

## CONDITIONAL USE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: <b>Ambassador Commons Park-639 Highlands Dr</b>		Project Name/Business Name: <b>Playground Replacement</b>	
Parcel #: <b>025-009306</b>	Zoning: (see <a href="#">Map</a> ) <b>SF-3</b>	Acreage: <b>1.32</b>	

USE SPECIFICATIONS
Proposed Use/Project Description: <b>The City of Gahanna, Parks &amp; Recreation Department wishes to replace Ambassador Commons Park's aging playground and install a new ADA path from the public sidewalk to the new playground.</b>
<b>STAFF USE ONLY:</b> 1143.04(a)(1) (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-0446-2023

RECEIVED: KAW  
DATE: 10-20-2023

PAID: N/A  
DATE: 10-20-23

Updated  
Apr 2022



## CONDITIONAL USE APPLICATION - SUBMISSION REQUIREMENTS

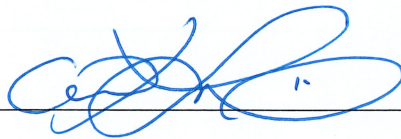
### TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter [1169](#) (visit [Zoning Code](#))
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)
  - The boundaries and dimensions of the lot
  - The size and location of existing and proposed buildings and/or structures
  - 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 relationship of the proposed development to the applicable development standards
  - The use of land and location of structures on adjacent property
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 [Building & Zoning Fee Schedule](#))
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: 9.27.23

### 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. JARWIN, 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  
Notary Public, State of Ohio  
My Commission Expires 01-28-2028  
Stamp or Seal

Mariama Drame  
936 Hines Rd  
Gahanna , Ohio 43230

Gregory Schumacher  
944 Hines Rd  
Gahanna , Ohio 43230

Stewart Spencer and Michelle P  
952 Hines Rd  
Gahanna , Ohio 43230

Jessie and Jennifer Light  
960 Hines Rd  
Gahanna , Ohio 43230

Remy Romerosa  
641 Gahanna Highlands Dr  
Gahanna , Ohio 43230

Robert and Cassandra Cox  
638 Gahanna Highlands Rd  
Gahanna , Ohio 43230

Vincent and Adrienne Boswell  
953 Barleycorn Pl  
Gahanna , Ohio 43230

Resident  
947 Barleycorn Pl  
Gahanna , Ohio 43230

Michael and Cynthia Sarris  
939 Barleycorn Pl  
Gahanna , Ohio 43230

Trevor and Adrienne Ward  
931 Barleycorn Pl  
Gahanna , Ohio 43230

Michelle Arbogast and Jeffrey Heck  
921 Barleycorn Pl  
Gahanna , Ohio 43230

# 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 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, or pocket park intended for the use of the residents of Ambassador Commons residents and those residents within walking distance.

## Statement of Relationship of Use to Adjacent Property

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

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 playground and Gaga Pit are 3,044 sf. This is pervious surface.





Proposed playground and Gaga pit will be approx. 6,610 sf. All of the Playground Surface 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, or pocket park intended for the use of the residents of Ambassador Commons and those residents within walking distance.

- The relationship of the proposed development to the applicable development standards

The relationship is not to change. Dedicated as a public space in 1990 for the use passive recreation.

- 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.

**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 playground is 43ft away from the existing property line and the new playground will be no closer than the existing.







November 21, 2023

City of Gahanna  
200 S Hamilton Rd

RE: Project 639 Gahanna Highlands Dr 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 Ambassador Commons Park. The property is located on the south side of Gahanna Highlands Drive, approximately 150 feet west of the intersection with Barleycorn Place. The property and surrounding neighborhood are zoned SF-3 – Residential District.

The proposal includes the removal of an existing ~3,000 square foot playground area and installation of a new ~6,600 square foot playground in the same location. The proposed playground area includes several small play structures located under two shade canopies, new pervious landscape material, and an ADA path that will connect to the existing sidewalk on Gahanna Highland Drive. Most of the equipment is earth toned colors, green and brown, as shown in the colored renderings.

The proposed shade canopies have a height of 15 feet, 9 inches and 19 feet, 4 inches which meet the height requirements of SF-3. All structures will meet setback requirements with the closest structure being 43 feet from the nearest property line. No lighting is proposed with this application and no existing landscaping will be impacted by the proposal. 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. The park was dedicated in 1990 for public use.

### 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 park has operated as a public space since 1990 and the proposal will provide additional amenities to the neighborhood.

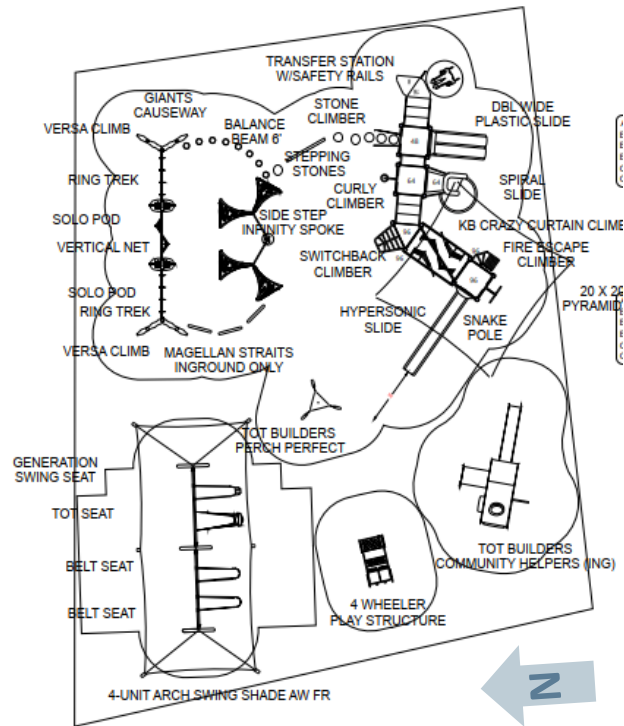
Staff supports the Design Review, although it is under the purview of Planning Commission to request modifications to the design and materials of the proposed structures.

### Location Map





Submitted Site Plan



Submitted Renderings



Respectfully Submitted By:  
 Logan Stang  
 Planning Manager