



FINAL PLAT APPLICATION SUMMARY



File Number	FP-24-2
Property Address	530 Tech Center Gahanna, Ohio 43230
Parcel ID	025-013767
Acreage	14.96
Zoning District	GC - General Commercial
Project/Business Name	Crescent Woods LLC
Applicant	Griffin Caldwell, gcaldwell@castoinfo.com
Proposed Number of Lots	2
Description of the Request	The applicant proposed developing the site into commercial uses. The plat incorporates a new public right-of-way.

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

_____ (property owner name printed)

_____ (property owner signature) _____ (date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Notary Public Signature: _____

Stamp or Seal

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice *(if applicable)* on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Griffin Caldwell (Authorized rep)
_____ (applicant/representative/property owner name printed)

Griffin Caldwell
_____ (applicant/representative/property owner signature) _____ 6.17.24 (date)

Subscribed and sworn to before me on this 19th day of June, 2024.

State of OHIO County of FRANKLIN

Notary Public Signature: Amy L. Finn



Amy L. Finn
Notary Public, State of Ohio
My Commission Expires 02/14/2028

Updated
Apr 2022

APPLICANT:

CP Crescent LLC
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

PROPERTY OWNER:

CP Crescent LLC
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

ATTORNEY:

Aaron L. Underhill
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Walnut Creek Mob LLC
P.O. Box 887
New Albany, Ohio 43054

Crescent at Central Park LLC
132 Preston Road
Columbus, OH 43209

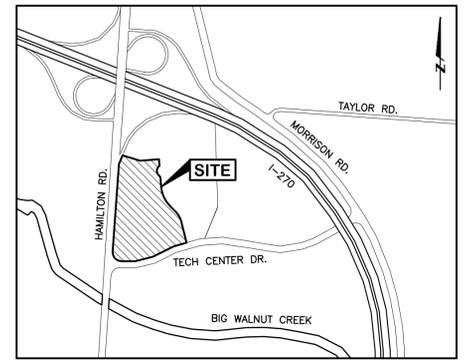
Columbus Regional Airport
Authority (City of Columbus)
4600 International Gateway
Columbus, OH 43219

City of Gahanna
200 North Hamilton
Gahanna, Ohio 43230

FINAL PLAT

CRESCENT WOODS - LOOP ROAD

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS



LOCATION MAP
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, within Lots 5 and 6 of David Taylor's Subdivision originally recorded in Plat Book 1, Page 10 (Destroyed by fire), reconstituted in Plat Book 1, Page 10A, and being all the remainder of a 40.807 acre tract as conveyed to CP Crescent, LLC in Instrument Number 202301230007433.

The undersigned, CP Crescent, LLC, an Ohio Limited Liability Company, by Brent Sobczak, Member of the Management Committee, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "CRESCENT WOODS - LOOP ROAD", a subdivision containing lots 3A-3B, inclusive, and does hereby accept this plat the same and dedicated to public use, as such, all parts of LOOP ROAD shown hereon and not therefore dedicated.

Easements are hereby reserved in, over, and under areas designated on this plat as "PEDESTRIAN ACCESS EASEMENT", for the construction, operation, and maintenance of a pedestrian use path. No permanent structures or plantings will be permitted in said easement areas.

In witness whereof, Brent Sobczak, Member of the Management Committee of CP Crescent, LLC, an Ohio Limited Liability Company; has caused this plat to be executed by this duly authorized office.

This ____ Day of _____, 20____.

SIGNED AND ACKNOWLEDGED CP Crescent, LLC, an Ohio Limited Liability Company;
IN THE PRESENCE OF:

BY: _____
BRENT SOBCZAK
Member of Management Committee

STATE OF OHIO
COUNTY OF FRANKLIN:

Before me, a notary public in and for said state, personally appeared _____, of said CP Crescent, LLC, an Ohio Limited Liability Company; who acknowledged the signing of the foregoing instrument to be their voluntary act and deed of said CP Crescent, LLC, an Ohio Limited Liability Company; for uses and purposes expressed therein.

In witness whereof I have hereunto set my hand and affixed my official seal this ____ day of _____, _____.

My commission expires _____

Notary Public, State of Ohio

CITY OF GAHANNA, OHIO:

Approved this ____ day of _____

Chairman, Planning Commission, Gahanna, Ohio

Approved this ____ day of _____

Director of Engineering, Gahanna, Ohio

Approved and Accepted this ____ day of _____, 20____, by Ordinance No. _____, wherein Loop Road is hereby dedicated and accepted as such by the council of the City of Gahanna, Ohio.

In witness thereof I have hereunto set my hand and affixed my seal this ____ day of _____, 20____.

Approved this ____ day of _____

Mayor, Gahanna, Ohio

FRANKLIN COUNTY AUDITOR:

Transferred this ____ day of _____, 20____.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

FRANKLIN COUNTY RECORDER:

Filed for Record this ____ day of _____, 20____.
At _____

Recorder, Franklin County, Ohio

Fee: \$_____.

File No. _____.

Recorded this ____ day of _____, 20____.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Page _____.

OWNERS

PID: 025-013767 CP Crescent, LLC, an Ohio Limited Liability Company
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

ACREAGE BREAKDOWN

Total Acreage: 15.009 Ac.
Acreage in Public R/W: 0.769 Ac.
Acreage in Lots 3A-3B (Inclusive): 14.240 Ac.

PARCEL BREAKDOWN

PID: 025-013767 - 15.009 Ac.

BASIS OF BEARINGS

The bearings shown hereon are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), with the centerline of Hamilton Road bearing N 04°09'11" E.

SOURCES OF DATA

Recorder's Office, Franklin County Ohio

MONUMENTS

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker, both with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

All permanent markers set are 1" rebar, 30" long with an aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

FLOOD ZONE

At the time of platting, part of the subject property is located in Zone X (areas determined to be outside of the 0.2% chance annual floodplain) and Zone X (areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) of Flood Insurance Rate Map (FIRM) Map Number 39049C0213K (June 17, 2008) and 39049C0351K (June 17, 2008). The remainder is located in Zone AE (the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% chance flood can be carried without substantial increases in flood heights.)

CERTIFICATION

All measurements are in feet and decimals of a foot.

I hereby certify that the accompanying plat is a correct representation of Crescent Woods - Loop Road, as surveyed in August 2022 and January 2023.

Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

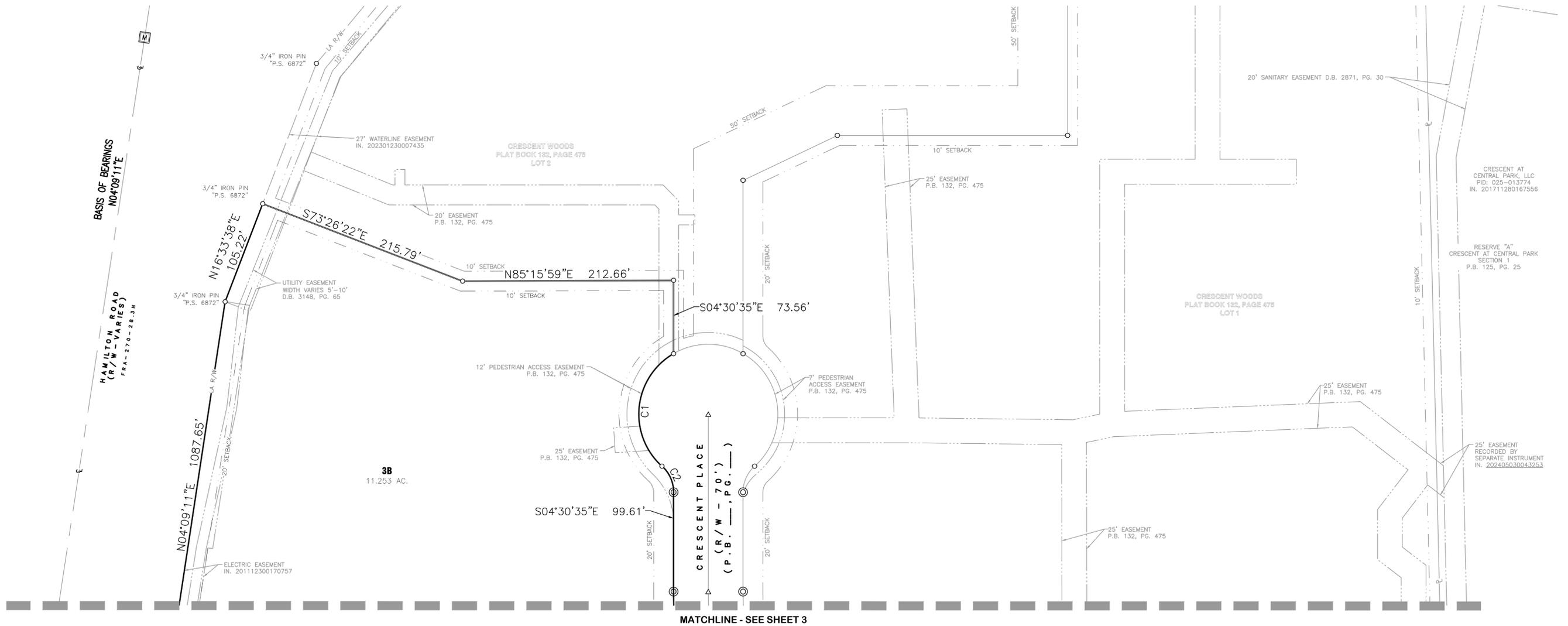


2130 QUARRY TRAILS DR.
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

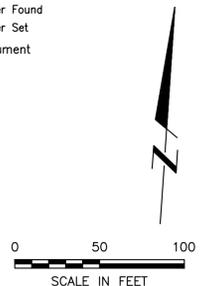
Drawing: M:\2024\11_CrescentWoods\Loop_Road_Final_Plat\CrescentWoodsLoopFinalPlat.dwg Saved on: 04-07-16 08:49 Revised by: jay -L:Scale: 1 -Plat: scale 1=1 M5/PS

FINAL PLAT CRESCENT WOODS - LOOP ROAD



RIGHT-OF-WAY CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	132.18'	70.00'	108°11'23"	S01°23'44"W	113.40'
C2	29.44'	35.00'	048°11'23"	S28°36'16"E	28.58'

- LEGEND**
- Proposed Boundary
 - Proposed Road Centerline
 - Proposed Easement
 - Proposed Lot Line & Right-of-Way
 - Proposed Setback Line
 - Existing Road Centerline
 - Existing Right-of-Way
 - Existing Property Line
 - ⊙ Centerline Monument
 - PL Property Line
 - R/W Right-of-Way
 - LA R/W Limited Access Right-of-Way
 - Iron Pin Found (IPF)
 - Iron Pin Set
 - ▲ Mag Nail Found
 - ▲ Mag Nail Set
 - ⊙ Permanent Marker Found
 - ⊙ Permanent Marker Set
 - M Centerline Monument

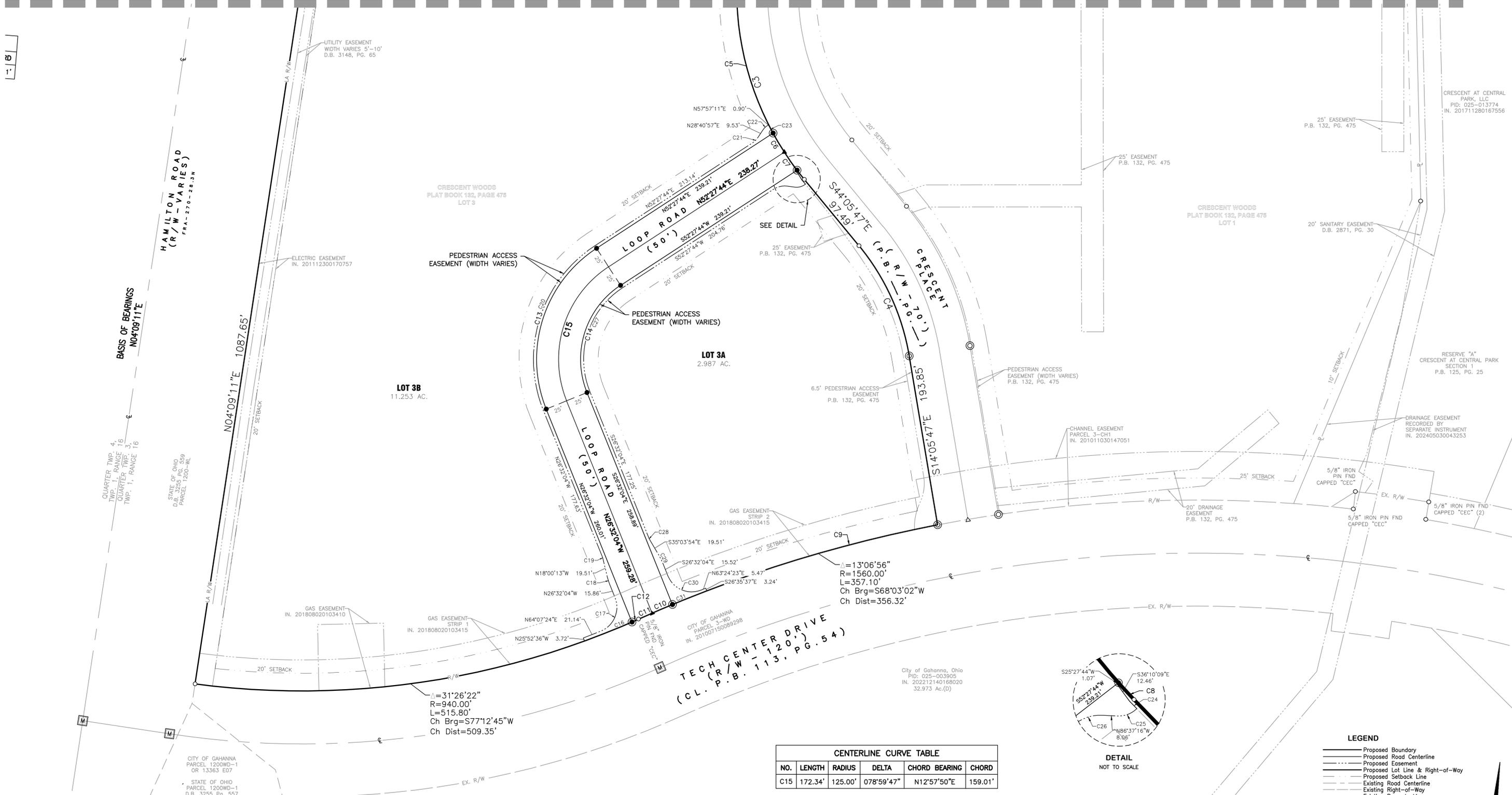


MATCHLINE - SEE SHEET 3

Drawing: W:\255011_CrescentPark\DWG\Plats\Loop_Road_Final_Plat\CrescentWoodsLoopFinalPlat.dwg Saved on: 04-07-16 08:49 Revised by: jay - lscale: 1 - Plt scale: 1=1 MS/PS

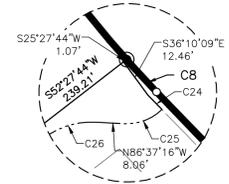
FINAL PLAT CRESCENT WOODS - LOOP ROAD

MATCHLINE - SEE SHEET 2



CENTERLINE CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C15	172.34'	125.00'	078°59'47"	N12°57'50"E	159.01'



RIGHT-OF-WAY CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	231.46'	335.00'	039°35'13"	S24°18'11"E	226.88'
C4	138.75'	265.00'	030°00'00"	S29°05'47"E	137.17'
C5	168.09'	335.00'	028°44'54"	S18°53'02"E	166.33'
C6	25.02'	335.00'	004°16'47"	S35°23'53"E	25.02'
C7	25.02'	335.00'	004°16'47"	S39°40'40"E	25.02'
C8	13.32'	335.00'	002°16'44"	S42°57'25"E	13.32'

RIGHT-OF-WAY CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	315.19'	1560.00'	011°34'35"	S68°49'12"W	314.66'
C10	25.00'	1560.00'	000°55'06"	S62°34'21"W	25.00'
C11	16.90'	1560.00'	000°37'14"	S61°48'11"W	16.90'
C12	8.11'	940.00'	000°29'40"	S61°44'24"W	8.11'
C13	206.81'	150.00'	078°59'47"	N12°57'50"E	190.82'
C14	137.87'	100.00'	078°59'47"	S12°57'50"W	127.21'

EASEMENT CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C16	58.02'	940.00'	003°32'11"	S63°45'20"W	58.01'
C17	45.89'	29.00'	090°39'27"	N18°47'40"E	41.25'
C18	9.60'	64.50'	008°31'51"	N22°16'08"W	9.59'
C19	4.91'	35.50'	007°55'54"	N21°58'10"W	4.91'
C20	211.64'	153.50'	078°59'47"	N12°57'50"E	195.27'
C21	9.96'	24.00'	023°46'47"	N40°34'20"E	9.89'

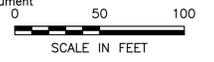
EASEMENT CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C22	7.92'	15.50'	029°16'14"	N43°19'04"E	7.83'
C23	10.58'	335.00'	001°48'35"	S32°21'12"E	10.58'
C24	6.07'	980.50'	000°21'16"	S44°45'07"E	6.07'
C25	12.98'	16.00'	046°28'04"	S70°08'42"W	12.62'
C26	17.14'	24.00'	040°55'00"	S72°55'14"W	16.78'
C27	133.05'	96.50'	078°59'47"	S12°57'50"W	122.76'

EASEMENT CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C28	5.30'	35.50'	008°33'06"	S30°48'37"E	5.29'
C29	9.60'	64.50'	008°31'51"	S30°47'59"E	9.59'
C30	45.58'	29.00'	090°03'33"	S71°33'50"E	41.03'
C31	42.01'	1560.00'	001°32'34"	S63°48'11"W	42.00'

- LEGEND**
- Proposed Boundary
 - Proposed Road Centerline
 - Proposed Easement
 - Proposed Lot Line & Right-of-Way
 - Proposed Setback Line
 - Existing Road Centerline
 - Existing Right-of-Way
 - Existing Property Line
 - Centerline Monument
 - PL Property Line
 - R/W Right-of-Way
 - LA R/W Limited Access Right-of-Way
 - Iron Pin Found (IPF)
 - Iron Pin Set
 - Mag Nail Found
 - Mag Nail Set
 - Permanent Marker Found
 - Permanent Marker Set
 - Centerline Monument



DRWN BY JAR CHK BY GGB DATE 2024-07-31

Drawing: W:\2024\01_CrescentWoods\Loop_Road_Final_Plat\CrescentWoodsLoopRoadFinalPlat.dwg Saved on: 04-07-16 08:49 Revised by: jay - lscale: 1 - Plot scale: 1=1 M/PS

M:\958011_CrescentPark\DWG\Plat\Loop Road Final Plat\Environmental Exhibit.dwg --Environmental Plan LAST EDITED BY:RAY ON 6/18/24

LEGEND

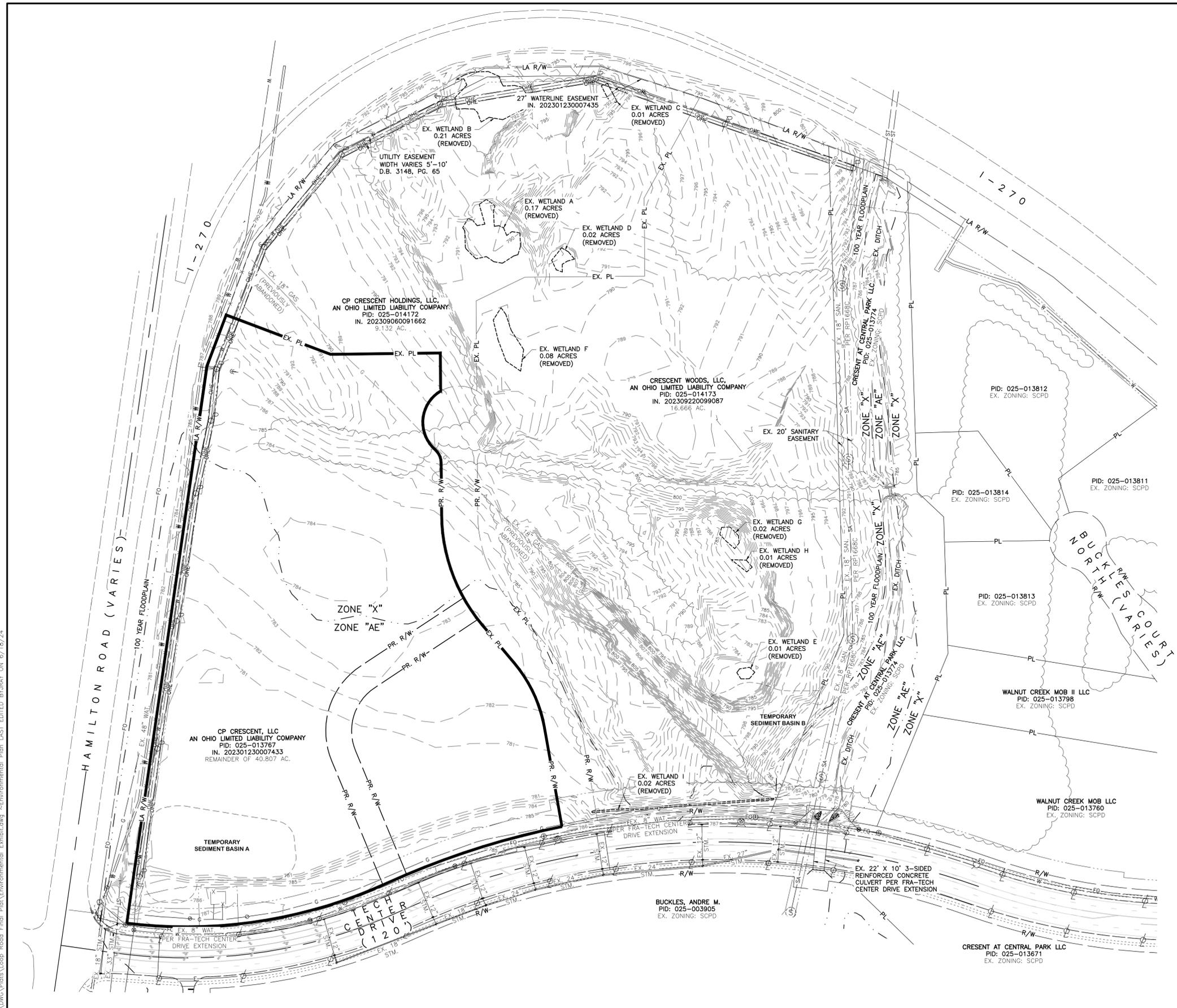
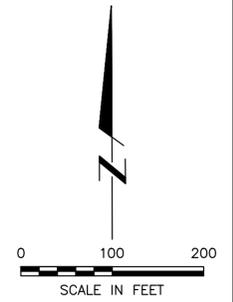
- EX. FIRE HYDRANT
- EX. Pull Box
- EX. TREE
- EX. CATCH BASIN
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. GAS SERVICE VALVE
- EX. UNDERGROUND TELE. PEDASTAL
- EX. WATER SERVICE VALVE
- EX. SIGN
- EX. FENCE
- EX. WATER LINE
- EX. WATER SERVICE
- EX. UNDERGROUND TELEPHONE
- EX. GAS
- EX. STORM
- EX. SANITARY
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. CONTOUR (1 FOOT INTERVAL)
- 100-YEAR FLOODPLAIN LIMITS
- EX. TREELINE
- PROPOSED SITE AREA

