

The requirements for an NCA petition area are outlined below, with appropriate compliance for each item noted in red.

- (1) The name of the proposed new community authority;
in section 1, Petition Sets forth authority name “Gahanna New Community Authority”
- (2) The address where the principal office of the authority will be located or the manner in which the location will be selected;
Section 2 states the address of the authority.
- (3) A map and a full and accurate description of the boundaries of the new community district together with a description of the properties within such boundaries, if any, which will not be included in the new community district.
At section 3, it is noted that Exhibits A-1 and A-2 are the map of the land comprising the District and the legal descriptions of the parcels and those are attached.
- (4) A statement setting forth the zoning regulations proposed for zoning the area within the boundaries of the new community district for comprehensive development as a new community, and if the area has been zoned for such development, a certified copy of the applicable zoning regulations therefor;
Provided with the petition as Exhibit B was a certified copy of the which is voluminous of Gahanna’s zoning regulations and attached to the petition is the zoning amendment.
- (5) A current plan indicating the proposed development program for the new community district, the land acquisition and land development activities, community facilities, services proposed to be undertaken by the new community authority under such program, the proposed method of financing such activities and services, including a description of the bases, timing, and manner of collecting any proposed community development charges, and the projected total residential population of, and employment within, the new community;
Attached as Exhibit C is the current plan indicating the proposed development program.
- (6) A suggested number of members, consistent with section 349.04 of the Revised Code, for the board of trustees;
Section 6 provides: Consistent with Section 349.04 of the Ohio Revised Code, the Board of Trustees governing the Authority should consist of seven members, with three of those members to be citizen members appointed by the City Council of the City (the "Council"), three members to be appointed by CW, and one member to be appointed by the Council to serve as a representative of local government. Board members should be subject to periodic re- appointment by CW and the Council, respectively, with those re-appointments to be made in accordance with a resolution to be passed by the Council pursuant to Section 349.04 of the Ohio Revised Code providing the method of such re-appointment.

Pursuant to R.C. Section 349.04 Gahanna must appoint at least 3 but not more than 6 citizen members and the developer is to appoint an equal number, and one more member to be appointed by Gahanna to serve as a representative of Gahanna. The suggested number of members complies with R.C. 349.04.

(7) A preliminary economic feasibility analysis, including the area development pattern and demand, location and proposed new community district size, present and future socio-economic conditions, public services provision, financial plan, and the developer's management capability;

Exhibit D provides the Plan and the Developer's management capability.

(8) A statement that the development will comply with all applicable environmental laws and regulations.

Section 8 makes this statement.