



**ZONING DIVISION**  
200 S. Hamilton Road  
Gahanna, Ohio 43230  
614-342-4025  
zoning@gahanna.gov  
www.gahanna.gov

## CONDITIONAL USE APPLICATION

PROPERTY INFORMATION		
Project/Property Address: <b>McCorkle Park- 200 McCutcheon Rdr</b>		Project Name/Business Name: <b>Partial Playground Replacement</b>
Parcel #: <b>025-004340</b>	Zoning: (see <a href="#">Map</a> ) <b>SF-3</b> <input type="button" value="v"/>	Acreage: <b>13.49</b>

USE SPECIFICATIONS
Proposed Use/Project Description: <b>The City of Gahanna, Parks &amp; Recreation Department wishes to replace a portion of Upper McCorkle Park's aging playground.</b>
<b>STAFF USE ONLY:</b> <b>1143.04(a)(1)</b> (Code Section):

APPLICANT INFORMATION	
Applicant Name (Primary Contact): <b>City of Gahanna</b>	Applicant Address: <b>200 S Hamilton Rd</b>
Applicant E-mail: <b>alan.little@gahanna.gov</b>	Applicant Phone: <b>614-342-4254</b>
Business Name (if applicable): <b>City of Gahanna</b>	

ADDITIONAL CONTACTS	
*Please list all applicable contacts for correspondence*	
Name(s)	Contact Information (phone/email)
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

**ADDITIONAL INFORMATION ON NEXT PAGE....**

INTERNAL  
USE

Zoning File No. CU-0444-2023

RECEIVED: KAW

DATE: 10-19-2023

PAID: N/A

DATE: 10-19-2023

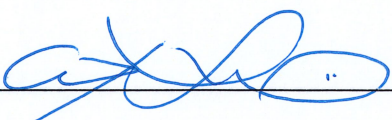
Updated  
Apr 2022

## CONDITIONAL USE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code Chapter <a href="#">1169</a> (visit <a href="#">Zoning Code</a> )
2.	Legal description of property certified by registered surveyor (11"x17")
3.	Statement of the proposed use of the property
4.	Statement of the necessity or desirability of the proposed use to the neighborhood or community
5.	Statement of the relationship of the proposed use to adjacent property & land use
6.	Plot Plan including the following: (11"x17" preferred) <ul style="list-style-type: none"> <li>- The boundaries and dimensions of the lot</li> <li>- The size and location of existing and proposed buildings and/or structures</li> <li>- The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping</li> <li>- The relationship of the proposed development to the applicable development standards</li> <li>- The use of land and location of structures on adjacent property</li> </ul>
7.	List of contiguous property owners & their mailing address
8.	One set of pre-printed mailing labels for all contiguous property owners
9.	Application fee (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )
10.	Application & all supporting documents submitted in digital format
11.	Application & all supporting documents submitted in hardcopy format
12.	Authorization Consent Form Complete & Notarized (see page 3)

### APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature:  Date: 10.2.23

### PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

## 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 \_\_\_\_\_

Stamp or Seal

Notary Public Signature: \_\_\_\_\_

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.

LAURIE A JADWIN, MAYOR, CITY OF GAHANNA

\_\_\_\_\_  
(applicant/representative/property owner name printed)

\_\_\_\_\_  
(applicant/representative/property owner signature)

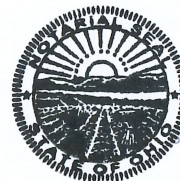
10.13.23

\_\_\_\_\_  
(date)

Subscribed and sworn to before me on this 13<sup>th</sup> day of October, 2023.

State of Ohio County of Franklin

Notary Public Signature: Nancy Ballenger



Nancy Ballenger  
Notary Public, State of Ohio  
My Commission Expires 01-28-2028

## Statement of Proposed Use

- The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping

The use of the park is not to change. It is a community park, intended for the use of the residents within walking distance. The park also has a parking lot and two soccer fields.

# Statement of Necessity of Use to Community

## Health and Environmental Benefits

- Parks and recreation facilities are the places that people go to get healthy and stay fit.
- According to studies by the Centers for Disease Control and Prevention, creating, improving and promoting places to be physically active can improve individual and community health and result in a 25 percent increase of residents who exercise at least three times per week.
- A study by Penn State University showed significant correlations to reductions in stress, lowered blood pressure, and perceived physical health to the length of stay in visits to parks.
- Parks and protected public lands are proven to improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, produce habitat for wildlife, and provide a place for children and families to connect with nature and recreate outdoors together.

## Social Importance

- Parks are a tangible reflection of the quality of life in a community. They provide identity for citizens and are a major factor in the perception of quality of life in a given community. Parks and recreation services are often cited as one of the most important factors in surveys of how livable communities are.
- Parks provide gathering places for families and social groups, as well as for individuals of all ages and economic status, regardless of their ability to pay for access.
- An ongoing study by the Trust for Public Land shows that over the past decade, voter approval rates for bond measures to acquire parks and conserve open space exceeds 75%. Clearly, the majority of the public views parks as an essential priority for government spending.
- Parks and recreation programs provide places for health and well-being that are accessible by persons of all ages and abilities, especially to those with disabilities.
- In a 2007 survey of Fairfax County, VA, residents of 8 of 10 households rated a quality park system either very important or extremely important to their quality of life.
- Research by the Project on Human Development in Chicago Neighborhoods indicates that community involvement in neighborhood parks is associated with lower levels of crime and vandalism
- Access to parks and recreation opportunities has been strongly linked to reductions in crime and to reduced juvenile delinquency.
- Parks have a value to communities that transcend the amount of dollars invested or the revenues gained from fees. Parks provide a sense of public pride and cohesion to every community.

*For more information on the value and benefits of parks visit the National Recreation and Parks Association website - [www.nrpa.org](http://www.nrpa.org)*

## Statement of Relationship of Use to Adjacent Property

The property and proposed playground are to be used for passive as well as active recreation.

Phillis Barrett  
249 Majoram Dr  
Gahanna , Ohio 43230

Glen and Deepa Ganschinietz  
250 Mccutcheon Dr  
Gahanna , Ohio 43230

Micheal and Heidi Vollman  
235 Mccutcheon Dr  
Gahanna , Ohio 43230

Patrick and Molly Buzinski  
416 Mccutcheon Dr  
Gahanna , Ohio 43230

Michael and Stephanie Carey  
213 Mccutcheon Dr  
Gahanna , Ohio 43230

James McGrath and Janelle Mikusa  
205 Mccutcheon Dr  
Gahanna , Ohio 43230

Howard and Amy Lyon  
199 Mccutcheon Dr  
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Aneka Burton  
191 Mccutcheon Dr  
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Paul and Angel Lacey  
161 Mccutcheon Dr  
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Kyle and Danielle Fabing  
153 Mccutcheon Dr  
Gahanna , Ohio 43230

Traditions at Gahanna  
389 Old Ridenour Rd  
Gahanna , Ohio 43230

Frank and Nancy Kurtz  
131 Rivers Edge Way  
Gahanna , Ohio 43230

Timothy and Kelley Heckman  
135 Rivers Edge Way  
Gahanna , Ohio 43230

Howard Evans  
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Matthew and Rachael Gore  
145 Rivers Edge Way  
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Gahanna , Ohio 43230

Robert Stecki  
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Pamela Hardman  
171 Rivers Edge Way  
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Melinda Moss  
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Gahanna , Ohio 43230

