



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0055-2024

File Number: ORD-0055-2024

AN ORDINANCE TO ACCEPT A FINAL PLAT APPLICATION FOR CRESCENT WOODS - LOOP ROAD; CONSISTING OF 14.96 +/- ACRES; PARCEL ID 025-013767; CURRENT ZONING GENERAL COMMERCIAL (GC); CRESCENT WOODS LLC, GRIFFIN CALDWELL, APPLICANT; WAIVING SECOND READING AND DECLARING AN EMERGENCY

WHEREAS, the City received the application for Final Plat on June 18, 2024 for 14.96 +/- acres; said property located on 530 Tech Center Drive, parcel ID 025-013767; for subdivision of Crescent Woods Lot 3 to a new Lot 3A (2.98 acres) and Lot 3B (11.25 acres) with a public road allowing for improved traffic circulation and increased development opportunities; and

WHEREAS, the Department of Planning reported that the Final Plat is in conformance with all zoning regulations, with both lots meeting or exceeding zoning requirements of General Commercial (GC) zone district and adequately sized to promote future development of the property consistent with the development patterns established by recently approved projects; and

WHEREAS, the Director of Engineering has certified the Final Plat as being in full compliance with the design requirements of Gahanna Codified Ordinances Section 1193, Stormwater Management; and

WHEREAS, with proper notice given to the public and interested parties according to law, the Planning Commission met in regular session and held a public hearing on August 28, 2024, voting affirmatively on recommending to City Council the Crescent Woods LLC application for Final Plat; and

WHEREAS, to preserve the public peace, property, health, safety, and welfare of the City, the applicant requests waiver of second reading and declaration of an emergency, to wit: the timely construction of a public road to serve residents and visitors to the area and the need to facilitate robust economic development of Gahanna's medical corridor, bringing investment in jobs, tax revenue, and essential services to the community in the timeliest manner possible.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That the Final Plat for the Crescent Woods Lot 3A and Lot 3B and public road, an area consisting of 14.96 +/- acres, parcel ID 025-013767, current zoning General Commercial (GC), is hereby accepted and approved as recommended by the Planning Commission, subject to all requirements as set out in the Codified Ordinances of the City of Gahanna; said Final Plat attached hereto as EXHIBIT A and made a part herein.

Section 2. That for the reasons set forth in the preamble, the Council hereby waives second reading and declares this Ordinance to be an emergency measure immediately necessary for the preservation of public peace, property, health, safety, and welfare of the City, which shall be in full force and effect immediately upon passage by this Council and on date of the signature of approval by the Mayor.

At a regular meeting of the City Council on September 16, 2024, a motion was made by Jones, seconded by Padova, to waive the second reading of the Ordinance. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes; Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, yes.

A motion was made by Renner, seconded by Jones, that the Ordinance be Adopted as an Emergency. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes; Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, yes.

President Merisa K. Bowers
Merisa K. Bowers

Date 9/16/24

Attest by Jeremy A. VanMeter
Jeremy A. VanMeter
Clerk of Council

Date 9/16/2024

Approved by the Mayor Laurie A. Jadwin
Laurie A. Jadwin

Date 9.15.2024

Approved as to Form PDT
Priya D. Tamilarasan
City Attorney

Date 9/16/24

DO NOT DETACH

 Instrument Number: 202410210110168 Recorded Date: 10/21/2024 3:26:32 PM  Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov		
		Return To (Hold at Counter): EP FERRIS
		Hold at Counter
Transaction Number: T20240077009 Document Type: PLAT Document Page Count: 3		
Submitted By (Walk-In): EP FERRIS		
Walk-In		
Developer: CP CRESCENT LLC		Plat: CRESCENT WOODS LOOP ROAD
Fees: Plat Recording Fee: \$259.20 Total Fees: \$259.20 Amount Paid: \$259.20 Amount Due: \$0.00		Instrument Number: 202410210110168 Volume/Page: PB 132 543 Recorded Date: 10/21/2024 3:26:32 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

