

Report for Council – June 13, 2016

Planning & Development Department Agenda Items:

Darling Road Pre-Annexation Agreement

On March 28th, the Department presented to Gahanna City Council a proposed Residential Growth Policy. In summary, this policy requires that all new residential annexation projects execute a Pre-Annexation Agreement and agree to become part of a New Community Authority. This new policy will help to ensure that all future residential annexation projects contribute to our community's quality of life and financial sustainability.

Over the past few weeks, the Department has been negotiating a Pre-Annexation Agreement with M/I Homes of Central Ohio, LLC ("Developer") for a 62.3 acre parcel. The property is located on Darling Road just south of the Hannah Farms subdivision. The project would allow for the development of 94 single family residential lots.

The proposed Pre-Annexation Agreement is attached and contains the following information:

- Annexation Petition: outlines the obligations of the Developer and the City during the annexation process.
- Service Resolution: outlines the City's willingness to provide a Service Resolution as part of the annexation process. The Jefferson Water and Sewer District will be providing water and sewer services for the property.
- Roadway Access: outlines the Developer's obligations to ensure there is sufficient public roadway infrastructure and investment to accommodate the project.
- Land Use: outlines the property use as single-family with a maximum density of 1.5 units per acre and references specific elements of the project site plan. It identifies the necessary pedestrian infrastructure required for the project. It also outlines the obligations of the Developer and the City throughout the annexation and zoning approval processes.
- Parkland: outlines the City's opportunity to either receive donated parkland or receive park fees for the project.
- Tax Increment Financing: outlines the Developer's commitment to assist the City in establishing a Tax Increment Financing District if necessary.
- New Community Authority: outlines the Developer's commitment to submit the project site as part of a New Community Authority. Specifically, to accept a community development charge in an amount not to exceed 7 mills on the project.
- Site Plan: illustrates the property lines, lot sizes, roadway and pedestrian infrastructure that will be established by the project.
- Green Infrastructure: outlines the Developer's commitment to incorporate green infrastructure elements for the project.

When considering residential annexations, the Department evaluates multiple factors that include neighborhood consistency, community benefit, financial return and long term sustainability. The Department has determined that the project is consistent with the surrounding land uses. The project will not be a detriment to the community, but rather add additional high quality housing stock that is needed to remain competitive in attracting residents to our local economy. And finally, the New Community Authority allows this project to provide a sufficient financial return that will ensure that the public infrastructure is sustainable in the long run.

Therefore, the Department is respectfully requesting that Gahanna City Council authorize the Mayor to execute the attached Pre-Annexation Agreement.

Tree Code Modification

The Planning & Development Department respectfully requests approval of new Tree Preservation, Planting and Replacement code language in section 914 of the Gahanna codified ordinances. The new language replaces the previous tree preservation language which was repealed in 2013.

The purpose of the code language is to preserve, protect and enhance the City's built environment through preservation, replacement, and planting trees while allowing for the reasonable development of lands.

The proposed code would apply to all projects which require a Final Development Plan and to single family residential which requires a Final Plat. A Final Development Plan is required for all commercial and multifamily projects. With the growth the City is currently experiencing, it is imperative that we have code requirements that ensures the built environment is consistent with the vision of the community while still allowing for the reasonable development of land. The proposed code accomplishes this goal by requiring trees to be planted based on the amount of impervious surface or the size of the single family lot.

For Final Development Plans, one tree inch is required for every 1,000 square feet of impervious surface. Credits are given to a site which preserves protected trees. Protected trees are defined as a tree with a diameter at breast height (DBH) of six inches or greater. An inch for inch credit is given for every protected tree inch preserved. Providing credits for the preservation of trees not only benefits the developer but also the City.

Single family residential is required to plant trees based on the size of the proposed lots. Lots ½ acre or smaller are required to plant six tree inches or approximately 3 trees. Lots larger than ½ acre are required to plant twelve tree inches or approximately six trees. Credits are given on a one for one basis for the preservation of protected trees.

The Code also proposes to add a new permitting process, a tree removal permit. A tree removal permit would allow for some removal of protected trees for a property that is not actively being developed. Occasionally properties are in need of tree removal in order to effectively market the site. The permit process would not allow for the wholesale clear cutting of a site's protected trees.

The Planning & Development Department respectfully requests approval to modify section 914 of the Gahanna codified ordinances.

Approval to Complete a Liquor License Transfer Application

The Department of Planning & Development respectfully requests City Council to authorize the Mayor to sign a Transfer Exempt Permit Application to an Economic Development Project (TRES) for Paceline Partners LLC dba MOD Pizza located at 333 S. Hamilton Road. This requested signature is required for an individual to submit this type of liquor license transfer application for approval by the Ohio Board of Liquor Control. It is important to note that the normal liquor license approval process is still required upon submission of an application.

The requested liquor license transfer application is used when there are no new liquor permits available within a city or if it is not possible to transfer a liquor license of the same permit class within a city. A summary of the TRES Program and the TRES Application are attached. The Mayor's signature is located in Section B of the TRES Application. As such, the proprietor of MOD Pizza is requesting the Mayor's signature on their TRES liquor license transfer application in order to submit the application for approval by the Ohio Board of Liquor Control.

The Department of Planning & Development is in favor of this project and respectfully requests authorization by City Council.

Planning & Development Department Updates:

None at this time.

Upcoming Meetings & Events:

- *Gahanna Area Chamber of Commerce: A Board Meeting will be held on Tuesday, June 14, 7:30am, at C-Suites, 81 Mill Street – Suite 300.*
- *Gahanna Community Improvement Corporation: A Board Meeting will be held on Tuesday, June 21, 7:30am, at Gahanna City Hall, 200 S. Hamilton Road.*
- *Olde Gahanna Community Partnership: A Board Meeting will be held on Wednesday, June 22, 8:15am, at the Gahanna Historical Society Clark House, 101 S. High Street.*
- *Gahanna Area Chamber of Commerce: The 27th Annual Golf Classic will be held on Monday, June 27, 11:00am, at Jefferson Country Club, 7271 Jefferson Meadows Drive, Blacklick.*