

Taylor Commercial Park

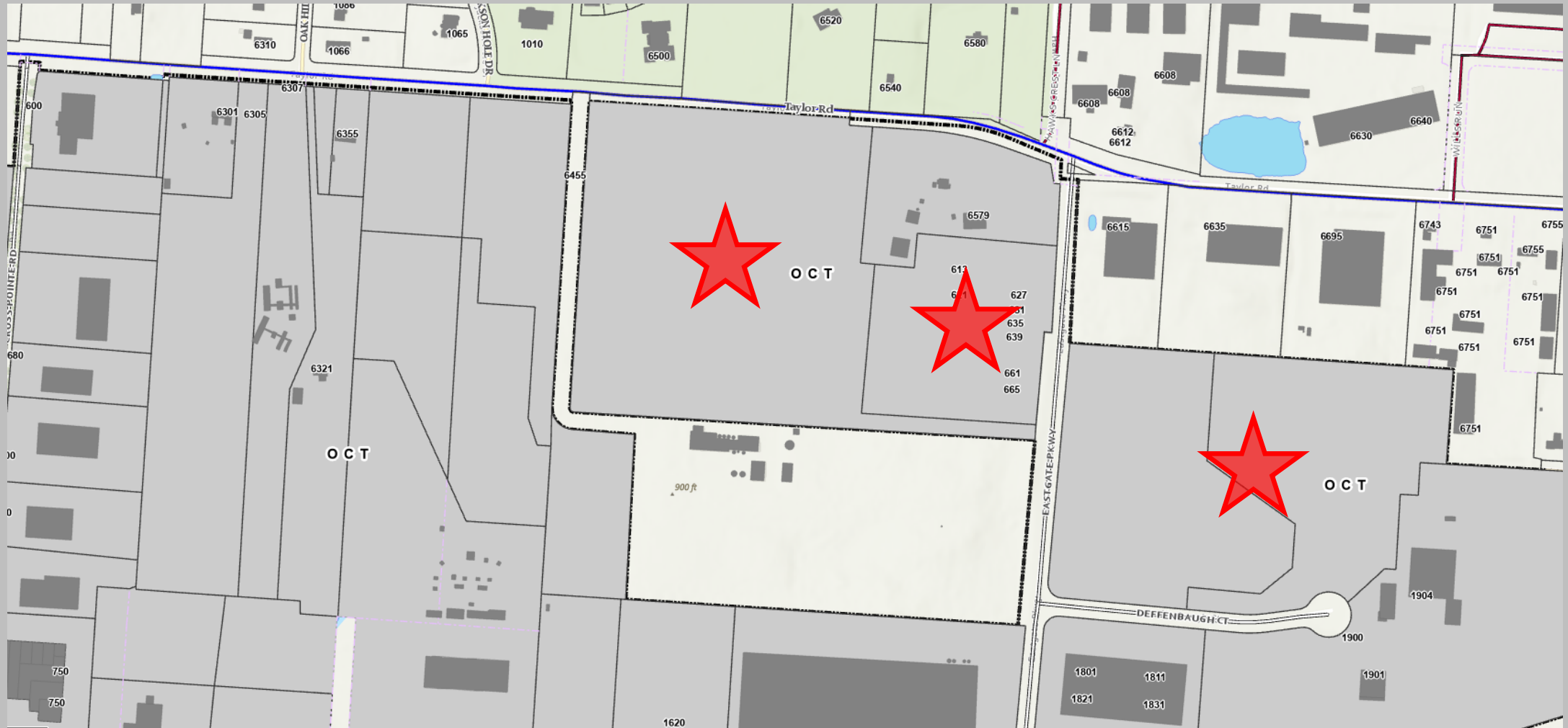
6579 Taylor Rd

DR-11-2021

FDP-4-2021

V-13-2021

Location/Zoning Map

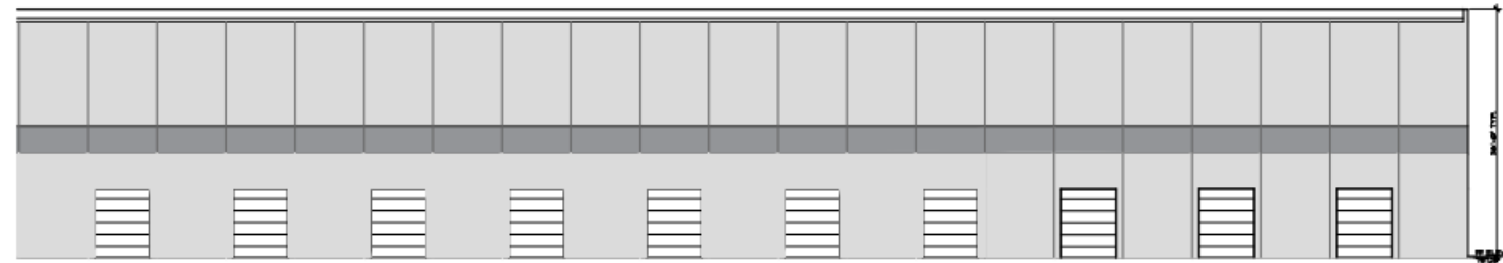


Summary

- Site plan, design, and variance approval requested
 - 12 buildings
 - 260,800 sf total
 - 131,250 sf industrial
 - 67,450 sf storage
 - 62,100 sf flex industrial
 - 23 acres
 - ~11,300 sf per acre
 - Zoned OCT
 - Uses allowed by right

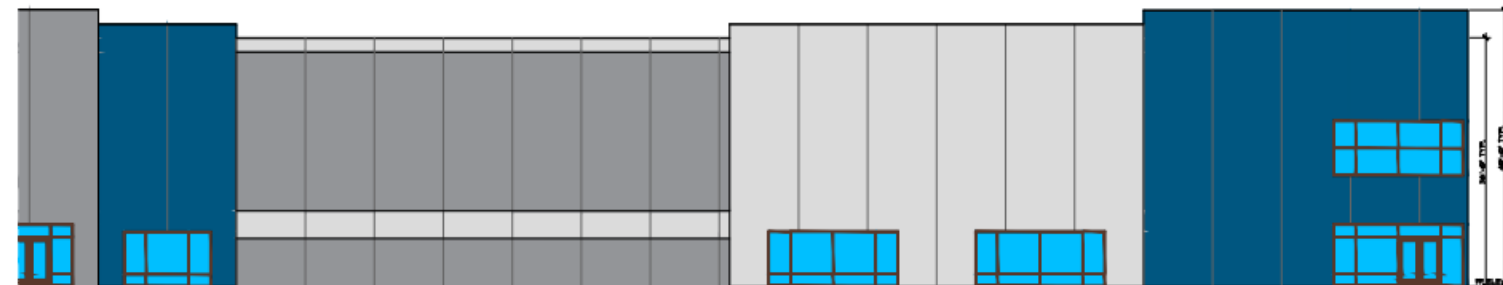
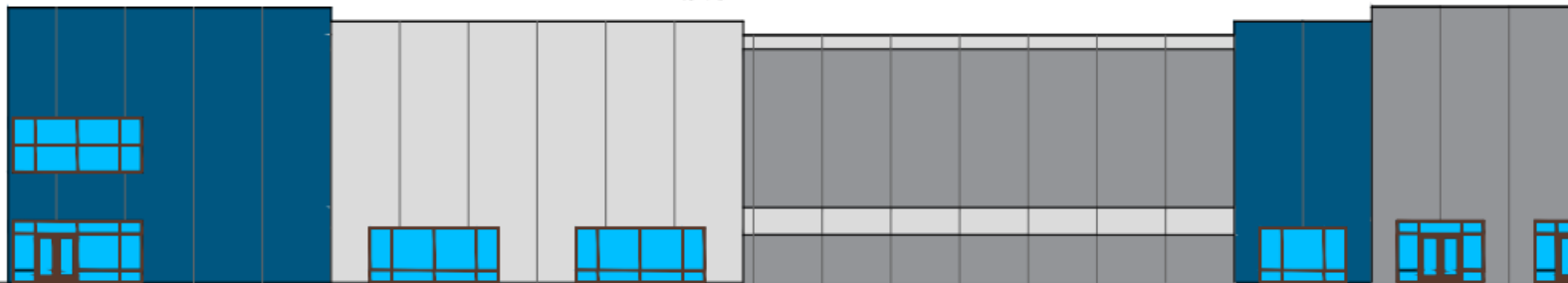
Renderings