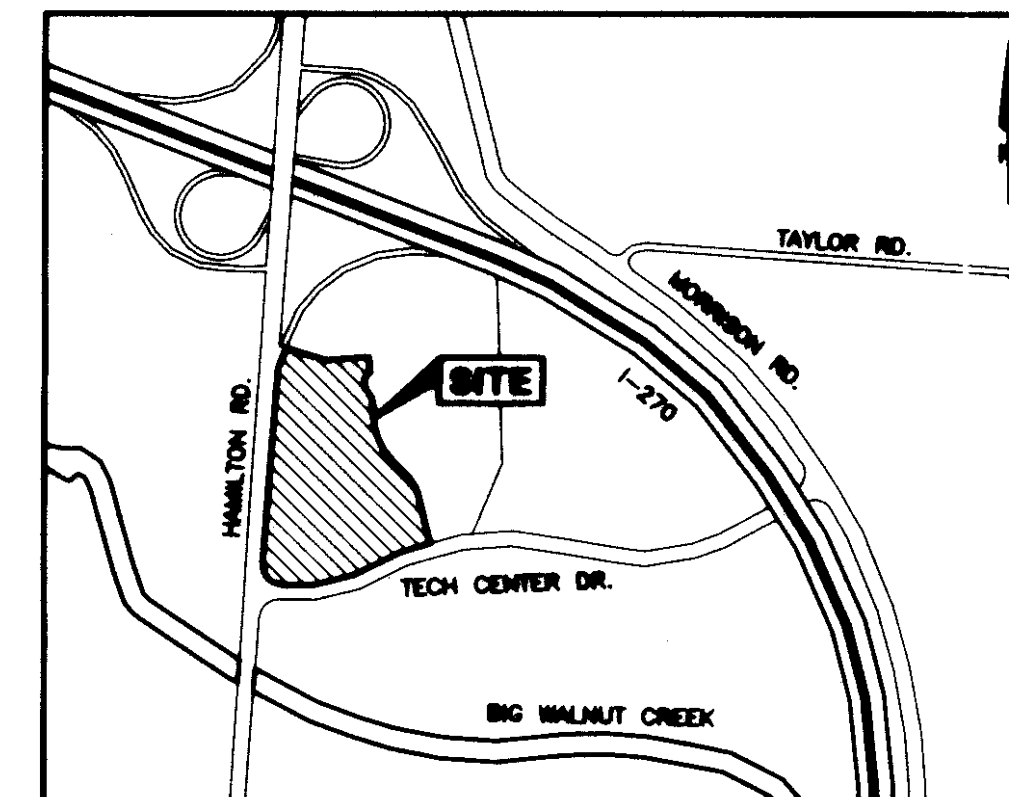
NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

CRESCENT WOODS - LOOP ROAD

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS



LOCATION MAP
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, being a resubdivision of all Lot 3 as numbered and delineated on the plat of Crescent Woods as recorded in Plat Book 132 page 475, and being the remainder of a 40.802 acre tract as conveyed to CP Crescent LLC in Instrument Number 202507250002433.

The undersigned, CP Crescent, LLC, an Ohio Limited Liability Company, by Brent Sobczak, Member of the Management Committee, owner of the lands plotted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "CRESCENT WOODS - LOOP ROAD", a subdivision containing lots 3A-3B, inclusive, and does hereby accept this plat the same and dedicated to public use, as such, all parts of CRESCENT CIRCLE shown hereon and not therefore dedicated.

Easements are hereby reserved in, over, and under areas designated on this plat as "PEDESTRIAN ACCESS EASEMENT", for the construction, operation, and maintenance of a pedestrian use path. No permanent structures or plantings will be permitted in said easement areas.

In witness whereof, Brent Sobczak, Member of the Management Committee of CP Crescent, LLC, an Ohio Limited Liability Company, has caused this plat to be executed by this duly authorized office.

This 23rd Day of September, 2024

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: CP Crescent, LLC, an Ohio Limited Liability Company;

BY: B. Terapak
Brent Sobczak
Member of Management Committee

STATE OF OHIO
COUNTY OF FRANKLIN:

Before me, a notary public in and for said state, personally appeared BRENT SOBCHAK, of said CP Crescent, LLC, an Ohio Limited Liability Company; who acknowledged the signing of the foregoing instrument to be their voluntary act and deed of said CP Crescent, LLC, an Ohio Limited Liability Company, for uses and purposes expressed therein.

In witness whereof, I have hereunto set my hand and affixed my official seal this 23rd day of September, 2024.

