



Application for Zoning Change

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: FRED KENIMER (LAND OWNER'S PROPERTY COORDINATOR) *Phone: 614.599.7266 (CELL)
 *Applicant Address: 626 WAYBAUGH DR, GAHANNA, OH 43230 *Fax: N/A - USE EMAIL
 *Applicant Email: fred@kenimer.net
 *Applicant's Relationship to Project: Land Owner Option Holder Cont. Purchaser Agent

*Address for proposed Zoning Change: RIDENOUR RD, IMPERIAL RISE # 3, PART OF RESERVE "A".
 *Parcel ID#(s): 025-013236 *Total Acreage: 4.19
 *Current Zoning: R.I.D. *Proposed Zoning: L.S.O.
 *Proposed Use: OFFICE/SENIOR LIVING FACILITIES

*Property Owner Name: CHRISTIAN MEETING ROOM, INC *Phone: 614.493.8445 (CELL)
 *Property Owner Address: 326 JAMES RD, GAHANNA, OH 43230 *Fax: N/A - USE EMAIL
 *Contact Name: JON KENIMER, SECRETARY *Email: jon.kenimer@sterlinged.org

Developer Name: _____ Phone: _____
 Developer Address: _____ Fax: _____
 Contact Name: _____ Email: _____

*Applicant's Signature: *Jon Kenimer* *Date: 3-4-2015
 *Property Owner's Signature: *Jon Kenimer* *Date: 3-4-2015

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

1. Three (3) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. For a Limited Overlay or ROD Re-Zoning, three (3) copies of the limitation text and elevation drawings.
3. One (1) digital copy of completed application and associated documents.
4. A list of property owners, contiguous and directly across the street, and their mailing addresses.
5. Pre-printed mailing labels for all property owners, contiguous and directly across the street.
6. Application fee of \$400 for the first acre, \$50 for each additional acre. \$1,000 maximum.
7. The property must be posted in accordance with Section 1133.02 within seven (7) days of application acceptance. The sign shall be consistent with the attached Zoning Change Sign diagram. Information on the sign must be approved by the Planning and Zoning Administrator (PZA) prior to installation.
8. A request for inspection of the Zoning Change Sign must be made to the PZA within three (3) days of installation.

For Internal Use:
 SunGard File No. 15030007
 PC File No. ZC-3-2015
 Public Hearing Date: _____

RECEIVED PAID
 MAR 09 2015 MAR 09 2015
 BY: CAS (Received) BY: CAS-CHK# (Paid) 2690 (Accepted by PZA)
\$ 550.00

Application for Zoning Change - Additional Submission Requirements

- Street address of the subject property, together with an area map identifying the subject property in relation to surrounding properties.
- The name, signature, and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- The existing and proposed zoning district designation of the subject property.
- A site analysis plan illustrating existing conditions on the site and adjacent properties such as soil conditions; drainage patterns; views; existing buildings; any sight distance limitations; and relationship to other developed sites and access points in the vicinity of the property.
- A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.
- A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district.
- A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the current requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and/or consultants.
- A written description of how the requested zoning meets Section 1133.03 Public Hearing of the zoning ordinance. This can be achieved by addressing the Rezoning Criteria of this application form, which can be completed separately and attached to this form along with the materials listed above.

Rezoning Criteria

The applicant must provide written responses on a separate sheet to demonstrate how the proposed rezoning designation will meet the following criteria in Section 1133.03.

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.
2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one (1) of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the same proposed uses.
5. 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 (a five percent or more material reduction) in the value of existing abutting lands or approved developments.
6. 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.
7. 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.

In accordance with Section 1133 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this amendment as stated above has been recommended for approval by the City of Gahanna Planning Commission on 6/10/15.

This application can now be forwarded to City Council for Final Approval.

