

PLANNING COMMISSION

Gahanna

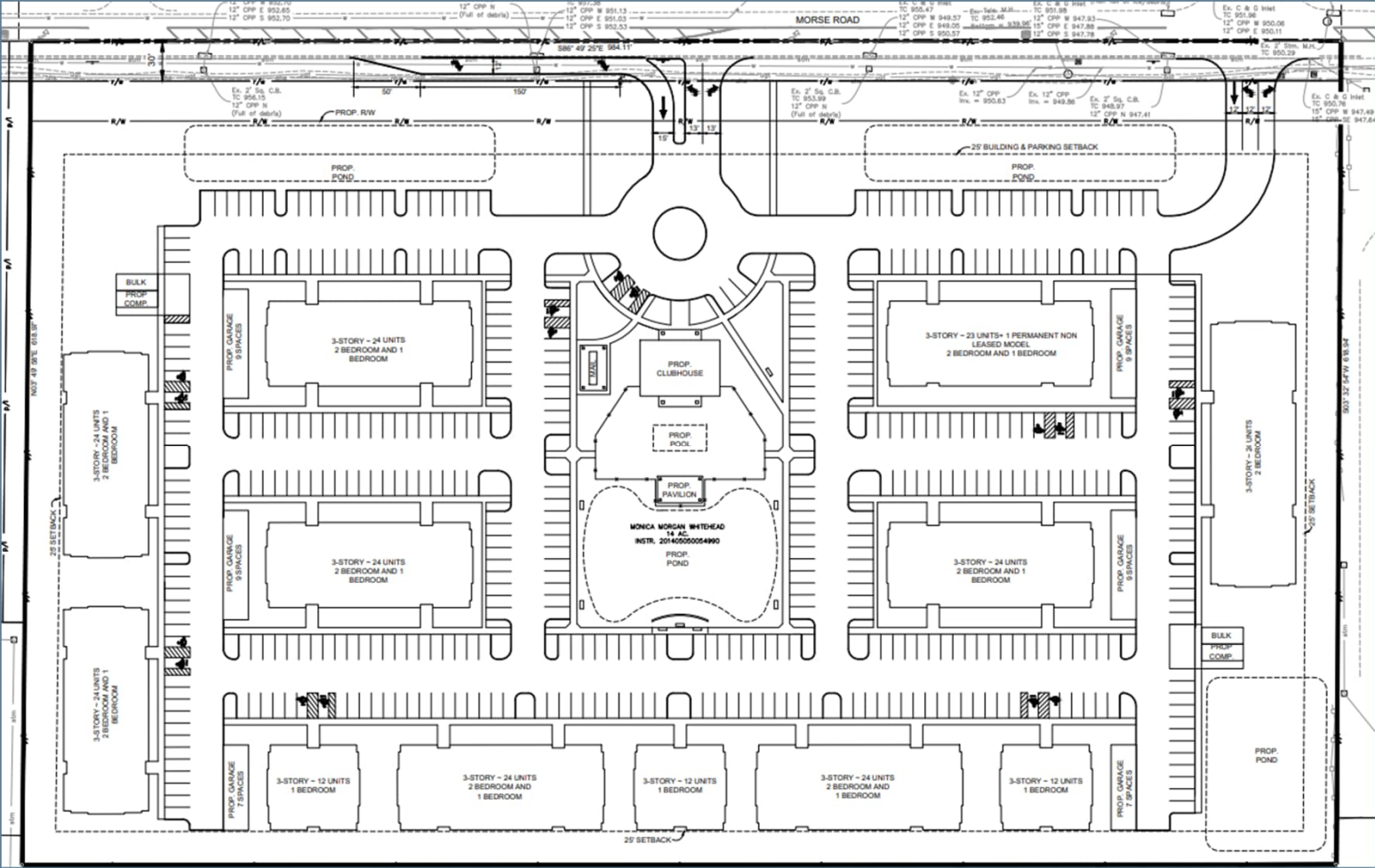
Request Summary

- Requesting approval of Final Development Plan, Design Review, and Variances for a new apartment complex on Morse Rd
 - Zoned MFRD – Multifamily Residential
- Rezoning, Conditional Uses and Variances approved in 2022
 - Rezoned from ER-1 (Estate Residential) to MFRD
 - The Conditional Uses allow for increased density and building height, accessory buildings, and a flexible arrangement of buildings
 - The Variances allow for reduced lot width, reduced parking setback from residential buildings, and an extension of the CU expiration

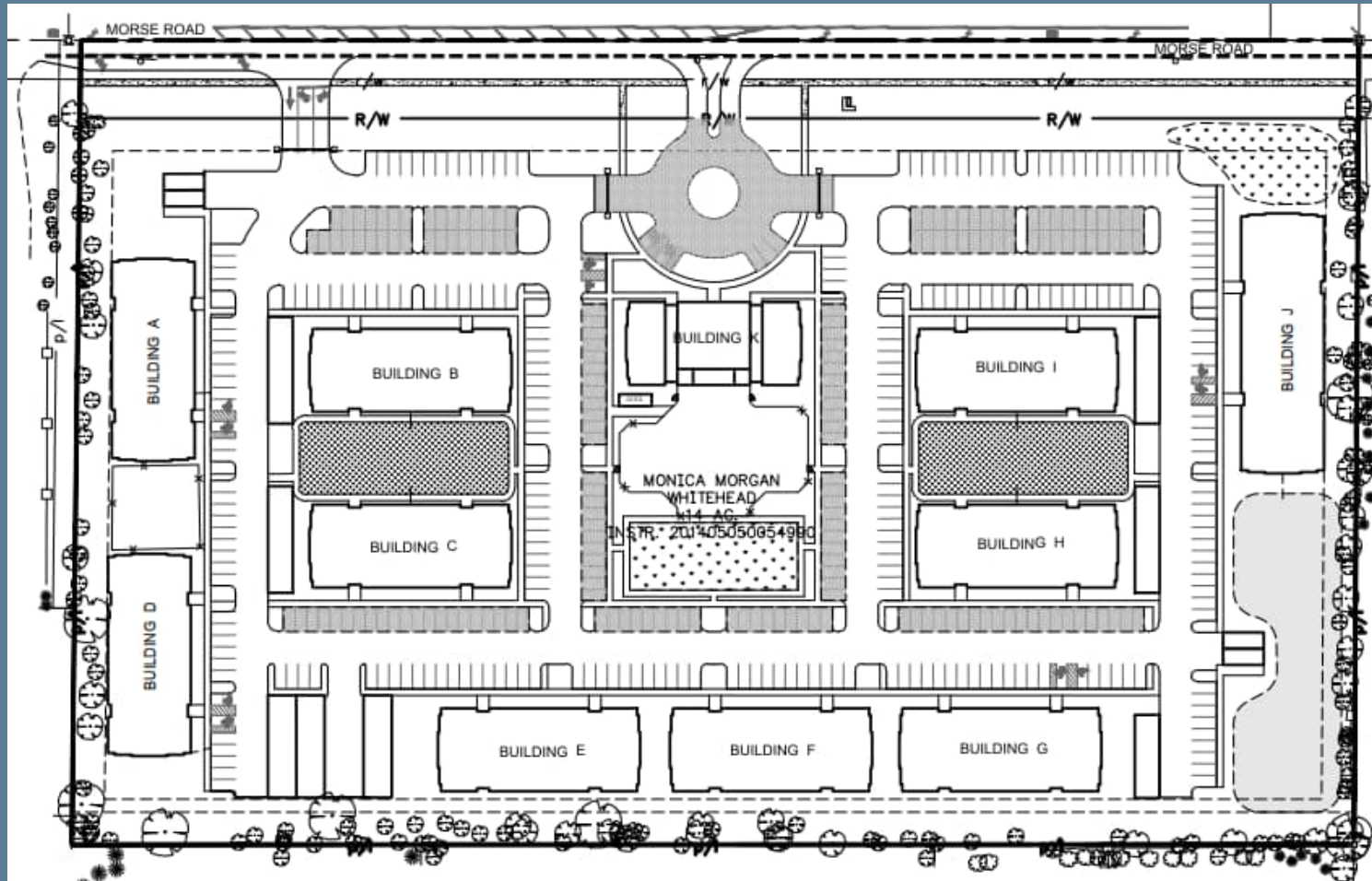
Request Summary

- 251 units on 13.96 acres or 18 du/acre
 - Permitted due to approved CU
- Includes model unit, clubhouse with ancillary amenity space, and freestanding garages
 - 7 garages and 11 residential structures, including clubhouse
- 505 proposed parking spaces
 - 444 uncovered spaces and 61 garage spaces
- 512 caliper inches of proposed trees; 280 required
 - Achieved with combination of existing and new trees
 - Site currently covered with mature vegetation

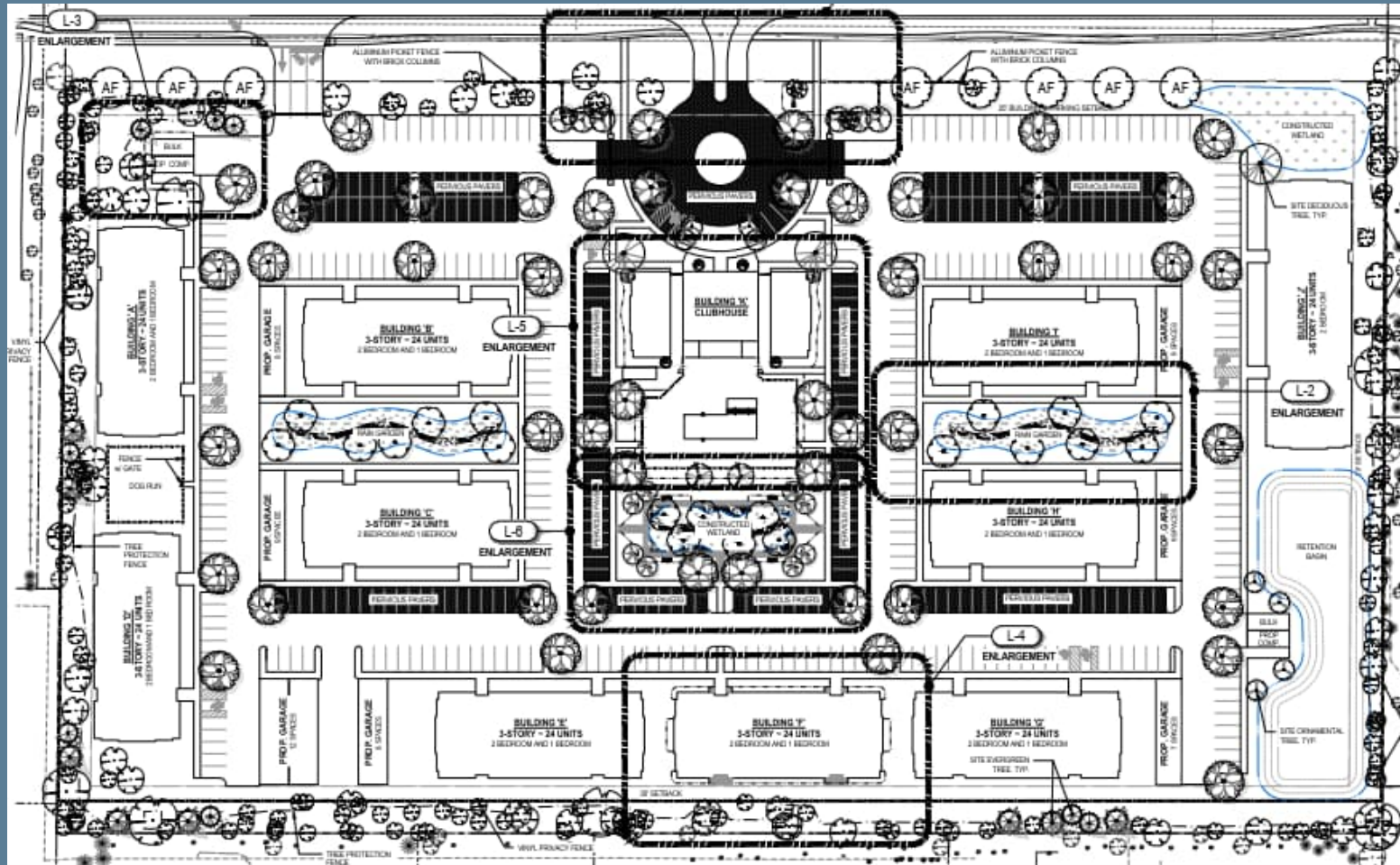
Rezoning Site Plan



Site Plan



Landscape Plan



Front Elevations



Buildings B, C, H, I



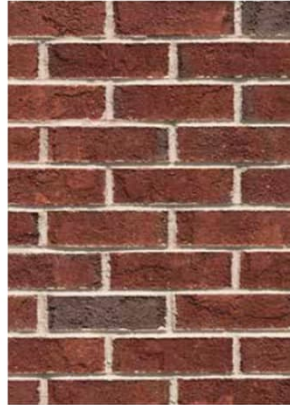
Building J



Building K

Proposed Materials

BUILDING LOWER BRICK FACADES



TRIANGLE BRICK
OXFORD 1380
MODULAR



MERIDIAN BRICK
BLOOMFIELD
MODULAR

WINDOWS



PELLA
DOUBLE HUNG
MATTE BLACK
"SPECIAL" GRILLE

BUILDING UPPER COLORS

Dress Blues
SW 9176

Dried Thyme
SW 6186

Rookwood Red
SW 2802

Peppercorn
SW 7674

AWNINGS / LOUVERS / GROUND TRIM

Black Magic
SW 6991

Request Summary

- Requested Variances
 - 1167.18(c)(1) – Screening of Trash Containers or Receptacles
 - Code requires that all trash containers be located to the rear of a primary structure
 - Trash container meets all other requirements including screening
 - Many variances to this provision have been approved in the past
 - 1163.08(h) – Interior Landscaping Requirements
 - Code requires a 10-foot-wide island with screening for every two rows of parking
 - The layout and density of the site makes it difficult to meet this standard
 - Many variances to this provision have been approved in the past

Request Summary

- **Variance Criteria**
 - There are special circumstances or conditions applying to the land, building or use referred to in the application.
 - The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
 - The granting of the application will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Request Summary

- **Design Review Criteria**
 - Compatibility with existing structures
 - Contributes to the improvement of the design of the district
 - Contributes to the economic and community vitality of the district
 - Maintain, protect, and enhance physical surroundings
- **Final Development Plan Criteria**
 - Plan meets applicable development standards
 - Is in accord with appropriate plans for the area
 - Would not have undesirable effects on area
 - Consistent with land use character and development of the area

Request Summary

- Staff recommends approval of the Variances
 - Both variances are common requests that have been approved multiple times in the past
 - Variances are necessary to develop the site at this density
 - They will not have any adverse effects on the surrounding area

Request Summary

- Staff recommends approval of the Design Review
 - Landscaping and materials meet DR requirements
 - Brick, cement siding, board and batten, cement board
 - Code recommends “natural, historic, earthtones or similar colors”
 - Under purview of Planning Commission
- Staff recommends approval of the Final Development Plan
 - Exceeds minimum parking requirements
 - All landscaping and screening requirements are met
 - Lighting requirements are met



Gahanna

PLANNING COMMISSION

Gahanna