My commission expires 02/14/2028

Amie L. Finn Commission # 2023-RE-059884
Notary Public, State of Ohio

CITY OF GAHANNA, OHIO:

Approved this 25th day of September, 2024

Jane Maller
Chairman, Planning Commission, Gahanna, Ohio

Approved this 30th day of September, 2024

Steve Kline
Director of Engineering, Gahanna, Ohio

Approved and Accepted this 16th day of September, 2024, by Ordinance No. 0055-2024, wherein Crescent Circle is hereby dedicated and accepted as such by the council of the City of Gahanna, Ohio.

In witness thereof I have hereunto set my hand and affixed my seal this 23rd day of September, 2024.

Approved this 23rd day of September, 2024

Louise Gwin
Mayor, Gahanna, Ohio

FRANKLIN COUNTY AUDITOR:

Transferred this 21 day of October, 2024

M. J. Gwin
Auditor, Franklin County, Ohio
Jim Orr
Deputy Auditor, Franklin County, Ohio

FRANKLIN COUNTY RECORDER:

Filed for Record this 21 day of Oct, 2024

At 3:24P

Fee: \$259.20

File No. 202410210110168

Recorded this 21 day of Oct, 2024

Daniel J. O'Connor, Jr.
Recorder, Franklin County, Ohio

Deborah A. Hammond
Deputy Recorder, Franklin County, Ohio

Plat Book 132 Page 543-546

OWNERS

PID: 025-013767 CP Crescent, LLC, an Ohio Limited Liability Company
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

ACREAGE BREAKDOWN

Total Acreage: 15.009 Ac.
Acreage in Public R/W: 0.769 Ac.
Acreage in Lots 3A-3B (Inclusive): 14.240 Ac.

PARCEL BREAKDOWN

PID: 025-014178 - 15.009 Ac.

BASIS OF BEARINGS

The bearings shown hereon are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), with the centerline of Hamilton Road bearing N 04°09'11" E.

SOURCES OF DATA

Recorder's Office, Franklin County Ohio

MONUMENTS

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker, both with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

All permanent markers set are 1" rebar, 30" long with an aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

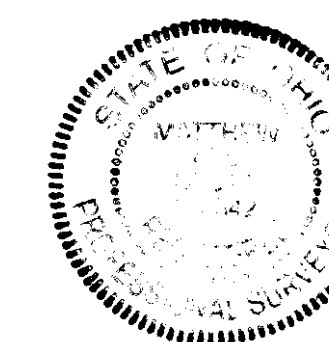
FLOOD ZONE

At the time of plotting, part of the subject property is located in Zone X (areas determined to be outside of the 0.2% chance annual floodplain) and Zone X (areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) of Flood Insurance Rate Map (FIRM) Map Number 39049C0213K (June 17, 2008) and 39049C0351K (June 17, 2008). The remainder is located in Zone AE (the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% chance flood can be carried without substantial increases in flood heights.)

CERTIFICATION

All measurements are in feet and decimals of a foot.

I hereby certify that the accompanying plat is a correct representation of Crescent Woods - Loop Road, as surveyed in August 2022 and January 2023.

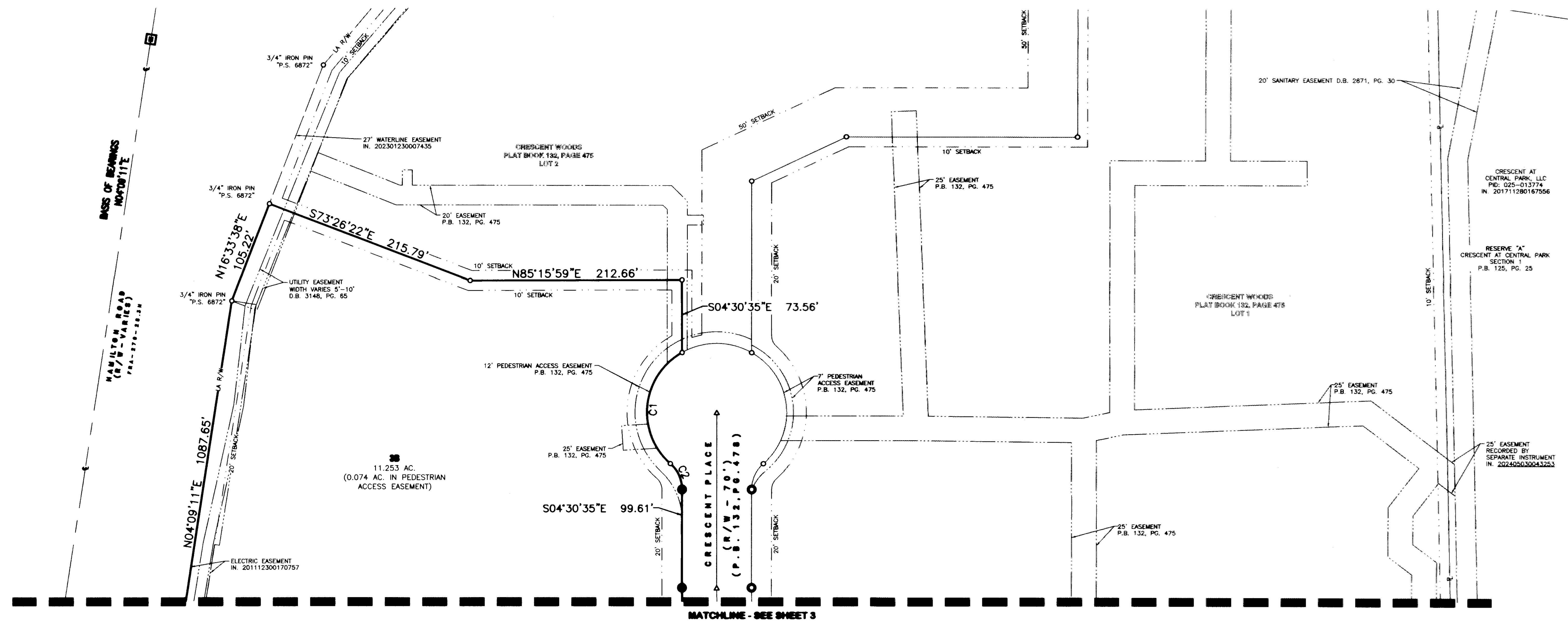


Matthew Lee Sloat 9/19/24
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

E. P. FERRIS
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

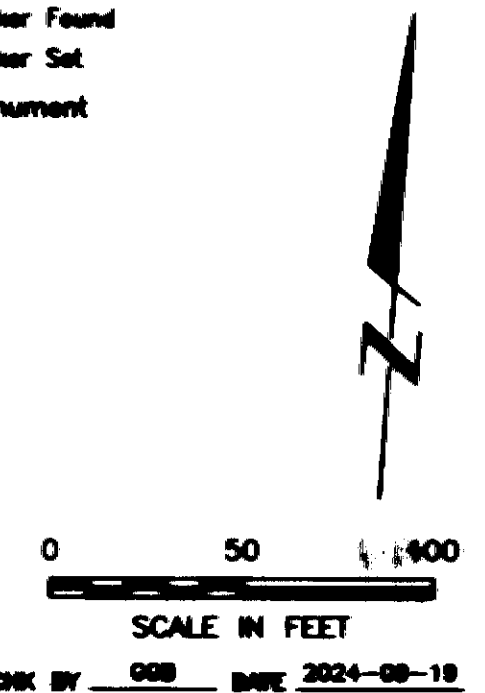
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 298-2999
(614) 298-2992 (Fax)
www.EPFERRIS.com

FINAL PLAT CRESCENT WOODS - LOOP ROAD



RIGHT-OF-WAY CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD
C1	132.18'	70.00'	108°11'23"	S01°23'44"W	113.40'
C2	29.44'	35.00'	048°11'23"	S26°36'16"E	28.56'

- LEGEND**
- Proposed Boundary
 - Proposed Road Centerline
 - Proposed Easement
 - Proposed Lot Line & Right-of-Way
 - Proposed Setback Line
 - Existing Road Centerline
 - Existing Right-of-Way
 - Existing Property Line
 - Centerline
 - Property Line
 - R/W
 - LA R/W
 - Limited Access Right-of-Way
 - Iron Pin Found (IPF)
 - Iron Pin Set
 - Mag Nail Found
 - Mag Nail Set
 - Permanent Marker Found
 - Permanent Marker Set
 - Centerline Monument



SCALE IN FEET
DRAWN BY JHR CHK BY GDB DATE 2024-08-18

MATCHLINE - SEE SHEET