- 130,000 sf industrial building



WEST ELEVATION BLDG K

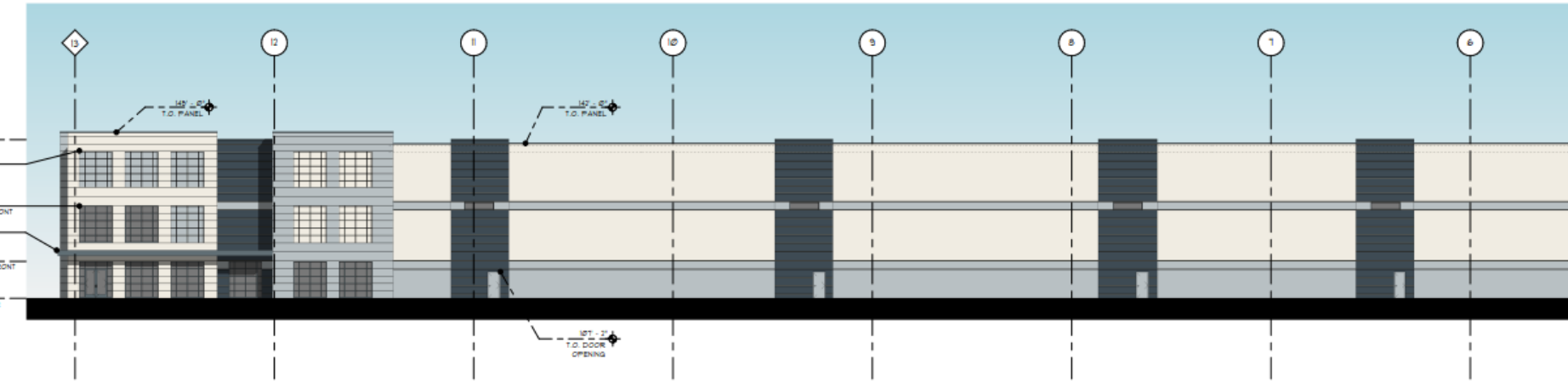
1/8"=1'-0"



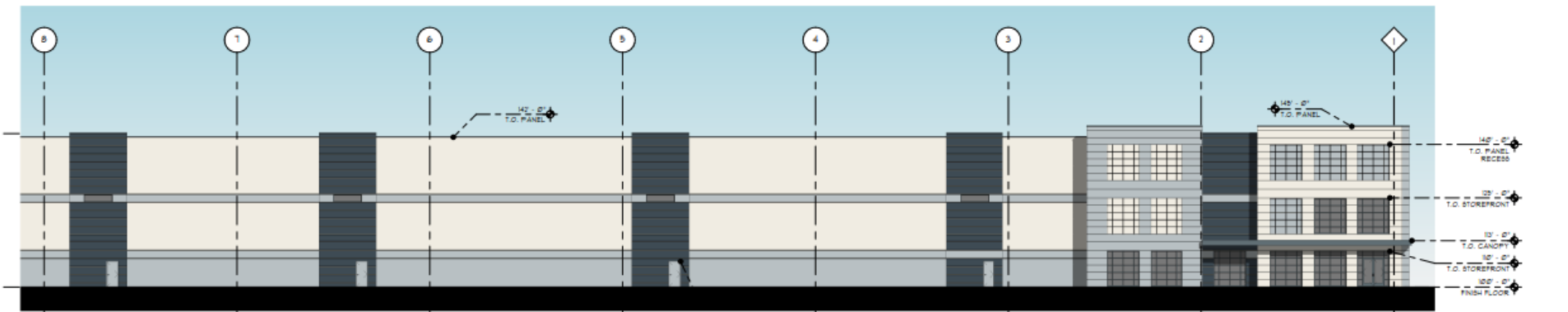
EAST ELEVATION BLDG K

Renderings

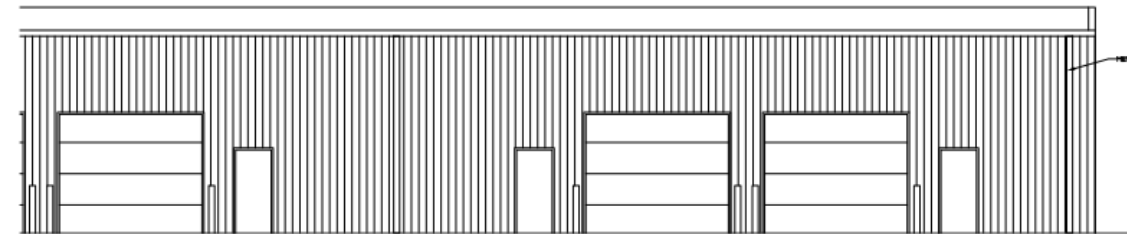
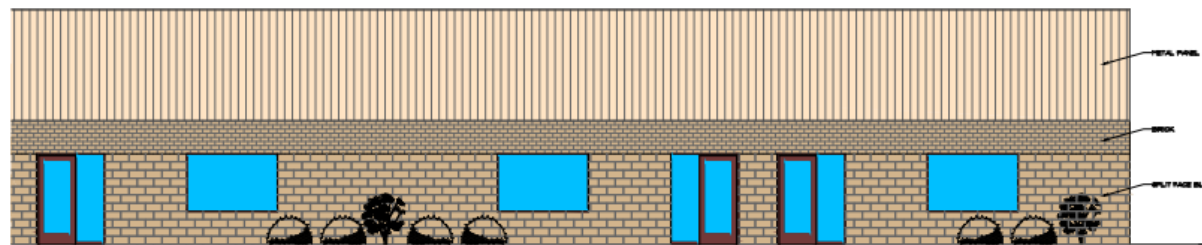
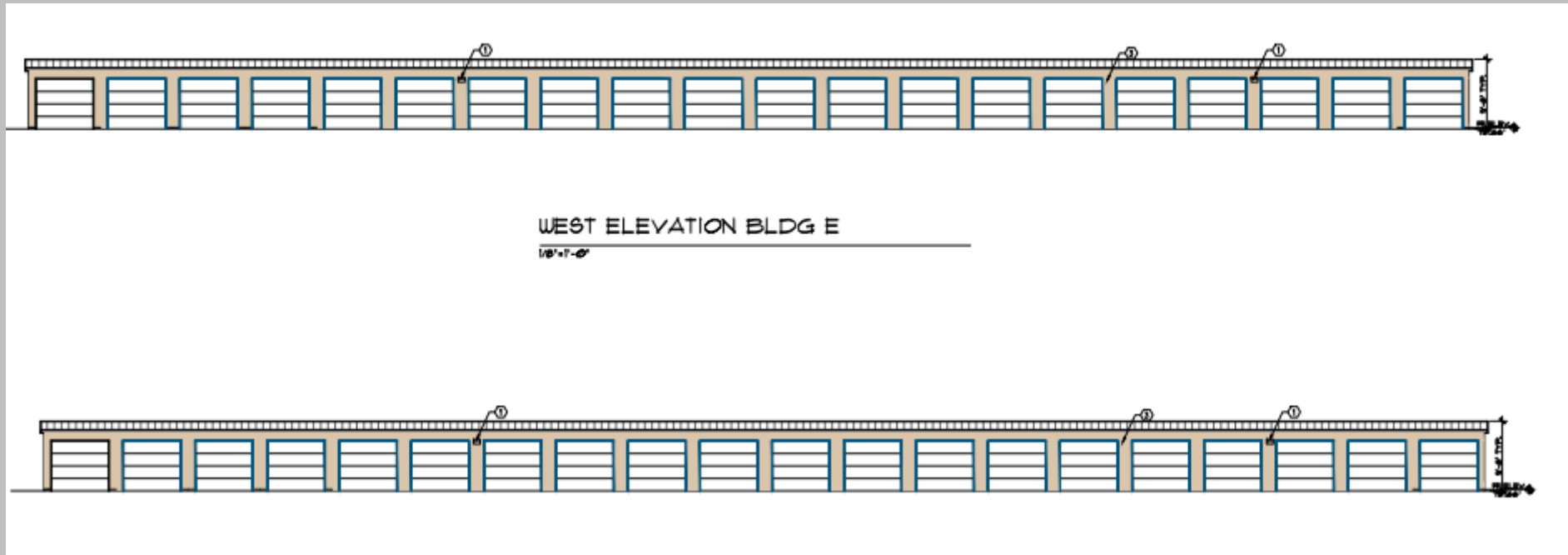
- Neighboring property on Eastgate
- Approved in 2021



B PARTIAL WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



Renderings



Summary

- Variances
 - Front yard setback – 75' required for industrial uses
 - 40' requested
 - Parking setback – 45' required from r-o-w for industrial
 - 25' requested
- Land use plan calls for 0'-50' setbacks
- Staff anticipates zoning code rewrite to have reduced setbacks

Summary

- Staff recommends approval
 - Similar uses in area
 - Uses consistent with zoning and land use plan
 - Height, intensity, setbacks, building design consistent with established development patterns



Gahanna

DEPARTMENT OF PLANNING