Bonnie Gard
Signature of Planning & Zoning Administrator

7/17/15
Date

LIMITED OVERLAY TEXT

LIMITED SUBURBAN OFFICE

4.19 ACRES RIDENOUR ROAD

CHRISTIAN MEETING ROOM

Parcel ID #025-013236-00

This statement is provided in accordance with the provisions of Gahanna City Code section 1152.02 Limited Overlay District. The purpose of these limitations are to restrict uses due to the special circumstances of the property and its location on Ridenour Road, a public street which is not suited to support high traffic development. This Over lay is submitted in accordance with the provisions of Gahanna City Code Section 1152.02, et.seq.

The following Uses, otherwise permitted in the Suburban Office and Institutional District of the City of Gahanna, are prohibited uses:

Banks-Financial Institutions:

Depository institutions (SIC #60)

Non-depository credit institutions (SIC #61)

Security and commodity brokers, dealers, and exchange services (SIC #62)

Medical offices in excess of 30,000 sq.ft (SIC #801, 802, 803, 804)

The following Uses, are otherwise permitted Conditional Uses in the Suburban Office and Institutional District of the City of Gahanna are prohibited uses:

Drive-In facilities (SIC #7833)

Hospitals (SIC #806)

Schools, day care centers with greater than 100 students (SIC #821, 822, 824, 829, 835)

4.190 Acres

Situate in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands and being part of the 11.026 acre tract conveyed as Reserve "A" of "IMPERIAL RISE PLAT No. 3", a subdivision of record in Plat Book 46, Page 82, to S.S. Realty, LLC by deed of record in Instrument No. 199901290024434, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin found in the southerly right-of-way line of McCutcheon Road at the northwesterly corner of said Reserve "A";

The following two (2) courses and distances along said southerly right-of-way line of McCutcheon Road and northerly line of said Reserve "A":

1. Thence South $85^{\circ} 34' 11''$ East, a distance of 462.88 feet, to an iron pin found at a point of curvature;
2. Thence along the arc of said curve to the right having a central angle of $86^{\circ} 55' 01''$, a radius of 20.00 feet and a chord bearing South $42^{\circ} 06' 40''$ East, a chord distance of 27.51 feet, to an iron pin found at a point of tangency in the westerly right-of-way line of Ridenour Road and easterly line of said Reserve "A";

Thence South $01^{\circ} 20' 50''$ West, a distance of 300.82 feet, along said westerly right-of-way line of Ridenour Road and easterly line of said Reserve "A", to an iron pin set;

The following three (3) courses and distances across said Reserve "A":

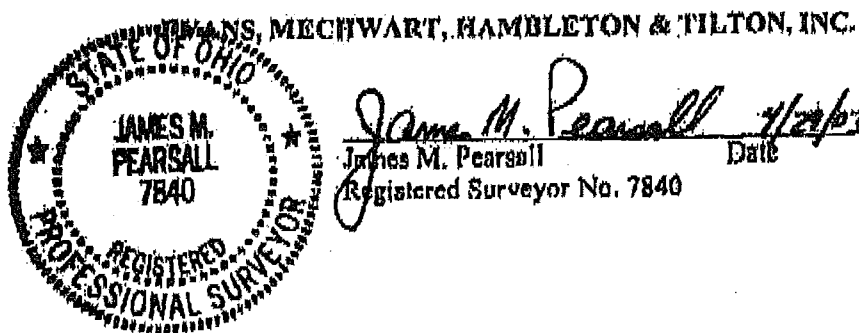
1. Thence North $87^{\circ} 21' 03''$ West, a distance of 292.54 feet, to an iron pin set;
2. Thence South $00^{\circ} 03' 16''$ West, a distance of 115.30 feet, to an iron pin set;
3. Thence North $81^{\circ} 54' 34''$ West, a distance of 215.87 feet, to an iron pin set in the westerly line of said Reserve "A";

Thence North $04^{\circ} 25' 49''$ East, a distance of 429.58 feet, to the POINT OF BEGINNING. Containing 4.190 acres, more or less.

