

VARIANCE APPLICATION

PROPERTY INFORMATION		
Project/Property Address:	Project Name/Business Name:	
Parcel #:	Zoning: <i>(see Map)</i>	Acreage:

LMFRD and SCPD

VARIANCE SPECIFICATIONS
Description of Variance Request:
STAFF USE ONLY: <i>(Code Section):</i>

APPLICANT INFORMATION	
Applicant Name <i>(Primary Contact):</i>	Applicant Address:
Applicant E-mail:	Applicant Phone:
Business Name <i>(if applicable):</i>	

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

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. <u>V-0055-2023</u>

RECEIVED: <u>KAW</u>
DATE: <u>02-16-2023</u>

PAID: <u>500.00</u>
DATE: <u>02-16-2023</u>


**Updated
Apr 2022**

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code Chapter 1131 (visit www.municode.com) <i>(Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)</i>
2.	Survey of property certified by a registered surveyor (11"x17" copy) if Applicable - Site Plan, drawings, or survey that depicts where the Variance is requested.
3.	Renderings, drawings, and/or pictures of the proposed project
4.	A statement of the reason(s) for the variance request that address the following three conditions: <i>(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)</i> - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5.	List of contiguous property owners & their mailing address
6.	One set of pre-printed mailing labels for all contiguous property owners
7.	Application fee (in accordance with the Building & Zoning Fee Schedule)
8.	Application & all supporting documents submitted in digital format
9.	Application & all supporting documents submitted in hardcopy format
10.	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: _____

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.

Griffin Caldwell (authorized rep)
_____ (applicant/representative/property owner name printed)

Griffin Caldwell _____ 2/10/23
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 10th day of February, 2023.

State of Ohio County of Franklin

Notary Public Signature: _____



Steven K. Dankof, Jr., Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

APPLICANT:

CP Crescent LLC
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

PROPERTY OWNER:

CP Crescent LLC
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

ATTORNEY:

Aaron L. Underhill
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Walnut Creek Mob LLC
P.O. Box 887
New Albany, Ohio 43054

Crescent at Central Park LLC
132 Preston Road
Columbus, OH 43209

Columbus Regional Airport
Authority (City of Columbus)
4600 International Gateway
Columbus, OH 43219

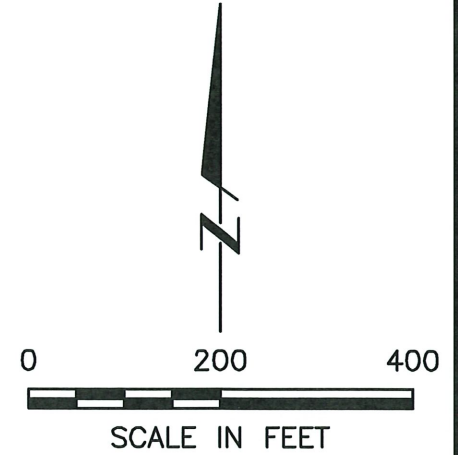
City of Gahanna
200 North Hamilton
Gahanna, Ohio 43230

16.666 ACRE LOT SPLIT

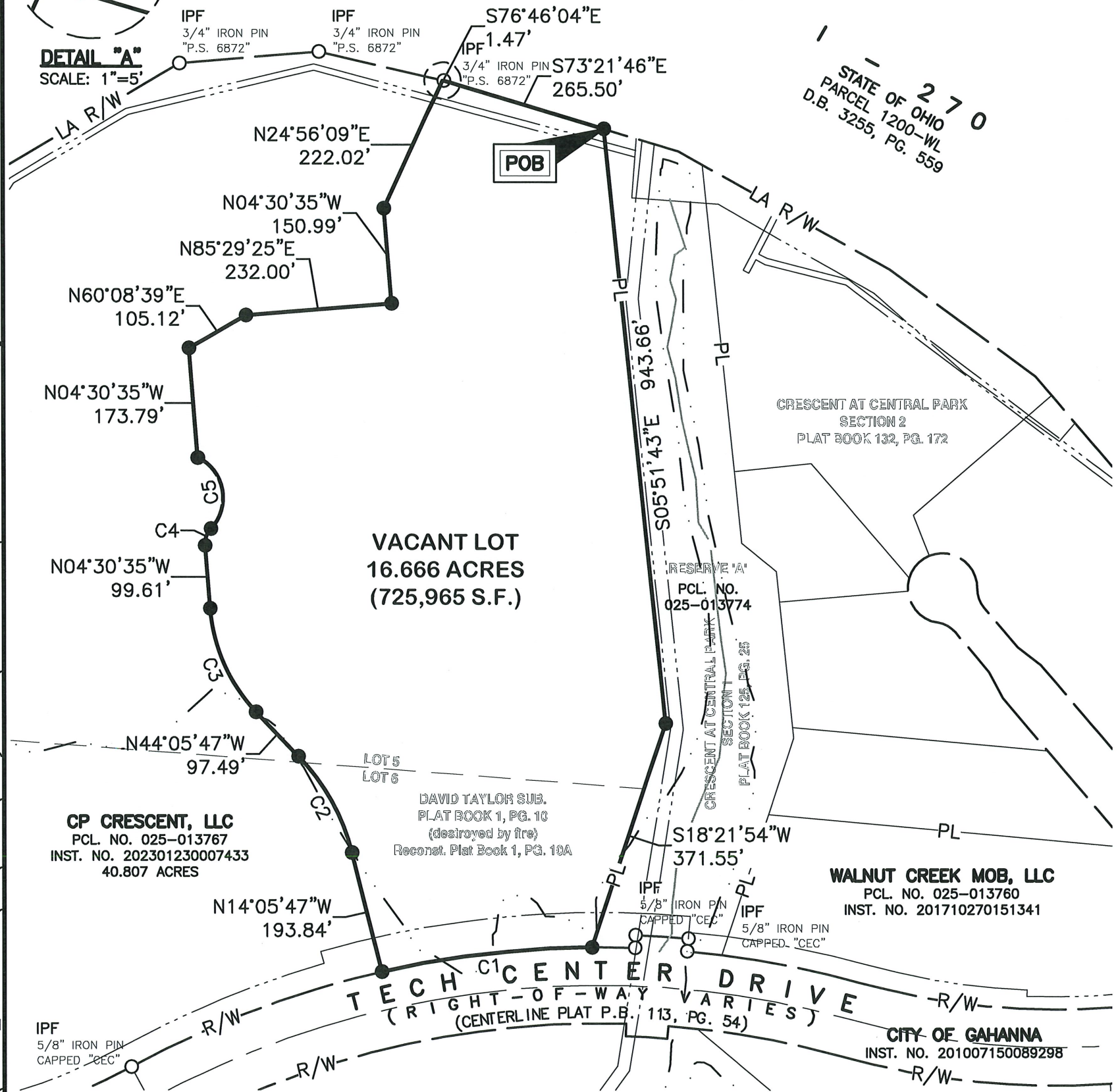
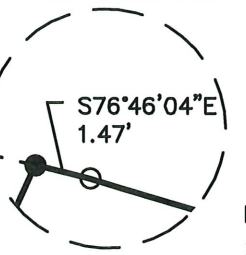
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,
TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3, PART OF LOTS 5 & 6
DAVID TAYLOR'S SUBDIVISION P.B. 1, PG. 10 (DESTROYED BY FIRE)
UNITED STATES MILITARY LANDS

Legend

- R/W Right-of-Way
- PL Property Line
- LA R/W Limited Access Right-of-Way
- POB Point of Beginning
- Iron Pin Found (IPF)
- Iron Pin Set



DETAIL "A"
SCALE: 1"=5'



CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1560.00'	12°21'39"	336.55'	S83°21'35"W	335.90'
C2	335.00'	30°00'00"	175.41'	N29°05'47"W	173.41'
C3	265.00'	39°35'13"	183.09'	N24°18'11"W	179.47'
C4	35.00'	48°11'23"	29.44'	N19°35'07"E	28.58'
C5	70.00'	108°11'23"	132.18'	N10°24'53"W	113.40'

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: gantonini
01/30/2023
PENDING ORIGINALS
*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

FLOOD ZONE:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AND "AE" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 39049C0351K AND 39049C0213K WITH A DATE OF IDENTIFICATION OF JUNE 17, 2008, IN FRANKLIN COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

BASIS OF BEARINGS:

BEARINGS AS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY ODOT RTN OBSERVATIONS, WITH THE CENTERLINE OF HAMILTON ROAD BEARING NORTH 04°09'11" EAST.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Mag nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from 07-2020 through 06-2021.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BY: *Matthew Lee Sloat* 1/30/23
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

16.666 ACRE LOT SPLIT	DATE:	01/27/2023
	JOB NO:	0958.011
	DRAWN BY:	CK
	CHECKED BY:	GGB
	APPROVED BY:	MLS
1 OF 1		

Drawing: M:\958011_CrescentPark\DWG\Exhibits\Survey Exhibits\EXH-SP02-LotSplit_REV_2023_01_16.dwg Saved on: 01-27-23 08:19 Revised by: ckelly

E. P. FERRIS
AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

WALNUT CREEK MOB, LLC
PCL. NO. 025-013760
INST. NO. 201710270151341

CITY OF GAHANNA
INST. NO. 201007150089298

CP CRESCENT, LLC
PCL. NO. 025-013767
INST. NO. 202301230007433
40.807 ACRES

VACANT LOT
16.666 ACRES
(725,965 S.F.)

LEGAL DESCRIPTION
16.666 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, within Lots 5 and 6 of David Taylor's Subdivision (Destroyed by fire), Plat Book 1, Page 10, reconstituted in Plat Book 1, Page 10A, and being part of a 40.807 acre tract as conveyed to CP Crescent, LLC in Instrument Number 202301230007433, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at an iron pin set at the northwesterly corner of a Reserve "A" as delineated in Crescent At Central Park Section 1, as recorded in Plat Book 125 page 25, also being the northeasterly corner of said 40.807 acre tract and on the southerly limited access right-of-way line of Interstate 270, as conveyed to the State of Ohio in Deed Book 3255, Page 559;

Thence along the easterly line of said 40.807 acre tract and the westerly line of said Reserve "A", the following courses:

South 05°51'43" East, 943.66 feet to an iron pin set;

South 18°21'54" West, 371.55 feet to an iron pin set, being on the northerly right-of-way line of Tech Center Drive (Varies), as delineated in the Centerline Plat FRA-Tech Center Drive, Plat Book 113, Page 54, as conveyed to the City of Gahanna in Instrument Number 201007150089298, also being the southeasterly corner of said 40.807 acre tract, also being the southwesterly corner of said Reserve "A";

Thence along the northerly right-of-way of said Tech Center Drive and along the southerly line of said 40.807 acre tract, along a curve to the left having a radius of 1560.00 feet, a delta angle of 12°21'39", an arc length of 336.55 feet, and a chord bearing and distance of South 83°21'35" West, 335.90 feet to an iron pin set;

Thence across said 40.807 tract, the following twelve (12) courses:

North 14°05'47" West, 193.84 feet to an iron pin set on a point of curvature;

Along a curve to the left having a radius of 335.00 feet, a delta angle of 30°00'00", an arc length of 175.41 feet, and a chord bearing and distance of North 29°05'47" West, 173.41 feet to an iron pin set at a point of tangency;

North 44°05'47" West, 97.49 feet to an iron pin set at a point of curvature;

Along a curve to the right having a radius of 265.00 feet, a delta angle of 39°35'13", an arc length of 183.09 feet, and a chord bearing and distance of North 24°18'11" West, 179.47 feet to an iron pin set at a point of tangency;

North 04°30'35" West, 99.61 feet to an iron pin set at a point of curvature;

Along a curve to the right having a radius of 35.00 feet, a delta angle of 48°11'23", an arc length of 29.44 feet, and a chord bearing and distance of North 19°35'07" East, 28.58 feet to an iron pin set at a point of reverse curvature;

Along a curve to the left having a radius of 70.00 feet, a delta angle of 108°11'23", an arc length of 132.18 feet, and a chord bearing and distance of North 10°24'53" West, 113.40 feet to an iron pin set;

North 04°30'35" West, 173.79 feet to an iron pin set;

North 60°08'39" East, 105.12 feet to an iron pin set;

North 85°29'25" East, 232.00 feet to an iron pin set;

North 04°30'35" West, 150.99 feet to an iron pin set;

North 24°56'09" East, 222.02 feet to an iron pin set being on the northerly line of said 40.708 acre tract, and said southerly limited access right-of-way of Interstate 270;

Thence along the northerly line of said 40.708 acre tract and said southerly limited access right-of-way line of Interstate 270, the following courses:

South 76°46'04" East, 1.47 feet to a 3/4" iron pin found capped "P.S. 6872";

South 73°21'46" East, 265.50 feet to the **POINT OF BEGINNING**, containing 16.666 acres (725,965 S.F.), more or less.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), as determined by ODOT RTN observations, with the centerline of Hamilton Road bearing North 04°09'11" East.

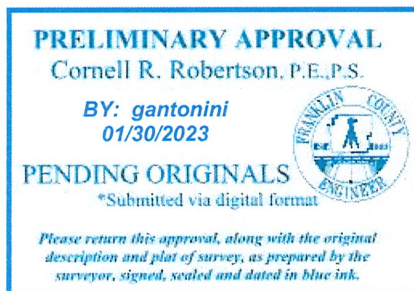
All monuments found are in good condition unless otherwise noted.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top. Mag nails set are magnetic nails with 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. in July 2020 and June 2021 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



Matthew Lee Sloat 1/30/23
Matthew Lee Sloat, PS Date
Registered Surveyor No. 8342



STATEMENT IN SUPPORT

ADDRESS: 0 Hamilton Road
PARCEL: 025-013767
SIZE: +/- 16.666 acres
CURRENT: LMFRD and SCPD
PROPOSED: LMFRD
OWNER: CP Crescent LLC
APPLICANT: CP Crescent LLC c/o Griffin Caldwell
ATTORNEY: Aaron Underhill, Underhill & Hodge, LLC
DATE: April 14, 2023

This statement is filed in support of area variances filed in conjunction with a companion rezoning application.

The site is located southeast of the South Hamilton Road and Interstate 270 interchange and north of Tech Center Drive. The site is undeveloped property and currently zoned in the Select Commercial Planned District (SCPD). The Applicant proposes rezoning the property from SCPD to Limited Multi-family Residential District (L-MFRD) to permit the development of a multifamily residential development component of what will become – with the underlying SCPD zoning classification of surrounding properties, a mixed-use development.

Gahanna conducted a survey in preparation of the *2019 Gahanna Land Use Plan*. The survey participants generally believe that Gahanna is in need of more apartment and mixed-use developments. Notably, at least 60% of respondents in each age category suggested that more apartments are needed in the Gahanna market. These results align with *Insight 2050* which projects Central Ohio's population to increase by a half a million to a million people by 2050. The proposed development will provide the desirable apartment use and spur commercial development in the immediate area ultimately creating a mixed-use development.

Also, the Plan recommends mixed-use for the site. This is a classification which recommends retail, office, and residential at 10-30 dwelling units per acre. The Applicant's proposed development complies with the Plan's recommended land use.

To permit the development as proposed, the Applicant respectfully requests the following variance from the Gahanna Zoning Code:

Section 1149.03(b)(1) – Lot width. The Applicant requests a variance to reduce the minimum lot width to 1,248 feet for 262 dwelling units.

Section 1149.03(e) – Rear yard. The Applicant requests a variance to reduce the minimum rear yard requirement from 25 feet to 20 feet.

Section 1149.03(l)(3) - Relationship of Main Buildings to Each Other, MFRD District Boundary, and Parking. The Applicant requests a variance to reduce the minimum distance of the end of a main building to the boundary of the MFRD district from 15 feet to 10 feet.

Section 1149.03(1)(5) – Relationship of Main Buildings to Each Other, MFRD District Boundary, and Parking. The Applicant requests a variance to reduce the minimum building and parking separation from 25 feet to the front or rear of a main building to 5 feet.

Section 1167.20(b)(2) – Property Perimeter Requirements. The Applicant requests a variance to eliminate the required landscape buffer along eastern boundary line adjacent to a commercial zone.

Section 1163.02(a) – Minimum Number of Parking Spaces Required. The Applicant requests a variance to reduce the minimum number of parking spaces required from 588 to 550 spaces.

There are special circumstances and conditions applying to this proposed development which warrant granting of the requested variances. With respect to the request to reduce the rear yard from 25 feet to 10 feet, the rear yard is along the east property line. On the other side of that property line is a stream and undeveloped land which is owned by this Applicant. The property line is also heavily wooded.

The granting of this variance will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood. Further, there is no detrimental effect as a result of the variance because the only property owner who would be affected by the reduced rear yard is the Applicant itself. The policy purpose of setbacks is the protection of abutting property owners, which is not an issue here because the abutting property owner is the Applicant.

Granting the requested variances is necessary for the preservation and enjoyment of property rights. The Applicant proposes a development which is compatible with the vision and design standards of the Land Use Plan. It is a high-density residential development which will reinforce the area's mixed-use and spur commercial development. This variance will preserve and protect the property rights to develop as envisioned.

The Applicant is committed to developing a pleasing development which is compatible in style to future mixed-use environment. The proposed redevelopment will not negatively impact the value of existing abutting lands or developments. Rather, the proposed development is necessary spur redevelopment within the area.

UTILITY SERVICE STATEMENT:

SANITARY: THE SANITARY SEWER WILL BE PROPOSED MAIN LINE THAT EXTENDS OFF THE EXISTING SANITARY SEWER (18" PER C1667) ALONG THE EAST SIDE OF THE SITE. THE EXTENSION OF THE SANITARY SEWER WILL PROVIDE SANITARY CONNECTION TO THE PROPOSED DEVELOPMENT.

STORM SEWERS: THE STORM SEWER WILL CONSIST OF A PRIVATE ON-SITE SYSTEM THAT WILL OUTLET TO A REGIONAL STORMWATER MANAGEMENT BASIN. THE REGIONAL STORMWATER MANAGEMENT BASIN WILL BE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TECH CENTER DRIVE WITH HAMILTON ROAD. THE STORMWATER MANAGEMENT SYSTEM WILL MEET OR EXCEED THE CITY OF GAHANNA AND OSPA STORMWATER QUALITY AND QUANTITY REQUIREMENTS.

STORMWATER MANAGEMENT BASIN: THE PROPOSED PUBLIC BASINS DEPICTED ON THIS PLAN SHALL BE PRIVATELY OWNED AND MAINTAINED.

WATER SERVICE: WATER AND FIRE SERVICES WILL BE PROVIDED TO THE SITE BY THE EXTENSION OF THE EXISTING WATER MAIN (8" PER FRA-TECH CENTER DRIVE EXTENSION) CURRENTLY LOCATED ALONG THE NORTH SIDE OF TECH CENTER DRIVE. THE WATER MAIN WILL EXTEND ALONG THE PROPOSED PUBLIC ROAD CALLED CRESCENT BOULEVARD AND PROVIDE WATER AND FIRE SERVICE CONNECTIONS FOR THE PROPOSED DEVELOPMENT.

PUBLIC EASEMENTS: THE CITY IS NOT RESPONSIBLE FOR THE UPKEEP, MAINTENANCE, OR RENEWAL OF THE GROUNDS OR IMPROVEMENTS WITHIN THE PROPOSED PUBLIC EASEMENT.

