



Application for Variance

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

*Applicant Name: Anthony Jones *Phone: 342-4015
*Applicant Address: 200 S. Hamilton Road *Fax: _____
*Applicant Email: anthony.jones@gahanna.gov

*Applicant's Relationship to Project: Land Owner: Option Holder: Cont. Purchaser: Agent:

*Property Owner Name: City of Gahanna *Phone: 342-4015
*Property Owner Address: 200 S. Hamilton Road *Fax: _____
*Contact Name: _____ *Email: anthony.jones@gahanna.gov

*Address for Requested Variance: 785 Science Blvd.
*Parcel ID#: 025--006469 *Current Zoning: OCT

*Description of Variance Requested: To allow a limited overlay zoning to be approved without a site plan

*Applicant's Signature: *Anthony Jones* *Date: 8/31/15

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. One (1) digital copy of completed application and associated documents.
3. A list of contiguous property owners and their mailing addresses.
4. Pre-printed mailing labels for all contiguous property owners.
5. A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
6. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

*PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:

Code Sections to be varied: 1152.02(d)

Description of the governing code and the requested variance: Code states that a development plan composed of text and a site plan must accompany the request for a limited overlay zoning

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning and landscaping regulations now in place.

Planning & Zoning Administrator's Signature: _____ Date: _____

For Internal Use:

SunGard File No. 15080019
PC File No. V-14-15
Public Hearing Date: 9-23-15

RECEIVED
AUG 31 2015

(Received) DW

N/A

(Paid)

ACCEPTED

AUG 31 2015

By: SW
(Accepted by PZA)

CHAPTER 1131 - VARIANCES

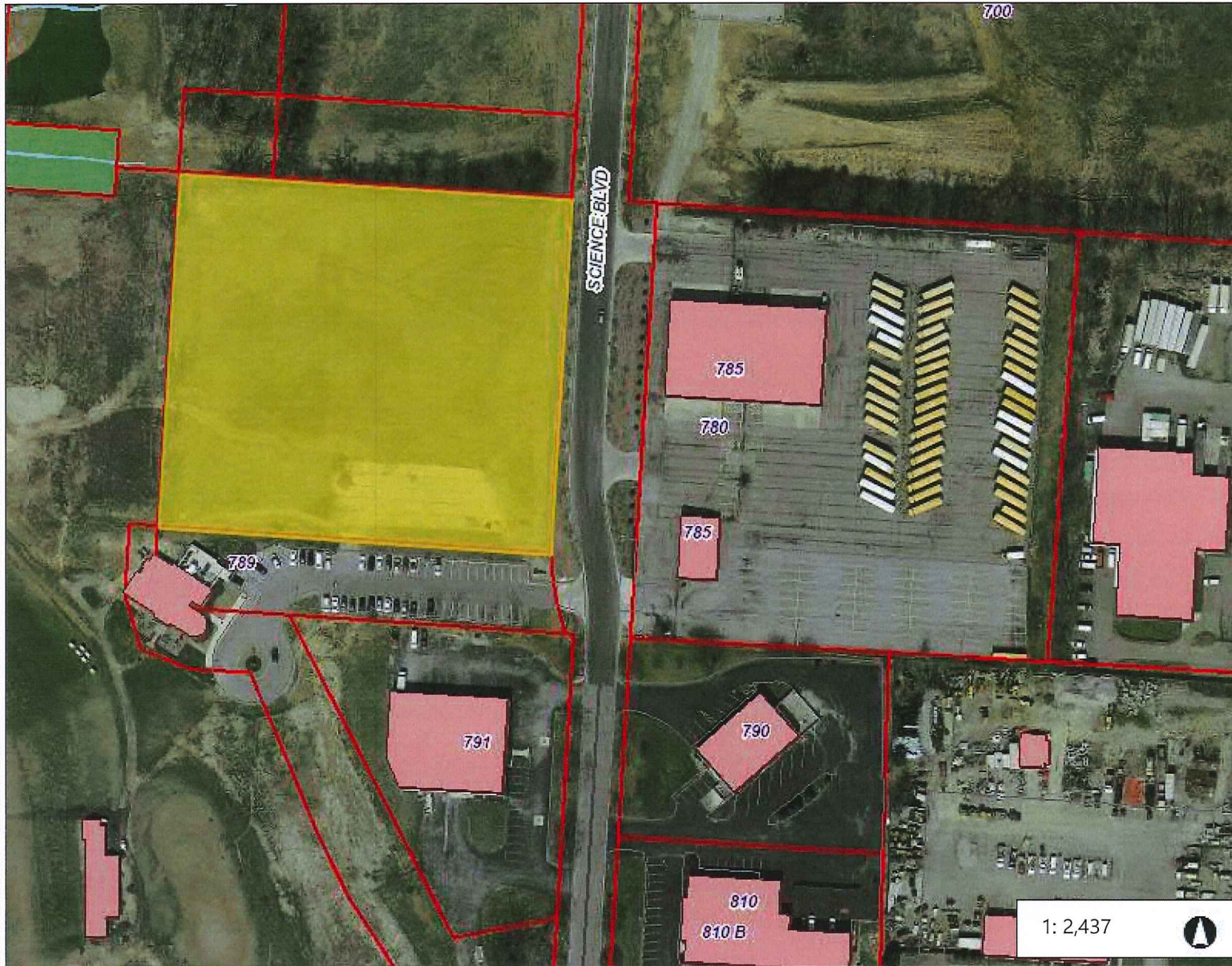
1131.04 PUBLIC HEARING.

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require, and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (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.



City of Gahanna GIS Viewer



Legend

- Addresses
- + Railways
- Franklin County Centerlines
- Streets
- State Routes
- US Routes
- Interstates
- Licking County Centerlines
- Buildings
- Building Footprints
- Surrounding Buildings
- Surrounding Buildings Footprints
- Driveways & Parking Lots
- Roadways
- Parcels
- Water Bodies
- Surrounding Water Bodies
- Parks
- Gahanna Boundary Zoomed In
- City of Columbus
- Franklin County Cities
- CITY OF BEXLEY
- CITY OF DUBLIN
- CITY OF GRANDVIEW HEIGHTS
- CITY OF GROVE CITY
- CITY OF HILLIARD
- CITY OF NEW ALBANY
- CITY OF PICKERINGTON
- CITY OF REYNOLDSBURG
- CITY OF UPPER ARLINGTON
- CITY OF WESTERVILLE
- CITY OF WORTHINGTON
- VILLAGE OF BRICE

Notes

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

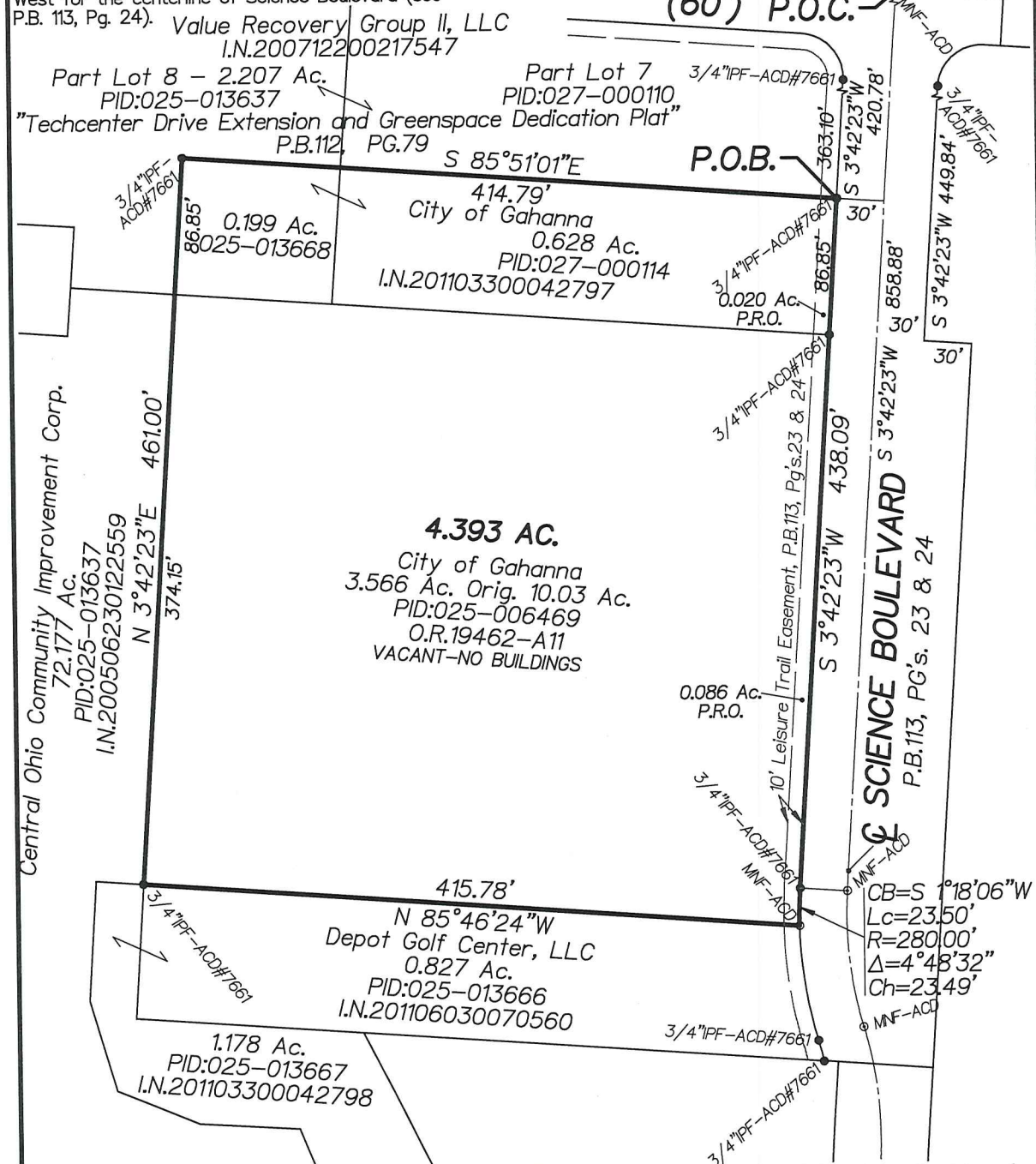
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

PARCEL CONSOLIDATION SURVEY OF 4.393 ACRES
LOCATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY SURVEY
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR: **GAHANNA CITY ENGINEER'S OFFICE** **30 JULY 2015** P.B.112, PG.79-84 & P.B.113, PG.23&24
INSTRUMENT NO. 201103300042797
OFFICIAL RECORD 19462-A11

BEARINGS are referenced to Grid North, Ohio State Plane Coordinate System (NAD83 South Zone-2011 Adj.), and specifically the bearing of South 3°42'23" West for the centerline of Science Boulevard (see P.B. 113, Pg. 24).



SURVEYOR'S STATEMENT:
We Hereby Declare that this plat/map was prepared from an actual survey of the premises, that to the best of our knowledge, information & belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon. Any zoning, setback or sideyard data, underground public or quasi public utilities or substructures shown hereon are informational only.



SURVEY MONUMENTS:
Found (F)=●, Set (S)=○; IP=Iron Pipe (ID); SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike; PS=Pony Spike & PK=PK Nail.
RBS=5/8" rebar set with yellow cap inscribed TERRA SURVEY/TURNER PS6702.

100 80 60 40 20 0 100
GRAPHIC SCALE: 1"=100

NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL

FIELD SURVEY:	DRAWN BY:	TERRA FILE NO.
CT/VRS/GRS1	C. Turner	25.1GAH.#15

**PARCEL CONSOLIDATION – SCIENCE BOULEVARD
4.393 ACRES**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being parts of Lots 23, 25 & 26 of "David Taylor's Subdivision" recorded in Plat Book 1, Page 10, located in Quarter Township 3, Township 1, Range 16, United States Military District, and being 3.566 acres (025-006469) of that original 10.03 acre tract of land described in Official Record 19462-A11 (of which 0.086 of an acre lies within public right-of-way), 0.628 of an acre out of Lot 7 (027-000114), (of which 0.020 of an acre lies within public right-of-way), and 0.199 of an acre out of Lot 8 (025-013668) of the "Techcenter Drive Extension and Greenspace Dedication Plat," recorded in Plat Book 112, Page 79, described as 0.827 of an acre in Instrument No. 201103300042797, both to the City of Gahanna (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Commencing at a mag nail found at the intersection of the centerlines of Science Boulevard and Techcenter Drive, as shown on the "Science Boulevard Extension Dedication Plat," recorded in Plat Book 113, Pages 23 & 24;

thence southerly with said centerline of Science Boulevard, South 3°42'23" West, 420.78;

thence westerly at a right angle to said centerline, North 86°17'37" West, 30.00 feet to a ¾" iron pipe found (capped ACD#7661) in the westerly right-of-way line of said Science Boulevard at the northeasterly corner of said 0.827 of an acre tract, being the TRUE POINT OF BEGINNING:

thence southerly along said westerly right-of-way line, being a line 30.00 feet westerly of, as measured perpendicular to and parallel with, said centerline of Science Boulevard, South 3°42'23" West, (passing a ¾" iron pipe found (capped ACD#7661) at the southeasterly corner of said 0.827 of an acre tract at 86.85 feet) a distance of 438.09 feet to ¾" iron pipe found (capped ACD#7661) at a point of curvature in said right-of-way-line;

thence continuing southerly along said westerly right-of-way line, 23.50 feet along the arc of a curve to the left (Radius=280.00 feet & Delta= 4°48'32") a chord bearing and distance of South 1°18'06" West, 23.49 feet to a mag nail found at the northeasterly corner of that 0.827 of an acre tract described in the deed to Depot Golf Center, LLC, recorded in Instrument No. 201106030070560;

thence westerly along the northerly line of said 0.827 of an acre tract, being the southerly line of said original 10.03 acre tract, North 85°46'24" West, 415.78 feet to a ¾" iron pipe found (capped ACD#7661) at the northwesterly corner of said 0.827 acre tract, being the southwest corner of said 10.03 acre tract, and being a northeasterly corner of that 1.178 acre tract of land described in the deed to Depot Golf Center, LLC, recorded in Instrument No. 201103300042798;

thence northerly along the westerly line of said original 10.03 acre tract, being an easterly line of those lands described in the deed to Central Ohio Community Improvement Corp., recorded in Instrument No. 200506230122559, North 3°42'23" East, (passing the northwesterly corner of said 10.03 acre tract, being the southwest corner of said 0.827 of an acre tract, and being a corner common to Lots 8 & 9 of said "Techcenter Drive Extension and Greenspace Dedication Plat" at 374.15 feet) a distance of 461.00 feet to a ¾" iron pipe found (capped ACD#7661) at the northwesterly corner of said 0.827 of an acre tract;

thence easterly along the northerly line of said 0.827 of an acre tract, through those lands described in Instrument No. 200712200217547 to Value Recovery Group II, LLC, South 85°51'01" East, 414.79 feet, returning to the True Point of Beginning, containing 4.393 acres of land, more or less, as surveyed and described in July of 2015, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

Subject, however, to all rights-of-way, if any, of previous record.

Bearings in the foregoing description are referenced to Grid North of the Ohio State Plane Coordinate System (NAD83 South Zone-2011 Adj.), and specifically the bearing of South 3°42'23" West for the centerline of Science Boulevard (see Plat Book 113, Page 24).

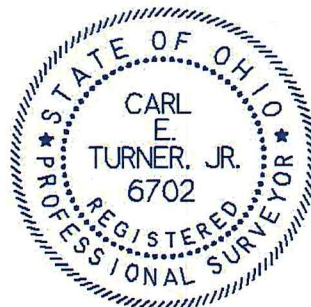
Terra Surveying Services, LLC



Carl E. Turner Jr.
Professional Surveyor No. 6702

30 July 2015

End of Description



Value Recovery LLC.
919 Old Henderson Rd
Columbus, Ohio 43230

Central Ohio Improvements
P.O. Box 6355
Columbus, Ohio 43206



CITY OF GAHANNA

STAFF COMMENTS

Project Name: City Owned Property at Central Park

Project Address: 785 Science Blvd

Planning and Development

Request Summary

The City of Gahanna is requesting to rezone 3.57 acres from Office, Commerce, and Technology (OCT) to Limited Overlay (L-OCT). There is no proposed use at this time. The City owns three contiguous parcels, two are located within the existing overlay, and one is not. The City desires to have the same zoning on all three parcels. Having a consistent zoning will make future development of the site easier. Future applications for site plan and design review will be required prior to any construction activities.

The proposed overlay text is nearly identical to that of the existing overlay text with only a few minor differences related to the subject property. In total, the overlay text is similar to the OCT code with a few exceptions. Notably, the overlay text limits allowable uses compared to the Code and the overlay has more restrictive language towards building appearance.

