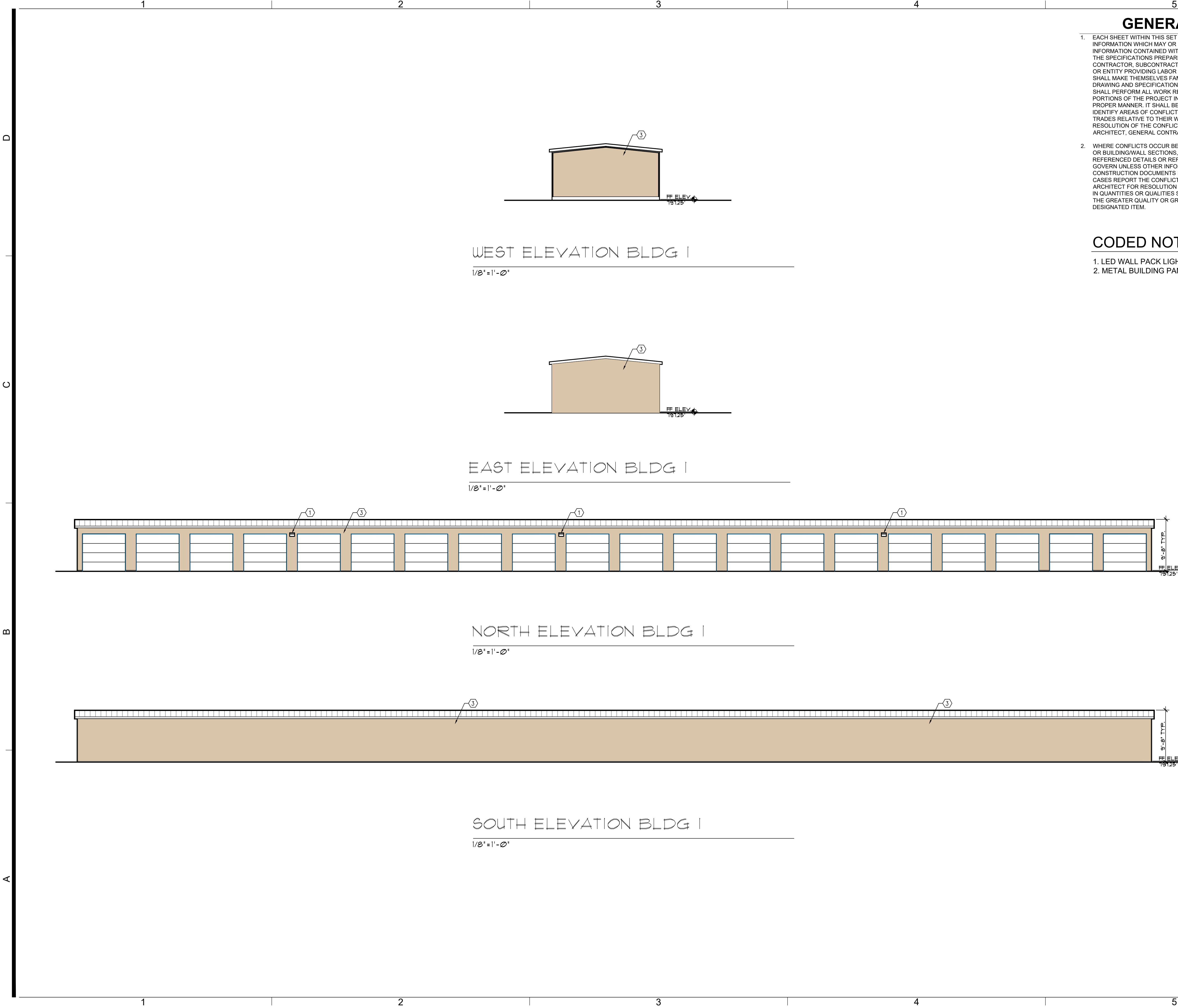
PROJECT No:

REV:

21003

A3.06

PRELIMINARY PACKAGE 02.03.21



GENERAL NOTES

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CODED NOTES

- LED WALL PACK LIGHT
- METAL BUILDING PANEL

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CONSULTING ENGINEER

REVISIONS

A

PRELIMINARY PACKAGE 02.03.21

BUILDING I ELEVATIONS

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

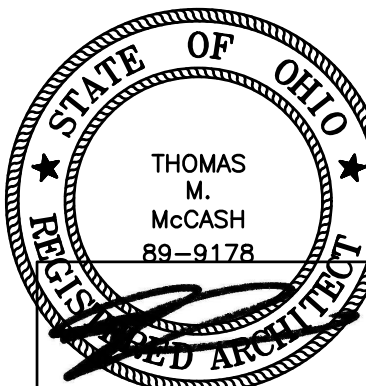
FOR:

TAYLOR GATE BUSINESS PARK

TAYLOR GATE DR.

GAHANNA, OHIO 43230

Thomas M. McCash, ALA, CBO, MPE
55 S. HIGH ST. #210
DUBLIN, OHIO 43017
T+1 614 348 9883 F+1 614 761 9321



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02.03.21

SCALE:

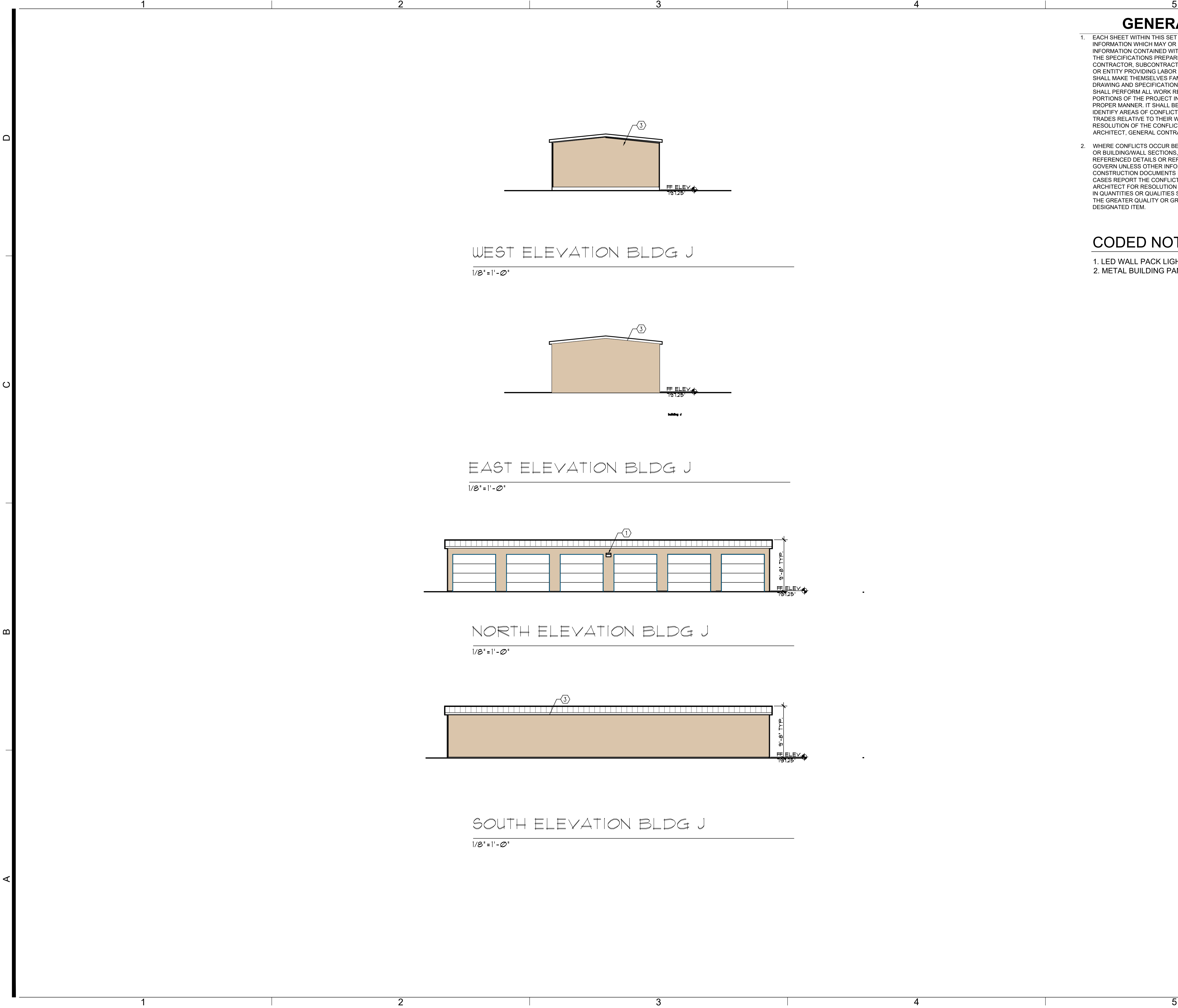
DRAWN BY:

PROJECT No: 21003

SHEET:

A3.07

REV:



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CODED NOTES

- LED WALL PACK LIGHT
- METAL BUILDING PANEL

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CONSULTING ENGINEER

REVISIONS

A

BUILDING J ELEVATIONS

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

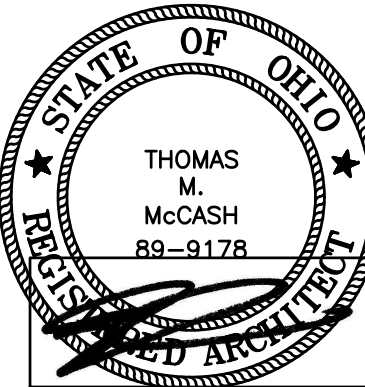
FOR:

TAYLOR GATE BUSINESS PARK

TAYLOR GATE DR.

GAHANNA, OHIO 43230

Thomas M. McCash, ALA, CBO, MPE
55 S. HIGH ST. #210
DUBLIN, OHIO 43017
T+1 614 348 9883 F+1 614 761 9321



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02.03.21

SHEET:

SCALE:

DRAWN BY:

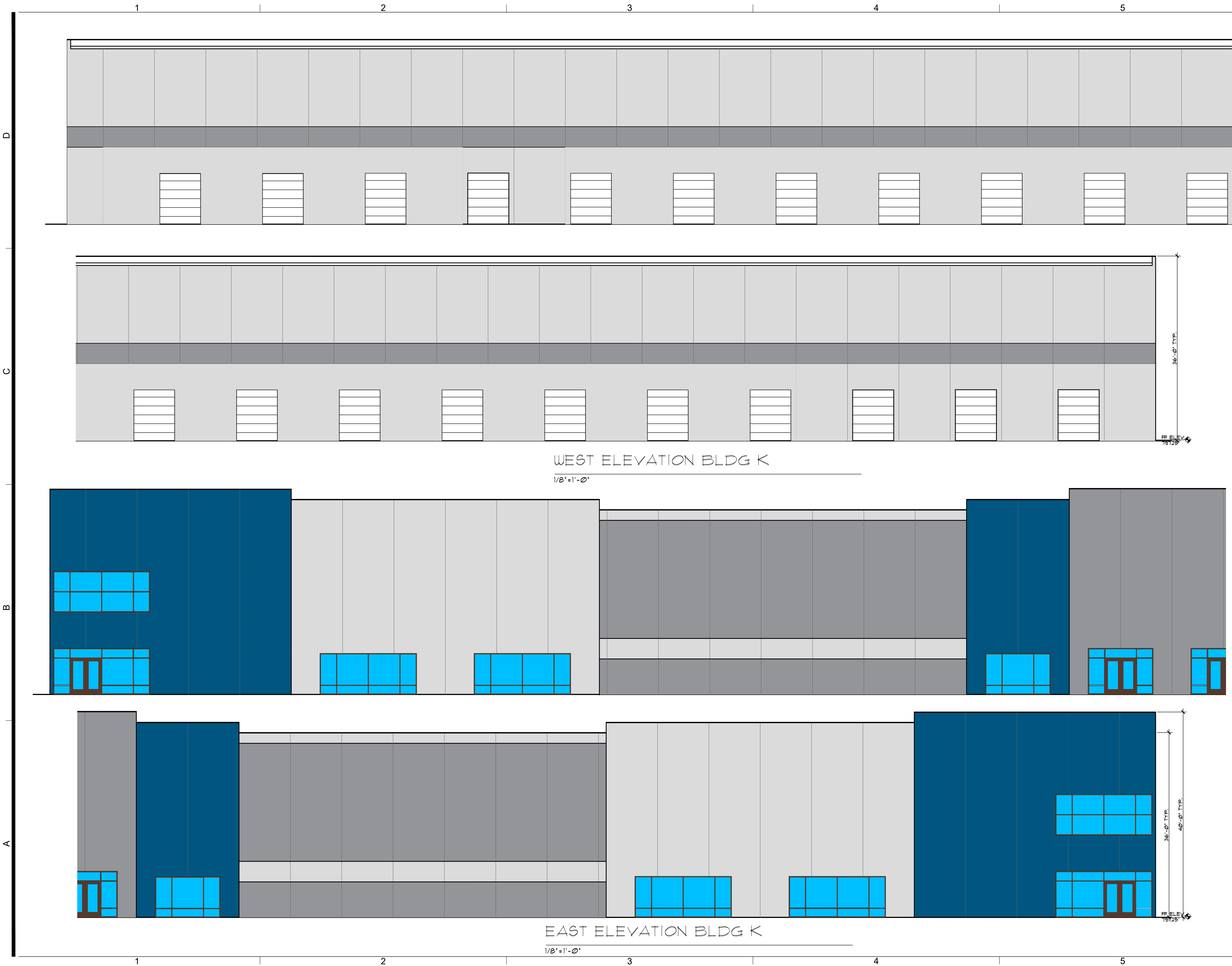
PROJECT No:

REV:

21003

A3.08

PRELIMINARY PACKAGE 02.03.21



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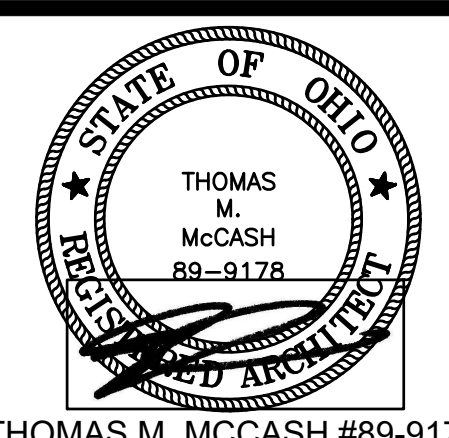
CONSULTING ENGINEER	REVISIONS	

PRELIMINARY PACKAGE 02.03.21

BUILDING K ELEVATIONS

A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC
FOR:
TAYLOR GATE BUSINESS PARK
TAYLOR GATE DR.
GAHANNA, OHIO 43230

Thomas M. McCash, ALA, CBO, MPE
55 S. HIGH ST. #210
DUBLIN, OHIO 43017
T+1 614 348 9883 F+1 614 761 9321



THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE:	02.03.21	SHEET:	
SCALE:			
DRAWN BY:			
PROJECT No:	21003	REV:	

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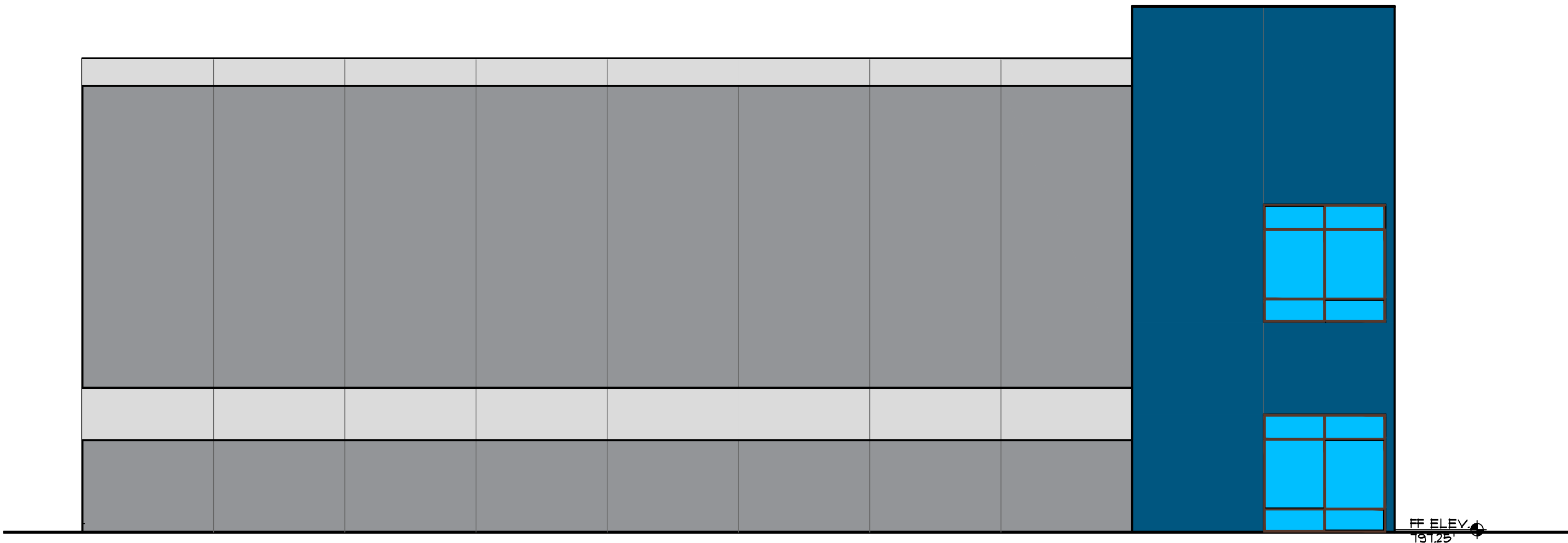
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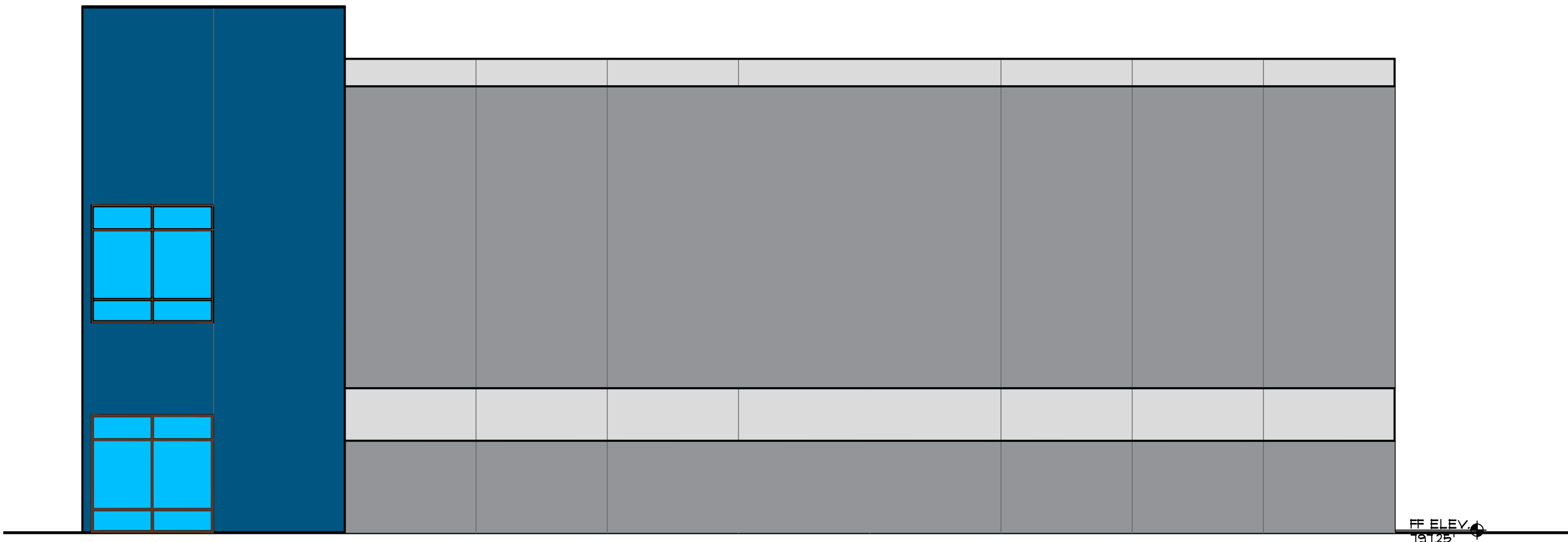
B