ENVIRONMENTAL PLAN NOTES:

THE PROPOSED DEVELOPMENT WILL BE MIXED USE WITH THE POTENTIAL FOR COMMERCIAL AND MEDICAL OFFICE USES. IT WILL ALSO INCLUDE THE CREATION OF A PUBLICLY DEDICATED STREET.

THE EXISTING SITE IS PARTIALLY LOCATED WITHIN THE FLOODPLAIN AS INDICATED IN THE PLAN VIEW. ALL TREES HAVE BEEN REMOVED FROM THE SITE PER THE APPROVED PERMITS. THERE IS ALSO AN EXISTING SEDIMENT BASIN THAT WILL BE CONVERTED INTO A PERMANENT WET STORMWATER DETENTION BASIN UPON COMPLETION OF THE SITE DISTURBANCE ACTIVITIES.

ALL ENVIRONMENTAL IMPACTS HAVE BEEN ACCOUNTED FOR WITH THE SITE PLANNING AND PERMITTING PROCESS TO THIS POINT. SURFACE WATER WILL BE CONTROLLED THROUGH THE WET STORMWATER DETENTION BASIN AND DISTURBANCES TO WETLANDS LOCATED ON THE ADJACENT PROPERTY HAVE BEEN PERMITTED THROUGH THE OHIO EPA 401 WETLAND PERMITTING PROCESS. SEE PERMIT DSW401238409W FOR MORE INFORMATION.



REVISIONS	DATE	BY	CHK.

E. P. FERRIS
AND ASSOCIATES
INC
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF GAHANNA, OHIO
CRESCENT AT CENTRAL PARK
CP CRESCENT, LLC

JOB NO.	0958.011
DESIGNED BY:	JAR
DRAWN BY:	JAR
CHECKED BY:	CLP
APPROVED BY:	CLP
DATE:	06/18/24

ENVIRONMENTAL PLAN

SCALE:
1" = 100'

SHEET NO.	OF
5	13



LOOP ROAD - STA. 0+00 TO STA 7+65

SCALE: 1" = 30'



LEGEND

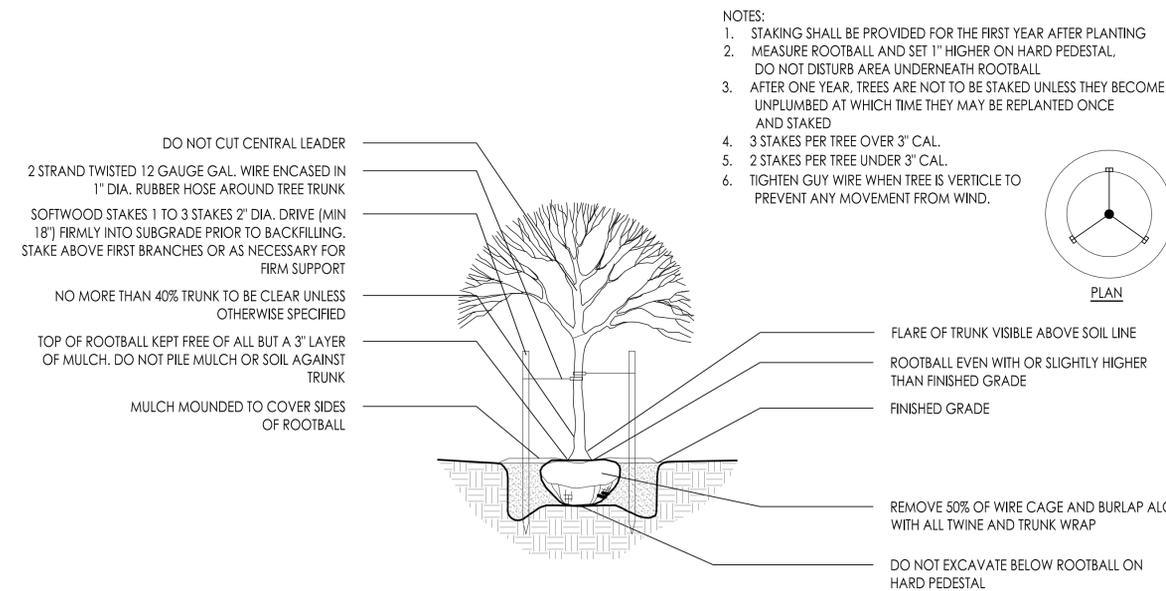
- SW - SWAMP WHITE OAK
(*Quercus bicolor*)
- TL - TULIPTREE
(*Liriodendron tulipifera*)
- PROPOSED STREET SIGN LOCATION
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED STREET LIGHT LOCATION