Ashley Hammond  
185 Rivers Edge Way  
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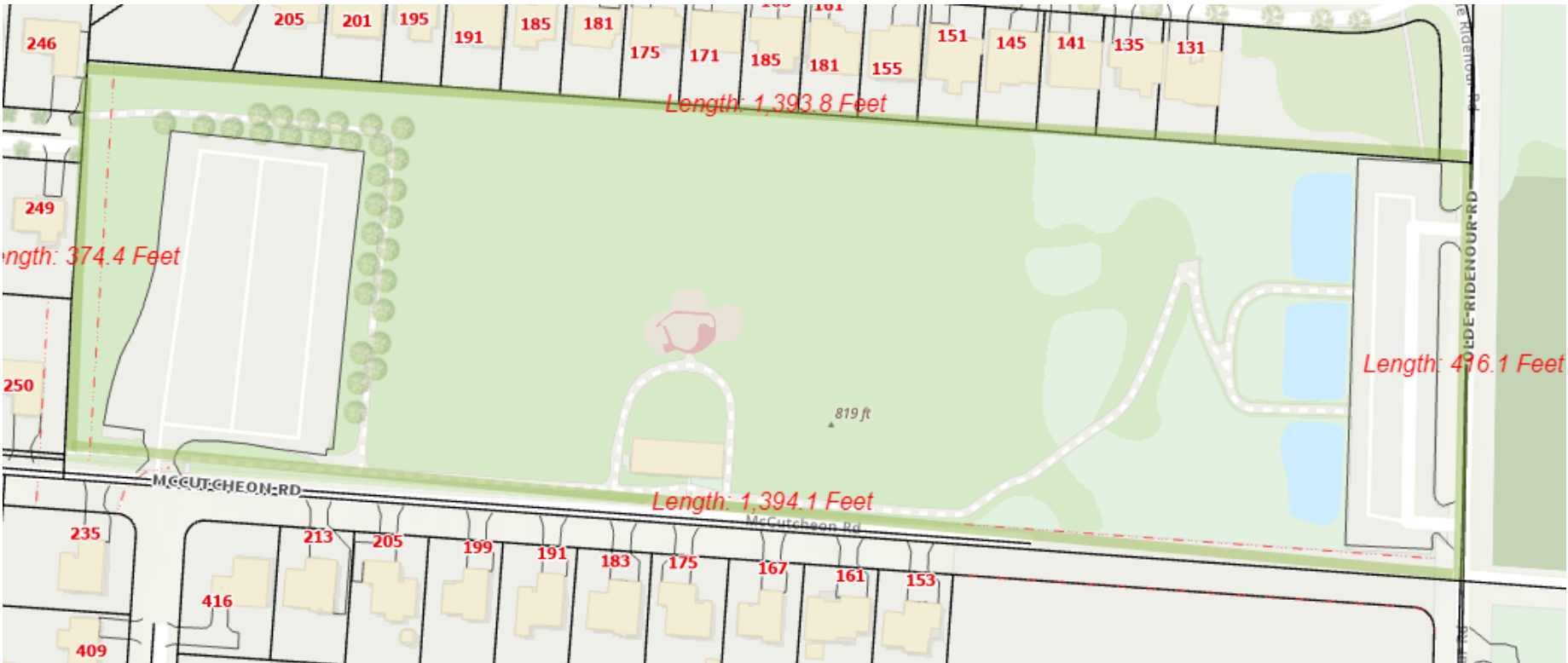
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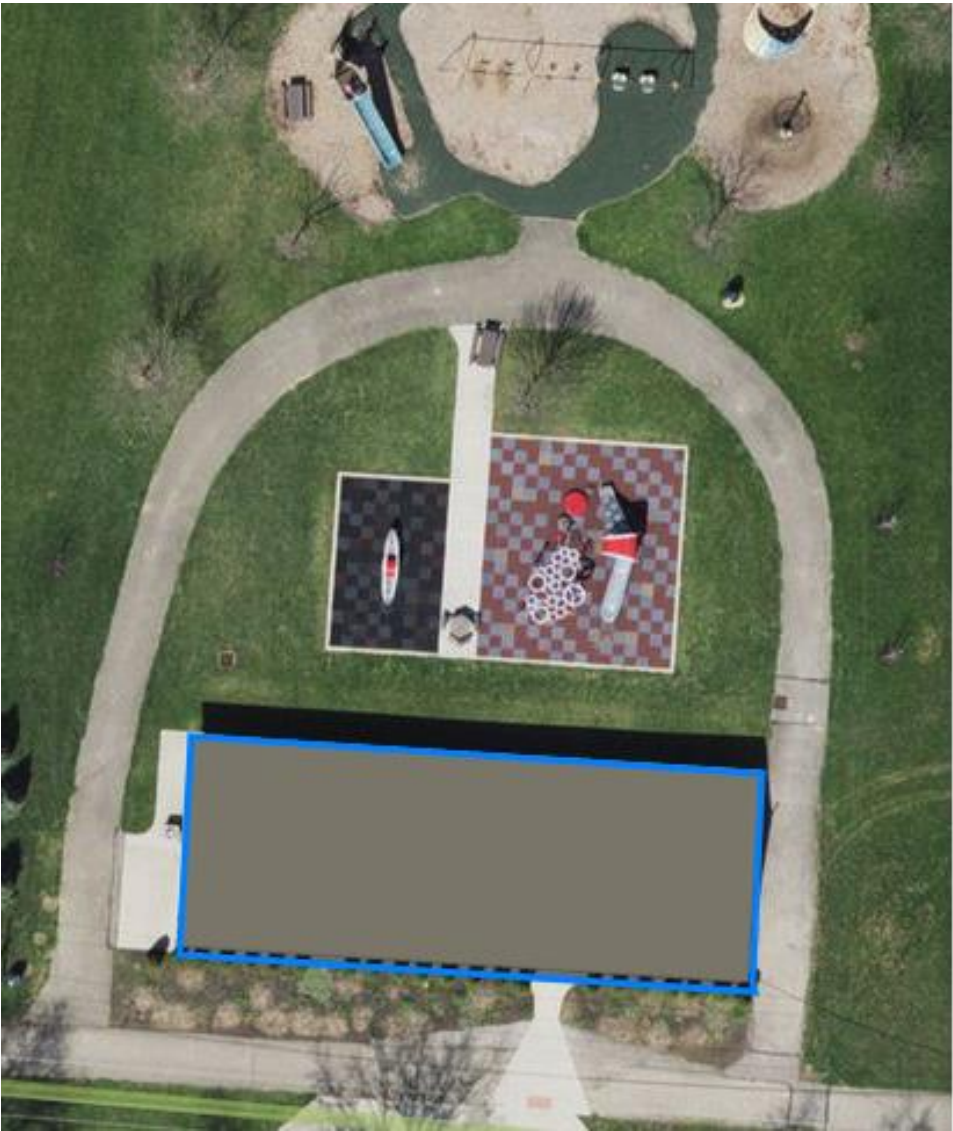
Plot Plan including the following: (11"X17" preferred

- The boundaries and dimensions of the lot



- The size and location of existing and proposed buildings and/or structures

Existing Building is 3263.6 sf. The existing building is not pervious.





Sq Feet ▾

Measurement Result

3,263.6 Sq Feet

Clear

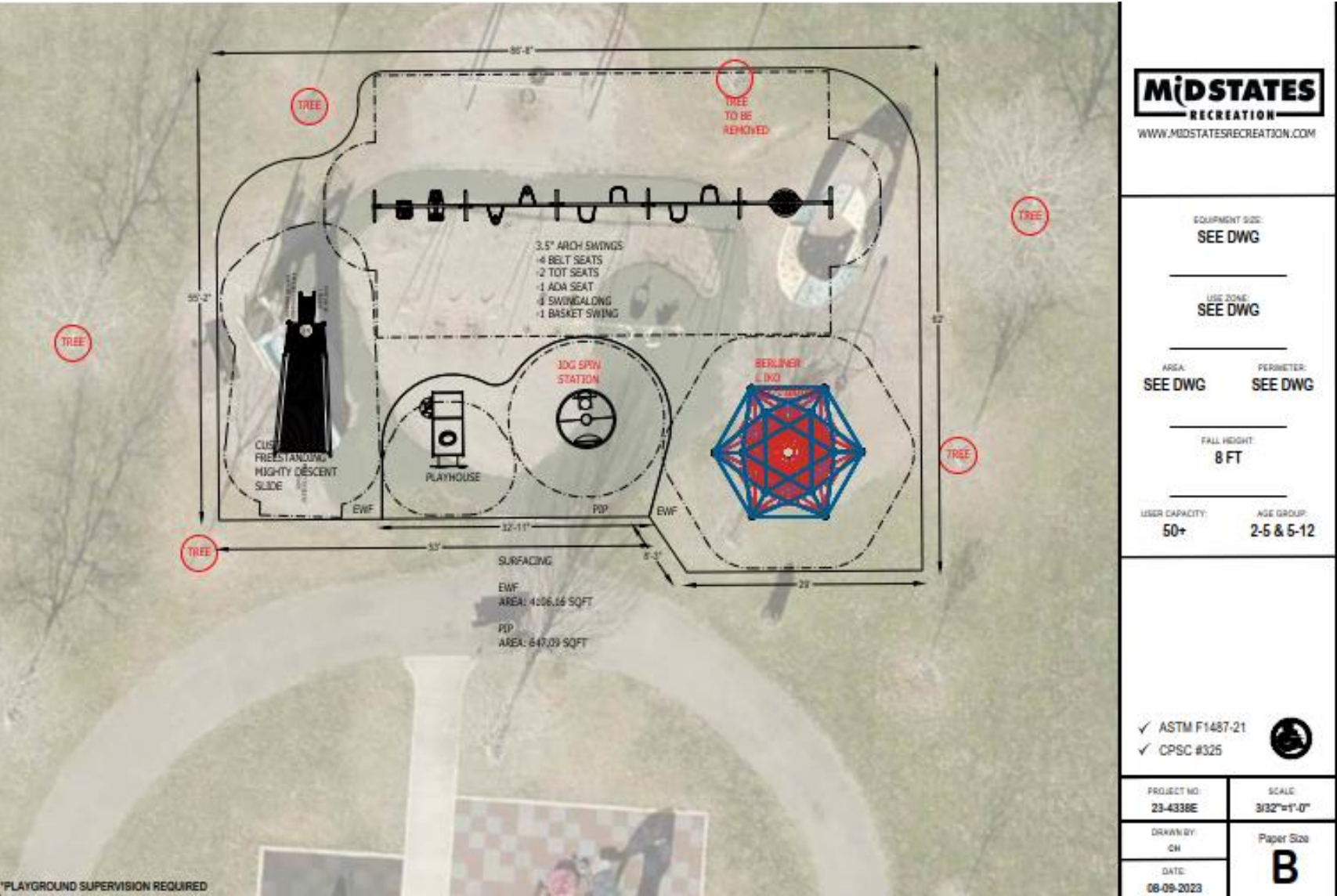
Existing playground is 6355.8 sf. Current surface is pervious.



Proposed Area of Playground Removal is 4566.8 sf. All surfacing is pervious.



Proposed Area of Playground Replacement is 4106.16 sf. All new surfacing is pervious.



- The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping

The use of the park is not to change. It is a community park, intended for the use of the residents within walking distance. The park also has a parking lot and two soccer fields.
- The relationship of the proposed development to the applicable development standards

The relationship is not to change. We plan to replace a portion of the aging playground with new equipment that will match the remaining equipment.
- The use of land and location of structures on adjacent property

The use of land is not to change. It is a greenspace with a playground that serves the adjacent property owners for the purposes of passive recreation. There is a building that is utilized for storage, concession, and year-round flushing restrooms.

1101.15 - PLAYGROUND.

Playground means a small park oriented to the immediate residential area and providing facilities such as children's play areas and small fields.

(Ord. 74-89. Passed 6-20-89.)

The current structure is 145ft away from the closest property line and the new playground will be no closer than the existing.



Proposed Colors











November 20, 2023

City of Gahanna  
200 Hamilton Rd  
Columbus, OH 43230

RE: Project 200 McCutcheon Rd Conditional Use

Dear City of Gahanna:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

**Parks (614) 342-4261**

1. No Comments Per Julie Predieri

**Engineering Project Administrator (614) 342-4056**

2. No comments.

**Transportation & Mobility Engineer (614) 342-4050**

3. No comments.

**Fire District ([welshp@mifflin-oh.gov](mailto:welshp@mifflin-oh.gov))**

4. The fire division has no objection

**Planning (614) 342-4025**

5. Informational Comment: All previous comments have been addressed and the proposal meets all applicable Code requirements.

If you have general comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker  
Planning and Zoning Coordinator



## STAFF REPORT

### Request Summary

The applicant is requesting approval of a Conditional Use and Design Review for the installation of new playground equipment at McCorkle Park. The property is located on the north side of McCutcheon Road, approximately 1,400 feet east of the intersection with Stygler Road. The property and surrounding neighborhood are zoned SF-3 – Residential District, with the property located immediately to south being MFRD – Multi-Family Residential District.

The proposal includes the removal of an existing ~4,500 square foot playground area and installation of a new ~4,100 square foot playground in the same location. The proposed playground area includes several play structures and new pervious landscape material. Most of the equipment is red and silver, as shown in the colored renderings, which will match the existing playground area on the property.

The tallest play structure is a height of 15 feet, 8 inches which meets the height requirements of SF-3. All structures will meet setback requirements with the closest structure being 145 feet from the nearest property line and located behind the concession building. No lighting is proposed with this application and one tree will be removed to allow for the new playground area. The playground area will use the existing walking path for connection to other areas of the park. Public parks are conditional uses in SF-3 and no previous approval was identified requiring the applicant to submit an approval as part of this proposal.

### Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect, and enhance the physical surroundings of the Design Review District.

### Conditional Use

In SF-3, public parks require a Conditional Use under Section 1143.04(a)(1) – Public parks, public playgrounds and recreation areas operated by membership organizations for the benefit of their membership and not for a profit.

Requests for a conditional use shall be approved if the following four conditions are met:

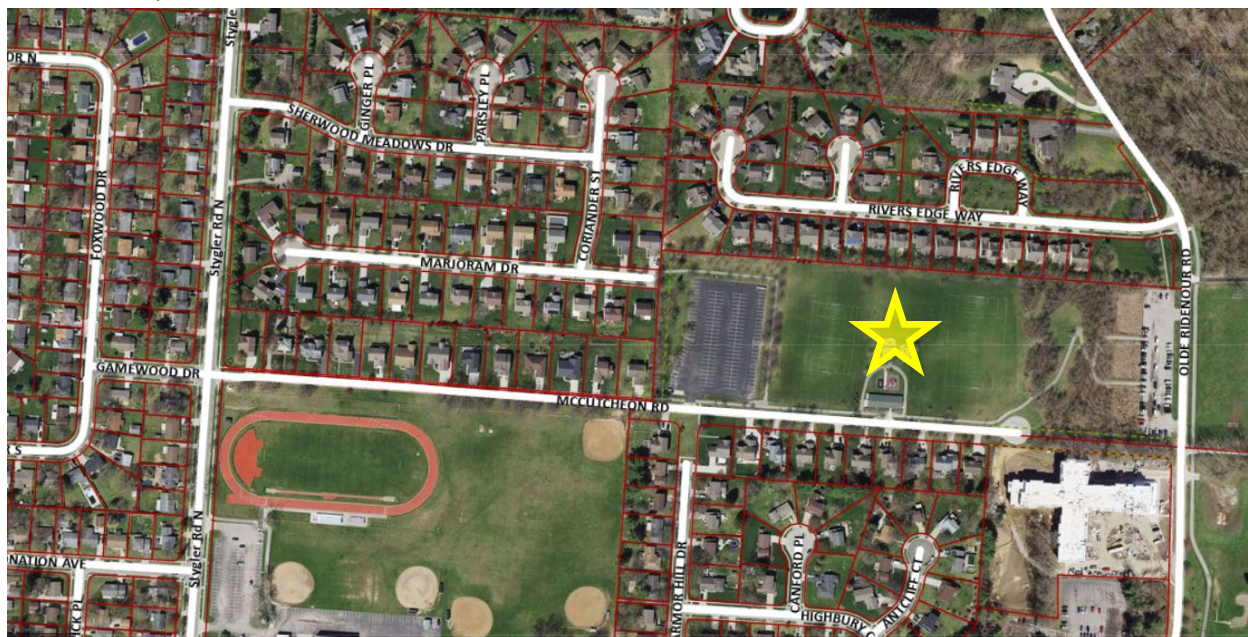
1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

### Staff Comments

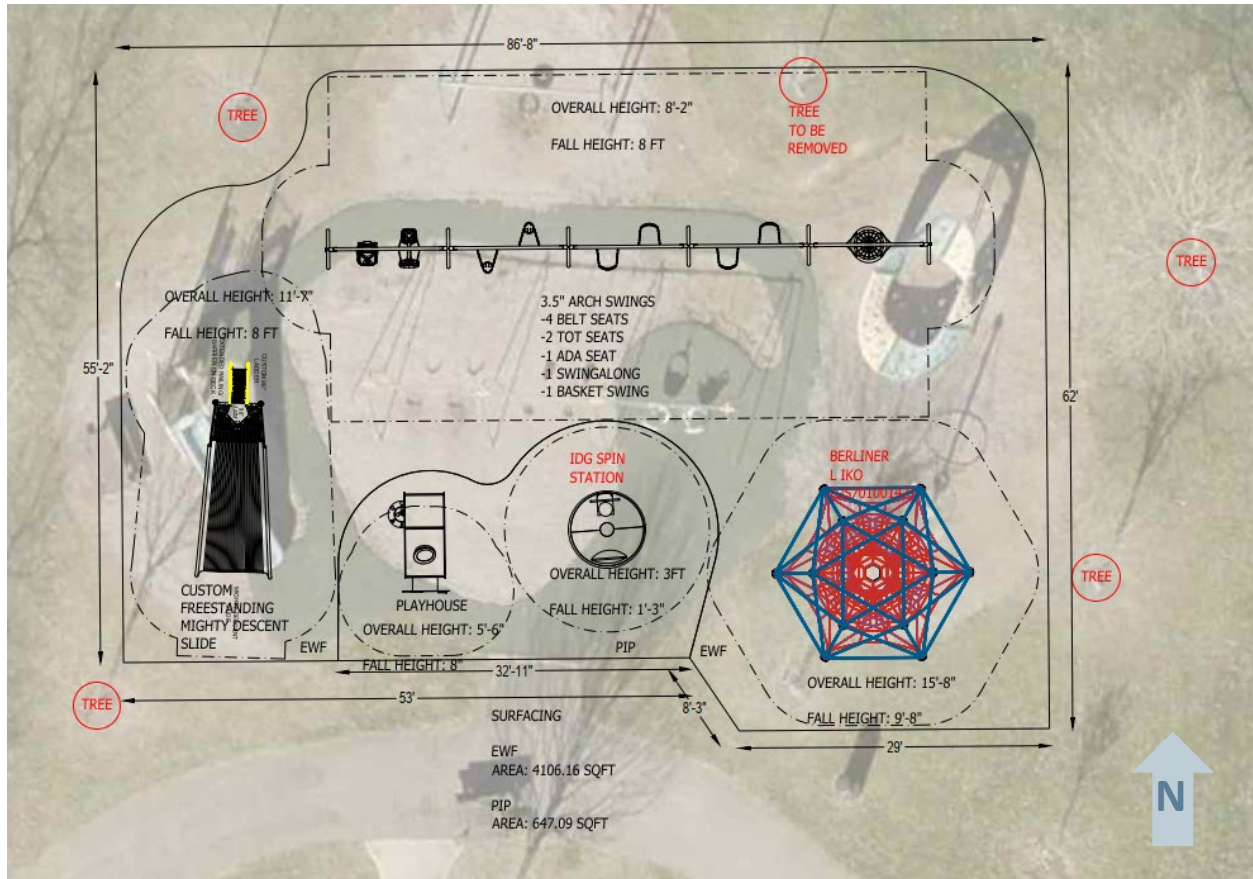
Staff recommends approval of the Conditional Use. The application meets all applicable Code requirements and criteria. The playground area is replacing an existing playground on the property and the proposal will provide additional modern amenities to the area.

Staff supports the Design Review, although it is under the purview of Planning Commission to request modifications to the design and materials of the proposed structures.

### Location Map



### Submitted Site Plan



### Submitted Renderings



Respectfully Submitted By:  
 Logan Stang  
 Planning Manager