

**Gahanna Zoning Commission Meeting**

**February 27, 2019**

Bill  
Miller

Parcel #025-011245-00

Plan calls for the parcel to be rezoned from CC-2 to CX-1

My name is Bill Miller, 1198 Sanctuary Place in the Woods at Shagbark.

- Retired architect
- Former partner in a large architectural firm
- Over 40 years' experience in the planning and design of large projects.

CX-1 Requested zoning not appropriate for site

City has approved only 2 CX-1 areas in past—Shops at Rocky Fork and Clark Hall Commons—They are radically different circumstances

- A. Doesn't provide mixed uses
- B. Not pedestrian oriented
- C. Doesn't encourage physical activity, alternative transportation or greater social interaction

Site not appropriate for proposed use—too small

- A. 80 parking spaces for a 120 room hotel
  - a. At least 40 space deficit
  - b. Plus additional parking for staff and events
- B. Site access is inconvenient
  - a. No left turn into or out of site
  - b. Difficulty turning right at times
  - c. Even now we sometimes wait through multiple cycles to turn right onto Hamilton from Giant Eagle

There were six questions answered in the application

1. Doesn't meet goals of North Triangle Development Plan.
  - a. Single story office buildings with access road
  - b. 4 story hotel too big for small site
    - i. NO 4-story buildings in Gahanna from Morse to 270 on the south
    - ii. Not an "ideal transition" to condos--worst possible transition—building looms over our complex
2. Physical and environmental compatibility.
  - a. All vegetation will have to be removed

- b. Plan shows only a 15' planted buffer zone to the east
- 3. Site is not convenient to freeway.
  - a. Left turn is required
    - i. curb cut
    - ii. turn around at Vista
  - b. Solutions exacerbate congestion
- 4. Personal concern about property values
- 5. Negative effects on city
  - a. In addition to Traffic and access,
  - b. Security
- 6. Hotel not needed
  - a. 4 hotels in Gahanna
  - b. 8 hotels near south end
  - c. 10 hotels in Easton

Reject the application

- A. Proposed use does not meet land use intent
- B. Creates more problems than solves
- C. What happens if it goes bankrupt in few years?

Or, require overlay

A maximum building height of 30'

- A. A 30-40' planted buffer zone to the east
- B. Character and Density of development appropriate to the existing neighborhood
- C. Parking and building light controls to eliminate spillover

Dr. Allen  
Nichols

### Problems associated with Glimcher problem

- Traffic pattern study needs to be done. It is not possible to make a left turn going north to south on Hamilton Road at the proposed venue. The island on Hamilton road prohibits left turns into the property. A traffic study has not been initiated and I would dare say that the results would show that it would cause a major traffic disruption and countless accidents. At the proposed juncture entrance to Hamilton Road, only a right turn is possible. The traffic leading up to Morse Road already is both dangerous and congested at this current juncture.
- Parking: the hotel is proposed to be for 120 rooms and of course there needs to be parking for staff and delivery vehicles bringing supplies to the proposed facility. There is only suggested by the developer 80 parking spaces; where are the balance of the vehicles to be parked. Certainly not on Hamilton Road.
- This will also increase traffic in and around Gahanna Christian School which could lead to problems for the students whom attend and the transportation into that institution.
- The 120 condos in the Woods of Shagbark community would invariably suffer a reduction in property value and the community would be uniformly asking for reduction in real estate taxes. We believe there would be a devaluation of the properties that would cause the city of Gahanna to lose over one half a million dollars in property taxes.
- There are no structures on Hamilton Road that have the proposed height of the hotel and that the lighting from the Hotel would cause issues that would impinge upon the privacy of the Shagbark community. Frankly there are no hotels on Hamilton Road within miles of this site for a specific safety reason.
- Finally if the commission does not see the folly of this proposal, our community and the surrounding Gahanna communities are prepared to go forward with a referendum to prevent the destruction of the neighborhood values associated in Gahanna. A hotel in this area will bring only negative consequences to its inhabitants and the full city of Gahanna.
- I strongly urge that this proposal be rejected outright or at minimum address all of these concerns before initiating a vote on this horrific proposal.