A



SOUTH ELEVATION BLDG K

1/8"=1'-0"



NORTH ELEVATION BLDG K

1/8"=1'-0"

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CODED NOTES ◊

- LED WALL PACK LIGHT

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CONSULTING ENGINEER

REVISIONS



BUILDING K ELEVATIONS

A PROJECT OF:

LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

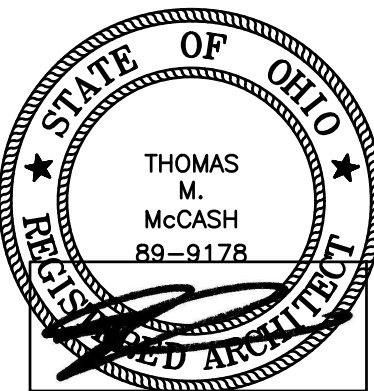
FOR:

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THOMAS M. MCCASH #89-9178
LICENSE EXPIRES 12/31/21

DATE: 02.03.21

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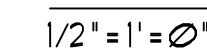
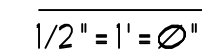
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PROJECT No: 21003

SHEET:

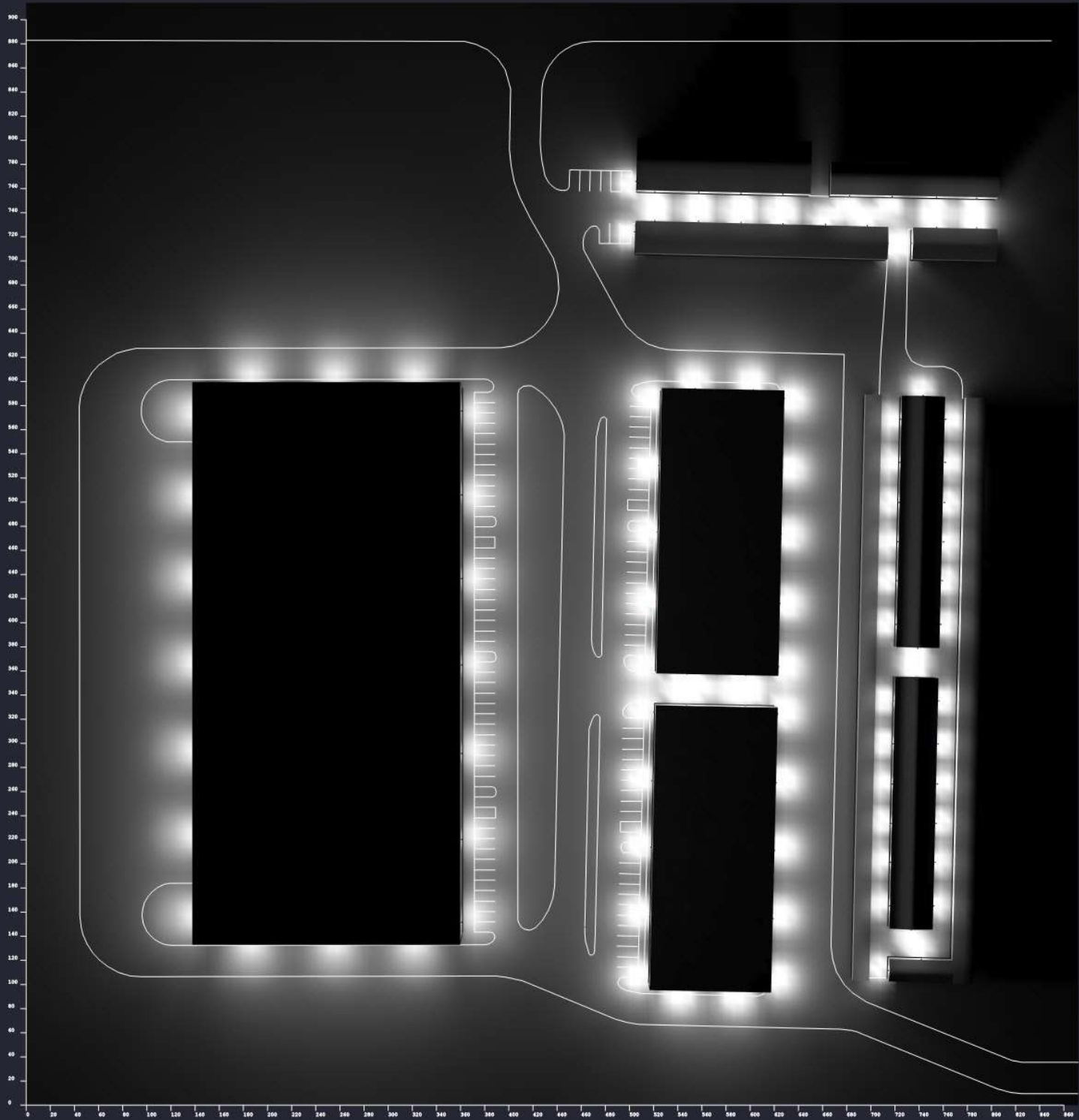
REV:

A3.09



◀

21003



Taylor Road

BR Lighting & Controls

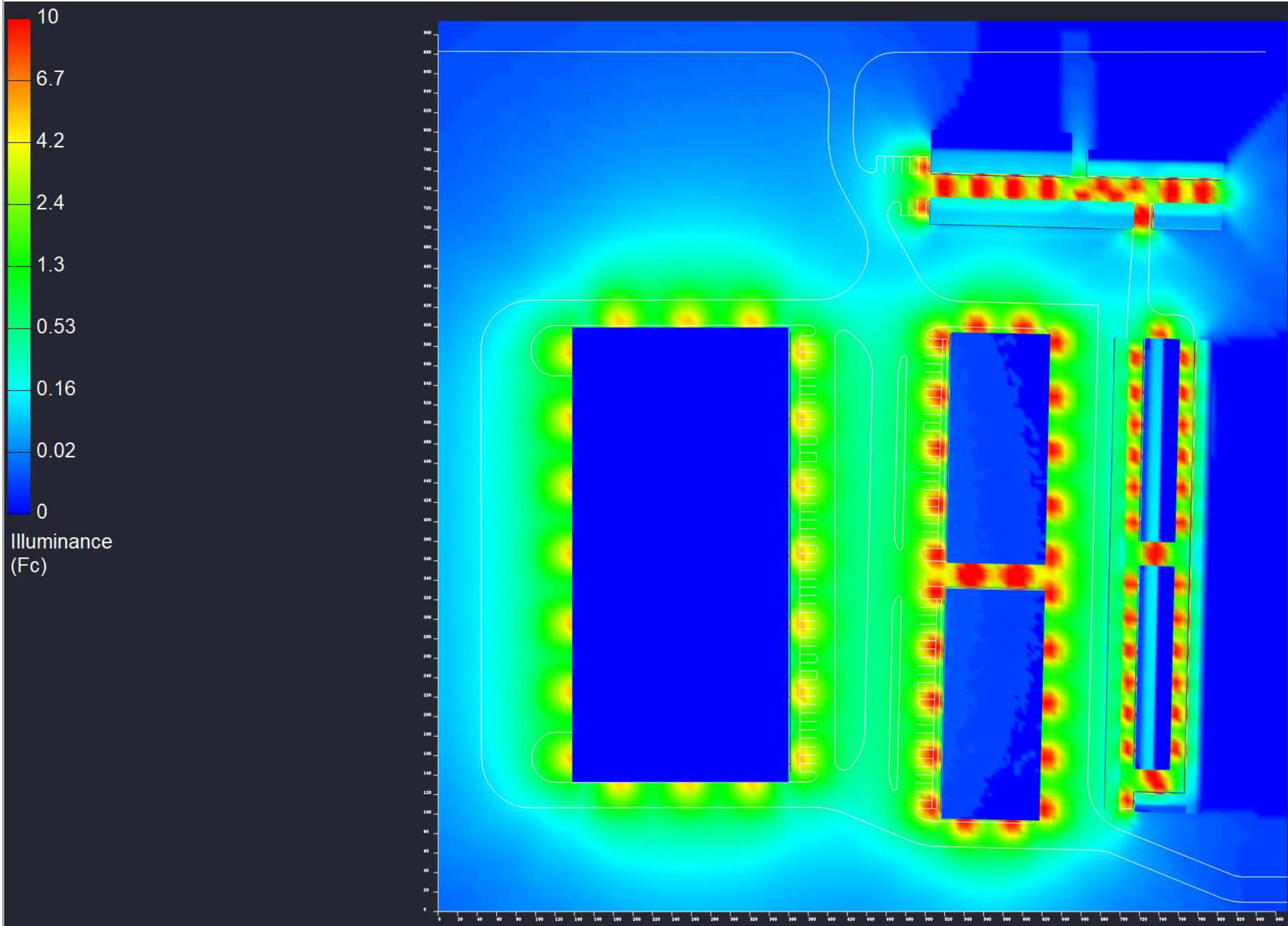
Drawn By: Sony H.

Checked By:

Date: 3/26/2021

Scale:

Calculations are provided using industry-recognized software and are provided for estimation purposes only. Actual lighting levels will vary depending on field conditions. The calculations corresponds to the information provided. Assumptions may be made for information not provided. Due to the above considerations, Altech Electronics will not guarantee that actual light levels measured in the field will match the calculations.



10
6.7
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Illuminance
(Fc)

Taylor Road

BR Lighting & Controls

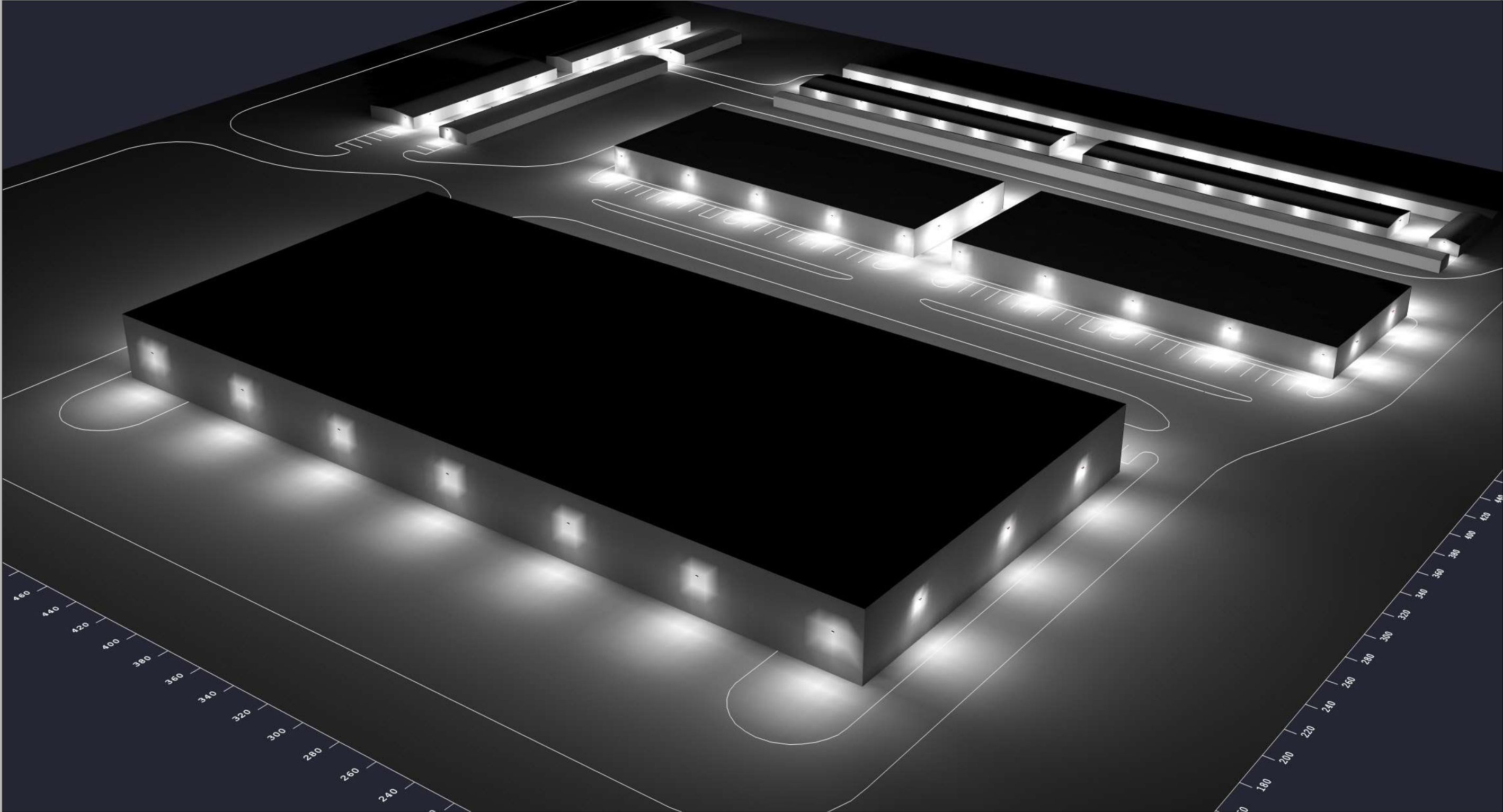
Drawn By: Sony H.

Checked By:

Date: 3/26/2021

Scale:

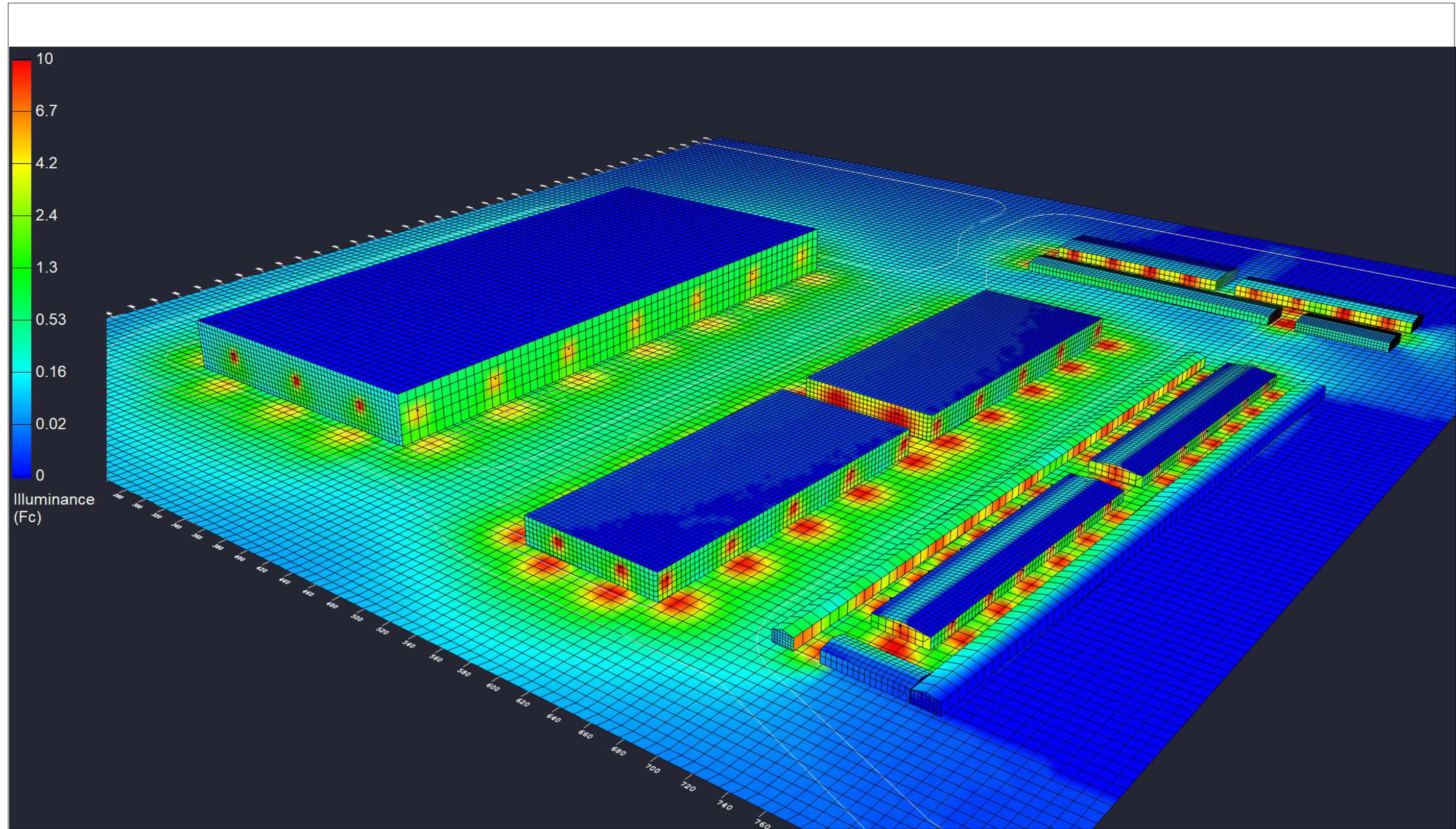
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Drawn By: Sony H.
Checked By:
Date: 3/26/2021
Scale:

Taylor Road
BR Lighting & Controls



Calculations are provided using industry-recognized software and are provided for estimation purposes only. Actual lighting levels will vary depending on field conditions. The calculations correspond to the information provided. Assumptions may be made for information not provided. Due to the above considerations, Altech Electronics will not guarantee that actual light levels measured in the field will match the calculations.

Drawn By: Sony H.
Checked By:
Date: 3/26/2021
Scale:

Taylor Road
BR Lighting & Controls

1. None
2. Final Engineering Plan will be prepared.
3. The approximate routing of water coming to site, sanitary sewer coming to site, and detention/water quality have been shown. Final site location of all utilities will be completed in final design.
4. The Eastgate development will be routed through the proposed pond on this site as shown.
5. We have shown the dedication of 50 feet of right of way.
6. We have shown the approximate location of 8' path along Taylor Road.
7. We understand the fiber optic conduits will need to be shown on the final plans.
8. Utilities crossing Taylor road will be shown as being bored and jacked on final construction plans.
9. Fire and domestic water will come from the northern side of Taylor Road. We understand that meters, backflow protection, meter pits all acceptable to the City of Gahanna will be required.
10. None
11. Hydrants will be shown on final construction plans meeting local and national requirements.
12. None
13. Building and paving setbacks have been labeled.
14. None
15. We have removed the existing contour lines. The, "Bubbles" are edges of tree/brush lines onsite.
16. We have adjusted handicapped parking.

THOMAS M. McCASH, RA, CBO, MPE
ARCHITECT

OHIO #89-9178; TEXAS #21379; ARIZONA #61302; ALASKA #135687; COLORADO #406020; NEBRASKA A-5192

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

March 1, 2021

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

Attn: Kelly Wicker, Administrative Assistant, kelly.wicker@gahanna.gov
RE: Project 6579 Taylor Rd Final Development Plan Comments

Dear Ms. Wicker,

The following are in response to the Design Review Comments and Final Development Plan Comments for the above referenced project.

Design Review Comments

Building

1. Although very limited information has been provided about the structures, if the structures will include combustible storage (Use S-1) and positioned as noted, many of the smaller buildings will be required to be sprinklered, aside from the larger storage structures. Also, elevations for Building K are labeled wrong.

RESPONSE:

Buildings A-J, I & J are single story self-storage buildings and are classified as S-1 Storage under the Ohio Building Code. These buildings will not exceed 12,000 SF or 24,000 sf in fire areas combined as provided in OBC §903.2.9 to not require suppression systems. Table 602 & §705.8.1 Ex. 2 will provide that exterior walls are not rated and there are no opening limitations for these single-story buildings.

The larger structures, Building G & H are currently intended to be provided with a fire wall and fire separation walls to provide fire areas for each building do not exceed 12,000 SF or 24, 000 SF combined. Building K will be suppressed due to the likelihood of storage heights exceeding that allowed under NFPA 13 provisions.

Elevations for Building K have been corrected.

Engineering

2. No comments at this time.

RESPONSE:

No response at this time.

Fire District

3. The documents (site plans) have been reviewed for conformance to the requirements of the 2017 Ohio Fire Code (OFC) per the 2015 International Fire Code (IFC). At the present time the Fire Prevention Bureau has no issues or cause for concern. It was noted fire hydrants and location were not present on the site plans and would probably

follow on additional submitted documents. If you have any questions please contact the bureau.

RESPONSE:

Hydrant locations will be reviewed as part of the final civil engineering utility system designs.

Parks

4. Landscape plan looks ok, but it is very heavy on red maples and maples in general. I would prefer to see some additional native tree genus and species.

RESPONSE:

This design followed comments received in a prior site development review and the species used were similar to those required by that site review. In response to the comment, we have switched out the Red Maple with Honey Locust.

Community Development

5. Please provide color renderings as required by the application.

RESPONSE:

Provided.

6. Will the property be divided? If so then an additional application, subdivision without plat, is required.

RESPONSE:

Division of the property is not contemplated.

7. A small portion of the loading area for Building I will be visible from Taylor Rd. Chapter 1155.06(g)(3) requires all loading areas to be screened from right-of-way by a minimum 6' high fence, wall, landscaping, etc. Please revise the plans accordingly or request a variance.

RESPONSE:

A section of fence is not provided (Landscape Plan) between Building A & B to screen the view.

8. The east elevation for Building K is labeled as Building J. Please revise accordingly.

RESPONSE:

Drawing Corrected.

9. It appears what is labeled as the east elevation for Building K is actually the west elevation and vice versa. Please revise if necessary.

RESPONSE:

Drawing Corrected.

10. Informational Comment - Please be aware that signage cannot be approved on the design review application. A separate zoning application, a sign permit, will be required. It appears that the sign as submitted is consistent with code.

RESPONSE:

Sign drawing is informational only.

11. Fence details have been submitted but it does not appear that fencing location is shown the site plan. Please revise as necessary to clearly depict fencing location.

RESPONSE:

Fence location shown on Landscape Plan.

12. Please submit the photometrics plan as required by the application.

RESPONSE:

Provided.

13. Informational Comment - Chapter 1155.06(g)(2) requires mechanical equipment whether place on a building or on the ground to be screened on all sides. This is not required to be depicted at this time since mechanical equipment location is not known. Adherence to this requirement will be verified at time of planning commission inspection.

RESPONSE:

Mechanical equipment will be screened per code once final locations have been determined.

Final Development Plan Comments

Building

1. Although very limited information has been provided about the structures, if the structures will include combustible storage (Use S-1) and positioned as noted, many of the smaller buildings will be required to be sprinklered, aside from the larger storage structures. Also, elevations for Building K are labeled wrong.

RESPONSE:

Buildings A-J, I & J are single story self-storage buildings and are classified as S-1 Storage under the Ohio Building Code. These buildings will not exceed 12,000 SF or 24,000 sf in fire areas combined as provided in OBC §903.2.9 to not require suppression systems. Table 602 & §705.8.1 Ex. 2 will provide that exterior walls are not rated and there are no opening limitations for these single-story buildings.

The larger structures, Building G & H are currently intended to be provided with a fire wall and fire separation walls to provide fire areas for each building do not exceed 12,000 SF or 24, 000 SF combined. Building K will be suppressed due to the likelihood of storage heights exceeding that allowed under NFPA 13 provisions. Elevations for Building K have been corrected.

Engineering

2. This will require a final engineering plan review for final approval.

RESPONSE:

Understood.

3. Please illustrate where utility connections are to be made and provide support that these existing utilities can service the proposed development.

RESPONSE:

Refer to updated Civil drawings.

4. The neighboring property to the east has a storm water control structure that outlets to this property. The final engineering plan will need to demonstrate how this offsite flow is handled as well as how onsite flows will be controlled to meet requirements.

RESPONSE:

Understood.

5. A portion of the property frontage will need to be dedicated as R/W as part of this project's approval.

RESPONSE:

Understood.

6. An 8' wide asphalt multi-use path meeting Gahanna standards will need to be constructed along the property frontage within the R/W.

RESPONSE:

Understood.

7. A fiber optic conduit will need to be installed along the property frontage within the R/W.

RESPONSE:

Understood.

8. Utility connections on opposite side of road will require connection via jack and bore under roadway, not open cut.

RESPONSE:

Understood.

9. How will this property be served for domestic water service and fire service? Any connection to public waterline will need to be metered and provided backflow prevention to current Gahanna standards.

RESPONSE:

Refer to updated Civil drawings. We understand the need for metering for the site and will address that as part of the final engineering for the development.

10. Traffic Impact study required if development generates more than 100 trips in the peak hour, or 1000 total daily trips. If threshold not met, applicant will need to present a letter certifying the development trip generation that must be signed by a registered professional engineer.

RESPONSE:

Understood. VTPD for industrial is typically 0.9 trips/1000SF peak hour and office is 1.5 trips/1000SF peak hour so we can review the potential breakdown of areas to determine impact.

Fire District

11. The documents (site plans) have been reviewed for conformance to the requirements of the 2017 Ohio Fire Code (OFC) per the 2015 International Fire Code (IFC). At the present time the Fire Prevention Bureau has no issues or cause for concern. It was noted fire hydrants and location were not present on the site plans and would probably follow on additional submitted documents. If you have any questions please contact the bureau.

RESPONSE:

Hydrant locations will be reviewed as part of the final civil engineering utility system designs.

Parks

12. Landscape plan looks ok, but it is very heavy on red maples and maples in general. I would prefer to see some additional native tree genus and species.

RESPONSE:

This design followed comments received in a prior site development review and the species used were similar to those required by that site review. In response to the comment, we have switched out the Red Maple with Honey Locust.

Community Development

13. Please label all building and parking setbacks as required by the application.

RESPONSE:

See revised Civil drawings.

14. Please include building heights as required by the application on the site plan.

RESPONSE:

See revised Civil drawings.

15. The site plan is difficult to read as it contains information not necessary such as contour lines and bubble clouds. Please remove unnecessary information so that the pertinent information such as building location, parking space size/location, etc. are easily reviewed. Additional comments may be forthcoming as a result.

RESPONSE:

See revised Civil drawings.

16. 5 handicap parking spaces are depicted while the site data table states 4. Please revise accordingly.

RESPONSE:

See revised Civil drawings.

The above responses and revised drawings should address the items noted.

Sincerely,

A handwritten signature in black ink, appearing to be 'TM' followed by a stylized flourish.

Thomas M. McCash, RA, CBO, MPE

1. None
2. The approximate routing of water coming to site, sanitary sewer coming to site, and detention/water quality have been shown. Final site location and sizing of all utilities will be completed in final design. Water and sanitary sewer are being provided by Jefferson Water and Sewer District per ongoing discussions with Gahanna.
3. Water system will be sized for fire/sprinkler system flow. The appropriate backflow prevention/metering will be provided in final design.
4. None.
5. It is anticipated the a nationwide permit for stream crossing will be applied for with the Army Corps of Engineers.
6. Site hydrants and the proper locations will be determined in final design.
7. None.
8. Building and parking setbacks have been shown. The owner is preparing to request a variance for 25 foot parking and 40 foot building setback along Taylor Road.
9. Building heights have been shown on the site plan



April 14, 2021

LeVeck Commercial Construction
625 Eastgate Pkwy
Gahanna, OH 43230

RE: Project 6579 Taylor Rd Design Review Comment Letter

Dear LeVeck Commercial Construction:

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

Building

1. Although very limited information has been provided about the structures, if the structures will include combustible storage (Use S-1) and positioned as noted, many of the smaller buildings will be required to be sprinklered, aside from the larger storage structures.

Engineering

2. No comments at this time.

Fire District

3. The documents (site plans) have been reviewed for conformance to the requirements of the 2017 Ohio Fire Code (OFC) per the 2015 International Fire Code (IFC). At the present time the Fire Prevention Bureau has no issues or cause for concern. It was noted fire hydrants and location were not present on the site plans and would probably follow on additional submitted documents. If you have any questions please contact the bureau.

Parks

4. Landscape plan looks ok, but it is very heavy on red maples and maples in general. I would prefer to see some additional native tree genus and species.
5. The change from red maple to honey locusts will be beneficial to the landscape plan. Diversity at the genus level helps prevent spread of disease and insects.

Community Development

6. Informational Comment - Please be aware that signage cannot be approved on the design review application. A separate zoning application, a sign permit, will be required. It appears that the sign as submitted is consistent with code.
7. Informational Comment - Chapter 1155.06(g)(2) requires mechanical equipment whether placed on a building or on the ground to be screened on all sides. This is not required to be depicted at this time since mechanical equipment location is not known. Adherence to this requirement will be verified at time of planning commission inspection.

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)

STAFF REPORT

Request Summary

Final Development Plan (FDP), Design Review (DR), and variance approval has been requested to construct approximately 250,000 square feet of industrial, flex, and storage space. The property is located within the Office, Commerce, and Technology (OCT) zoning which permits the uses by right. In fact, similar development was approved and has recently completed construction on the adjacent property to the east.

The subject property is located on Taylor Rd, just west of Eastgate Pkwy. Development in the area primarily consists of industrial, manufacturing, and storage of materials. Truck traffic is common with these uses with a low amount of visitor traffic.

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. Additionally, the proposed design/materials are similar to the project on the adjacent property that recently completed construction.

Variance

Variances have been requested to permit a reduced setback along Taylor Rd for both buildings and parking. Setbacks in OCT vary based on proposed use. Industrial uses such as these require a 75' building setback and a 45' setback for parking areas adjacent to the right-of-way of Taylor Rd. The applicant is requesting a 40' building setback and a 25' parking setback.

Staff anticipates the zoning code rewrite to allow for a lesser setback than the current code. This is consistent with recommendations of the land use plan which call for setbacks of 0-50 feet.

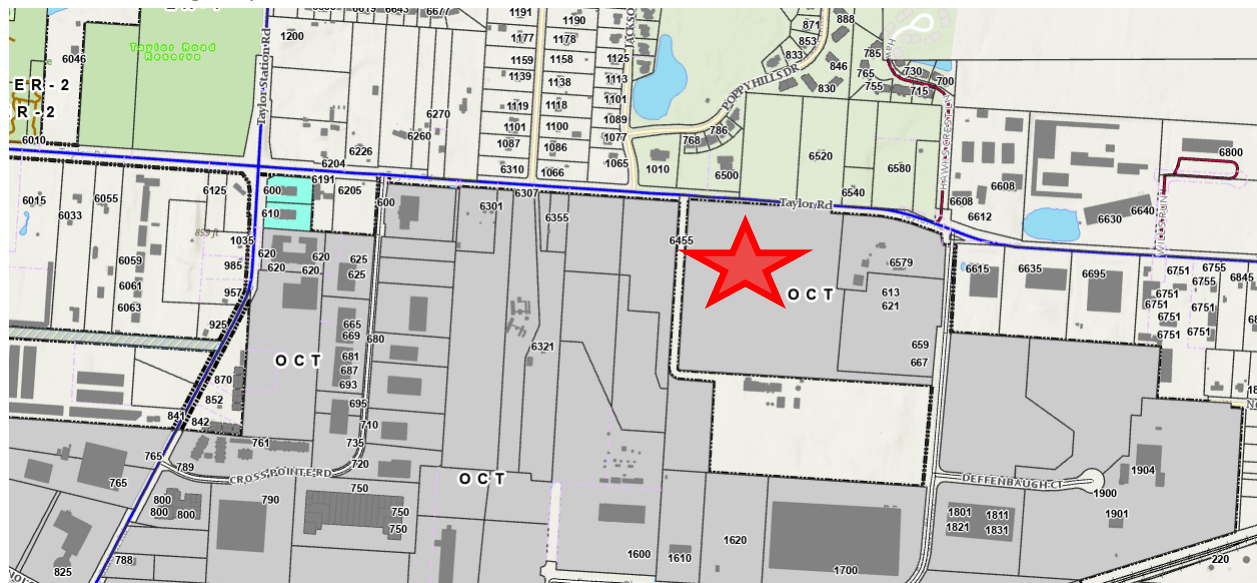
Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- 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

The subject property is zoned to permit the requested uses. The land use plan designates the property as Industrial, Research, and Innovation. The requested uses are permissible within the land use designation. The surrounding properties are developed with similar uses at similar intensities. Staff believes the requested applications should be approved as submitted.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning