

VARIANCE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 4207 Clotts Road, Gahanna, Ohio 43230		Project Name/Business Name (if applicable): Pinnacle Pointe Villas	
Parcel ID No.(s): 025-001877, et al.	Current Zoning: ER-2	Total Acreage: 6.65 +/-	
Description of Variance Requested: Please see attached Statement of Practical Difficulty.			
STAFF USE ONLY – Code Section(s) & Description of Variance: 1108.01; 1109.02; 1143.07, 1143.08; 1197.05			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Doug Maddy		Applicant Address: 120 North High Street, Gahanna, Ohio 43230	
Applicant E-mail: doug@brookewoodbuilders.com		Applicant Phone No.: 614.475.5511	
BUSINESS Name (if applicable): Brookewood Construction Co., Inc.			
ATTORNEY/AGENT Name: David Hodge, Underhill & Hodge LLC		Attorney/Agent Address: 8000 Walton Parkway, Suite 260, New Albany, OH 43054	
Attorney/Agent E-Mail: david@uhlfirm.com		Attorney/Agent Phone No.: 614.335.9320	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor Developer Architect		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) George Parker		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

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: David Hodge - Attorney Date: 9/14/17

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. V-0010-2017
PC Meeting Date: _____
PC File No. _____

RECEIVED: 9-26-17
DATE: KAW

PAID: \$150.00
DATE: 9-26-17
CHECK#: 1350

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1131 (visit www.municode.com) (Sign Variances, refer to Section 1165.12 ; Fence Variances, 1171.05 ; Flood Plain Variances, 1191.18)	✓			
	2. Pre-application conference with staff	✓			
	3. Survey of property certified by a registered surveyor (11"x17" copy)	✓			
	4. List of contiguous property owners & their mailing address	✓			
	5. Pre-printed mailing labels for all contiguous property owners	✓			
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	✓ ✓ ✓			
	7. Application fee paid (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)	✓			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: _____

Date: 10/24/17

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, DOUGLAS MADDY, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize DAVID HOUSE to act as my applicant or representative(s) 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 designated representative.

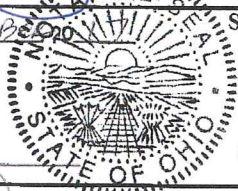
Property Owner Signature: [Signature] Date: 9-13-17

AUTHORIZATION TO VISIT THE PROPERTY

I, DOUGLAS MADDY, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 9-13-17

Subscribed and sworn to before me on this 13 day of SEPTEMBER, 2017
State of Ohio County of Franklin
Notary Public Signature: [Signature]
SANDRA A. MADDY WEBER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 4/11/18

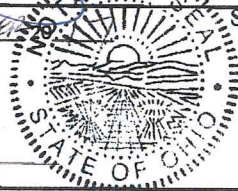


AGREEMENT TO COMPLY AS APPROVED

I, DOUGLAS MADDY, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 9-13-17

Subscribed and sworn to before me on this 13 day of SEPTEMBER, 2017
State of Ohio County of Franklin
Notary Public Signature: [Signature]
SANDRA A. MADDY WEBER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 4/11/18



Statement of Practical Difficulty

Pinnacle Pointe Villas

Gahanna Code of Ordinances Section 1131.01 provides authority to the Planning Commission to vary the strict application of the terms of the Zoning Ordinance in harmony with its general purpose and intent and in accordance with specified rules of the Ordinances. Among the purposes and intent of the Zoning Ordinance is to encourage and facilitate orderly, efficient and appropriate growth and development. The Planning Commission may grant variances where an applicant demonstrates: 1) there are special circumstances or conditions applying to the land, building or use referred to in the application; 2) the granting of the variance is necessary for the preservation and enjoyment of substantial property rights; and 3) 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.

Consistent with Gahanna Comprehensive Plan Land Use Recommendations for the subject property, the application is requesting rezoning of the property concurrent with this variance request to the SF-3 Residential District to provide for a redevelopment of the property with 25 custom single-family homes in a condominium development.

To address perceived inadequacies of the Gahanna Code of Ordinances as it relates to the development type proposed, and more importantly to provide Gahanna's legislative and administrative officials all assurances that the property will develop in accordance with the development type represented, the application requests the following variances:

Section 1108.01 – General Requirements.