NOTES

1. A STREET TREE SHALL BE PLANTED ONE-HALF THE DISTANCE BETWEEN THE CURB AND THE SIDEWALK, WITH A MINIMUM DISTANCE OF 4 FEET FROM THE FACE OF CURB TO THE FLAIR OF THE TREE TRUNK.
2. THE STREET TREE LOCATION IS TO BE AT LEAST 20 FEET FROM DRIVEWAYS AND STREET INTERSECTIONS AND 10 FEET FROM FIRE HYDRANTS AND UTILITY POLES.
3. ANY PORTION OF A TREE EXTENDING OVER A SIDEWALK SHALL BE TRIMMED TO SUCH AN EXTENT THAT NO PORTION OF THE SAME SHALL BE LESS THAN EIGHT FEET ABOVE THE SIDEWALKS. ANY PORTION OF A TREE EXTENDING OVER STREETS SHALL BE TRIMMED TO A MINIMUM OF 15 FEET SO AS NOT TO INTERFERE WITH THE NORMAL FLOW OF TRAFFIC. WITHIN THE SIGHT TRIANGLE, TREES SHALL BE PERMITTED AS LONG AS, EXCEPT DURING EARLY GROWTH STAGES, ONLY THE TREE TRUNK IS VISIBLE BETWEEN THE GROUND AND EIGHT FEET ABOVE THE GROUND.
4. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
5. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
6. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
7. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD MULCH BED WITH SMOOTH/CONTINUOUS SHOVEL/DUG EDGE WHEN NOT BOUND BY PAVEMENT.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
9. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
10. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
11. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
12. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
13. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLAN.
14. ALL DIMENSIONS FOR THE TREE LAWN ARE FOR REFERENCE ONLY AND NOT MEANT FOR CONSTRUCTION. DIMENSIONS ARE TAKEN FROM THE CIVIL ENGINEER'S CONSTRUCTION PLANS. TREE LAWN WIDTH IS A MINIMUM DISTANCE OF 8'-0".

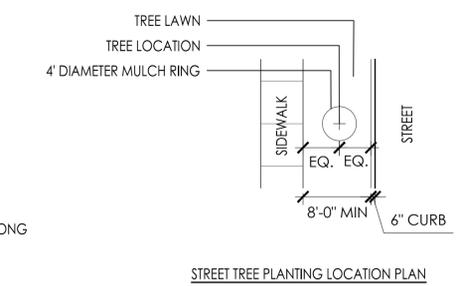
PLANT LIST

ITEM NO.	ESTIMATE QUANTITIES	KEY	UNIT	DESCRIPTION	SIZE	TREE CLASS AND MINIMUM SPACING	COMMENTS
PLANTING							
661	14	SW	EA	Quercus bicolor, SWAMP WHITE OAK	2.5" Cal.	LARGE TREE, 45' MIN. O.C.	B&B, MATCH FORM
661	13	TL	EA	Liriodendron tulipifera, TULIPTREE	2.5" Cal.	LARGE TREE, 45' MIN. O.C.	B&B, MATCH FORM
662	675		GAL.	LANDSCAPE WATERING (25 GAL./TREE)			



TREE PLANTING DETAIL

N.T.S.



STREET TREE PLANTING LOCATION PLAN

STORMWATER COMPLIANCE CERTIFICATE

I hereby certify the Crescent Place Plat shall be in full compliance with the design requirements of Gahanna Codified Ordinances, section 1193.



Tom Komlanc, PE

Director of Engineering

April 15th, 2024

Cc: Clerk & Members of Planning Commission

Director of Planning

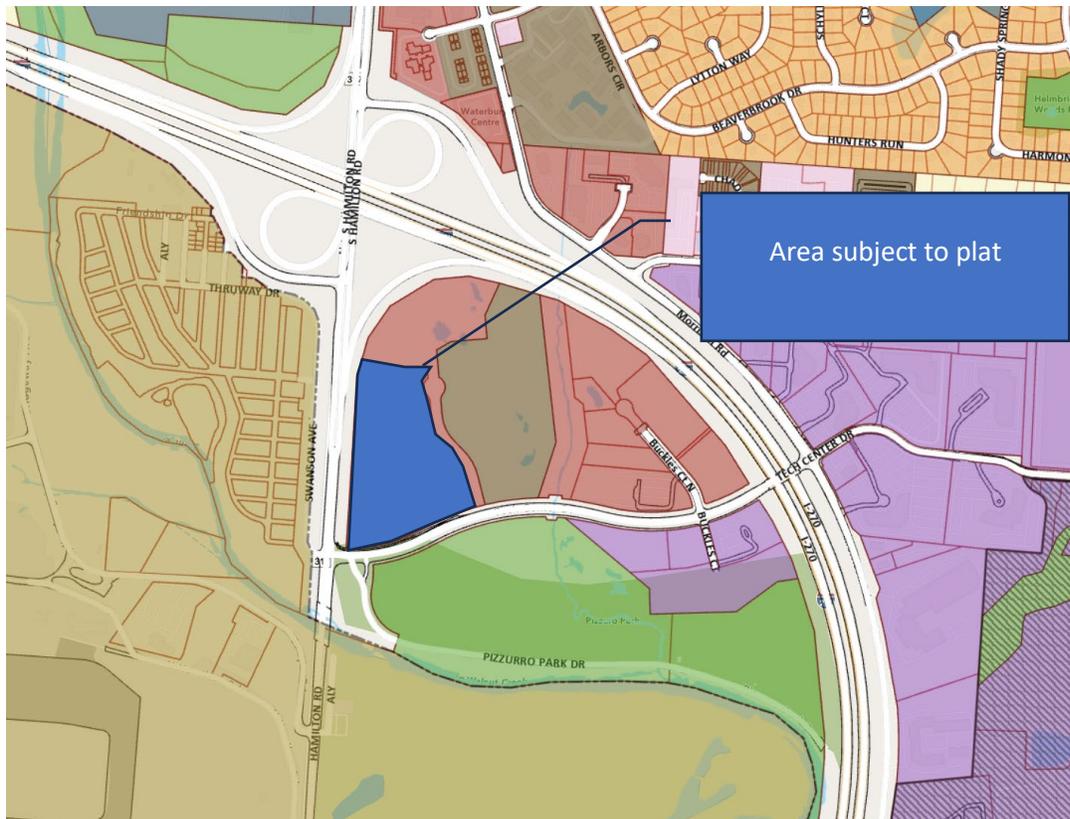
Project file

PLANNING COMMISSION STAFF REPORT

Project Summary – Crescent Woods

- Meeting Date:** August 28, 2024
- Zoning:** General Commercial (GC)
- Application Type(s):** Final Plat
- Staff Representative:** Michael Blackford, AICP
Director of Planning
- Recommendation:** Staff recommends approval

Location Map:



Staff Review

History

Recent project history:

- 2024 – Gas station (Sheetz) approved on 3 acres
- 2024 – Plat approved for 40 acres; three lots created and one road (Crescent Place)
- 2023 – 294 multifamily units (Crescent Woods) approved on 16.5 acres
- 2023 – 60,000 sq ft of medical (Ortho One) approved on 9 acres

Overview

Lot 3 from the previously approved Crescent Woods plat is being further subdivided into a total of two lots and a loop road. The Gahanna zoning code and Ohio Revised Code require public roads to be platted. All other aspects of the request would have qualified for administrative approval.

Lot 3A is 2.98 acres and lot 3B is 11.25 acres. Both lots meet or exceed any applicable zoning requirements of the General Commercial (GC) zone district. Both lots appear adequately sized to promote future development of the property consistent with development patterns established by recently approved projects. Lot 3A was recently approved to permit a gas station.

Review Criteria

Planning Commission shall recommend approval of, and Council shall approve an application for, a final plat unless it is determined that one or more of the following conditions exist:

- (1) Granting the application shall adversely affect the health and safety of persons living or working within the area of the proposed plat.
- (2) Granting the application shall be detrimental to the public welfare or injurious to property or improvements with the general area of the plat.
- (3) Granting the application shall be contradictory to existing City development standards, zoning ordinances or development plans of the City.

Recommendation

Staff recommends approval of the plat as submitted. The plat meets all applicable codes and land use plan recommendations. Additionally, the development of Crescent Woods anticipated the loop road, allowing for improved traffic circulation and increased development opportunities.