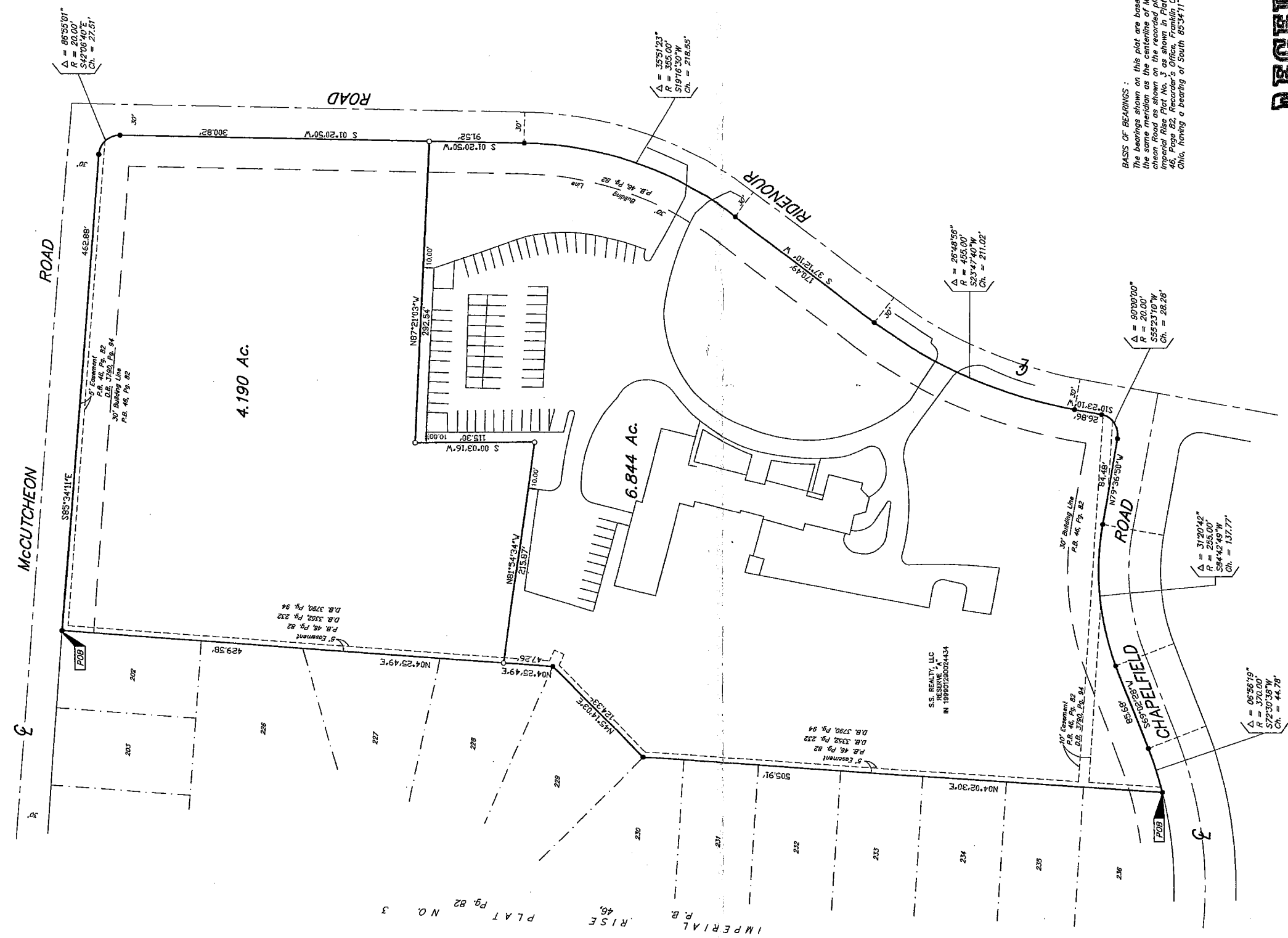
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in the above description are based on the same meridian as the centerline of McCutcheon Road as shown on the recorded plat of Imperial Rise Plat No. 3 as shown in Plat Book 46, Page 82, Recorder's Office, Franklin County, Ohio, having a bearing of South $85^{\circ} 34' 11''$ East.



