



Report for Council – October 11, 2016

Planning & Development Department Agenda Items:

Public hearings regarding the following zoning changes were held on October 3, 2016. They will be discussed at Committee on October 11, 2016 if anyone has additional questions or comments.

ZC-1-2016 - Request to Rezone 2.0 Acres for Property Located at 870 E. Johnstown Road

Brookewood Construction is requesting Council approval to rezone 2 acres of property from Estate Residential (ER-2) and Suburban Office with an overlay (L-SO) to Two-Family Residential (MR-1). SO is a commercial zone district which primarily permits office uses. ER-2 is a residential zoning that allows for single-family homes on lots one acre or larger. Sussex Mortgage is located on the SO property while the ER-2 property is undeveloped. The proposed zoning district, MR-1, is a residential district that permits two-family dwellings. The applicant proposes six buildings with two units each for a total of 12 units. If approved, a final development plan and design review application will be required that captures development details such as site layout, density, landscaping, and building appearance. Planning Commission recommended approval of the request by a unanimous vote.

The Planning & Development Department recommends approval of the rezoning request to MR-1.

ZC-2-2016 - Request to Rezone 2.55 Acres for Property Located at 5495, 5511, & 5505 Morse Road

Spectrum Acquisition is requesting Council approval to rezone 2.55 acres from Neighborhood Commercial (NC) to Suburban Office with an overlay (L-SO). SO is a commercial zone district which primarily allows for office uses. A conditional use of the district includes senior living facilities. The accompanying overlay text restricts the use of the property to independent senior living facilities in conjunction with the Three Creeks site that is currently under construction. The text also contains language as to what materials are permissible. If approved, a final development plan, design review, and conditional use application will be required. Planning Commission recommended approval of the request by a unanimous vote.

The Planning & Development Department recommends approval of the rezoning request to L-SO.

Planning & Development Department Updates:

None at this time.

Upcoming Meetings & Events:

- *Mid-Ohio Regional Planning Commission: A meeting will be held on Thursday, October 13, 1:30pm, at 111 Liberty Street, Suite 100, Columbus 43215.*
- *Gahanna Convention and Visitor's Bureau: A Board meeting will be held on Thursday, October 13, 4:00pm, at Benchmark Bank, 461 Beecher Road.*
- *Gahanna Area Chamber of Commerce: The annual Taste of Gahanna event will be held on Thursday, October 13, 5:30pm – 8:30pm, at Valley Dale Ball Room, 1590 Sunbury Road. Tickets are \$30 in advance, \$35 week of the event and at the door.*
- *Gahanna Community Improvement Corporation: A Board Meeting will be held on Tuesday, October 18, 7:30am, at Gahanna City Hall, 200 S. Hamilton Road.*
- *City of Gahanna: The first event in the CEO Roundtable series will be held on Wednesday, October 19, 5:30pm, at Benchmark Bank, 461 Beecher Road. Joe DeLoss, Founder of Hot Chicken Takeover, will be the featured speaker.*