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May 8, 2024

Gahanna City Council
c/o Jeremy VanMeter, Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230
Via email: Jeremy.vanmeter@gahanna.gov

**Re: Crescent Woods
Final Plat FP-0001-2024
Applicant Casto Communities**

To the Members of Gahanna City Council:

This letter is respectfully submitted to request approval of the Crescent Woods Final Plat as waiver and emergency legislation. This plat concerns a site consisting of approximately 40 acres located east of Hamilton Road, north of Tech Center Drive, and south of Interstate-270. This site was rezoned in 2023 to permit development of three subareas providing a mix of commercial and residential uses. Subarea 2 is already in development as a 60,000-square-foot building which will become home to Orthopedic One offices.

The Applicant, Casto Communities, submitted a Final Plat of Crescent Woods for your approval. This plat will establish the boundaries of the subareas and detail public infrastructure for the site. Significantly, this public infrastructure includes a public road with roundabout which will serve as an artery for all three subareas. This road cannot commence construction until the Final Plat is approved and effective and construction is expected to take at least two months to complete.

The Applicant presented this Final Plat to the Gahanna Planning Commission on April 24, 2024. The Planning Commission recommends approval to Gahanna City Council. This ordinance is scheduled for the Committee of the Whole meeting on May 13, 2024.

The Applicant respectfully request approval of this final plat ordinance by waiver and emergency legislation. Construction of the road is public infrastructure which will benefit the public, health, safety, and welfare of the residents of the City of Gahanna and visitors to the site. Waiver and emergency legislation is necessary to ensure that this public benefit is realized without delay.

The Applicant also submits that timely construction and opening of the new Orthopedic One Gahanna offices will promote a public benefit. Orthopedic One is currently located in Columbus on Taylor Station Road near Mt. Carmel East. Its lease at the Columbus location will

expire in October 2024. It is necessary to ensure that the new Gahanna Office will open on time so that medical appointments and jobs are not disrupted.

This office will ultimately create jobs for Gahanna residents, generate tax revenue for Gahanna, and serve the health needs of central Ohio and particularly east Franklin County. But construction of the road described above is a serious impediment to providing these public benefits on time and with out disruption. The public road can only be constructed after this Final Plat is approved and effective. Therefore, approving this Final Plat as emergency legislation will promote public, health, safety, and welfare of the residents of the City of Gahanna.

We respectfully request that you approve this ordinance as waiver and emergency legislation for the public health, safety, and welfare of the residents of the City of Gahanna.

Sincerely,



Eric Zartman

Cc:

Mayor Laurie Jadwin, laurie.jadwin@gahanna.gov

Director of Planning Michael Black, michael.blackford@gahanna.gov

Senior Director of Operations Kevin Schultz, kevin.schultz@gahanna.gov