SURVEY OF
Reserve "A"
"IMPERIAL RISE PLAT NO. 3"
Quarter Township 1, Township 1, Range 17
United States Military Lands
City Of Gahanna, Franklin County, Ohio



BASIS OF BEARINGS:
The bearings shown on this plat are based on the same meridian as the centerline of McCUTCHEON ROAD as shown on the recorded plat of Imperial Rise Plat No. 3 as shown in Plat Book 46, Page 62, recorder's office, Franklin County, Ohio, having a bearing of South 65°54'11" East.

RECEIVED
MAR 09 2015

BY: *AS*

Surveyed & Prepared By
EMHIT
ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
EVANS, MICHWART, HAMILTON & TILTON, INC.
1700 W. MAIN ST., SUITE 100
COLUMBUS, OHIO 43260
TEL: 614-471-5100 • FAX: 614-471-7284



- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- = WAC. NAIL SET
- = R.R. SPK. SET
- = P.K. NAIL FND.
- = P.K. NAIL SET

I.P.S. Set are 13/16" I.D. Iron pipe w/ cap Incribed EMHIT INC



GRAPHIC SCALE,
(IN FEET)



CITY OF GAHANNA
STAFF COMMENTS

Project Name: Christian Meeting Room
Project Address: Ridenour Rd.

No comments by the building department.

Respectfully Submitted By:

Kenneth W. Fultz

Chief Building Official





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Christian Meeting Room, Inc – Fred Kenimer
Project Address: Ridenour Rd – Imperial Rise #3, Reserve “A”

Development

The applicant is requesting to rezone a 4.1 acre parcel from Restricted Institutional District (RID) to Suburban Office (SO) with a limited overlay. The property was previously rezoned in 2008 from SO to RID, however, the property has never been developed.

The request was considered by Planning Commission in the summer of 2015 and recommended to Council for approval. Council denied the request and remanded the application back to Planning Commission with the recommendation that an overlay be considered. The request has been revised to include an overlay text that prohibits high traffic generating uses. A companion request, a variance, has also been submitted. The variance is necessary as the code requires a site plan accompany an overlay application.

The Economic Development Division performs analysis for rezoning requests. While a definitive plan of development has not been identified, the requested zone district of SO should have a substantially greater financial impact than the current zoning of RID. Typical uses within RID consist of religious organizations, public buildings, and schools. Generally speaking, these uses have minimal financial impact to the City. Typical uses within SO include banks, professional and medical offices, and senior living facilities. It should be noted that the revised application includes an overlay text that prohibits banks and limits the size of medical offices to 30,000 square feet. Please see the overlay text for a full list of prohibited uses. The change from RID to SO would allow for more intense uses that are consistent with the 2007 Economic Development Plan. Goals of the Plan include maximizing revenue per acre of land development and seeking development proposals that create more jobs. The site was not included as a target site in the 2015 Economic Development Strategy.

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?



CITY OF GAHANNA

Staff believes that the proposed rezoning is consistent with the City's vision for this property. The area contains a mix of uses which includes single family residential, group living facilities and park land. While the properties in this area are designated Single Family Residential on the Future Land Use Map, the area is a mix of residential and supporting uses substantially similar to those permitted within the proposed zoning classification as limited by the overlay text.

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

The plan provides for a future land use designation of Single Family Residential. The objective of the residential future land use is to promote residential development that provides privacy, and is safe and convenient. While the proposed zoning is not residential, the property was previously zoned for nonresidential uses. The rezoning would restore the previous zoning designation, SO. It should be noted that the adjacent property to the south is also zoned SO and located within the residential future land use.

A supporting principle of the residential land use is to maintain the integrity of neighborhoods by locating inconsistent land uses outside of neighborhoods rather than in the interior. While the proposed zoning may not necessarily be incompatible with residential, it will locate nonresidential uses on the perimeter of a residential area rather than within the core.

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, typical uses within SO do not create an inordinate or unreasonable amount of impacts. The revised application includes an overlay text which prohibits uses which could be deemed impactful to surrounding properties.

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

The property was rezoned from SO to RID in 2008. Since that time, the property has not been developed. It appears that the redevelopment of the property is limited by the scope of allowed uses within the RID zone district.



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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.

The property is not located within any corridor or subarea plans. It is designated Single Family Residential on the 2002 Future Land Use Map. 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.

There are a limited number of properties zoned SO with a high demand for the uses that are permissible.

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.

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.

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.

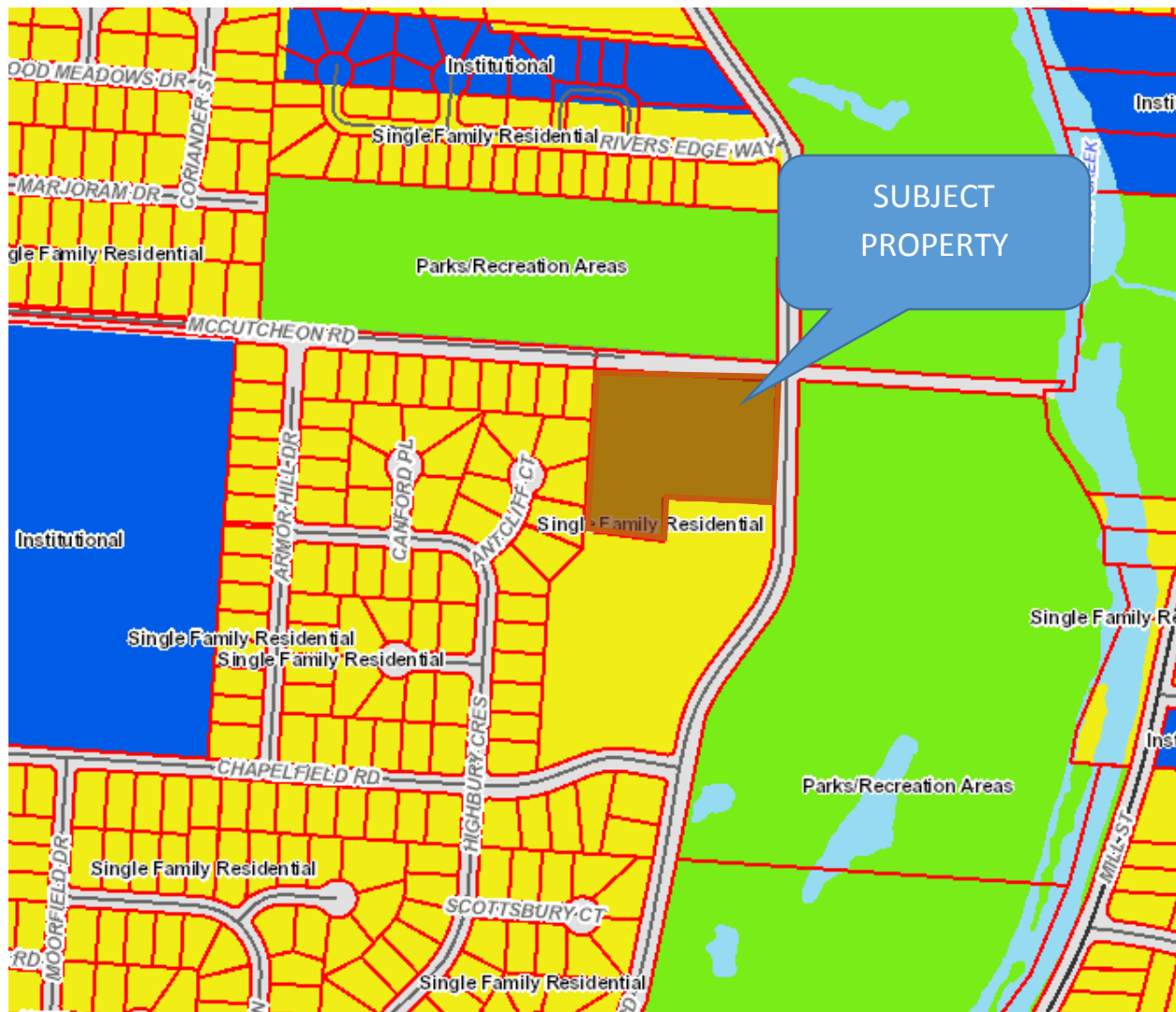


CITY OF GAHANNA

Staff is frequently approached regarding the types of uses permissible within the SO zone district. More specifically, the potential for new senior living facilities is frequently requested.

It is Development staff's opinion the revised rezoning request is consistent with the policies of the 2002 land use plan and Part 11 of the Planning and Zoning Code. Therefore, approval is recommended.

