

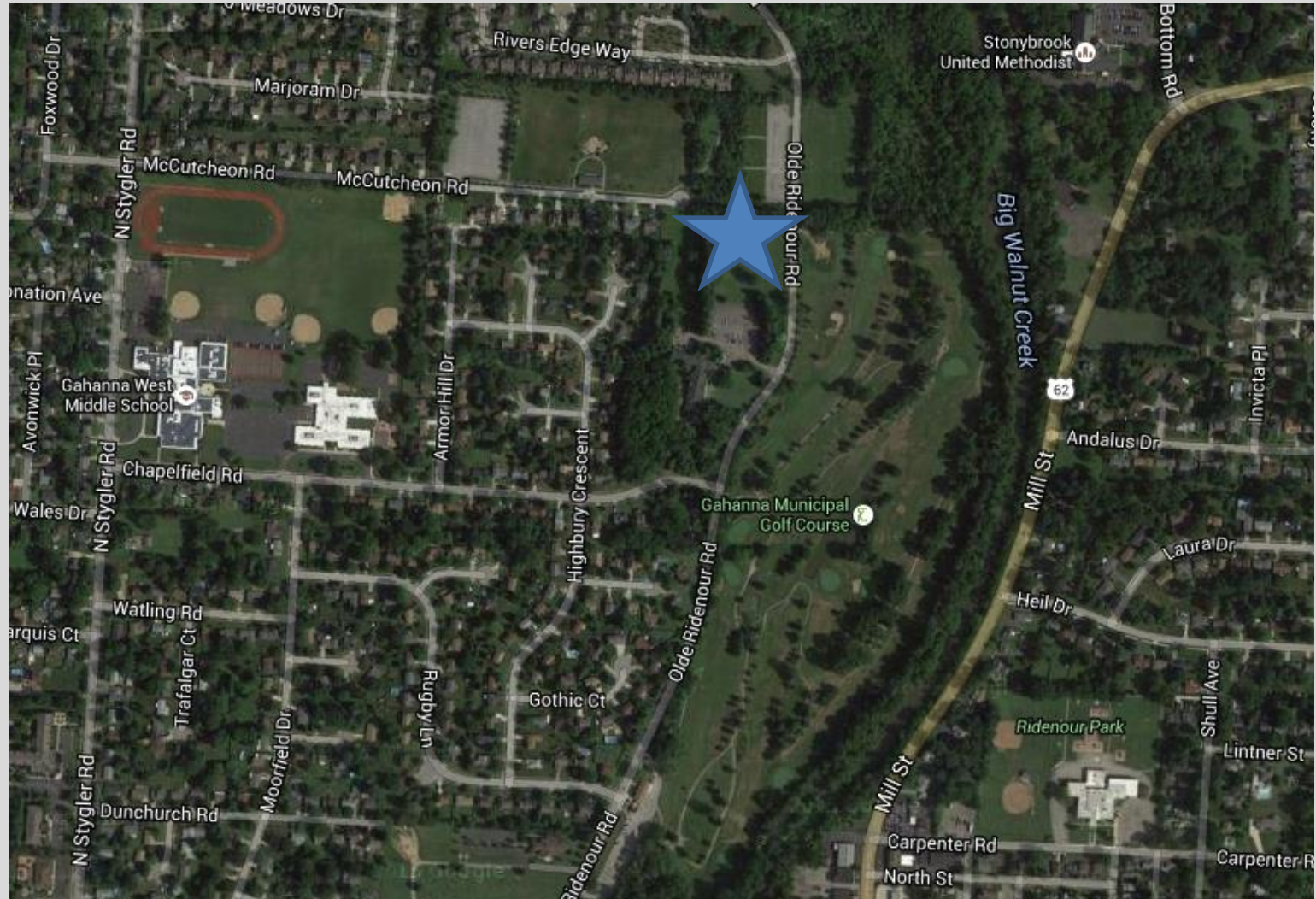
**City Council**  
**March 7, 2016**  
**7:00 PM**



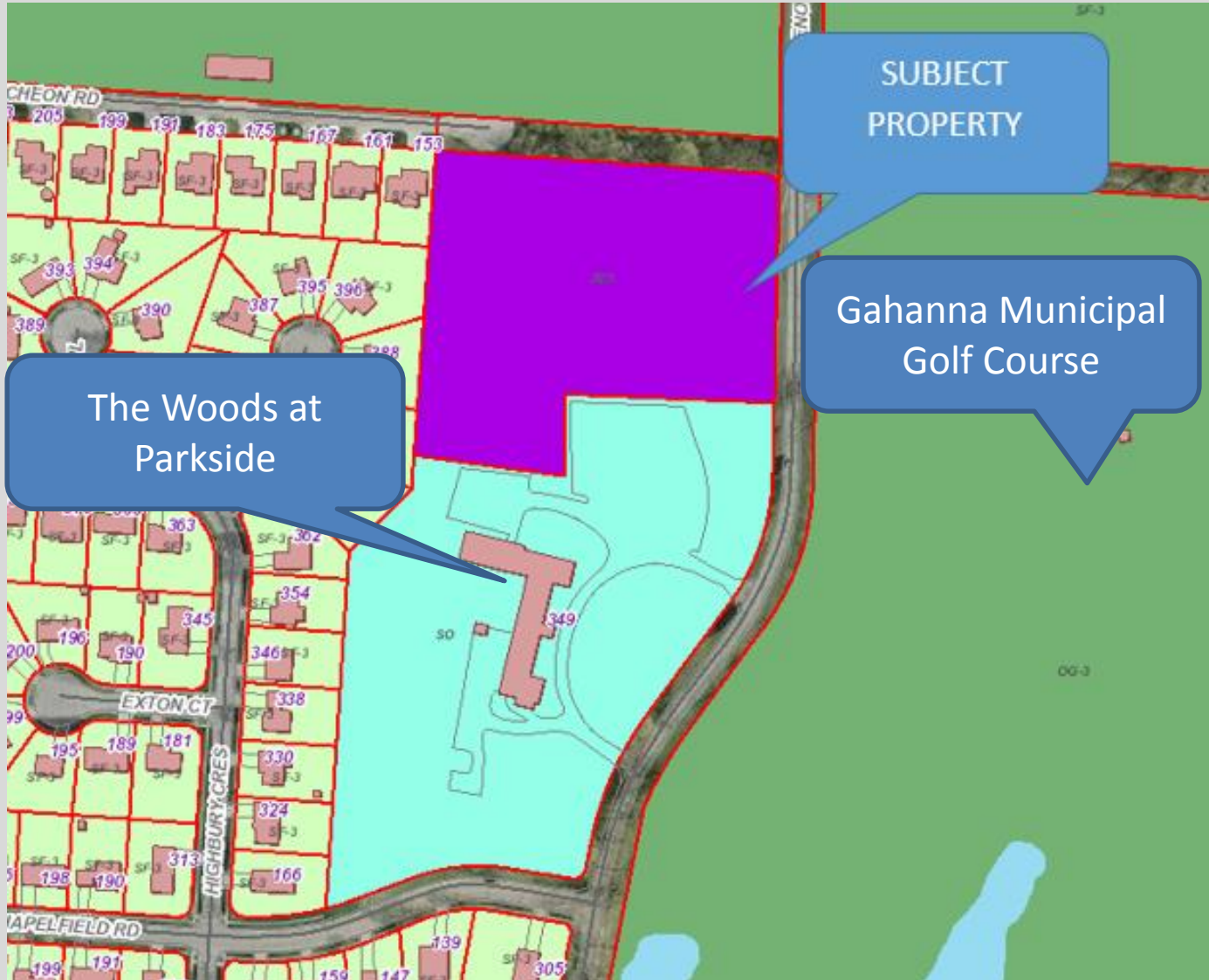
# **Christian Meeting Room Fred Kenimer Applicant**

**Z-3-2015**

# Aerial Map



# Zoning Map



# Application Update

- September 8, 2015 – City Council passed motion to remand the application to Planning Commission for further consideration
  - Revised request – Limited Overlay Suburban Office
    - Overlay text submitted restricting uses
    - Variance to requirement to provide site plan with overlay
- January 27, 2016 – Planning Commission
  - Recommended approval of revised application
  - Approved variance

# Application Summary

- Request to rezone 4.19 acres from RID to L-SO
  - Property was previously zoned SO, rezoned to RID in 2008 for development of church
- Typical uses
  - RID – religious institutions, public buildings, schools
  - SO – banks, professional offices, senior living facilities

# Application Summary

- Variance
  - Variance to section 1152.02(d)
    - Development plan composed of text and site plan shall be submitted with application
  - Same variance recently approved for City owned property off of Science Blvd
  - End user not identified
    - Not feasible to provide a site plan at time of rezoning

# Limited Overlay Text

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)





# Trip Generation Analysis

USE	Note	DAILY TRIPS	PM PEAK HOUR TRIPS
30,000 Sq Ft Church	Existing Zoning	273	17
9 Hole Golf Course	Adjacent Use	322	25
16 Single Family Homes	If Zoned Residential	153	16
80 Unit Assisted Living	Allowed Under Proposed Zoning	172	14

# Rezoning Criteria

- Availability of sites elsewhere in City already zoned for proposed use/demand for uses

*Approximately 2% of properties in City are zoned SO, high demand for uses permissible in SO such as senior living facilities*

- Compatibility of all uses in terms of traffic, aesthetics, infrastructure, etc.

*Staff is of the opinion that the proposed rezoning is compatible and appropriate in this area; overlay restricts uses and mitigates impacts*

# Conclusion

- Property previously zoned SO (rezoned in 2008), area has not substantially changed since that time
- Rezoning would most likely have a substantially greater financial impact to City than the current zoning
- Staff believes allowed uses would not create an unreasonable impact, the rezoning is in accord with applicable land use plan and economic development plan goals and policies



CITY OF GAHANNA