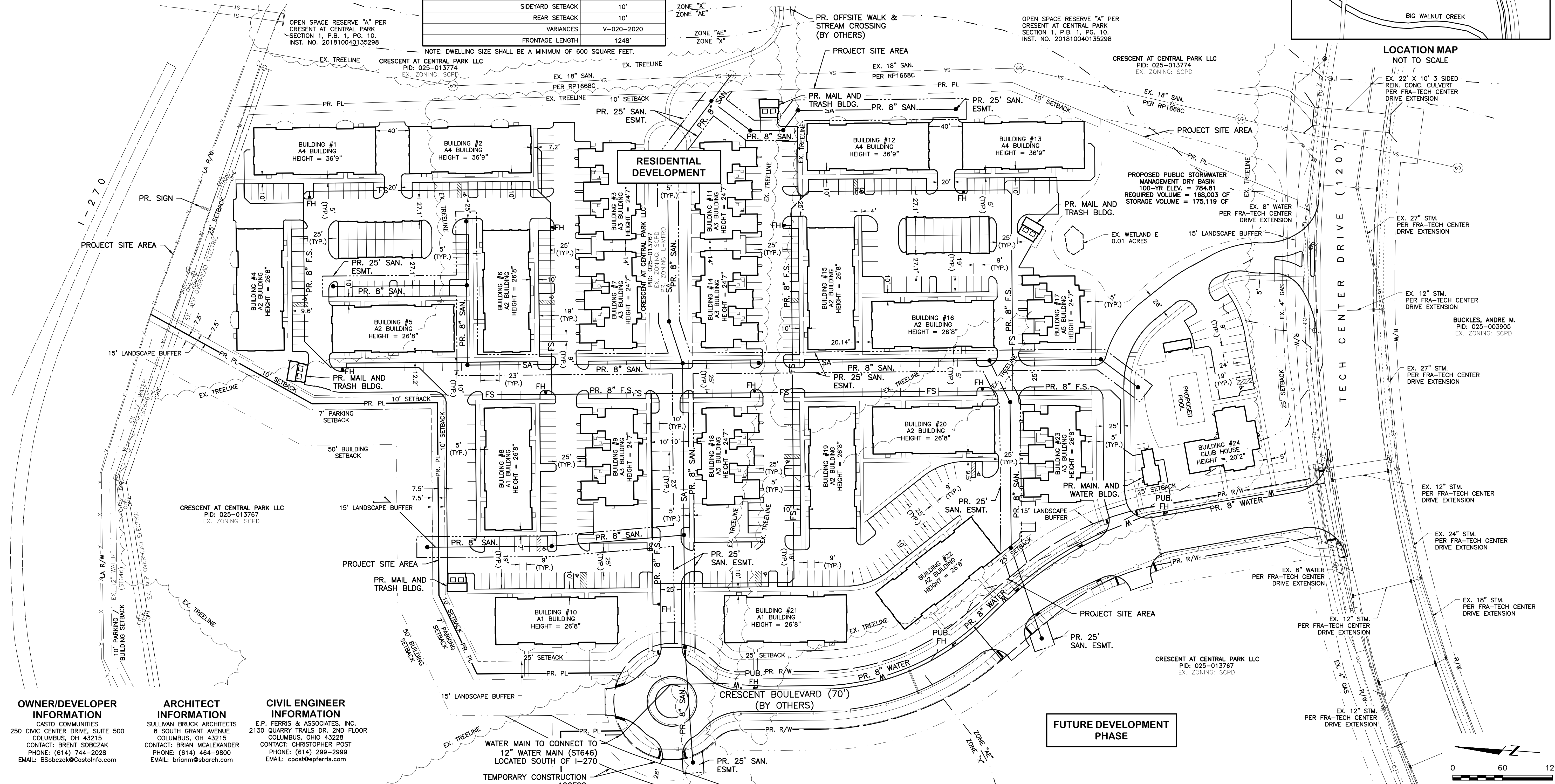
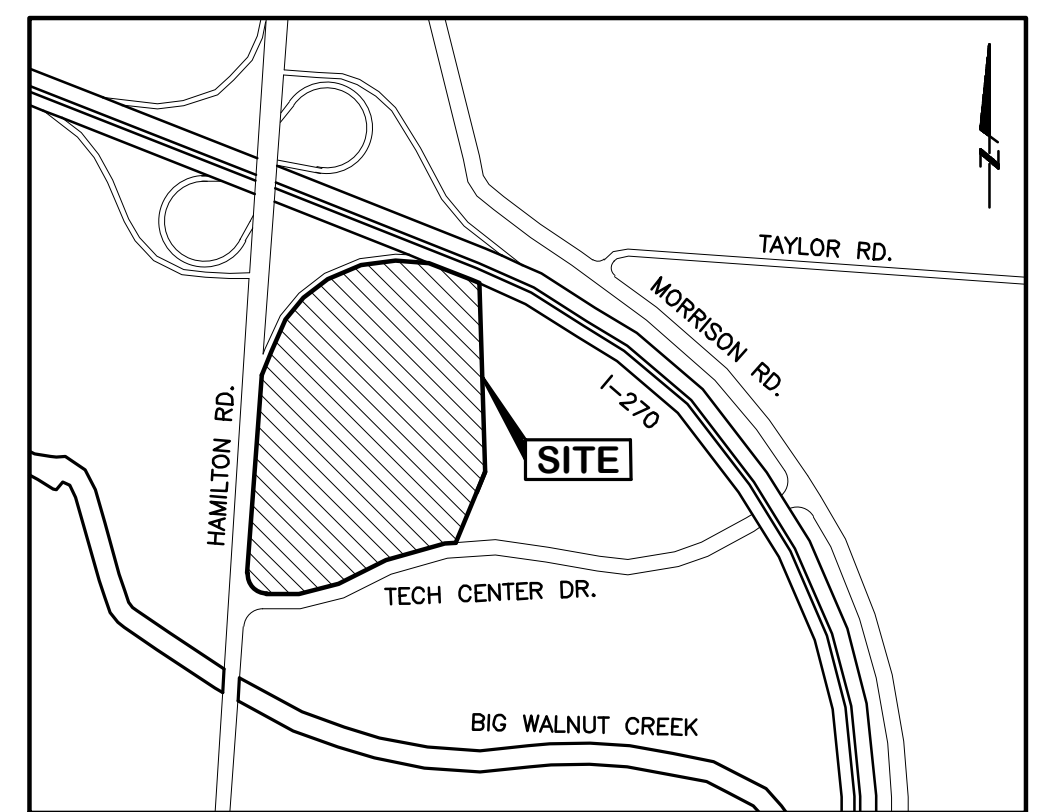
GENERAL ZONING INFORMATION	
ZONING	L-MFRD
TOTAL UNITS	294
NUMBER OF DWELLING UNITS IN A1 BUILDINGS	16
NUMBER OF DWELLING UNITS IN A2 BUILDINGS	14
NUMBER OF DWELLING UNITS IN A3 BUILDINGS	6
NUMBER OF DWELLING UNITS IN A4 BUILDINGS	22
NUMBER OF DWELLING UNITS IN A5 BUILDINGS	4
BUILDING HEIGHT FOR A1 BUILDINGS	26' 8"
BUILDING HEIGHT FOR A2 BUILDINGS	26' 8"
BUILDING HEIGHT FOR A3 BUILDINGS	24' 7"
BUILDING HEIGHT FOR A4 BUILDINGS	36' 9"
BUILDING HEIGHT FOR A5 BUILDINGS	24' 7"
FRONT SETBACK	25'
SIDEYARD SETBACK	10'
REAR SETBACK	10'
VARIANCES	V-020-2020
FRONTAGE LENGTH	1248'

SITE DATA TABLE		
DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA	16.66 (725,853 SF)	AC.
TOTAL DISTURBED AREA (ON-SITE)	16.08	AC.
PRE-DEVELOPED IMPERVIOUS AREA	0.00	AC.
POST-DEVELOPED IMPERVIOUS AREA	10.74	AC.
BUILDING COVERAGE	4.24	AC.
VEHICULAR AREAS	5.24	AC.
SIDEWALK & CONCRETE AREAS	1.26	AC.
UNCOVERED LAND	5.92	AC.
OPEN SPACE	3.17 (19.0%)	AC.
MAXIMUM LOT COVERAGE ALLOWED	35	%
MAXIMUM LOT COVERAGE PROVIDED	25.5	%

NOTE: A MINIMUM 15% OF THE DEVELOPABLE AREA SHALL BE OPEN SPACE.

PARKING CALCULATION	
PARKING:	NUMBER OF SPACES
TOTAL PARKING SPACES REQUIRED - 2 SPACES PER DWELLING UNIT	588
PARKING LOT SPACES	408
GARAGE SPACES	106
DETACHED GARAGE SPACES	36
TOTAL PARKING SPACES PROVIDED	550
ACCESSIBLE SPACES REQUIRED	11 TOTAL / 2 VAN
ACCESSIBLE SPACES PROVIDED	11 TOTAL / 2 VAN

NOTE: GARAGE FACILITIES ARE PERMITTED BUT SHALL NOT BE GREATER IN SIZE THAN 1/3 THE FLOOR AREA OF EACH UNIT.



OWNER/DEVELOPER INFORMATION
 CASTO COMMUNITIES
 250 CIVIC CENTER DRIVE, SUITE 500
 COLUMBUS, OH 43215
 CONTACT: BRENT SOBCEZAK
 PHONE: (614) 744-2028
 EMAIL: BSobcezak@CastoInfo.com

ARCHITECT INFORMATION
 SULLIVAN BRUCK ARCHITECTS
 8 SOUTH GRANT AVENUE
 COLUMBUS, OHIO 43228
 CONTACT: BRIAN MCALLEXANDER
 PHONE: (614) 464-9800
 EMAIL: brianm@sbarch.com

CIVIL ENGINEER INFORMATION
 E.P. FERRIS & ASSOCIATES, INC.
 2130 QUARRY TRAILS DR. 2ND FLOOR
 COLUMBUS, OHIO 43228
 CONTACT: CHRISTOPHER POST
 PHONE: (614) 299-2999
 EMAIL: cpost@epferris.com

WATER MAIN TO CONNECT TO
 12" WATER MAIN (ST646)
 LOCATED SOUTH OF I-270
 TEMPORARY CONSTRUCTION
 ACCESS

FUTURE DEVELOPMENT PHASE

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC.
 Consulting Civil Engineers and Surveyors
 2130 QUARRY TRAILS DR, 2ND FLOOR
 COLUMBUS, OHIO 43228
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

CITY OF GAHANNA, OHIO
CRESCENT WOODS APARTMENTS
 CASTO COMMUNITIES

JOB NO.	0958.011
DESIGNED BY:	JAR
DRAWN BY:	JAR
CHECKED BY:	CLP
APPROVED BY:	-
DATE:	04/26/23

SITE PLAN - RESIDENTIAL

SCALE:	1" = 60'
SHEET NO.	1
OF	2

M:\958011_CrescentPark\DWG\Production Drawings\FDP_Site Plan.dwg - Site Plan LAST EDITED BY JAR ON 4/26/23

UTILITY SERVICE STATEMENT:

SANITARY: THE SANITARY SEWER WILL BE PROPOSED MAIN LINE THAT EXTENDS OFF THE EXISTING SANITARY SEWER (18" PER C1667) ALONG THE EAST SIDE OF THE RESIDENTIAL SITE. THE EXTENSION OF THE SANITARY SEWER WILL PROVIDE SANITARY CONNECTION TO THE PROPOSED DEVELOPMENT.

STORM SEWERS: THE STORM SEWER WILL CONSIST OF A PRIVATE ON-SITE SYSTEM THAT WILL OUTLET TO A REGIONAL STORMWATER MANAGEMENT BASIN. THE REGIONAL STORMWATER MANAGEMENT BASIN WILL BE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TECH CENTER DRIVE WITH HAMILTON ROAD. THE STORMWATER MANAGEMENT SYSTEM WILL MEET OR EXCEED THE CITY OF GAHANNA AND OSPA STORMWATER QUALITY AND QUANTITY REQUIREMENTS.

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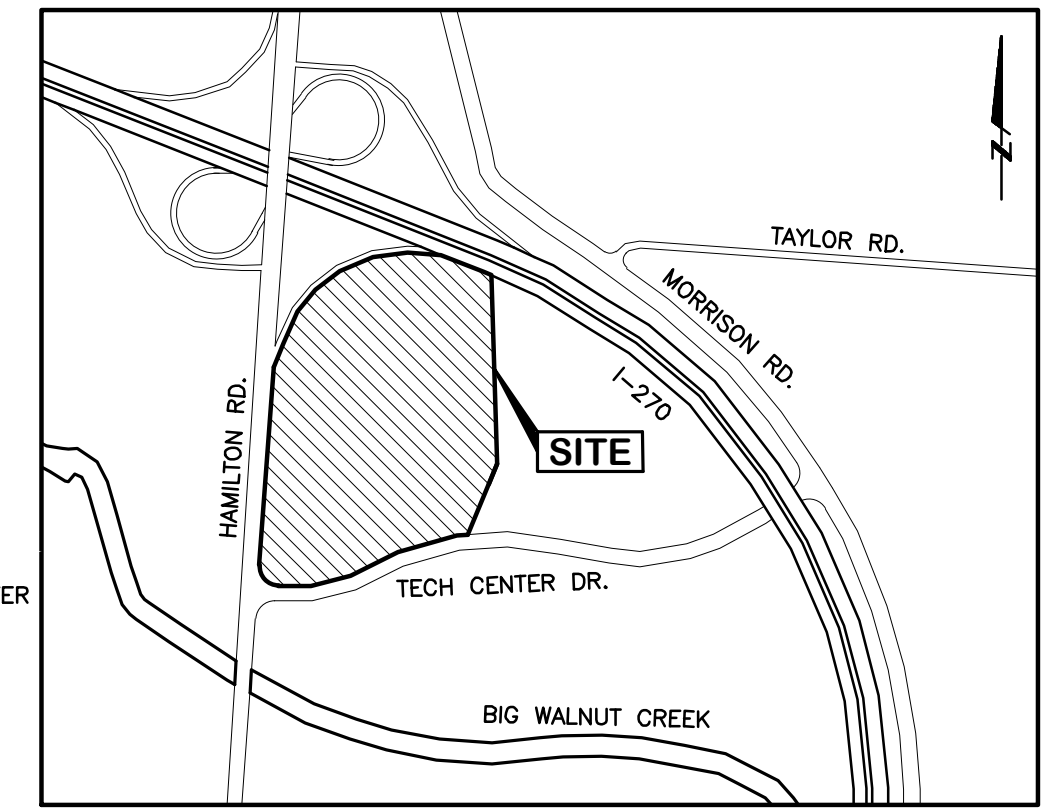
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SITE DATA TABLE		
DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA	15.01 (653,836 SF)	AC.
TOTAL DISTURBED AREA (ON-SITE)	15.01	AC.
PRE-DEVELOPED IMPERVIOUS AREA	0.00	AC.
POST-DEVELOPED IMPERVIOUS AREA	FUTURE DEVELOPMENT	AC.
BUILDING COVERAGE	FUTURE DEVELOPMENT	AC.
VEHICULAR AREAS	FUTURE DEVELOPMENT	AC.
SIDEWALK & CONCRETE AREAS	FUTURE DEVELOPMENT	AC.
UNCOVERED LAND	FUTURE DEVELOPMENT	AC.
OPEN SPACE	FUTURE DEVELOPMENT	AC.
MAXIMUM LOT COVERAGE ALLOWED	FUTURE DEVELOPMENT	%
MAXIMUM LOT COVERAGE PROVIDED	FUTURE DEVELOPMENT	AC.

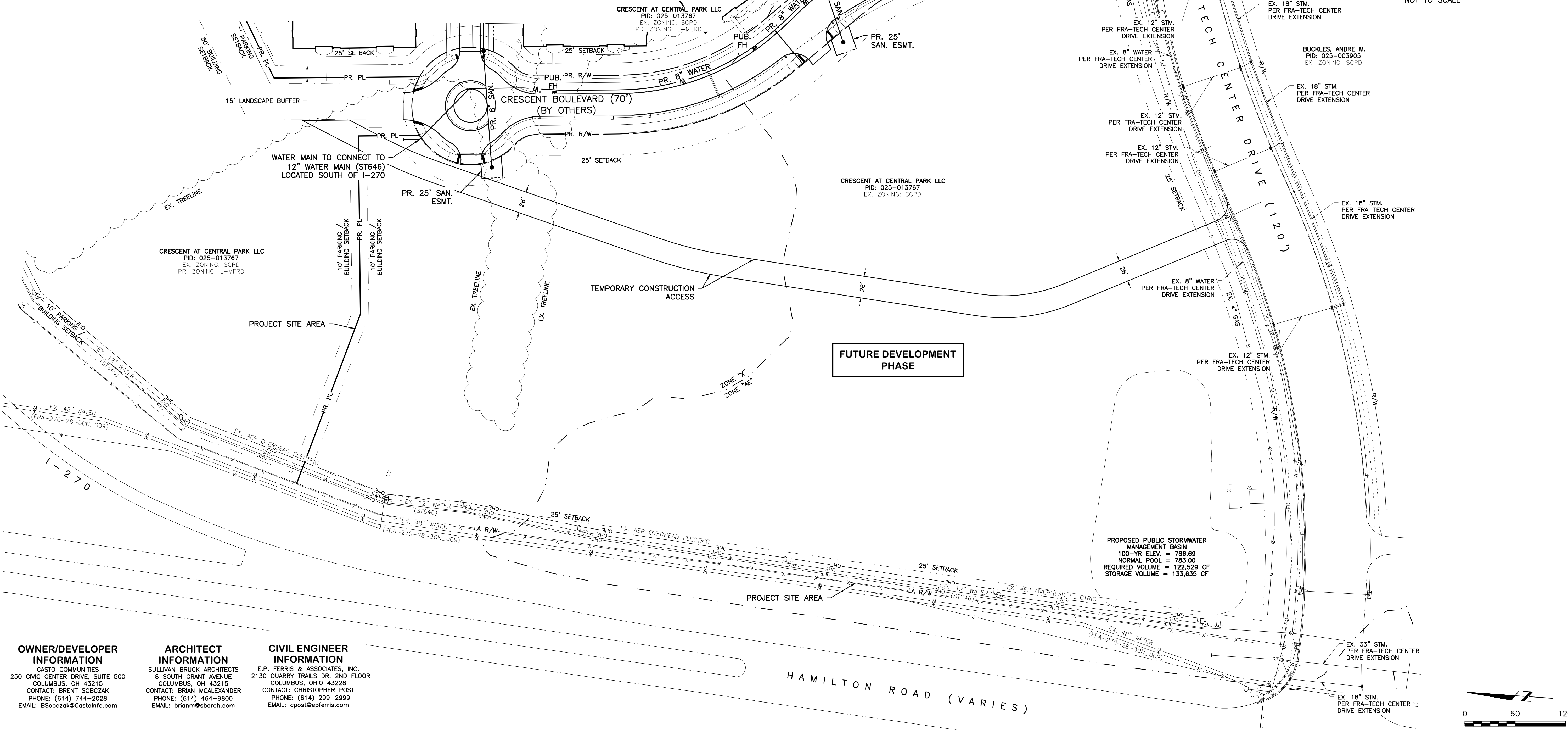
NOTE: A MINIMUM 15% OF THE DEVELOPABLE AREA SHALL BE OPEN SPACE.

GENERAL ZONING INFORMATION	
ZONING	SCPD
FRONT SETBACK	25'
SIDEYARD SETBACK	10'
REAR SETBACK	10'
VARIANCES	FUTURE DEVELOPMENT

RESIDENTIAL DEVELOPMENT - SEE SHEET 1



LOCATION MAP NOT TO SCALE

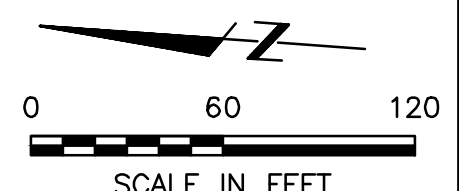


OWNER/DEVELOPER INFORMATION
 CASTO COMMUNITIES
 250 CIVIC CENTER DRIVE, SUITE 500
 COLUMBUS, OH 43215
 CONTACT: BRENT SOBCEZAK
 PHONE: (614) 744-2028
 EMAIL: BSobczak@CastoInfo.com

ARCHITECT INFORMATION
 SULLIVAN BRUCK ARCHITECTS
 8 SOUTH GRANT AVENUE
 COLUMBUS, OH 43228
 CONTACT: BRIAN WCALEXANDER
 PHONE: (614) 464-9800
 EMAIL: brianm@sbrarch.com

CIVIL ENGINEER INFORMATION
 E.P. FERRIS & ASSOCIATES, INC.
 2130 QUARRY TRAILS DR., 2ND FLOOR
 COLUMBUS, OHIO 43228
 CONTACT: CHRISTOPHER POST
 PHONE: (614) 299-2999
 EMAIL: cpost@epferris.com

PROPOSED PUBLIC STORMWATER MANAGEMENT BASIN
 100-YR ELEV. = 786.69
 NORMAL POOL = 783.00
 REQUIRED VOLUME = 122,529 CF
 STORAGE VOLUME = 133,635 CF



SCALE: 1" = 60'
 SHEET NO. 2 OF 2

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC.
 Consulting Civil Engineers and Surveyors
 2130 QUARRY TRAILS DR., 2ND FLOOR
 COLUMBUS, OHIO 43228
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

CITY OF GAHANNA, OHIO
CRESCENT WOODS APARTMENTS
 CASTO COMMUNITIES

JOB NO.	0958.011
DESIGNED BY:	JAR
DRAWN BY:	JAR
CHECKED BY:	CLP
APPROVED BY:	-
DATE:	04/26/23

SITE PLAN - FUTURE DEVELOPMENT PHASE

M:\958011_CrescentPark\DWG\Production Drawings\FDP_Site Plan.dwg - Site Plan (2) LAST EDITED BY: JAR ON 4/26/23



LAND USE KEY	
A-1	Use: COMMERCIAL Retail - Single Story - 65-70' Depth Area: +/-3.30 AC. Floor Area: +/-16.0k SF
A-2	Use: COMMERCIAL Retail / Fuel/C-Store - Single Story Area: +/-3.72 AC. Floor Area: +/-4.5k SF
B-1	Use: COMMERCIAL Office / Medical Office - 3 Story Area: +/-7.15 AC. Floor Area: +/-60.0k SF
B-2	Use: COMMERCIAL Office / Medical Office - 4 Story Area: +/-7.55 AC. Floor Area: +/-83.0k SF
C-1	Use: RESIDENTIAL Multi-Family (2 & 3 Story) Area: +/-16.66 AC. Total Units: 294
Total Parking:	
Surface	408
Garage Attached	106
Garage Detached	36

CONCEPTUAL MASTER PLAN

NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.



DISPOSITION – April 19, 2023

April 10, 2023

Crescent AT Central Park LLC
132 Preston Rd
Columbus, OH 43209-1653

RE: Project 0 Hamilton Rd Variance

Dear Crescent AT Central Park LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a response to comments, revised plans, and/or other information as requested for further review. The response to comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Transportation & Mobility Engineer (614) 342-4050

1. See comments on the Final Development Plan. Noted

Planning (614) 342-4025

2. Please clarify the variance to Chapter 1109.08. No details are provided and the site plan doesn't provide any information related to recreation acreage, amenities, etc. Please also see comments under the rezoning application for additional comments regarding to Chapter 1109.08.

4/6/23 - Please see comments under the rezoning. Upon submission of required info, staff will be able to update variance comments. It is possible that a variance won't be necessary, if so, the variance application will require updating to remove this variance request.

Please see submitted exhibit titled "Public Areas Dedication Statement" which details the dedication already made pursuant to ORD-085-2020 (previous rezoning). This current rezoning application is effectively a revision of the previous rezoning which was never developed. Also, the already dedicated 36 acres of land greatly exceeds the capped maximum of both rezoning applications combined. The variance application has been revised to remove that variance request pertaining to park dedication.

If you have general comments or questions, please contact me at 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

Department of Planning 200 S. Hamilton Rd. Gahanna, Ohio 43230



April 25, 2023

Crescent AT Central Park LLC
132 Preston Rd
Columbus, OH 43209-1653

RE: Project 0 Hamilton Rd Variance

Dear Crescent AT Central Park LLC:

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

Transportation & Mobility Engineer (614) 342-4050

1. See comments on the Final Development Plan.

Building (614) 342-4010

2. The structures and site will be required to comply with the applicable provisions of the Ohio Building Code. From the basic information provided, some of the buildings will be required to either have fire-resistance rated exterior walls, reviewed as one combined structure on the site, or the buildings relocated to be greater than 20 feet apart. Also, accessible parking does not appear to comply with the OBC. *(Informational Comment)*

If you have general comments or questions, please contact me at 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 Final Development Plan, Design Review, Conditional Use, Variance, and Rezoning applications for the construction of an apartment complex at parcel #025-013767, located on the northern side of Tech Center Drive, just east of Hamilton Road. It is part of the Crescent at Central Park area. The site is mostly zoned L-MFRD – Multifamily Residential with a Limited Overlay, while the southern portion of the site is zoned SCPD – Select Commercial Planned District. The rezoning application is to rezone this southern portion, so the entire site is L-MFRD.

In 2020, Rezoning, Conditional Use, and Variance applications were approved for a multi-family project at this site. At the time, the project consisted of 312 units, or 17.43 du/acre. The approved Conditional Uses were for increased density, building height, residential buildings on lot, and accessory buildings.

In 2021, Final Development Plan and Design Review applications for the project were approved by Planning Commission. At that point, the project's scope had been reduced due to City Council's input and contained 240 units, or 16.5 du/acre. Simultaneously, additional Variances for signage and screening requirements were approved. The current application contains many of the same Conditional Uses and Variances. Since the project's scope and boundaries have changed, most of these need to be reapproved by Planning Commission.

The current proposal contains 294 apartment units on 16.67 acres, which is approximately 17.6 du/acre, and requires approval of a Conditional Use in this zoning district (see Conditional Use section). The site will contain 23 residential buildings of varying sizes, two separate garages, and one clubhouse and community pool. The buildings on-site utilize vinyl siding and trim, brick veneer, and cast stone veneer as materials. The various exterior colors are shown in the color elevations below.

The total number of parking spaces provided on-site is 550 (~1.9 per unit), which is just below the 588 required spaces. 408 of these spaces are uncovered and 142 are garage spaces. A Variance to this parking requirement has been requested. The proposal meets the requirements for 15% of common, open, usable space. All lighting requirements are met as well.

Per landscaping requirements in Chapter 914 and interior landscaping requirements in Chapter 1163, 271 total trees of at least 3 caliper inches are required to be planted. The applicant is proposing 317 trees, therefore exceeding requirements.

The properties directly to the east and west of the site are zoned Commercial, therefore Code requires a 15 ft buffer with one tree per 40 ft of linear boundary and a six-foot-high continuous screen. This requirement is met along the west property line, but a Variance has been requested to the east property line (see Variance section). The northern property line abuts I-270 and has more intensive requirements with a 20 ft required buffer, one tree per 30 ft of linear boundary, and a continuous six-foot-high screen. A Variance to this requirement was granted in 2021 and is still valid since the northern property line remains unchanged.



Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- The proposed development meets the applicable development standards of this Zoning Ordinance.
- The proposed development is in accord with appropriate plans for the area.
- The proposed development would not have undesirable effects on the surrounding area.
- The proposed development would be in keeping with the existing land use character and physical development potential of the area.

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.

Since the site is zoned L-MFRD, it is a part of Design Review District 2 (DRD-2). Here are relevant Design Review standards for DRD-2:

- Adequate parking shall be provided with access to recreational and open space facilities.
- Colors shall be of a palette that fosters harmonious relationship with other uses and structures.
 - Natural, historic, earth tones or similar colors
- Building materials should be of a nature that will enhance the development and existing land values. Brick, slate, wood, cement, stucco, or other materials should provide diversity, but, at the same time, should be consistent with the surrounding area.
 - Decorative stone and bricks are preferred, but decorative wood or vinyl siding may be used if approved by Planning Commission.

Conditional Use

Five Conditional Uses have been requested as part of this application, all of which are related to multi-family uses and are necessary to develop the site at the requested density. The MFRD Chapter of Code regulates density, number of buildings, and accessory buildings through Conditional Uses.

The following Conditional Uses have been requested:

1. 1149.02(a)(1) – Buildings containing more than eight dwelling units
2. 1149.02(a)(2) – Two or more permitted residential buildings on the same lot
3. 1149.02(a)(3) – Additional density of up to 18 du/acre
4. 1149.02(c) – Accessory buildings and uses in association with permitted dwelling buildings
5. 1149.03(g) – Buildings more than two full stories above grade



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.

Variances

The following variances have been requested:

1. 1149.03(b)(1) – Lot Width
 - a. The minimum required lot width is equal to 75 ft plus 10 additional ft per dwelling unit. There are 294 units proposed, meaning Code requires the lot to be 3,015 ft wide, which is over ½ of a mile.
 - b. Staff does not object to this variance request. The required lot width is nearly impossible to meet, and this Code requirement makes it more difficult to develop multi-family projects. A Variance to this Chapter was previously approved for the site in 2020. A variance to this same section was also approved for the Morse Road apartment proposal in 2022.
2. 1149.03(e) – Rear Yard
 - a. Code requires a rear yard of at least 25 feet.
 - b. Staff does not object to this variance request. The request is to reduce the required setback from 25 ft to 20 ft. The variance is minor in nature and there is a heavily wooded area adjacent to the rear yard that will remain undeveloped and provide screening. A Variance to this Chapter was previously approved for the site in 2020.
3. 1149.03(l)(3) – Relationship of Main Buildings to Each Other
 - a. No end of a main building shall be closer than 15 ft to the boundary of an MFRD district.
 - b. Staff does not object to this variance request. The request is to reduce this requirement from 15 ft to 10 ft. The layout and density of the site makes it difficult to meet this requirement and the variance request is minor in nature.
4. 1149.03(l)(5) – Relationship of Main Buildings to Each Other
 - a. No parking shall be closer than 25 feet to the front or rear of a main building.
 - b. Staff does not object to this variance request. The request is to reduce the minimum distance from 25 ft to 5 ft. This Variance is necessary to increase the amount of parking. A Variance to this Chapter was previously approved for the site in 2020.
5. 1163.02(a) – Minimum Number of Parking Spaces Required
 - a. Two parking spaces per dwelling unit required.
 - b. Staff does not object to this variance request. The total required parking for the site is 588 spaces and 550 are proposed. The variance is minor in nature.
6. 1167.20(b)(2) – Property Perimeter Requirements



- a. For any residential zone adjacent to a commercial zone, Code requires a 15 ft buffer, one tree per 40 ft of linear boundary, and a continuous 6-ft-high screen along the property line.
- b. Staff does not object to this variance request. This exact variance was approved for this project in 2021 but is null and must be requested again since the project boundaries have changed.

Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Rezoning

The proposed rezoning is from SCPD to L-MFRD. The northern part of the site was already rezoned to L-MFRD in 2020, but the project boundaries have changed, requiring another Rezoning application for the southern portion of the site. Please note that Planning Commission shall make a recommendation to City Council for this application.

Planning Commission shall consider the following elements, among other criteria, when deciding the proposed change:

1. Consistency with the goals, policies, and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.
 - a. *The proposed rezoning to MFRD is consistent with the recommendations of the Land Use Plan. The proposed density of 17.6 du/acre is also consistent with the Land Use Plan.*
2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the proposed use.
 - a. *Staff is not aware of other sites that are zoned for multi-family and available for development. The Land Use Plan has identified a need for more diverse, higher density housing options.*
5. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density,

nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.

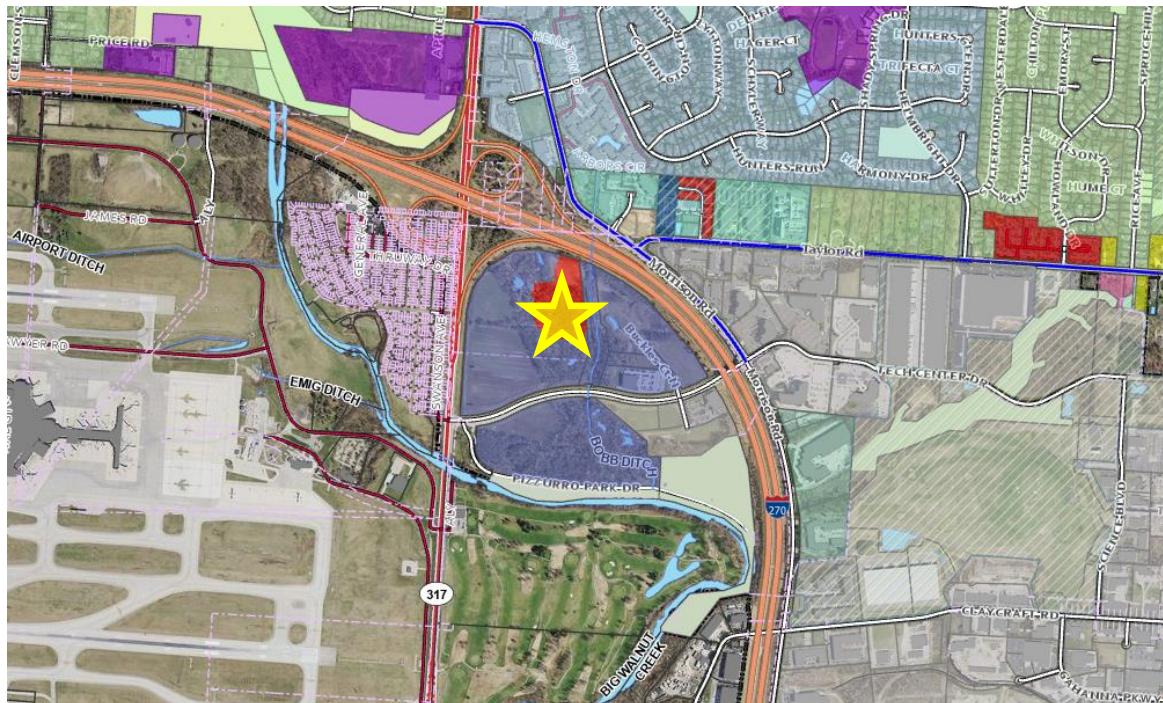
6. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the “health, safety, and welfare” of its citizens.
7. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Staff Comments

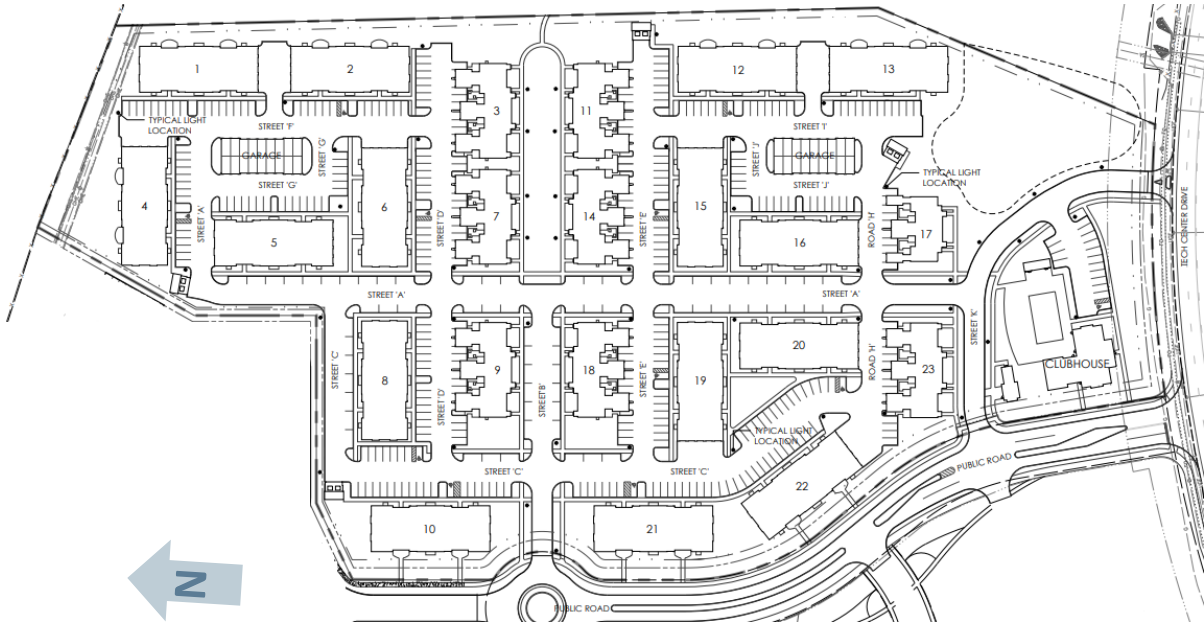
Staff recommends approval of the Final Development Plan, Variance, Conditional Use, and Rezoning as submitted. These four applications meet all applicable Code requirements and above criteria with the requested Variances. The requested Conditional Uses are necessary for higher density residential and have been recently applied to other multi-family developments. Additionally, the Land Use Plan identifies a need for more diverse housing options in the City as the region continues to grow. All of the requested Variances are either minor in nature, necessary to meet other Code requirements, and/or have been previously approved for this site.

Staff has no objection to the Design Review, although it is under the purview of Planning Commission to request modifications to the design and materials of the proposed structures. Vinyl is not a permitted material unless explicitly approved by the Commission.

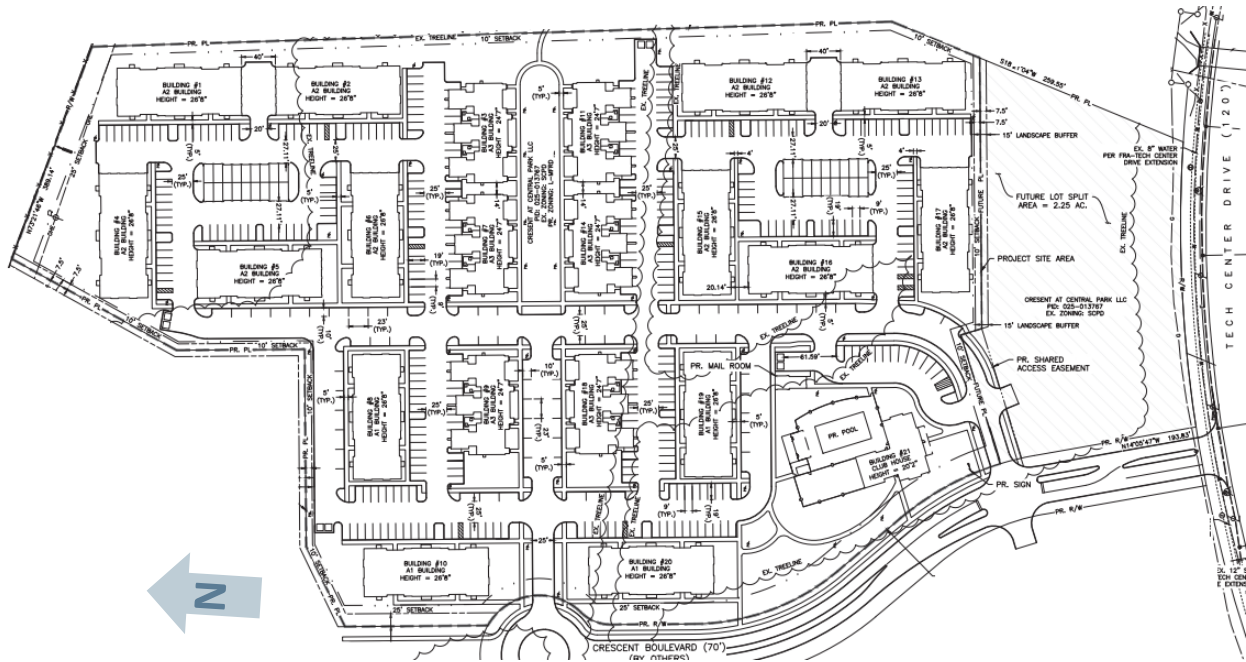
Location/Zoning Map



Submitted Site Plan



Previously Approved Site Plan



Submitted Elevations





Previously Approved Elevations

Note: These are only the buildings where the primary colors have changed since the 2021 application. There were no three-story buildings in the previous submittal.



Respectfully Submitted By:
Maddie Capka
Planner