This section exempts single-family residential development from the requirement of having Planning Commission approval of a Final Development Plan. As stated above, the applicant intends to redevelop this property in accordance with stated goals and principles of the City and in accordance with the Land Use Recommendation for the property. To maximize the ability to work in a collaborative way with Gahanna, the application requests this variance to subject the ultimate development to more scrutiny than the Zoning Code requires. The applicant requests a variance to allow submission and review of a Final Development Plan by the Planning Commission where by law this type of development is exempt from such requirement.

Section 1109.02 – Streets

This section requires streets to be dedicated to public use. The applicant requests to have private streets throughout.

Section 1143.07 – Required Lot Area.

This section requires every lot in the SF-3 zoning district to be located on a public street, the applicant is proposing a private street, to be owned and maintained by a forced and funded Owner's Association which benefits the City by absolving it of ongoing maintenance obligations.

Section 1143.08 – Yard requirements.

This section requires a building setback from the right-of-way of 35 feet, where the applicant requests a building setback of 30 feet; a side yard setback of 7 ½ feet where the applicant request a variance for home 1 and 3 along a shared parcel line with the sister development owned and being developed by the applicant and is further technical in nature due to the fact the parcels may be combing; and a rear yard from 25 to 20 at home 6 -7 and 16 – 20 along the southern and southwestern property line.

Section 1197.05 – Certificate of Appropriateness Required.

This section, in conjunction with other sections of Chapter 1197, provides a requirement subjecting certain development proposals to aesthetic review by the City’s Planning Commission. The SF-3 zoning district requested here does not require Design Review approval. To work collaboratively with the City, the applicant requests this variance to subject this development request to Design Review by the City’s Planning Commission.

There are many special circumstances here warranting the approval of these variances. The development proposal is at an appropriate density, and is consistent with the land use recommendations for the property. Zoning codes are often very slow to evolve, and zoning uses and development types occur more quickly. Here, nothing in the Gahanna Code contemplates a condominium form of development in terms of development standards. This provides some difficulty in applying the Code to this development form and necessitates the variances. In most instances a developer proposes a public road, here a private road is provided within the development. This preserves the enjoyment of substantial property rights, i.e. just because someone is doing a private road and cannot strictly comply with the letter of the law does not mean what they propose does not meet the spirit of the law – here it does.

Coupling these variances with the rezoning application, in essence, provides a planned low-impact development of the property.

These are reasonable and appropriate variances – indicative of the applicant’s willingness to subject the proposal to additional scrutiny. The approval of these variances is necessary for the preservation and enjoyment of substantial property rights, and their approval will not materially affect adversely the health or safety of persons residing or working in this neighborhood, nor will they be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

The applicant respectfully requests approval of the requested variances.

Brookewood Construction Co., Inc.



By: _____

Date: October 16, 2017



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Easy Peel® Address Labels |
Bend along line to expose Pop-up Edge® |

Go to avery.com/templates |
Use Avery Template 5260 |

David Peat
4171 Clotts Rd
Columbus, OH 43230

Brad Primm
4183 Clotts Rd
Columbus, OH 43230

Christian Voice of
Central Ohio Inc
881 Johnstown Rd
Columbus, OH 43230

Ohio State University
920 N Hamilton Rd
Columbus, OH 43230

Forum Center, LLC
PO Box 495
Marion OH 43302

900-906 OH, LLC
549 Empire Blvd
Brooklyn, NY 11225-3121

Rodger Coey
3975 Clotts Rd
Columbus, OH 43230

Heartland Bank
850 N Hamtilon Rd
Columbus, OH 43230

Mark Reed
3963 Clotts Rd
Columbus, OH 43230

Andrew Boyd
3951 Clotts
Columbus, OH 43230

William Kauble
3939 Clotts
Columbus, OH 43230

Herbert Wilke
720 N Hamilton Rd
Columbus, OH 43230

James Boyd
740 N Hamilton Rd
Columbus, OH 43230

Leader Development, LLC
790 Johnstown Rd E
Columbus, OH 43230

Leader Development, LLC
830 Johnstown Rd E
Columbus, OH 43230

DESCRIPTION of a 6.657 acre parcel of land for zoning

Situated in the State of Ohio, County of Franklin, City of Gahanna, Section 2, Township 1, Range 16, United States Military Lands and being 6.657 acres that consists of 6.556 acres out of a 7.206 acre parcel conveyed to George E Jr & Vivian M Parker Co-Trustees of record in Instrument Number 199810140262398, all of a 0.072 acre parcel and a 0.029 acre parcel conveyed to a George E Jr & Vivian M Parker Co-Trustees of record in Instrument Number 201703290042009, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 6.657 acre parcel being more fully described herein;

Beginning for reference at the centerline intersection of Johnstown Road, US 62, (r/w varies) and Clotts Road, (r/w varies);

Thence S 83°34'06" E, with the centerline of said Clotts Road and crossing a 1.37 acre parcel conveyed to Franklin County Commissioner of record in Deed Book 856, Page 124, a distance of 246.04 feet to a point, on the centerline of said Clotts Road;

Thence S 4°24'08" W, leaving the centerline of said Clotts Road and crossing said 1.37 acre parcel, a distance of 25.00 feet to a point, being a northwest corner of said 7.206 acre parcel and the northeast corner of a 0.024 acre parcel conveyed to Brookewood Construction Company, Inc, of record in Instrument Number 201702170023755, on the southerly right-of-way line of said Clotts Road, the southerly line of said 1.37 acre parcel and being the True Point of Beginning;

Thence S 85°34'06" E, with the northerly line of said 7.206 acre parcel, the southerly right-of-way line of said Clotts, and the southerly line of said 1.37 acre parcel, a distance of 100.00 feet to a point, being a northeast corner of said 7.206 acre parcel and the northwest corner of a 0.017 acre parcel conveyed to Brad J Primm of record in Instrument Number 201408040100392;

Thence S 3°45'45" W, with an easterly line of said 7.206 acre parcel, the westerly of said 0.017 acre parcel and the westerly line of a 1.031 acre parcel conveyed to Brad J Primm of record in Instrument Number 201307050112884, a distance of 294.33 feet to a point, being a northeast corner of said 7.206 acre parcel and the southwest corner of said 1.014 acre parcel;

Thence S 73°47'18" E, along a northerly line of said 7.206 acre parcel, the southerly line of said 1.014 acre parcel, and the southerly line of a 1.115 acre parcel (Parcel 1) conveyed to David A Peat & Robert E Goodman of record in Instrument Number 200904130051145, a distance of 297.16 feet to a point, being a northeast corner of said 7.206 acre parcel and the southeast corner of said 1.115 acre parcel and on the westerly line of a 2.662 acre parcel conveyed to Rodger A Coey of record in Instrument Number 201504300055376;

Thence S 3°43'36" W, with the easterly line of said 7.206 acre parcel, the westerly line of said 2.662 Coey parcel, the westerly line of a 2.662 acre parcel conveyed to Mark R Reed of record in Instrument Number 201203010028976, the westerly line of a 2.681 acre parcel conveyed to Andrew J Boyd of record in Instrument Number 199803250067629 and the westerly line of a 2.681 acre parcel conveyed to William H & Cynthia L Kauble of record in 200709040155671, a distance of 401.15 feet to a point, being the southeast corner of said 7.206 acre parcel and the northeast corner of a 4.581 acre parcel conveyed to Herbert P & Joan Wilke of record in Official Record 3050, Page B05;

Thence N 86°17'06" W, with the southerly line of said 7.206 acre parcel, the northerly line of said 4.581 acre parcel and the northerly line of a 1.956 acre parcel conveyed to James R Boyd of record in Official Record 3049, Page H11, a distance of 501.69 to a point, being a southwest corner of said 7.206 acre parcel and the southeast corner of a 1.501 acre parcel conveyed to Leader Development, LLC of record in Instrument Number 200605230100086;

Thence N 28°39'23" W, with the southwesterly line of said 7.206 acre parcel, the northwesterly line of said 1.501 acre parcel and a northwesterly line of a 1.047 acre parcel conveyed to Leader Development, LLC of record in Instrument Number 200605230100086, a distance of 343.09 feet to a point;

Thence N 61°20'37" E, crossing said 7.206 acre parcel, a distance of 129.22 feet to a point, on the southwesterly line of a 0.112 acre parcel conveyed to Brookewood Construction Company, Inc. of record in Instrument Number 201703290042005;

Thence with three (3) courses following the southeasterly line of said 0.112 acre parcel;

1. S 50°51'16" E, a distance of 30.03 feet to a point;
2. N 61°35'26" E, a distance of 77.12 feet to a point;
3. N 39°16'32" E, a distance of 94.51 feet to a point;

Thence N14°24'15" E, with the southeasterly line of said 0.112 acre parcel and the northwesterly line of said 0.072 acre parcel, a distance of 102.21 feet to a point, being on the northwesterly line of said 0.072 acre parcel;

Thence N 28°55'47" E, with the northwesterly line of said 0.072 acre parcel, a distance of 53.02 feet to a point, being the north corner of said 0.072 acre parcel on the westerly line of said 7.206 acre parcel;

Thence N 3°45'25" E, with the westerly line of said 7.206 acre parcel and the easterly line of said 1.077 acre parcel, a distance of 35.13 feet to a point, being the southerly corner of said 0.029 acre parcel;

Thence N 7°28'30" W, with the westerly line of said 0.029 acre parcel, a distance of 115.53 feet to a point, being the northwest corner of said 0.029 acre parcel, on the southerly line of a 0.024 acre parcel conveyed to Brookewood Construction Company, Inc. of record in Instrument Number 201702170023755;

Thence S 85°34'06" E, with the northerly line of said 0.029 acre parcel and the southerly line of said 0.024 acre parcel, a distance of 22.53 feet to a point, being the northeast corner of said 0.029 acre parcel and the southeast corner of said 0.024 acre parcel on the westerly line of said 7.260 acre parcel;

Thence N 4°11'40" E, with the westerly line of said 7.206 acre parcel and the easterly line of said 0.024 acre parcel, a distance of 5.00 feet to the True Point of Beginning, containing 6.657 acres of land, subject to all easements and documents of record.

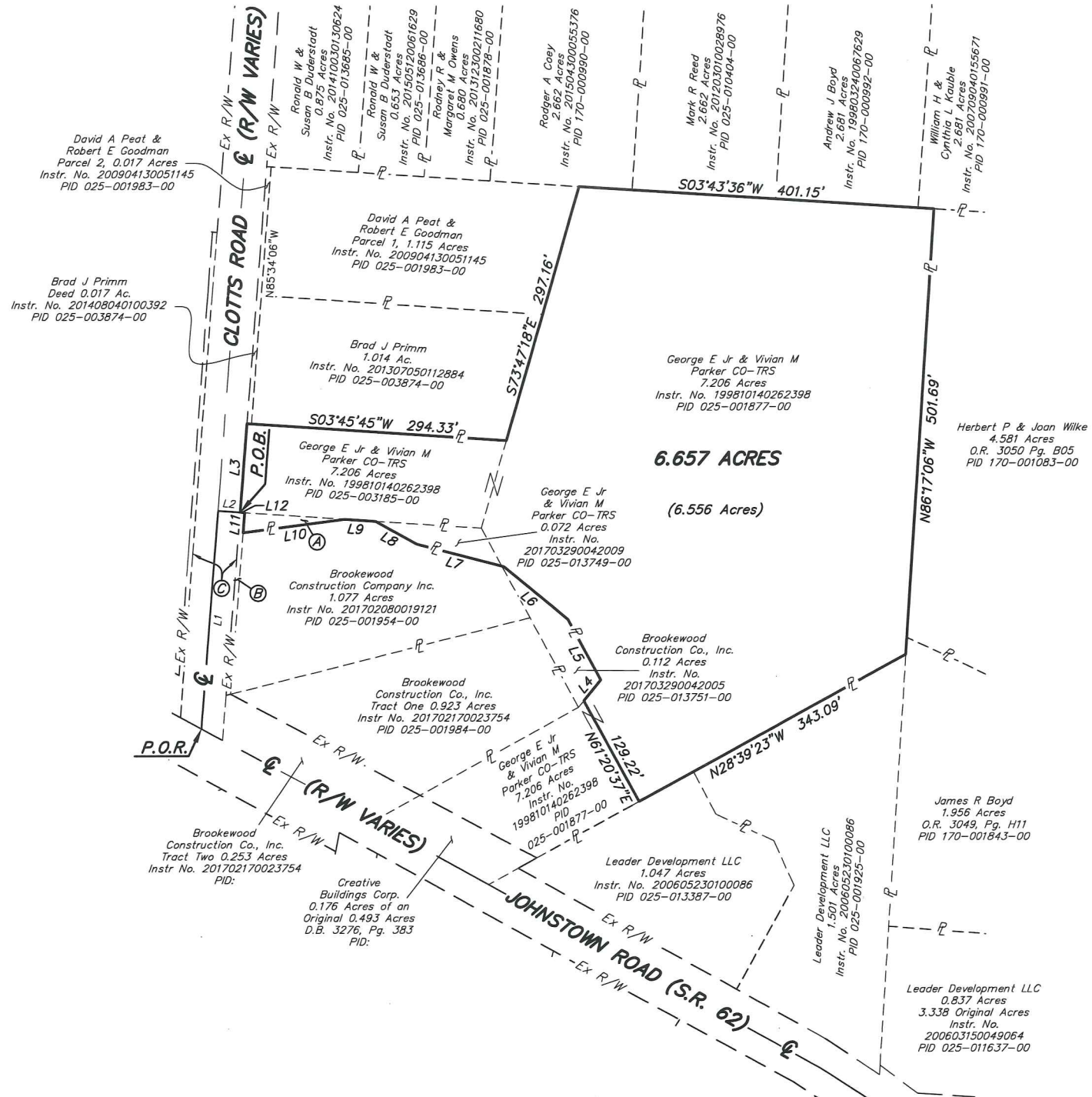
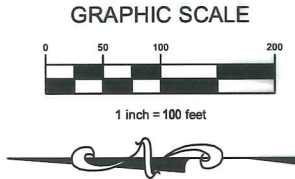
For the purpose of this description a bearing of S 85°34'06" E was held on the north line of a 7.206 acre parcel of land conveyed to GEORGE E JR & VIVIAN M PARKER CO-TRS of record in Instrument Number 199810140262398, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. All references to records being on file in the Office of the Recorder, Franklin County, Ohio



Robert W. Martin 6-22-17
Robert W. Martin Date
P.S. 8114

ZONING EXHIBIT of 6.657 ACRES

State of Ohio, Franklin County, City of Gahanna,
Sec 2, T 1, R 16, United States Military Lands



PROPERTY OWNER LEGEND

- (A) George E Jr & Vivian M Parker CO-TRS
0.029 Acres
Instr. No. 201703290042009
PID 025-013750-00
- (B) Brookewood Construction Company Inc.
0.024 Acres
Instr. No. 201702170023755
PID 025-004244-00
- (C) Franklin County Commissioners
1.37 Acres
D.B. 856, PG. 124

Line Table		
Line #	Direction	Length
L1	S85°34'06"E	246.04'
L2	S4°24'08"W	25.00'
L3	S85°34'06"E	100.00'
L4	S50°51'16"E	30.03'
L5	N61°35'26"E	77.12'
L6	N39°16'32"E	94.51'
L7	N14°24'15"E	102.21'
L8	N28°55'47"E	53.02'
L9	N3°45'25"E	35.13'
L10	N7°28'30"W	115.53'
L11	S85°34'06"E	22.53'
L12	N4°11'40"E	5.00'



For the purpose of this exhibit a bearing of S 85°34'06" E was held on the north line of a 7.206 acre parcel of land conveyed to GEORGE E JR & VIVIAN M PARKER CO-TRS of record in Instrument Number 199810140262398, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. All references to records being on file in the Office of the Recorder, Franklin County, Ohio.

Robert W. Martin 06/21/2017
Robert W. Martin Date
Professional Surveyor No. 8114

Prepared By: CONSULTING ENGINEERS & SURVEYORS 83 Shull Avenue Gahanna, Ohio 43230 Ph. (614) 414-7979	ZONING EXHIBIT of 6.657 ACRES	
	ISSUE DATE: 6/21/2017	
	DRAWN BY: NEW	
	CHECKED BY: RWM	
	SCALE: 1" = 100'	
PROJECT NAME: PINNACLE POINT	SHEET NO. 1 OF 1	

Z:\PINNACLE.POINTE.VILLAS\DRAWINGS\SURVEY\CLOTS COND. BOUNDARY FOR ZONING.DWG - O.XREFS. - PLOTTED BY NOLAN - June 22, 2017 - 11:30 AM



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary:

This is a request to rezone 7.1 acres from Estate Residential (ER-2) to Single Family (SF-3) and Neighborhood Commercial (NC). Approximately 6.6 acres will be zoned SF-3 while the remaining .5 acres fronting Johnstown Road will be zoned NC. Variances have also been requested. The variances are necessary in order to accommodate some of the unique aspects of the residential portion of the project.

The residential portion of the project is for 25 single family homes with condo style ownership. The code classifies this type of development as single family since each unit is in a separate building. Platting of the property is not required since it will not be subdivided.

25 units on 6.6 acres provides for a density of 3.78 units per acre. Development requests within SF-3 that subdivide must meet minimum lot requirements of 11,000 square feet. This standard is not applicable since the request will not be subdividing. The density of the project is in character with a traditional platted single family subdivision.

Since the project won't be platted, staff and the applicant have worked to ensure that the property develops as indicated in the application supporting materials. The typical method of achieving this would be to file an overlay. This is not possible as the residential overlay district (ROD) requires platting of the property. Variances have been requested by the applicant that subjects their request to additional requirements above and beyond what the code requires. Any future development of the property will be subject to the final development plan (FDP) and design review (DR) processes. This will ensure that the project develops with the appropriate character and density. An FDP and DR are not normally required for single family projects. The FDP will approve elements such as site layout while the DR will approve elements such as architectural style and materials.

It should be noted that a plan of development for the portion of the property to be zoned NC is not known at this time. Future commercial development is subject to the FDP and DR review process. No variance is necessary at this time.

Project Details

Property Size: 7.1 acres

Rezoning: From ER-2 to SF-3 and NC

Future Land Use: Single Family Residential

Density: 3.78 units per acre

Variance: To allow for private roads, reduced setbacks, require final development plan and design review

Staff Recommendation: Approval



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



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Variance

Variances are subject to the criteria found in CH 1131.04. Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- 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.

It should be noted that staff supports the majority of variances; 1108.01, 1109.02, 1143.07, and 1197.05. They subject the property to increased scrutiny through the FDP and DR process. Staff is also supportive of the variance to allow for private roads. Private roads reduce the city burden for maintenance. An association would be responsible for construction and maintenance of infrastructure.

The variance to section 1143.08 is necessary due to the layout of the project. SF-3 requires a front yard setback of 35', side yard of 7.5', and a rear yard of 25'. The applicant requests reductions based on anticipated unit placement. The impact from granting this variance should be largely mitigated by the large amount of natural vegetation that surrounds the property. Additionally, the side yard setback variance is adjacent to the developer's recently approved residential project. Granting this portion of the variance would not appear to create any negative impacts.

The variance to 1109.02 requires approval by City Council. Since one application has been filed for all variances, Planning Commission will provide a recommendation on all the variance requests to City Council.

Staff recommends approval of the variances with the condition that any future development of the SF-3 property referenced in the application must adhere to the requirement to file an FDP and DR application. In other words, the property will be subject to the FDP and DR process regardless of how or by whom develops it.

Rezoning

Rezoning is subject to the criteria of CH 1133.03. 1133.03 of the Planning and Zoning Code provides that the following shall be considered:

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

Please see staff comments under the 2002 future land use plan.



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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.

Included in this staff report is a zoning map of the surrounding area. 71% of the properties depicted on the map are zoned SF-3. Almost all of those properties are platted lots that are developed with single family homes.

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.

Staff is of the opinion that the rezoning is compatible and appropriate with surrounding uses. The requested density is consistent with the land use plan and SF-3 zoning. NC is consistent with commercial development in the area. Uses in NC are generally more compatible with residential than other commercial zonings because uses are limited.

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 is frequently approached by developers with projects similar to what has been proposed. The majority of these requests do not materialize into a formal application as the City has little to no land available and/or appropriate for this type of development.

It is staff's opinion the proposed rezoning is generally consistent with the policies of the 2002 Land Use Plan and Part 11 of the Planning and Zoning Code. Therefore, staff recommends approval with the stipulation that the variances to subject the property to the FDP and DR process are approved and are a prerequisite to develop.

Area Commission

The request to rezone was discussed at the July 6th Area Commission meeting. Attached to the report is feedback from the area commission meeting from both commissioners and the public.



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North Triangle TIF

The property is located within the North Triangle TIF. The TIF will capture the increased value of the property post construction. The applicant estimates that each unit will sell for approximately \$460,000. Based on 25 units, this would create an annual revenue source of approximately \$148,000. Potential infrastructure projects within the TIF include but aren't limited to the following:

- Intersection improvements at E Johnstown and Riva Ridge
- Morse Rd widening between Hamilton to Trellis
- Sidewalks
- Fiber optics

2002 Land Use Plan

The property is designated Single Family Residential on the Future Land Use Map. The Single Family Residential classification accommodates both single family and attached residential housing units. The recommended density for the land use is three to five dwellings per acre. The proposal is for 3.78 units per acre.

The 2002 Future Land Use Plan provides a checklist to assist in reaching a decision for rezoning applications. The checklist is meant to assist in reaching a decision, certain answers do not mandate a particular decision. Relevant checklist questions include the following:

1. Is the proposed development consistent with the City's vision?

The vision for this area has not been identified beyond the land use plan's recommendation for single family residential. The subject property is not located within any subarea plans or identified as a target site within the Economic Development Strategy. The request appears to generally be consistent with the City's vision.

2. Would the proposed development be contrary to the future land use plan?

The requested use, detached condominiums, is consistent with the permitted housing types of the land use plan. A use for the NC portion of the property has not been identified at this time.

3. Is the development (change) contrary to the established land use pattern?

Developments in the area are varied but the predominate zoning classification is SF-3 and the majority of properties are developed with single family homes.

4. Will the change adversely influence living conditions in the surrounding area?

- a. Create or appreciably increase traffic congestion;



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200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV

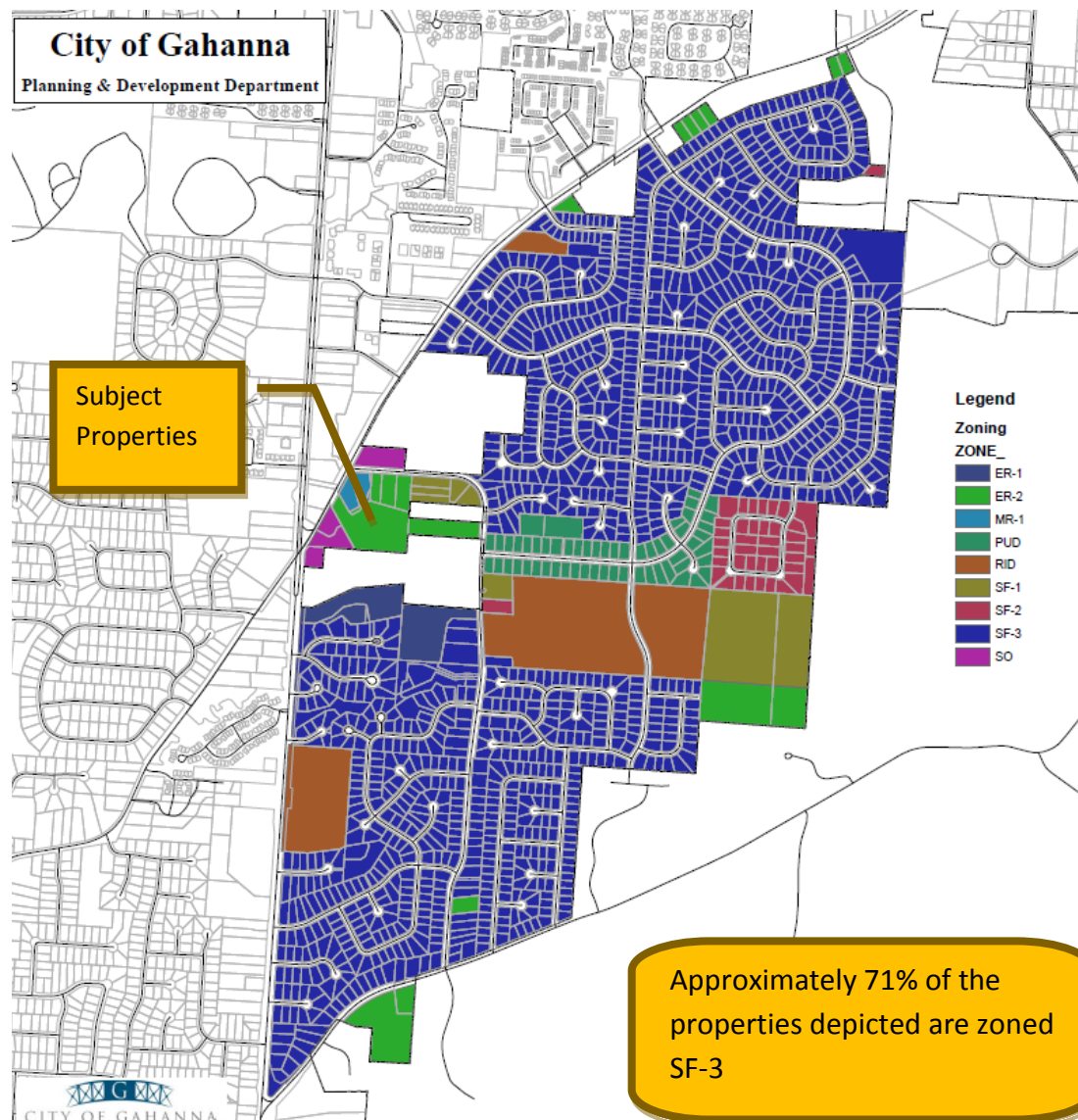


CITY OF GAHANNA

- b. Seriously impact adjacent areas;
 - c. Seriously affect the natural character of the land to the point of creating potential hazards.
5. Would the change create an isolated, unrelated district?

71% of the properties on the zoning map included in this report are zoned SF-3. NC is similar in allowed uses to other zonings along Johnstown Road. Approval of the request would not create an isolated or unrelated district(s).

Zoning Map



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Future Land Use Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director





200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

October 24, 2017

Douglas Maddy
120 N High St
Gahanna, OH 43230

RE: Project 4207 Clotts Rd V17
4207 Clotts Rd

Dear Douglas Maddy:

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

Zoning - Complete

1. As Gahanna has no specific zoning for stand-alone single family condos, the request for rezoning is to rezone the majority of the property to SF-3, with variances. A small portion of the property fronting E. Johnstown Road is requested to be rezoned to commercial.

Building - Approval with Conditions

2. No Comments regarding building layout-provided the internal lot line/properties are combined into one parcel, since some proposed building locations are indicated without the required set back from a property line. Per
Ken Fultz

Public Safety - Approval

3. No Comments from the PD. Per Sheila Murphy

Parks - Approval

4. Concerns; 1) 14 units are being proposed to be built on Mh soil which would require a lot of excavation and a impact to the trees trying to be saved along the riparian corridor. It would change the soil hydrology and that will impact tree roots. 2) if the areas kept natural are to be deeded to the City of Gahanna, steam areas and preserved areas should have hazard trees and invasive removed as part of construction. Per Rob Wendling, City Arborist

Public Service & Engineering - Complete

5. By code, any lots resulting from this development shall have access to public right-of-way. Based on the provided plan, it appears that the intent is to not provide individual lots for each dwelling unit, thus the entire 6.657 acre tract will remain un-split and maintain the necessary access and frontage to the public right-of-way on Clotts Road. Private roads are acceptable to our office. Per Robert Priestas

Fire District - Complete

6. No Comment per Steve Welsh

Soil & Water Conservation District - Complete

7. No Comment made by Franklin County

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant