



Report for Council – July 13, 2015

Planning & Development Department Action Items:

Request to Rezone 4.1 Acres at the SW Corner of Olde Ridenour & McCutcheon Roads

Christian Meeting Room, Inc. is requesting Council approval to rezone a 4.1 acre parcel at the southwest corner of Olde Ridenour Road and McCutcheon Road from Restricted Institutional District (RID) to Suburban Office (SO). RID is an institutional district that allows for schools, religious institutions and public buildings. The district recognizes that these uses have special needs and are an integral part of the community. In 2008, the property was rezoned to RID from SO at the City's request when the development of a church was anticipated. The property remains undeveloped and the owners no longer anticipate the establishment of a church and, instead, wish to sell the property. A use has not been identified; however, to make the property more desirable, a rezoning to the previous designation has been requested. SO is a commercial zoning classification that primarily allows for office uses. Any development proposal will be required to meet the development standards of Chapter 11 of the Codified Ordinances. Planning Commission recommended approval of this request at their June 10 meeting.

The Planning & Development Department respectfully requests that Gahanna City Council consider these factors when reviewing this zoning change request and recommends approval to change the property at the southwest corner of Olde Ridenour Road and McCutcheon Road to an SO zoning classification.

Request to Rezone 1.16 Acres at 5069 Morse Road

Dr. Susan Prescott is requesting Council approval to rezone a 1.16 acre parcel from ER-1 (Estate Residential) to CC (Community Commercial). ER-1 is a residential zone district which allows for single-family homes, parks and agricultural uses. CC zoning allows for retail stores such as grocery and drug stores, personal services, and consumer services by conditional use. Dr. Prescott currently owns and operates Dogs Only Medical Center at 1085 E. Johnstown Road. She plans to build a new, smaller facility on the property at 5069 Morse Road; however, final development plan and design review applications have not yet been submitted. Any development proposal will be required to meet the development standards of Chapter 11 of the Codified Ordinances. Planning Commission recommended approval of this request at their June 10 meeting.

The Planning & Development Department respectfully requests that Gahanna City Council consider these factors when reviewing this zoning change request and recommends approval to change the property at 5069 Morse Road to a CC zoning classification.

Planning & Development Department Updates:

Tax Incentive Review Council Modification

The Franklin County Auditor's Office has informed the Planning & Development Department that we must change the make-up of the Tax Incentive Review Council (TIRC). As a reminder, the TIRC is chaired by the County Auditor and meets annually to review the compliance of properties that are receiving property tax abatements.

Per Ohio Revised Code Section 5709.85(A)(2), the City of Gahanna is required to have a TIRC that is made up of the following individuals:

- 3 appointees from the Franklin County Commissioners
- 2 appointees recommended by the Mayor and approved by Gahanna City Council
- 1 member of Gahanna-Jefferson School District
- 1 member of the Eastland Fairfield Vocational School District
- 2 appointees from Mifflin Township
- 2 appointees from Jefferson Township

Our previous TIRC make up included the Finance Director, Mayor and City Council representative. These individuals are no longer required to be formal members of the TIRC. No action is required from Gahanna City Council at this time.

Economic Development Plan Update

The Department has contracted with Ice Miller to complete an update to the City's Economic Development Plan (EDP). The goal is to create a plan that captures the market realities of the community, provides development scenarios for multiple priority areas, formulates business retention and attraction strategies and establishes a fiscal impact model with an actionable implementation strategy.

A final draft of the plan has been completed and approved by the Steering Committee. The Department and the Consultant Team is proposing to present the final report to City Council on July 27, 2015.

Planning Commission Update

On July 8, Planning Commission approved the following items:

220 Olde Ridenour Road (City of Gahanna, applicant)

- Variance to Section 1171.03(a), Fence Standards, to allow a fence to exceed six feet in height.

On July 8, Planning Commission denied the following item:

246 Lincoln Circle (DaNite Sign Company, applicant)

- Variance to Section 1165.08(b)(6), Permanent Signs, to allow a monument sign to exceed eight feet in height.

The following item was tabled to the July 22 meeting:

246 Lincoln Circle (DaNite Sign Company, applicant)

- Certificate of Appropriateness for new cabinet on existing monument sign base

Upcoming Meetings & Events:

- Gahanna Area Chamber of Commerce: A Board Meeting will be held on Tuesday, July 14, 7:30am, at C-Suites, 81 Mill Street – Suite 300.
- Gahanna Area Chamber of Commerce: A Family Health & Fitness Expo – Get Going Gahanna! will be held on Wednesday, July 15, 10:00am – 1:00pm, at the Gahanna YMCA, 555 YMCA Place. This event will provide access to health screenings, senior information and resources, nutrition and wellness education for all ages. No charge to attend.
- Gahanna Community Improvement Corporation: A Board Meeting will be held on Tuesday, July 21, 7:30am, at Gahanna City Hall, 200 S. Hamilton Road.
- Gahanna Area Chamber of Commerce: A Business After Hours event will be held on Tuesday, July 21, 4:30pm – 6:00pm at The Barn at Rocky Fork Creek, 1370 E. Johnstown Road. Complimentary appetizers will be served, cash bar. There is no charge to attend but space is limited to the first 50 registrants. RSVP to Becky Whittington at (614) 471-0451 or becky@gahannaareachamber.com or register online at www.gahannaareachamber.com.
- Olde Gahanna Community Partnership: A Board Meeting will be held on Wednesday, July 22, 8:15am, at the Gahanna Historical Society Clark House, 101 S. High Street.
- Gahanna Area Chamber of Commerce: The July Empowering Women Breakfast will be held on Thursday, July 23, 7:30am – 9:00am, at the Mount Carmel East Hospital Siegel Center, 6001 E. Broad Street, Columbus. The topic will be How to Start & Maintain a Successful Business. Guest speakers will be Gail Kelly, Owner & Founder of Two Men and a Truck, and Nellie Krumlauf, Founder of Nellie's Catwalk for Kids.. The cost is \$10 for members and \$13 for guests. Register online at www.gahannaareachamber.com or RSVP to Becky Whittington at (614) 471-0451 or becky@gahannaareachamber.com.