

14050017

File No. CU-5-2014  
Date Received: 5-23-14  
Scheduled Public Hearing Date: 6-25-2014

Fee: \_\_\_\_\_  
Initials: \_\_\_\_\_  
Check or Receipt No. \_\_\_\_\_

**APPLICATION FOR CONDITIONAL USE**  
**CITY OF GAHANNA - Planning Commission or Zoning Division**

**\*REQUIRED INFORMATION**

\*Site Address 5435 / 5445 / parts of 5495 and 5505 Morse Road Parcel ID# See attachment  
\*Applicant's Name Spectrum Acquisition Gahanna, LLC Email \_\_\_\_\_  
\*Status: \_\_\_\_\_ Land Owner \_\_\_\_\_ Option Holder  Cont. Purchaser \_\_\_\_\_ Agent \_\_\_\_\_  
\*Business Owner Spectrum Acquisition Gahanna, LLC Phone# (330) 360-8812  
\*Business Address 200 North Spruce Street Fax# (330) 360-8814  
\*City/State/Zip Denver, CO 80230 Current Zoning SO, and SO pending  
\*Proposed Use Professional Use - Senior Living Total Acreage 8.5 +/- acres  
\*Reason for Conditional Use To allow Professional Use - Senior Living facility upon SO zoned property.  
\*Developer Same as applicant Phone \_\_\_\_\_  
\*Complete Address \_\_\_\_\_  
\*Contact MIKELONGFELLOW 330-360-8812 Title \_\_\_\_\_  
Landowner New Albany Company Phone 939-8000  
Complete Address: 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054

MLONGFELLOW@SPECTRUMRETIREMENT.COM

Note: Planning Commission and/or City Staff may visit the property prior to the hearing.

Spectrum Acquisition Gahanna, LLC By: Dave Hedge Date 5/22/2014  
\*Applicant's Signature \_\_\_\_\_

**Submission Requirements**

1. A plan that complies with the list of Conditional Use requirements stated in Section 1169.02(b). See attached sheet.
2. Two (2) 11x17 copies of plan if application is handled Administratively by **Zoning Administrator**.
3. Two (2) 11x17, Nine (9) 8 1/2 x 11 copies of plan if application goes before **Planning Commission**.
4. Statements of information as required in Section 1169.02(a).
5. Application Fee of \$100.
6. A list of contiguous property owners and **their mailing addresses**.
7. Submit reduced drawing to an 8 1/2 X 11 inch size.

**APPROVAL**

In accordance with Section 1169 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been approved by the City of Gahanna Planning Commission on \_\_\_\_\_. A copy of the minutes is hereby attached. 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. This approval is valid from public hearing date to \_\_\_\_\_.

Planning & Zoning Administrator

Date

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MAY 23 2014

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MAY 23 2014

Revised April 2012

BY: .....

BY: .....

## 1169.02 WRITTEN APPLICATIONS

Ten copies of a provided application form shall be filed with the Planning & Zoning Administrator not less than twenty days prior to the date of the public hearing.

a) **Description of Property and Intended Use.** The application shall include the following statements:

1. A legal description of the property.
2. The proposed use of the property.
3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
4. A statement of the relationship of the proposed use to adjacent property and land use.
5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Commission.

b) **Plot Plan.** The application shall be accompanied by ten copies of a plot plan, drawn to an appropriate scale, clearly showing the following:

1. The boundaries and dimensions of the lot.
2. The size and location of existing and proposed buildings and/or structures.
3. The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping.
4. The relationship of the proposed development to the development standards.
5. The use of land and location of structures on adjacent property.

# Planning Commission Information for All Applicants

1. All required information must be submitted with the application. The Tuesday, four (4) weeks prior to the Public Hearing Date, by 5:00 p.m., is the deadline for acceptance of all applications. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present.
3. Reduced drawings suitable to an 11x17 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.
4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.
5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include mailing name and address of property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.
7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also notate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ [www.gahanna.gov/departments/development/planning.asp](http://www.gahanna.gov/departments/development/planning.asp) under Code Ordinances.
10. Planning Commission members may visit the property prior to the hearing to review the application.

**Spectrum**

**Conditional Use Statement**

Gahanna Zoning Code Section 1169.04 provides, "[t]he Planning Commission shall approve an application for a conditional use if the following four conditions are met:

- (1) The proposed use is a conditional use of the zoning district and the applicable development standards established in the Zoning Ordinance are met.
- (2) The proposed development is in accord with appropriate plans for the area.
- (3) The proposed development will not have undesirable effects on the surrounding area.
- (4) The proposed development will be in keeping with the existing land use character and physical development potential of the area.

The applicant's conditional use requests meets each of the four (4) criteria is hereinafter provided:

- (1) *The proposed use is a conditional use of the zoning district and the applicable development standards established in the Zoning Ordinance are met.*

This conditional use request is submitted concurrently with a rezoning request of a portion of the property from the ER-1, Estate Residential zoning district to the SO, Suburban Office and Institutional zoning district. The proposed use has been determined by the City to be Professional Use – Senior Living, specifically provided in the Zoning Ordinance as a conditional use in the SO district. The request meets development standards, however insofar as there are any development regulations divergent from the applicant's proposal a variance is warranted due to the appropriateness of the applicant's proposal and conformance with the City's Land Use Plan recommendations applicable to the property.

- (2) *The proposed development is in accord with appropriate plans for the area.*

This proposal meets the recommendations of the City Land Use Plan and the North Triangle Plan, which recommend mixed-use, commercial, and office uses of the property.

- (3) *The proposed development will not have undesirable effects on the surrounding area.*

The proposed development is consistent with and complimentary to existing development in the surrounding area. The site is sensitively designed to mitigate off-site impact.

- (4) *The proposed development will be in keeping with the existing land use character and physical development of the area.*

The proposed development will be in keeping with the land use character and physical development of the area, this is demonstrated on the submitted site planning information and architectural renderings.

As mentioned, this conditional use request is made in conjunction with a rezoning request for a portion of this property. The materials provided with the rezoning request are to be considered in conjunction with this request and are incorporated herein by reference.

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MAY 23 2014

BY: .....

This conditional use requests meets the standards of Section 1169.04 of the Gahanna Zoning Code, therefore the applicant respectfully requests that the conditional use be granted.

spectrum.cu.stmnt  
5/7/2014

## Preliminary Economic Impact of Spectrum Retirement in Gahanna

The economic impact of a new assisted living and memory care facility in the City of Gahanna including development spending, job creation, operating expenses, taxes and miscellaneous impacts, are:

- **\$20 Million** total estimated development cost
  - **5.9 Million** of wages in construction jobs for area contractors, Subcontractors, contractors and material suppliers
  - **1.8 Million** of construction materials purchased locally
  
- **75 New jobs** will be created in staff members directly employed by Spectrum
  - **\$1.8 Million annual wages**
  - **\$20 Million** in approximate total wages over a 10-year period
  
- **\$10,000 monthly** operational expenses in locally purchased goods and services including entertainment, uniform servicing, referral fees, landscaping, and snow removal
  
- **\$280,000 annually** in estimated property tax contributions
  
- Additional economic impact includes increased shopping, dining, and other living expenses for 100+ residents, employees, and visiting family members and friends; secondary job creation by area vendors, care providers, and secondary goods and services.



APPLICANT

PROPERTY OWNER

ATTORNEY

Spectrum Acquisition Gahanna, LLC.  
200 N. Spruce St., #200  
Denver, CO 80230

New Albany Company  
8000 Walton Parkway, Suite #120  
New Albany, OH 43054

Glen Dugger  
Smith & Hale, LLC  
37 W. Broad St., #460  
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

spectrum-gahanna.lbl  
5/7/14 f:docs/s&hables2014

LC Preserve Crossing, LLC.  
230 West St., Suite # 200  
Columbus, OH 43215

Preserve Crossing  
Master Association  
230 West St., Suite #200  
Columbus, OH 43215

Villages at Preserve Crossing, Ltd.  
Town Square Villages at  
Preserve Crossing  
230 West St., Suite # 200  
Columbus, OH 43215

Albany Glen, LLC.  
191 Nationwide Blvd., # 200  
Columbus, OH 43215

Rogers Market Limited  
191 Nationwide Blvd., # 200  
Columbus, OH 43215

Mildred J. Shields  
4682 E. Johnstown Rd.  
Columbus, OH 43215

Laverne Richmond  
4678 E. Johnstown Rd.  
Columbus, OH 43230

Rollin E. Morgan  
Monica M. Whitehead  
6945 Walnut St.  
New Albany, OH 43054

New Albany., LLC.  
PO BOX 490  
New Albany, OH 43054

Edward M. & Nancy A. DiIullo  
1309 Windward Ln. E.  
Gahanna, OH 43230

Karen K. Koller & Andrew N. Vazur  
1307 Windward Ln. E.  
Gahanna, OH 43230

Walter & Margaret Baker  
1303 Windward Ln. E.  
Columbus, OH 43230

Brian A. Burke TR.  
Marilyn M. Burke TR.  
1305 Windward Ln. E  
Gahanna, OH 43230

Edward J. Doersam  
PO Box 30874  
Columbus, OH 43230

William J. Toney SU-TR  
Jimmie Toney SU-TR  
4722 E. Johnstown Rd.  
Columbus, OH 43230

Darlene J. Toney  
4722 E. Johnstown Rd.  
Columbus, OH 43230

Agoston A. & Anne M. Varsanyi  
4677 Johnstown Rd.  
Columbus, OH 43230

Lacy E. & Ladonna Robbins  
4681 Johnstown Rd.  
Columbus, OH 43230

KC Real Estate Property Investments, LLC.  
1092 Bayboro Dr.  
New Albany, OH 43054

Gary M. Goldsmith  
4651 E. Johnstown Rd.  
Columbus, OH 43230

Joseph M. Messmer  
4704 Johnstown Rd.  
Columbus, OH 43230

Lorna M. McKibben  
4672 E. Johnstown Rd.  
Columbus, OH 43230

Keith E. & Linda C. Foster  
4671 Johnstown Rd.  
Columbus, OH 43230

Thomas A. & Kathryn L. Croson  
4659 E. Johnstown Rd.  
Columbus, OH 43230

Thomas & Betty Fetter  
4660 E. Johnstown Rd.  
Columbus, OH 43230

Warren & Carolyn M/ Roberts  
5440 Morse Rd.  
Columbus, OH 43230

Walter & Margaret Baker  
1303 Windward Ln. E.  
Columbus, OH 43230

Brian & Marilyn Burke, TR.  
1305 Windward Lane E.  
Columbus, OH 43230

Karen Koller and Andrew Vazur  
1307 Windward Ln., E.  
Gahanna, OH 43230

Edward & Nancy Diullo  
1309 Windward Ln. E.  
Columbus, OH 43230

Collingswood Pointe at the Preserve  
Preserve Crossing Homeowners Assoc.  
6099 Riverside Dr., Suite 200  
Dublin, OH 43017

Preserve Crossing Homeowners Assoc.  
230 West St., Suite 200  
Columbus, OH 43215

Windward Trace Homeowners Assoc.  
6099 Riverside Dr. Suite 200  
Dublin, OH 43017



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 4/29/14



Disclaimer

Scale = 500



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

*Handwritten signature and date:* Clarence Mingo II, MAY 23 2014

Real Estate / GIS Department

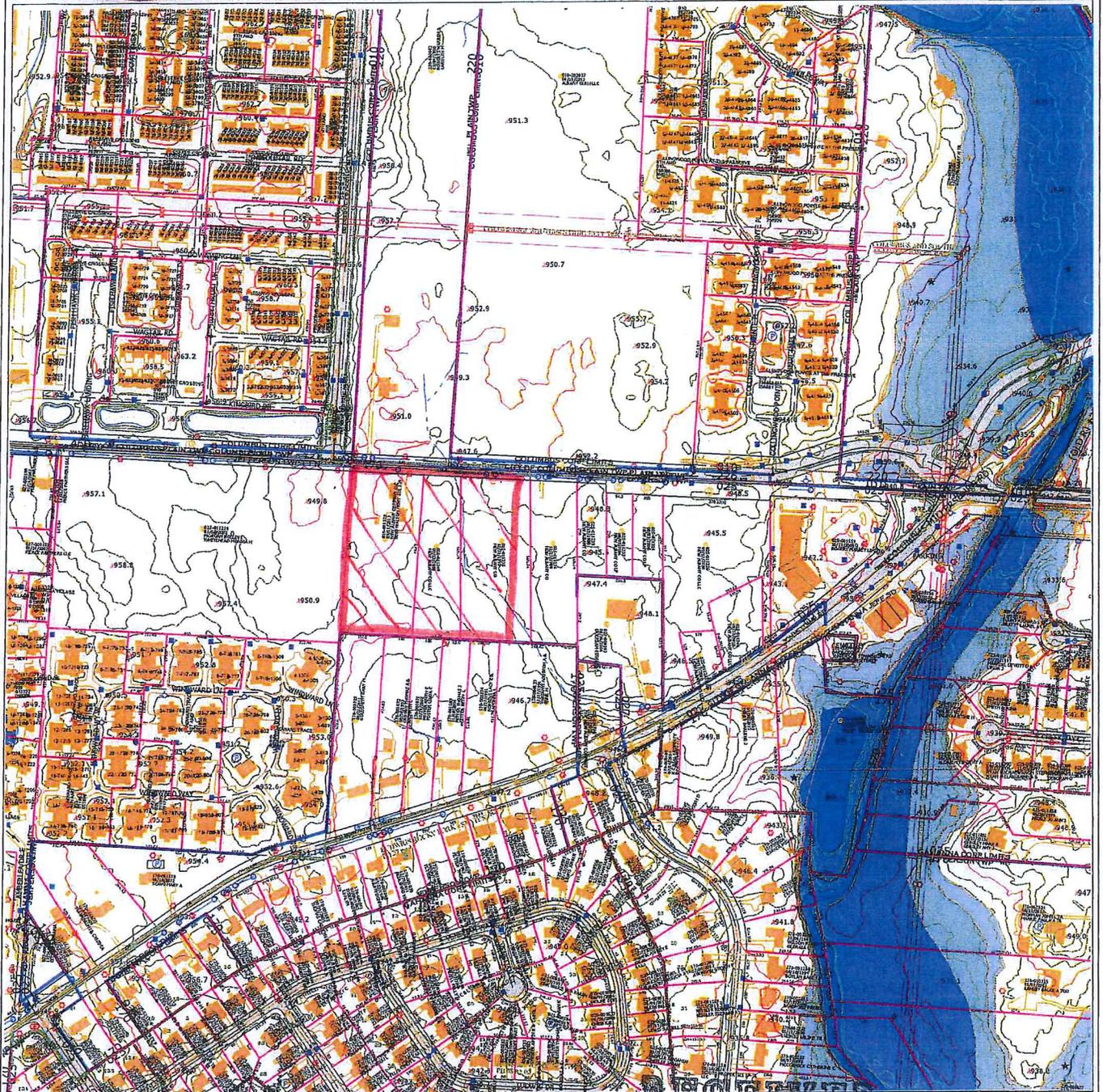
BY: .....



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 5/5/14



Disclaimer

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MAY 23 2014

Scale = 500



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WATER FLOODWAY 100 YEAR 500 YEAR

Real Estate / GIS Department



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 5/5/14



ORTHOPHOTOGRAPHY DATE 2013

Disclaimer

Scale = 500



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REC'D  
MAY 23 2014

BY: .....

Real Estate / GIS Department



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 5/5/14



ORTHOPHOTOGRAPHY DATE 2013

Disclaimer

Scale = 500



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By: .....Real Estate / GIS Department

**CONDITIONAL USE DESCRIPTION**

Situated in the State of Ohio, County of Franklin, and City of Gahanna:

Being in the second quarter of Tp. 1, Range 16, U. S. M. Lands and bounded and described as follows:

Beginning at a railroad spike in the center line of Morse Road at the north east corner of the Earl Dague tract (north west corner of the C. H. Benbow farm) thence along the center ~~line~~ <sup>LINE</sup> of Morse Road, north 89° 39' east 378.6 feet to a point;

thence south 3° 43' east (passing an iron pipe at 30.02 feet) 585.74 feet to an iron pipe thence south 89° 39' west 417.45 feet to an iron pipe in the east line of the Earl Dague tract and 34. feet north of an iron pipe at the north east corner of the 'Rolland R. and Fannie G. Knowles tract;

thence along the east line of the Earl Dague tract, north 0° 04' east (passing an iron pipe at 554.7 feet) 584.7 feet to the place of beginning, containing 5.342 acres, more or less.

Subject to all legal highways.

EXCEPTING, HOWEVER, the following described premises described in a deed recorded in Deed Book 2438, page 407 from Zella H. Griffith to Robert R. and Betty J. Flodin:

Beginning at a point in the centerline of Morse Road at the northeast corner of the Oliver D. and Zella M. Griffith tract of record in Deed Book 1839, page 552, Recorder's Office, Franklin County, Ohio, (said beginning point being westerly 1721.90 feet from the centerline of Route 62);

thence along the east line of the Griffith tract, South 3° 43' East, (passing an iron pipe, at 30.02 feet), 585.74 feet to an iron pipe;

thence along the south line of said tract, South 89° 39' West, 165.05 feet to an iron pin;

thence North 0° 04' East, (parallel to the west line of the Griffith tract and passing an iron pin at 554.7 feet) 584.7 feet to a point in the centerline of Morse Road;

thence along the centerline of said road, North 89° 39' East, 126.2 feet to the place of beginning, containing 1.955 acres, more or less.

Making in all a total of 3.387 acres, more or less.

O-037-A  
ALL OF  
(025)  
011228

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY: *[Signature]*  
DATE: 09/11/2013



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BY: .....

5.178 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 2, Township 1, Range 16, United States Military Lands, being all of those tracts of land conveyed to New Albany Company LLC by deed of record in Instrument Number 201009130118620, and part of those tracts of land conveyed to New Albany Company LLC by deeds of record in Official Records 12773A11 and 16314A03 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of that tract conveyed to New Albany Company LLC by deed of record in Instrument Number 201309110153998, in the southerly right-of-way line of Morse Road;

thence South 86° 46' 31" East, with said southerly right-of-way line, a distance of 293.32 feet to a point;

thence South 03° 08' 08" West, crossing said New Albany Company LLC tracts, a distance of 316.49 feet to a point;;

thence South 86° 34' 31" East, crossing said New Albany Company LLC tracts, a distance of 248.91 feet to the northwesterly corner of that tract conveyed to Edward J. Doersam by deed of record in Official Record 3976G03;

thence South 00° 21' 49" East, with the westerly line of said Doersam tract, a distance of 238.80 feet to the northwesterly corner of that tract conveyed to Agoston A. and Anne M. Varsanyi by deed of record in Official Record 18106E04;

thence North 86° 38' 28" West, with the northerly line of said Varsanyi tract, a distance of 563.20 feet to a point;

thence North 03° 47' 45" East, crossing said New Albany Company LLC tracts, a distance of 554.33 feet to the POINT OF BEGINNING, containing 5.170 acres of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON,  
INC.

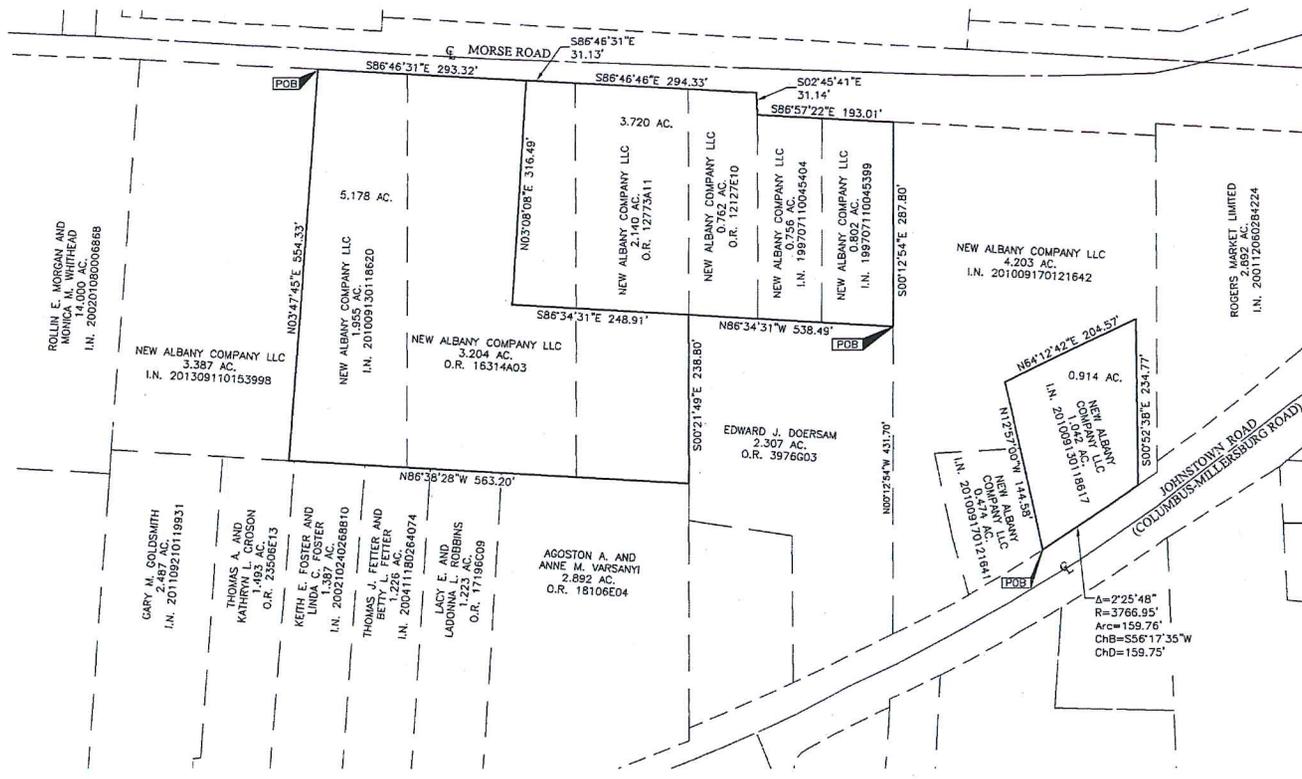
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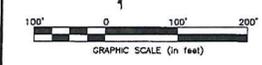
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# ZONING EXHIBIT

## QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16 UNITED STATE MILITARY LANDS CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO



2/17/17 11:00 AM 10/17/17 11:00 AM



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 MAY 23 2014

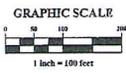
BY: .....

|  |                    |             |
|--|--------------------|-------------|
| <b>EMHT</b><br><small>Ernie Meacham, Hamilton &amp; Blom, Inc.<br/>                 Engineers • Surveyors • Planners • Scientists<br/>                 5520 New Albany Road, Columbus, OH 43264<br/>                 Phone: 614.776.4800 • Fax: 614.776.7534<br/>                 emht.com</small> | Date: May 12, 2014 |             |
|  | Scale: 1" = 100'   |             |
|  | Job No: 2014-0771  |             |
|  | Sheet: 1 of 1      |             |
| REVISIONS  |                    |             |
| MARK   | DATE               | DESCRIPTION |
|  |                    |             |
|  |                    |             |
|  |                    |             |

PROJECT: 2014-0771 - CONCEPTUAL ZONING PLAN FOR THE PROPOSED COMMUNITY CENTER AND RESIDENTIAL DEVELOPMENT AT THE INTERSECTION OF MORSE ROAD AND PRESERVE CROSSING BLVD. PREPARED BY: EMHT INC. DATE: MAY 7, 2013. SCALE: AS NOTED. SHEET: 1/1.



**RECEIVED**  
 MAY 23 2014  
 BY: .....



| REVISIONS |             |
|-----------|-------------|
| DATE      | DESCRIPTION |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |

Applicant: New Albany Company

CITY OF GAIHANA, FRANKLIN COUNTY, OHIO  
 CONCEPTUAL ZONING PLAN  
 US 62 & MORSE ROAD

**EMHT**  
 ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE  
 10000 W. STATE ST., SUITE 100, GAIHANA, OHIO 43024  
 PHONE: 614.277.4000 FAX: 614.277.4001

DATE: May 7, 2013  
 SCALE: As Noted  
 JOB NO.: 2014-0771  
 SHEET: 1/1



MORSE ROAD

Bio-Detention Basin (approx)

PROPERTY

7.36 ACRES

Project Site

Access Easement Area

SENIOR LIVING COMMUNITY

2 STORES  
154 UNITS  
112 PARKING

Detention Site

(Detention Easement Area)

COURTYARD

BACK GARAGE

TERRACE

COURTYARD

Service

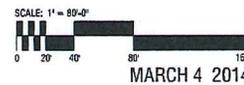
MEMORY GARDEN

ASSISTED LIVING ENTRANCE

FRONT DOOR



SPECTRUM SENIOR LIVING  
GAHANNA, OHIO



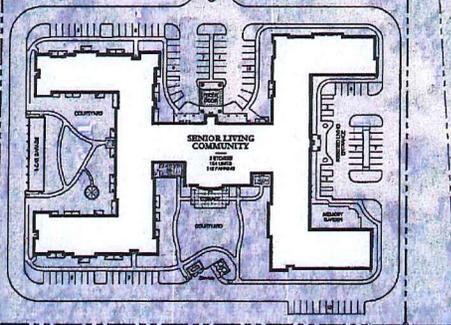
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MAY 23 2014

BY: .....  
PRELIMINARY  
SITE PLAN

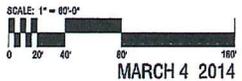


MORSE ROAD

7.56 ACRES



SPECTRUM SENIOR LIVING  
GAHANNA, OHIO



MARCH 4 2014

RECEIVED  
MAY 23 2014

EX: \_\_\_\_\_  
AREA PLAN



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MAY 23 2014  
BY.....



RECEIVED  
MAY 23 2014

BY: .....



# CITY OF GAHANNA

## STAFF COMMENTS

FILE(s): ZC-2-2014 and CU-5-2014  
PERMIT: 14050013 and 14050017  
APPLICANT: Spectrum Acquisition Gahanna, LLC – Glen Dugger, Smith & Hale, LLC  
ADDR: 5445, 5495, and 5505 Morse Road

### **Department of Planning and Development Comments:**

#### Application Summary

The applicant seeks to rezone 5.178 acres from Estate Residential (ER-1) to Suburban Office and Institutional (SO). A companion request has also been filed for Conditional Use approval in order to allow a two story, 154 unit senior living facility. The proposed senior living facility is located on the property subject to the rezoning and the adjacent property to the west. The property to the west is already zoned SO and therefore not subject to the rezoning. In total, the conditional use is proposed to be located on approximately 8.5 acres.

The aerial map depicts the approximate location of the property subject to the rezoning in orange. The property in red is subject to the conditional use.

#### **Aerial Map**



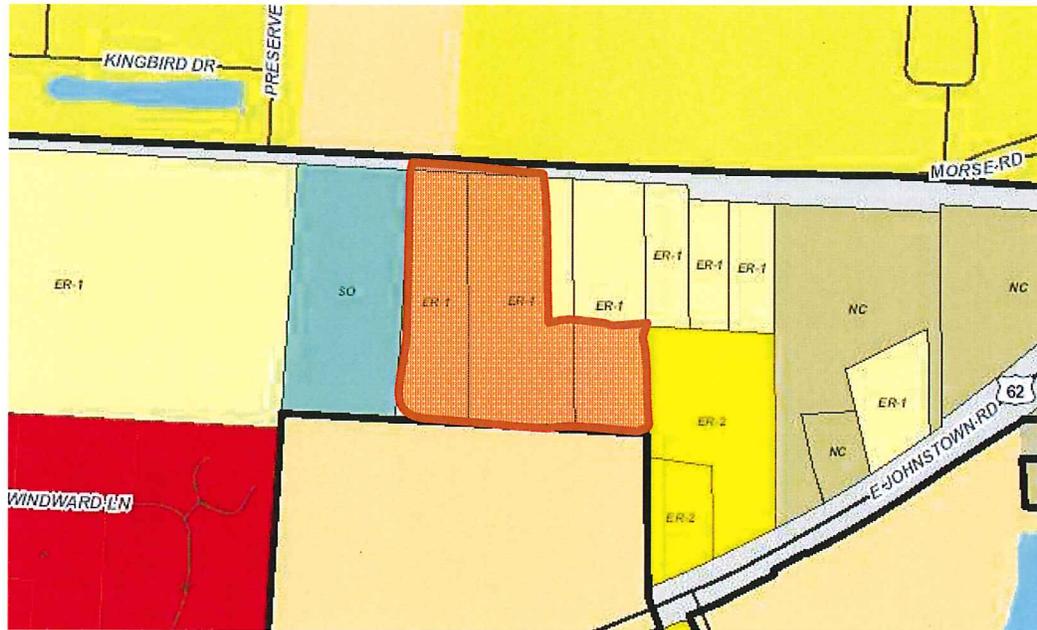
"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230  
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



# CITY OF GAHANNA

## Zoning Map



The subject property is located in a transitioning area of the Morse Rd corridor. Surrounding properties to the north are located within the City of Columbus and have recently been developed with multi-family residential. Developed properties to the east are zoned Neighborhood Commercial (NC) and consist of restaurants, personal service and other commercial uses. Properties to the south along Johnstown Rd are either located within Jefferson Township, developed with single family or multi-family residential. Properties to the west consist of various zonings and uses which include single family residential, multi-family residential, and suburban office.

SO zoning allows for a variety of uses by right or by Conditional Use. Uses include but aren't limited to the following: business and professional offices, banks, libraries, senior living facilities, etc.

### Rezoning Criteria

Rezoning is subject to criteria found in Chapter 1133.03 of the Planning and Zoning Code and to criteria found within the rezoning application. A rezoning must address the following criteria:

1. Consistency with the goals, policies and Land Use Plan of the City of Gahanna, including any corridor plans, or subarea plans. If conditions have changed since the City of Gahanna Land Use Plan was adopted, the consistency with recent development trends in the area shall be followed.

*Staff is of the opinion that the request to rezone to SO is consistent with both the 2002 Land Use Plan and the North Triangle Concept Plan. Although not limited in use to a senior living facility,*



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200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230  
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



## CITY OF GAHANNA

*this use and other uses permissible within the SO zone district are consistent with applicable Plans and do not appear to be inconsistent with recent development trends.*

2. Compatibility of the physical features of the site with the potential uses allowed within the proposed zone district.

*It does not appear that the requested rezoning to SO will be incompatible with the physical features of the site. Since a conditional use has been requested, the applicant has provided a site plan which depicts the general location of the development. It should be noted that additional applications requiring Planning Commission consideration are required. These applications will provide an additional level of detail further addressing compatibility of the site.*

3. Evidence the property cannot receive a reasonable return on investment being developed with one of the allowed uses permitted under the current zone district.

*Development of the property under the current zone district would not be consistent with the applicable land use plans.*

4. Availability of sites within the City that are already zoned to allow for the proposed uses.

*A cursory review of the zoning map indicates that there is relatively few properties zoned SO. At this time, the exact acreage is unknown.*

5. The compatibility of all potential uses allowed in the proposed zone district with the surrounding uses and zonings. Factors to be considered include land suitability, impacts on environment, traffic, density/intensity, uses, aesthetics, etc.

*The uses surrounding the subject property are varied in nature. The Morse Road/Johnstown Road corridor contains single and multi-family residential, office, retail, and commercial uses. The proposed use of a senior living facility does not appear to be out of character with development trends in the area. Traffic generated from a senior living facility is substantially less than that of more auto-oriented uses such as big box retailers and shopping plazas.*

6. Capacity of infrastructure and services to accommodate demand generated of the allowed uses within the proposed zone district.

*Traffic improvements have been made or are planned in the vicinity of the subject property. These improvements are designed to increase capacity along Morse Rd. As previously stated, impacts generated by a senior living facility are minimal compared to other uses located within the surrounding area.*

7. Demand for allowable uses within the proposed zone district in relation to the amount of land zoned to accommodate the demand.



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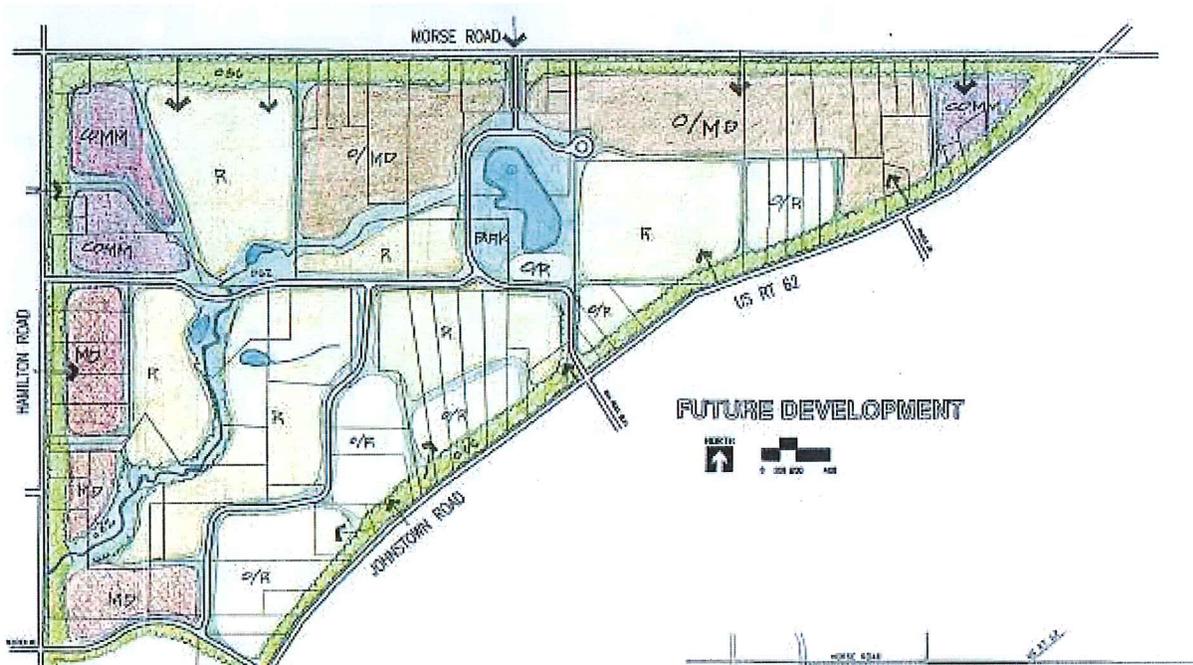
## CITY OF GAHANNA

Staff is aware of numerous studies that indicate a growing need for senior living facilities. Additionally, staff has received several inquiries for possible sites for such uses. It is staff's opinion that there is a high demand for senior living facilities and relatively few properties zoned to allow such use.

The application package includes responses from the applicant addressing these and other applicable criteria. The applicant has also provided a preliminary economic impact analysis which includes development spending, job creation, taxes, etc.

Additionally, a traffic analysis was performed estimating the impacts of 154 retirement style units, 32,000 square feet of office space, 16,800 square feet of retail, and 3,200 square feet of sit down restaurant. Results indicate that left turn lanes are warranted on Morse Rd at the senior living entrance and the two full movement driveways, as well as on US 62 at the full-movement driveway. A right turn lane is warranted at the eastern most driveway which serves the commercial portion of the site.

### North Triangle Concept Plan Map



The North Triangle Concept Plan designates the subject property as Office and Mixed Development. The property is currently zoned ER-1 which allows for residential uses. Residential Uses are inconsistent with the Plan. The proposed rezoning designation of SO is consistent with the recommended land uses of the Plan. In fact, the rezoning would establish a zone district that allows for uses as recommended by the Plan.



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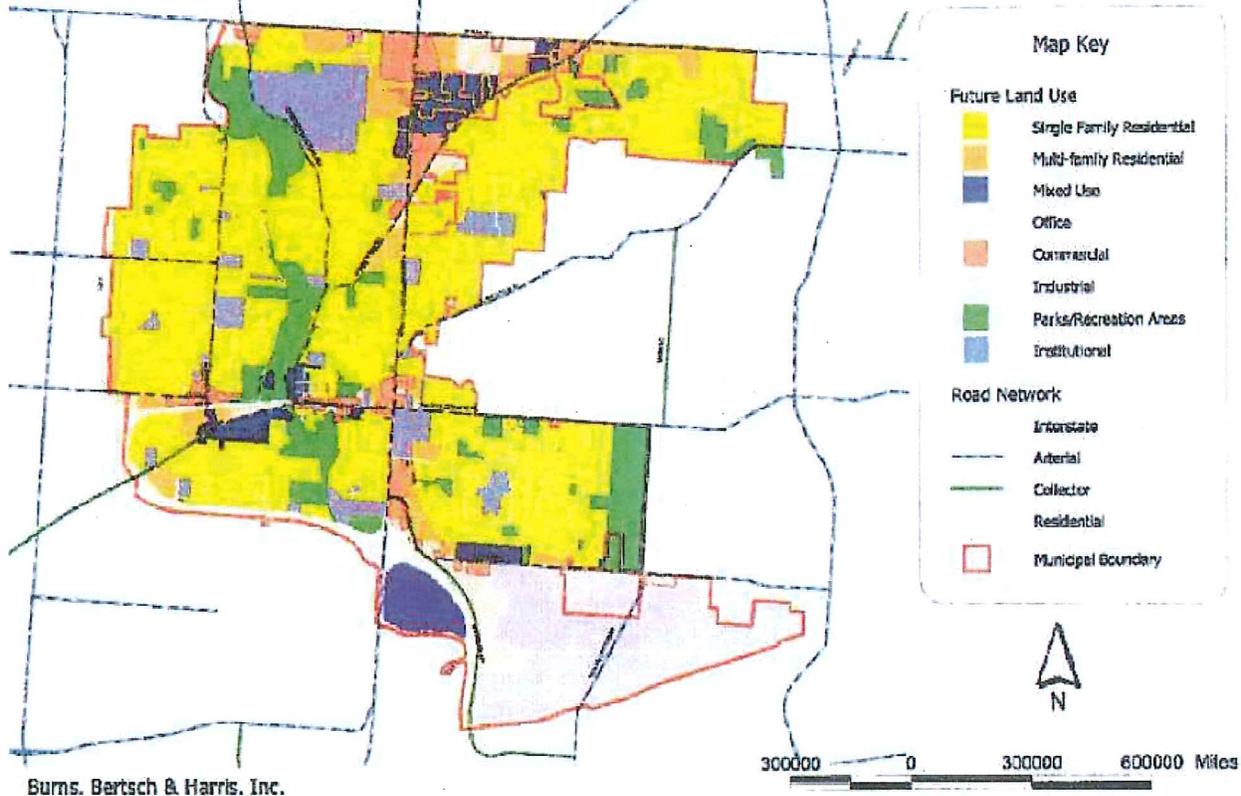
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## CITY OF GAHANNA

2002 Future Land Use Plan Map

# City of Gahanna, Ohio Future Land Use Plan - Map 1



In addition to being designated Mixed Use and Office by the North Triangle Concept Plan, the site is also designated Mixed Use and Office by the 2002 Future Land Use Plan. The proposed rezoning to SO is consistent with the suggested Future Use of the property. Additionally, the rezoning would eliminate residential zoning which is inconsistent with the Plan.

The 2002 Land Use Plan provides that Planning Commission should utilize a check list analysis for rezonings and other major developments. The check list is meant as a guide, certain answers would not mandate a particular decision and not all questions are relevant to every situation.

1. Is the proposed development consistent with the City's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Is the development contrary to the established land use pattern?
4. Would change create an isolated, unrelated district?



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5. Will the proposed development increase the load on public facilities beyond reasonable limits (water, sewers, streets, schools, etc)?
6. Are the present development boundaries logically drawn in relation to existing conditions?
7. 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.
8. Have the basic land use conditions changed?
9. Will approval be a deterrent to the improvement or development of adjacent property in accordance with existing plans and regulations?
10. Will the proposal constitute a grant of a special privilege to an individual that will not be granted to others at the expense of the general welfare?
11. Are there reasons why the property cannot be used as it is presently planned or zoned?
12. Is the change out of scale with the area's needs? The neighbor's needs? The City's needs? The region's needs?
13. Are there alternative undeveloped sites for the proposed use(s)?

### Conditional Use Criteria

Chapter 1169.04 states that a conditional use shall be approved if the following conditions are met:

1. The proposed use is a conditional use of the zone district and the applicable development standards established in the Zoning Ordinance are met.

*The requested use, senior living facility, is a conditional use of the proposed zone district of SO. Approval of the conditional use is contingent on approval of the rezoning request.*

2. The proposed development is in accord with appropriate plans for the area.

*The proposed use is consistent with applicable plans. In fact, approval of the rezoning and conditional use would remove a residential zoning from an area recommended for office and mixed development.*



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3. The proposed development will not have undesirable effects on the surrounding area.

*It does not appear the proposed use will create an undesirable effect on the surrounding area. The area contains a variety of both residential and non-residential uses. Although classified as a Professional Office Use, senior living facilities have characteristics akin to commercial and residential development. It appears the use is appropriate given the use of surrounding development.*

4. The proposed development will be in keeping with the existing land use character and physical development potential for the area.

*The proposed development appears to be consistent and compatible with the character and physical features of the area.*

It is Planning and Development staff's opinion that the proposed rezoning is consistent with the applicable 2002 Land Use Plan check list analysis, 2002 Future Land Use Plan Map, North Triangle Concept Plan, and the rezoning criteria, and therefore recommends approval of the request.



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## CITY OF GAHANNA

### STAFF COMMENTS

FILE(s): ZC-2-2014, CU-5-2014  
PERMIT: 14050016, 14050017  
APPLICANT: Spectrum Acquisition Gahanna, LLC – Glen Dugger, Smith & Hale, LLC  
ADDR: 5445 & 5495 Morse Road

#### Zoning:

The applicant seeks a positive recommendation to rezone a total of 5.178 acres from ER-1 (Estate Residential) to SO (Suburban Office and Institutional). This acreage is situated totally on Morse Road and is contiguous to existing SO zoned property. It is also contiguous to the property requested to be rezoned NC (Neighborhood Commercial) in ZC 1-2014. The property is planned for a senior housing project that will encompass independent living, assisted living, and memory care.

A traffic access study has been submitted that encompasses both this application and ZC-1-2014.

#### **1133.03 PUBLIC HEARING.**

- (a)
  - (1) Before submitting its recommendations concerning the application before it to Council, the Planning Commission shall hold at least one public hearing on such application.
  - (2) At such hearing, the applicant shall present a statement addressing the following criteria and adequate evidence in such form as the Planning Commission, and subsequently City Council, may require, aiding the Commission in its deliberation on the issue. The development department staff shall provide an administrative report that includes comments from both the Zoning Division and the Economic Development Division.
  
- (b) In deciding on the change, the Planning Commission shall consider, among other criteria, the following elements of the application including but not limited to:
  - (1) Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.
  - (2) Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
  - (3) Availability of sites elsewhere in the City that are already zoned for the proposed use.
  - (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



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## CITY OF GAHANNA

influence (a five percent or more material reduction) in the value of existing abutting lands or approved developments.

(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.

(6) The apparent demand for the types 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 Conditional Use permit is necessary as Nursing and Personal Care Facilities is a conditional use in an SO zoned district.

### **1169.04 ACTIONS OF THE PLANNING COMMISSION.**

The Planning Commission shall hold a public hearing and act on a conditional use in one of the following ways:

(a) Approval. The Planning Commission shall approve an application for a conditional use if the following four conditions are met:

(1) The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.

(2) The proposed development is in accord with appropriate plans for the area.

(3) The proposed development will not have undesirable effects on the surrounding area.

(4) The proposed development will be in keeping with the existing land use character and physical development potential of the area.

(b) Approval with Modification. The Commission may approve, with modification, an application for a conditional use if the proposed use is a conditional use of the zoning district and the applicable development standards are met, but plot plan modification is required:

(1) To be in accord with the appropriate plans for the area; and

(2) To prevent undesirable effects on adjacent property and the surrounding area. Such modification may include but not be limited to a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, time limits as to the length of time the use may be permitted to exist, control of access or other conditions of development as may be required. Requirements regarding the modification of plans or other appropriate actions shall be stated with the reasons for each requirement.

(c) Disapproval. The Commission shall only disapprove an application for a conditional use for any one of the following reasons:

(1) The proposed use is not a conditional use of the zoning district, or the applicable development standards are not and cannot be met.



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- (2) The proposed development is not in accord with appropriate plans of the area.
- (3) The proposed development will have undesirable effects on the surrounding area.
- (4) The proposed development is not in keeping with the existing land use character and physical development potential of the area.

Planning Commission can make its approval conditional upon Council's affirmative vote on the rezoning of this property.



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## CITY OF GAHANNA

### STAFF COMMENTS

FILE(s): ZC-2-2014, CU-5-2014  
PERMIT: 14050016, 14050017  
APPLICANT: Spectrum Acquisition Gahanna, LLC – Glen Dugger, Smith & Hale, LLC  
ADDR: 5445 & 5495 Morse Road

Service:

- 1) There are seven drives on the exhibit, only four are addressed in the study and four drives, three of which are full access, are too many for this site. There are three on Morse Road where there should be one and two on US-62 where there should be one. There appears to be a cross access easement between the proposed site and the old Hoggy's property that is not addressed in the study. There is also a south extension of Preserve Crossing Boulevard, a roundabout at its intersection with Morse Road and a service drive on the south extension that are all not addressed in the study. The access level of the site drives should be reevaluated due to the close proximity of the Morse and US-62 roundabout that provides an option of U-turns. This analysis should be based on future intersection capacity analysis of the site drives.
- 2) 2014 Opening Day was the only timeframe analyzed for this study. MORPC growth rates should be applied to determine a 10 year horizon scenario to properly assess what the proposed development impacts are on the existing roadways 10 years out. Growth data for the Morse Road corridor should be readily available with the Columbus road widening project in the same general vicinity.
- 3) Capacity analyses should be performed on all access drives for the P.M. peak hour in the Opening Year and for the 10 year horizon Design Year.
- 4) Drive locations need to follow guidelines to be located outside of the functional area of the intersection, as much as practical, for the intersection of US-62 & Pamela Drive, US-62 & Morse Road and Morse Road & Preserve Crossing. Driveway spacing along with Upstream / Downstream corner clearances are listing in the appendix of the attached document. Please also complete the 2 page Access Management Criteria Checklist as appropriate for the development site plan. Minimum driveway designs must be met as highlighting in the attached document appendix. Important minimum drive widths are 30' for single exit lane drives and 40' for double exit lane drives.



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STAFF COMMENTS

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PERMIT: 14050016, 14050017  
APPLICANT: Spectrum Acquisition Gahanna, LLC – Glen Dugger, Smith & Hale, LLC  
ADDR: 5445 & 5495 Morse Road

**From:** Terrie Snider  
**Sent:** Friday, May 16, 2014 7:11 AM  
**To:** Bonnie Gard  
**Subject:** Zoning Change and Conditional Use Applications submitted by New Albany Company and Spectrum Acquisition Gahanna, LLC

Please be advised that the PD does not have any issues with the subject proposed development.

Thank you.

**TERRIE SNIDER**  
Office Manager  
Department of Public Safety  
Division of Police



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FILE(s): ZC-2-2014, CU-5-2014  
PERMIT: 14050016, 14050017  
APPLICANT: Spectrum Acquisition Gahanna, LLC – Glen Dugger, Smith & Hale, LLC  
ADDR: 5445 & 5495 Morse Road

**From:** Stephen E. Welsh [mailto:welshs@mifflin-oh.gov]  
**Sent:** Thursday, May 22, 2014 8:12 AM  
**To:** Courtney Shisler; Bonnie Gard; 'Dave Reutter - Franklin County Water & Soil'; 'David Reutter'; Dennis Murphy; Donna Jernigan; Dottie Franey; Jeff Feltz; Karl Wetherholt; Ken Fultz; Kim McWilliams; Matthew Holdren; Michael Blackford; Mike Frey; Tony Collins; Troy Euton  
**Subject:** RE: Request for Staff Comments - ZC-1-2014, ZC-2-2014 & CU-6-2014

Courtney,

Issues the fire department will need addressed are:

1. Access to the property. Entrances will need to be a minimum of 20 feet wide to accommodate fire apparatus. And the fire department access roadway around the complex shall be 20 feet in width and heavy duty pavement capable of supporting a 75,000 fire truck.
2. We need to know the height of the building. Buildings over 30 feet in height will need an aerial apparatus roadway. This road shall be 26 feet in width.
3. Turning radius at corner and the entrance shall conform to the largest fleet vehicle of the fire department.
4. Hydrant locations and fire service main for the complex.

Steve

Steve Welsh, Captain  
Fire Marshal  
Mifflin Township Division of Fire  
Phone 614-939-1853  
Fax 614-855-5873  
Cell 614-679-4078  
Email [welshs@mifflin-oh.gov](mailto:welshs@mifflin-oh.gov)





# MIFFLIN TOWNSHIP DIVISION OF FIRE FIRE PREVENTION BUREAU

501 Beecher Road, Gahanna, OH 43230  
Phone (614) 939-1853 Fax 614-855-5873

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## FIRE AND EMS RUNS TO SENIOR CITIZEN AND NURSING CARE FACILITIES

1/1/2013 through 12/31/2013

|   | FIRE | EMS |
|---|------|-----|
| Stylger Village, 140 Imperial Drive     | 28   | 189 |
| Stygler Commons, 165 North Stygler Road | 1    | 8   |
| Traditions, 167 North Stygler Road      | 1    | 64  |
| Bon-Ing Care, 121 James Road            | 7    | 27  |
| Sunrise, 775 East Johnstown Road        | 13   | 117 |
| The Worthington, 1201 Riva Ridge Court  | 6    | 164 |
| TOTAL                                   | 56   | 569 |



CITY OF GAHANNA

STAFF COMMENTS

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PERMIT: 14050016, 14050017  
APPLICANT: Spectrum Acquisition Gahanna, LLC – Glen Dugger, Smith & Hale, LLC  
ADDR: 5445 & 5495 Morse Road

*the building division has no comments.*

Respectfully Submitted By:

*Kenneth W. Fultz, P.E.  
Chief Building Official*



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## CITY OF GAHANNA

### STAFF COMMENTS

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PERMIT: 14050016, 14050017  
APPLICANT: Spectrum Acquisition Gahanna, LLC – Glen Dugger, Smith & Hale, LLC  
ADDR: 5445 & 5495 Morse Road

**From:** Tony Collins

**Sent:** Wednesday, May 21, 2014 11:15 AM

**To:** Courtney Shisler

**Cc:** Karl Wetherholt

**Subject:** RE: Request for Staff Comments - ZC-1-2014, ZC-2-2014 & CU-6-2014

The Parks & Recreation Department recommends including the connectivity measures proposed by the City Engineer.

Tony Collins, Director  
Parks and Recreation



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## CITY OF GAHANNA

June 5, 2014

Spectrum Acquisition Gahanna LLC  
Glen Dugger, Smith & Hale LLC  
37 West Broad Street  
Suite 460  
Columbus, OH 43215

Subject: Letter of Notification

RE: ZC-2-2014 and CU-5-2014 for Spectrum Acquisition Gahanna LLC located at 5445-5505 Morse Road, Gahanna, OH 43230

A public hearing before the City of Gahanna Planning Commission has been scheduled for the **Application for Zoning Change and Application for Conditional Use** and will be conducted at **7:00 p.m., June 25, 2014, in the Gahanna Municipal Building, 200 S. Hamilton Road.**

The applicant or a representative is required to attend this hearing. Failure to attend this scheduled hearing may result in denial of the application.

The applicant/representative should be prepared to answer questions concerning the application in an effort to assist the Planning Commission in arriving at a fair and reasonable decision in this matter.

This application may also be discussed in a Planning Commission workshop. If a workshop is necessary, the time and date will be assigned at the public hearing. Again, the applicant or representative will be required to attend in order to explain plans and answer any questions that the Commission may have.

Should you have any questions about the process, please feel free to contact me at 614-342-4025.

Sincerely,

Bonnie Gard  
Planning and Zoning Administrator

Enclosure(s)



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