The City is also requesting a variance to the requirement to provide a site plan with the overlay. The existing Central Park overlay text, for which this text mirrors, did not include a site plan. At this time, an end user and therefore a known plan of development has not been identified. Therefore, it is infeasible to provide a site plan with the rezoning request. The 2015 Economic Development Strategy provides a theoretical layout and recommended architectural styles for the site (relevant Strategy documents are attached). The Strategy contains recommendations and guidelines, not an adopted site plan. It should be noted that staff is in the process of evaluating the Code and most likely will recommend modifying this requirement.

2007 Economic Development Plan

The Economic Development Division performs analysis for rezoning requests. While a definitive plan of development has not been submitted, the requested zone district of L-OCT should have a positive financial impact. Staff believes that having a consistent zoning between all three City owned parcels will make the property more marketable and easier to develop.



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Goals of the Plan include maximizing revenue per acre of land development and seeking development proposals that create more jobs. The requested rezoning adheres to the majority of recommendations within the 2007 Economic Development Plan.

Rezoning Criteria

Additional considerations and analysis for rezoning decisions is found within the 2002 Future Land Use Plan and Section 1133.03 of the Planning and Zoning Code. The 2002 Future Land Use Plan provides for a checklist to assist Planning Commission in reaching a decision. Certain answers would not mandate a particular decision. Relevant checklist questions include the following:

1. Is the proposed development consistent with the City's vision?

Staff believes that the proposed rezoning is consistent with the City's vision for this property. The area contains a mix of office and industrial/warehouse uses, all of which are permitted by the proposed zone district. The proposed rezoning is consistent with the 2002 future land use plan designation of Industrial.

2. Would the proposed development be contrary to the future land use plan?

The plan provides for a future land use designation of Industrial. The objective of the industrial future land use is to assure that development is appropriate in location, character, and that it is architecturally compatible with surrounding development. Staff is of the opinion that the proposed rezoning is consistent with the future land use plan.

3. Will the change adversely influence living conditions in the surrounding area?

- a. Create or appreciably increase traffic congestion;
- b. Seriously impact adjacent areas;
- c. Seriously affect the natural character of the land to the point of creating potential hazards.

Staff believes the request will not adversely impact adjacent areas or the natural character of the area. Without a definitive plan of development impacts are unknown. However, the site is not in a natural state as it was previously developed with the municipal gas station. Therefore, impacts should be minimal.



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4. Are there reasons why the property cannot be used as it is presently planned or zoned?

The property can be developed as it is currently zoned, however, having all contiguous City owned parcels similarly zoned will make it easier to market to potential developers.

1133.03 of the Planning and Zoning Code provides that the following shall be considered:

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

Staff believes the request is consistent with the policies of the land use plan which includes achieving a compact land use pattern by avoiding leapfrog development. The subject property is adjacent to developed properties and is adjacent to adequate infrastructure to provide services for the intended uses.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.

Staff is of the opinion that potential uses are compatible with the environmental features of the site.

3. Availability of sites elsewhere in the City that are already zoned for the proposed use.

The property is adjacent to similarly zoned sites. The adjacent properties are the only properties in the City with a similar zoning. The 2015 Economic Development Strategy has identified this site as having a high probability for redevelopment relative to other similarly zoned properties. It is imperative that the City position the property for redevelopment as soon as possible.

4. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.

Staff is of the opinion that the rezoning is compatible and appropriate in this area. The proposed overlay text is more restrictive in terms of allowable uses than the Code.

5. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.



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The request does not appear to create an unsafe situation for neighboring properties or the citizens of the City.

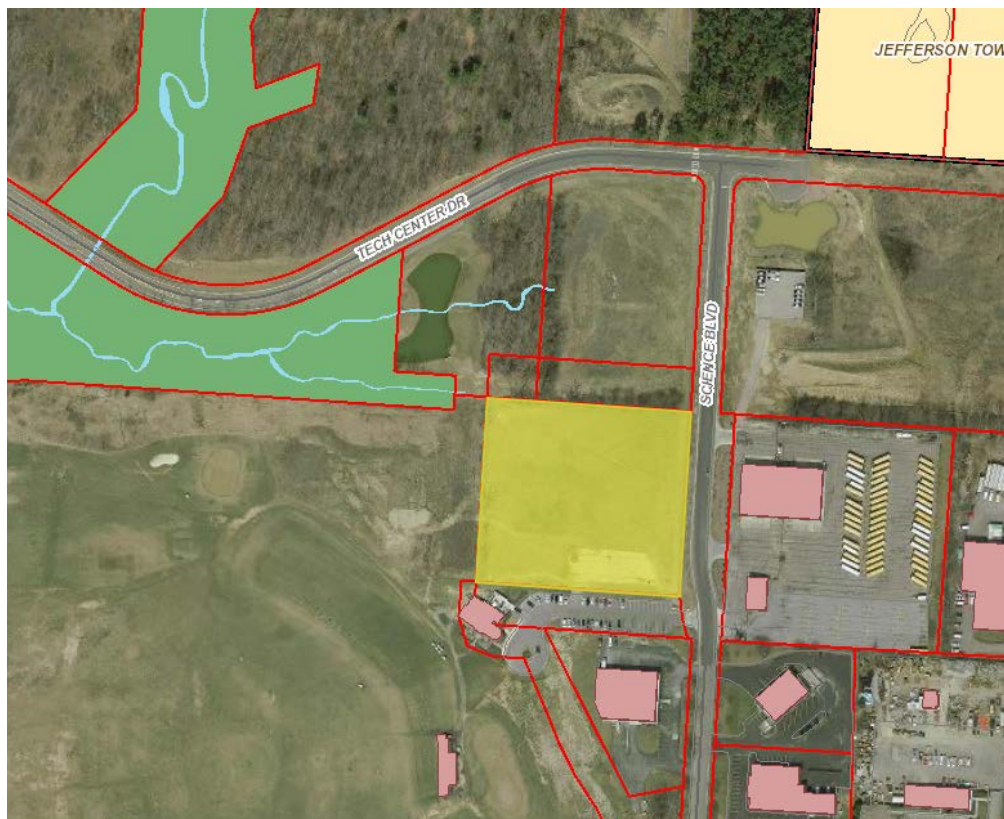
6. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

The 2015 Economic Development Strategy identifies this site as having a high probability for redevelopment over the next five years. Additionally, the Strategy contains market analysis that supports the need for additional office space.

Recommendation

It is staff's opinion that the proposed rezoning is consistent with the policies of the 2002 land use plan, Part 11 of the Planning and Zoning Code, the 2007 Economic Development Plan, and the 2015 Economic Development Strategy. Therefore, approval of the rezoning and variance is recommended.

Aerial Map



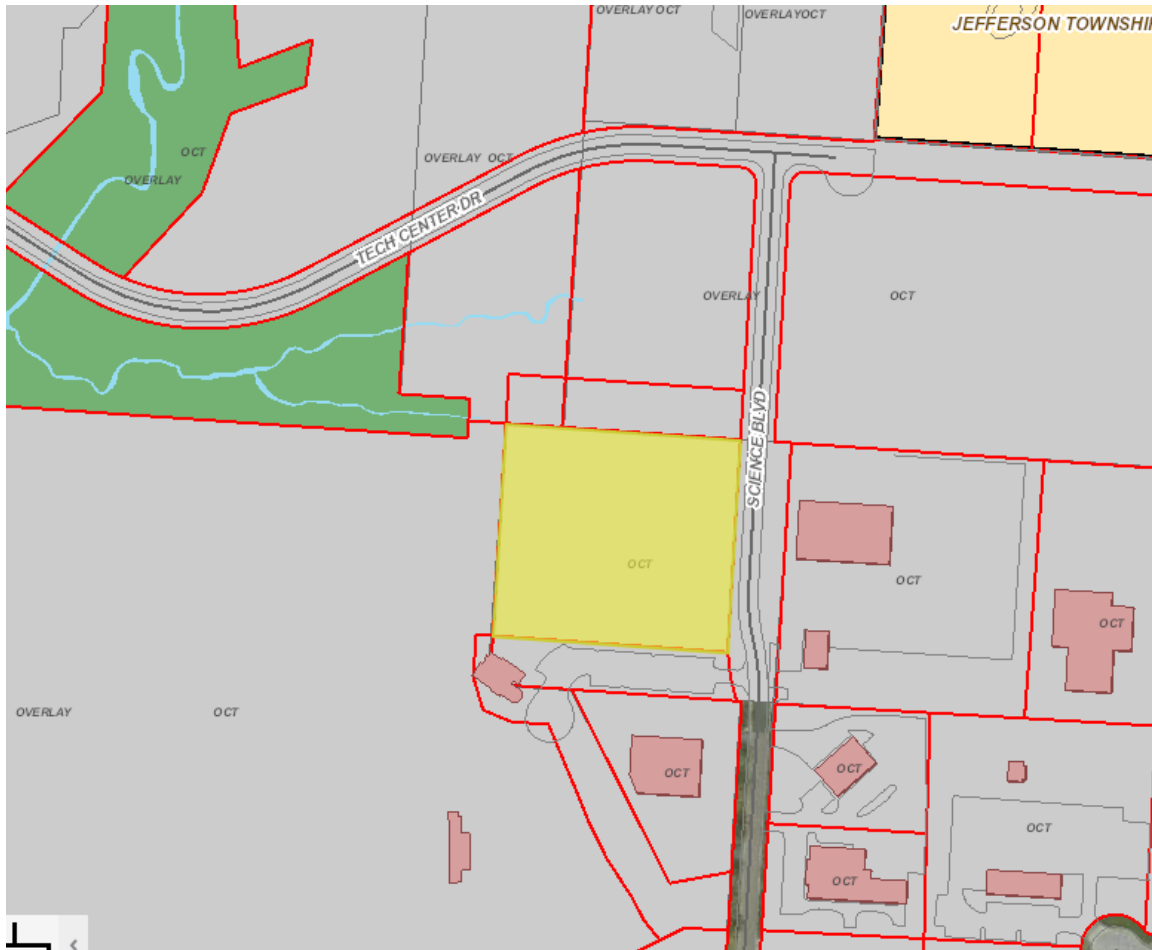
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Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director
Planning and Development



