

# Request Summary

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- Rezoning
  - From ER-1 to MFRD
  - Multifamily only use permitted by right
  - 13.96 acres
  - 251 units
  - Land dedication or fees-in-lieu
    - Land/Fees based on population and size of project
    - Capped at 25% of size (acreage)
    - Appraisal
      - \$50,143.27 per acre
      - \$175,000.01

# Request Summary

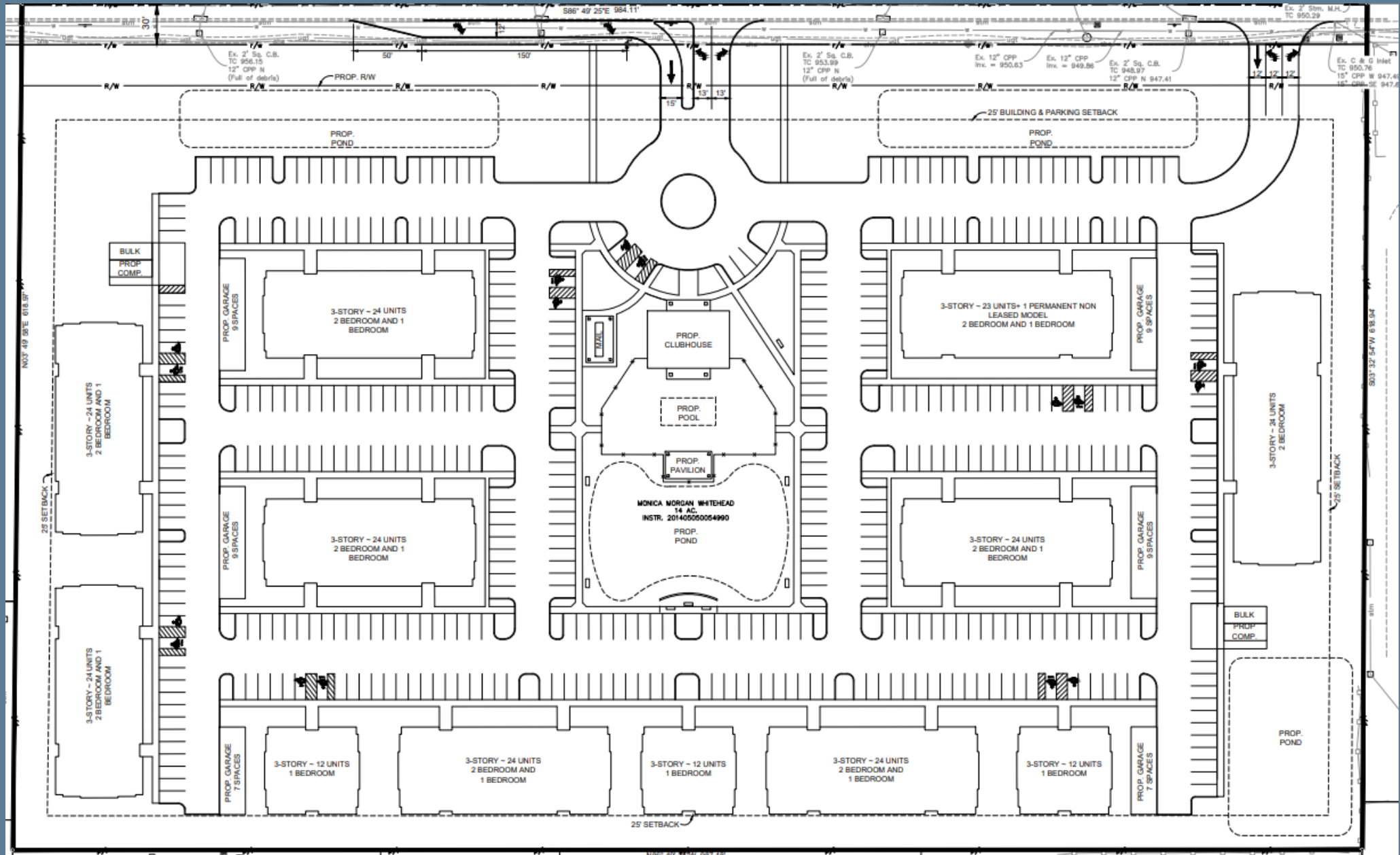
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- Conditional Use
  - More than 8 units per building
  - More than one building on a lot
  - Density – Up to 18 units per acre
  - Height – Exceed 2 stories
  - Flexible arrangement of buildings
  - Accessory use buildings
    - Pool
    - Clubhouse
    - Garages

# Request Summary

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- Variances
  - Lot width
  - Parking within 25' of building entrance
  - Conditional use expiration



# Request Summary

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- Land use plan
  - Mixed Use
  - Up to 70' building height
  - Up to 30 units per acre
  - 90% of housing built before 2000
  - Need additional housing opportunities
  - Plan does not specifically comment on parkland/fee-in-lieu
    - Does recognize the abundance of parkland and need for other uses such as residential, office, mixed use
  - Plan is meant as a guide

# Request Summary

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- Next steps
  - If approved
    - City Council for vote on rezoning application only
    - Future applications
      - FDP
      - DR
  - If denied
    - Project is dead; does not go on to City Council for vote

# Request Summary

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- Rezoning criteria
  - Consistency with goals of land use plan
  - Physical compatibility of property with allowed uses
  - Availability of sites elsewhere already zoned for proposed use
  - Compatibility of all potential uses allowed in proposed zoning
  - Capacity of infrastructure
  - Apparent demand for permitted uses



# Request Summary

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- Conditional use criteria
  - Proposed use is a conditional use
  - Development is in accord with land use plan
  - Development will not have undesirable effect on surrounding area
  - Development will be consistent with land use character of area

# Request Summary

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- Variance criteria
  - Special circumstances or conditions applying to the land, building or use
  - Variance necessary for the preservation and enjoyment of property rights
  - Variance will not adversely affect health or safety

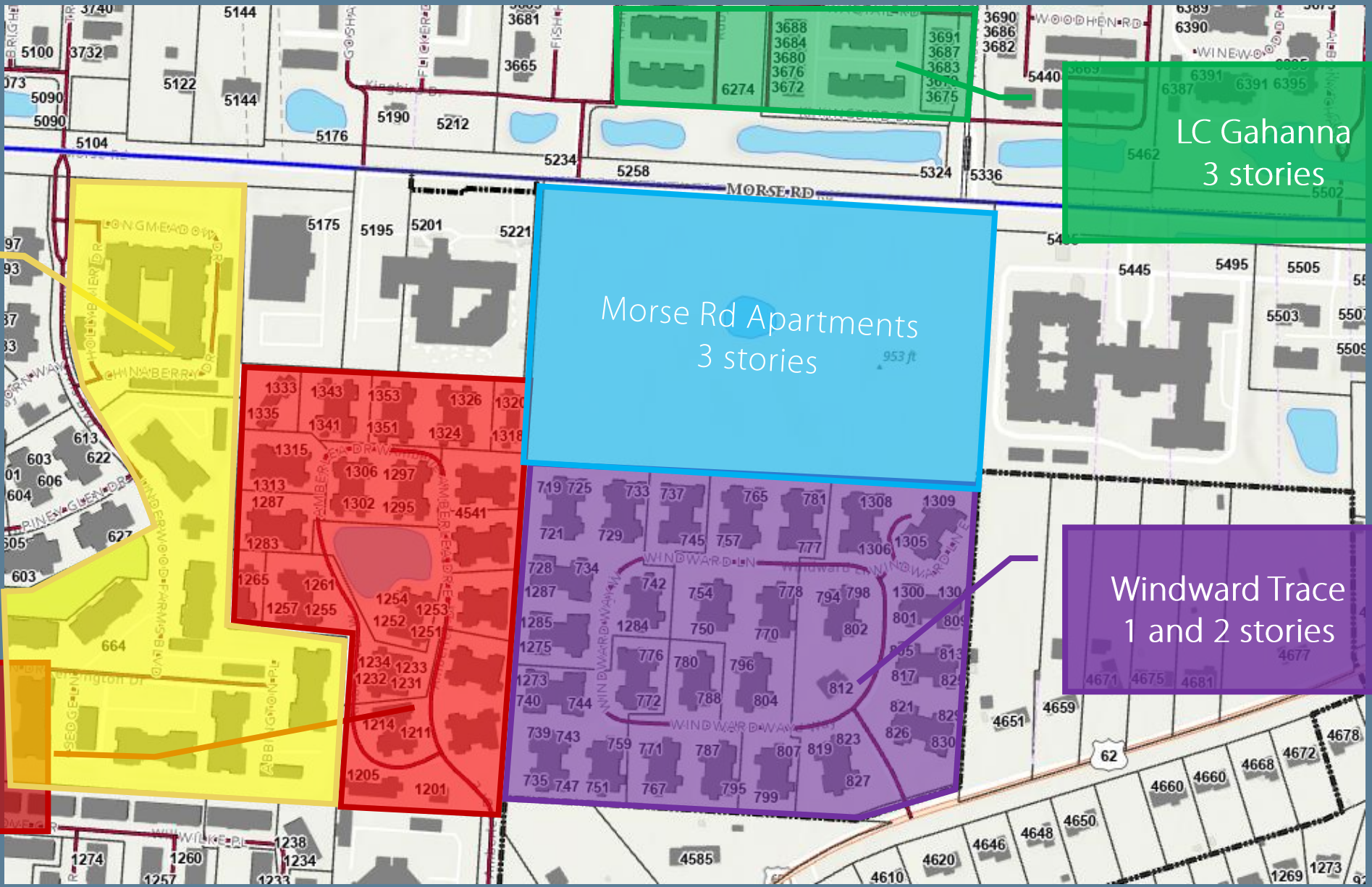
# Request Summary

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- Staff comments
  - Recommend approval of three applications as presented
    - Land use plan
    - Consistent with surrounding development
      - Multifamily predominate use in area
      - MFRD more appropriate than ER-1
  - PC needs to approve the request for fees-in-lieu
    - Motion to approve would include fees-in-lieu unless onsite land dedication is specified