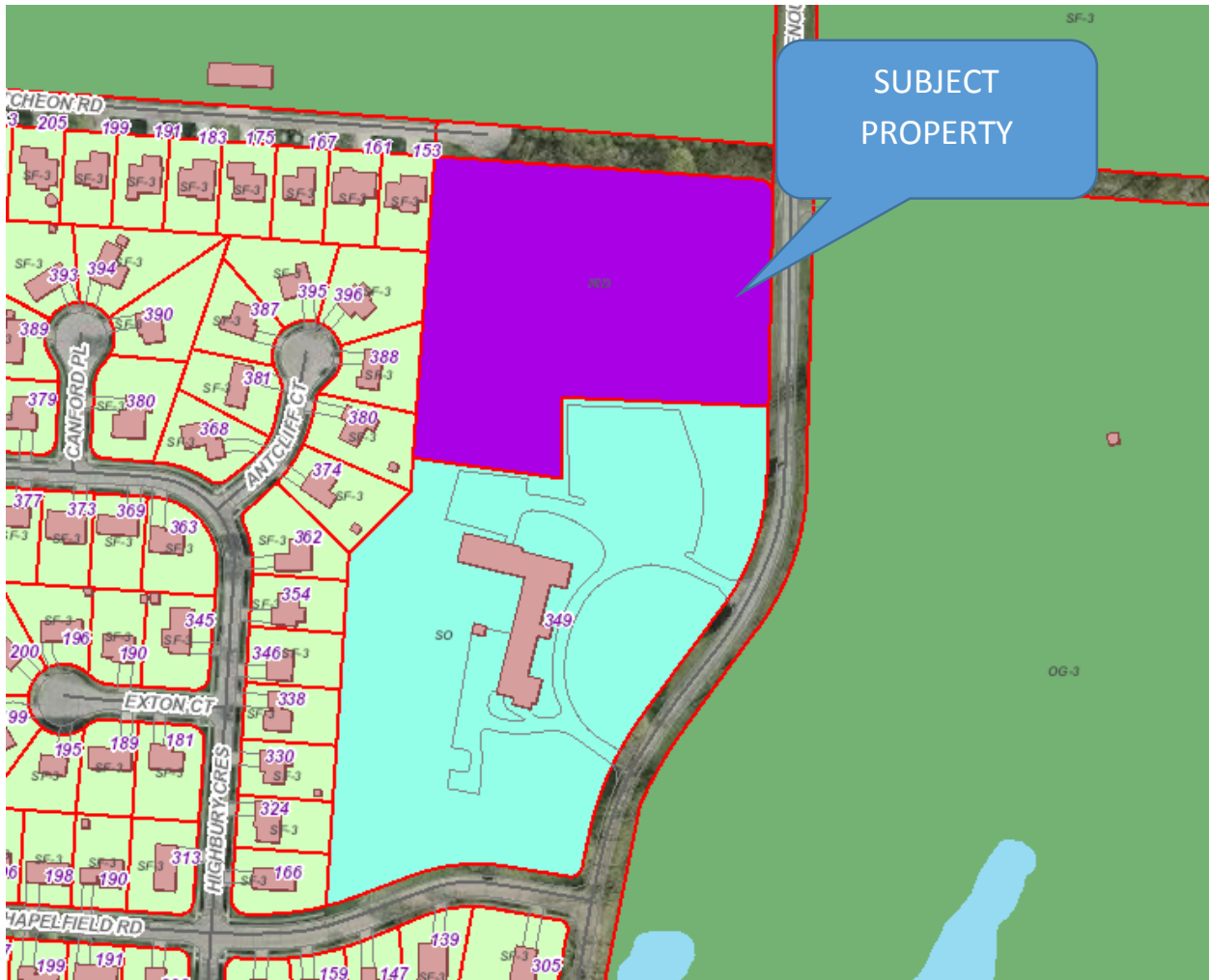
Land Use Map





CITY OF GAHANNA

Zoning Map



Respectfully Submitted By:

Michael Blackford

Deputy Director, Department of Development



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Christian Meeting Room

Project Address: Old Ridenour Road

The fire division has no objections to this project since it is a zoning change. Any modifications to the building shall be addressed when building plans are submitted.

Steve Welsh

Fire Marshal

Mifflin Township Division of Fire



"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
STAFF COMMENTS

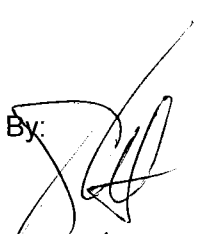
Project Name: CHRISTIAN MEETING ROOM, INC.
Project Address: OLDE RIDENOUR RD.

- PEDESTRIAN CONNECTIVITY SIGNUP - 138

CONSIDERED WITH DEVELOPER.

- ANY STRUCTURE WOULD AFFECT FUTURE
FIREWORKS LAUNCHING.

Respectfully Submitted By:


MIKE MUSSER
DEPUTY DIRECTOR





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Christian Meeting Room

Project Address: Ridenour Road, Imperial Rise #3, Part of Reserve "A"

The Police Department does not have any issues with the proposal.

Thank you,

Respectfully Submitted By: Chief Dennis Murphy



"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

STAFF COMMENTS

Project Name: Christian Meeting Room, Inc.

Project Address: Olde Ridenour Road

The applicant seeks a recommendation to Council to rezone this 4.19 acre parcel from RID to L-SO (Limited Overlay Suburban Office and Institutional). The parcel is currently unimproved, and the applicant wishes to sell the property. This application was remanded back to Planning Commission from Council. The applicant has limited the permitted uses in the accompanying text, to disallow high traffic uses on this 15mph road.

The associated Variance request is to allow the property to be zoned a limited overlay without an attached development plan. The City was recently granted a variance for the same situation at 785 Science. Blvd.

Respectfully Submitted By:

Bonnie Gard

Planning and Zoning Administrator



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

STAPLES

Etiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160
label size 1" x 2 5/8" compatible with Avery®5160/8160

025-004340
CITY OF GAHANNA
200 S HAMILTON RD
GAHANNA OH 43230

025-012711
CITY OF GAHANNA
201 S HAMILTON RD
GAHANNA OH 43230

025-000822
CITY OF GAHANNA
202 S HAMILTON RD
GAHANNA OH 43230

025-004803
DRAWDY JEFFREY A TR DRAWDY
SUSAN TR
349 RIDENOUR RD
GAHANNA OH 43230

025-004767
FABING KYLE J FABING
DANIELLE L
153 MCCUTCHEON RD
GAHANNA OH 43230

025-004791
KELLEY ROBERT W & GEORGIA N
396 ANTCLIFF CT
GAHANNA OH 43230

025-004793
STEFANOV IVAN D VAYNTRAUB
ELINA Y
380 ANTCLIFF CT
GAHANNA OH 43230

025-004792
WOLFE MICHAEL D
388 ANTCLIFF CT
GAHANNA OH 43230

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Etiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160