TARGET SITE 4B/4C

CONCEPT OVERVIEW

The four parcels located at the intersection of Tech Center Drive and Science Boulevard represent a significant opportunity for office development within PDA 4. The site has good proximity to I-270 exits, the Buckles Tract (Site 4A), a number of existing industrial and warehouse users, and the Golf Depot Golf Center. Additionally, the site is at the highest elevation within Central Ohio, giving users a view of Downtown Columbus.

The site concept shows how buildings can be placed around the site to utilize the views of the site, while providing some frontage along both Science Boulevard and Tech Center Drive.

The City currently controls two of the four parcels, with the schools controlling the parcel where building “G” is proposed to be located. To develop to its full potential, the City should work with the schools to find a suitable site to relocate the bus maintenance facility. Additionally, the City should work with the remaining property owner within the Target Site to comprehensively plan for and develop the site for office users.

INFRASTRUCTURE IMPROVEMENTS

The extension of Tech Center Drive to the east past Science Boulevard will be important in opening the eastern portion of the Target Site up for development. While access is available along Science Boulevard, the additional roadway will allow more flexibility for development for potential users, both within the Target Site and to the north.

DEVELOPMENT PROGRAM

Code	Use	Building Footprint (s.f.)	Stories	Building Area (s.f. or keys)
A	Office A/B	30,000	3	90,000
B	Office A/B	25,000	2	50,000
C	Office A/B	25,000	2	50,000
D	Office A/B	25,000	1	25,000
E	Office A/B	14,000	1	14,000
F	Office A/B	14,000	1	14,000
G	Office A/B	32,000	2	64,000





TARGET SITE 4B/4C

Project Summary

Total Acreage	16.50
Non-residential SF	307,000
Residential Units	0
Original Parcel Value	\$ -
Total Construction Cost	\$ 48,811,900
Revised Value	\$ 48,811,900

Total Jobs	1,073
Weighted Average Salary	\$ 50,000
Total Payroll	\$ 53,671,329
Hotel Rooms	0
Annual Hotel Room Revenue	\$ -

TIF on Site? **Yes**

Revenues

	City & Schools		City	
	Total Property	Property/TIF		Income Tax
Over 3 Years	\$ 1,730,538	\$ 1,102,051	\$	1,658,908
Over 5 Years	\$ 12,511,161	\$ 1,864,578	\$	3,380,669
Over 10 Years	\$ 26,601,158	\$ 3,873,258	\$	7,916,201
Over 15 Years	\$ 41,780,086	\$ 6,037,178	\$	12,802,257

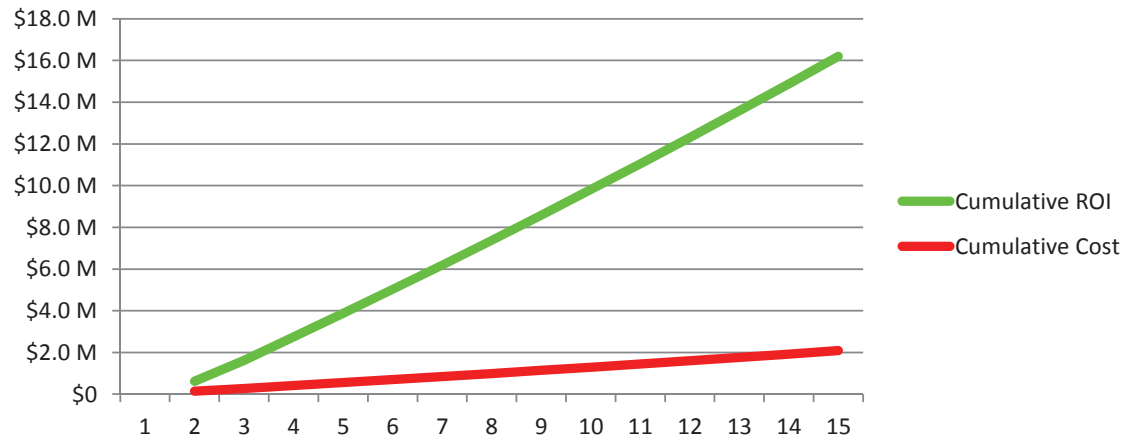
Return on Investment

	City & Schools		City	
Over 3 Years	\$ 2,990,237	\$	\$	2,361,750
Over 5 Years	\$ 15,226,481	\$	\$	4,579,898
Over 10 Years	\$ 33,186,660	\$	\$	10,458,761
Over 15 Years	\$ 52,586,295	\$	\$	16,843,386

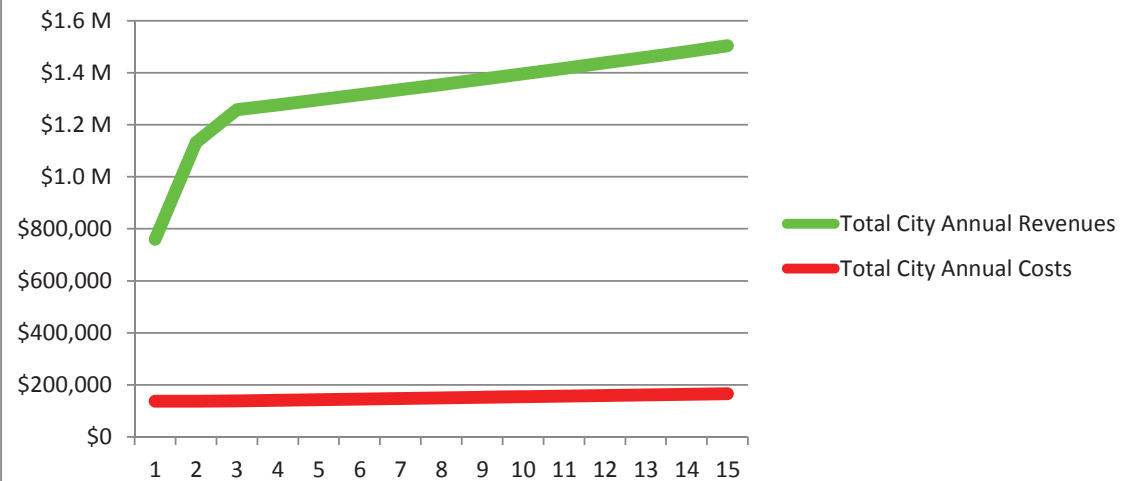
Costs

	City	
	Service Costs	Incentives Costs
Over 3 Years	\$ 399,210	\$ -
Over 5 Years	\$ 665,349	\$ -
Over 10 Years	\$ 1,330,699	\$ -
Over 15 Years	\$ 1,996,048	\$ -

15-year Cumulative ROI



15-year City Annual ROI





CITY OF GAHANNA

STAFF COMMENTS

Project Address: 785 Science Blvd.

The City seeks to rezone this parcel to L-OCT in order for it to be combined with the two parcels directly north, which carry the overlay zoning for Central Park. This will allow the proposed parcel to have the same development standards as are included in the Central Park overlay text.

The variance is to allow the overlay code to be applied without having a defined site plan. In this case, the lot will be combined with others to create one lot with the same development standards, and will increase its marketability to an end user.

Respectfully Submitted By:

Bonnie Gard



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