# Gahanna



Cameron Ridge  
Apartments  
3 stories

LC Gahanna  
3 stories

Morse Rd Apartments  
3 stories

Windward Trace  
1 and 2 stories

Amberlea Village  
1 and 2 stories

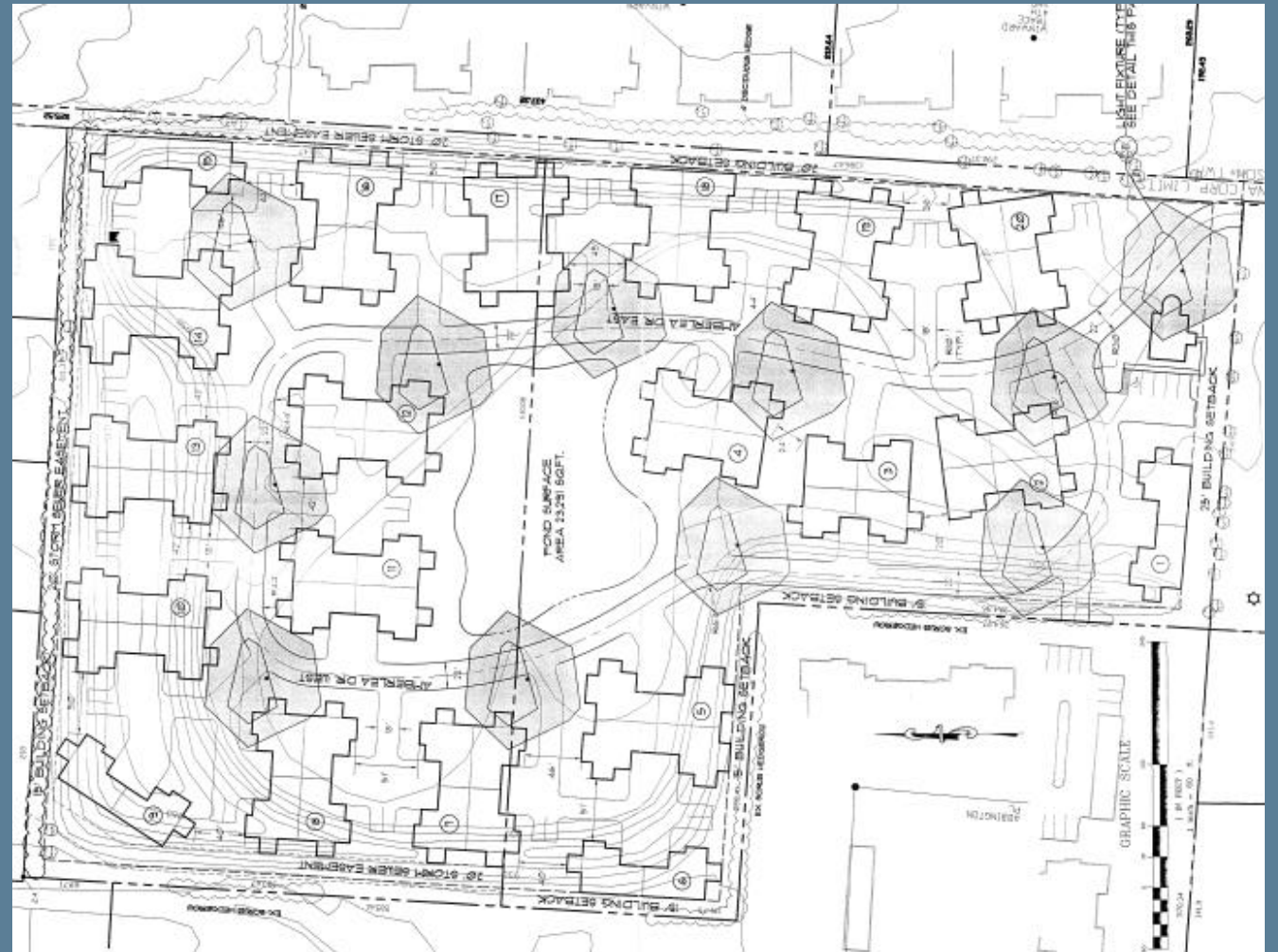
# Winward Trace

- 1 and 2 story
- 26 buildings
- 4 units per building



# Amberlea Village

- 1 and 2 story
- 72 units



# LC Gahanna





# Cameron Ridge Apartments



# Rittenhouse Village

