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Memorandum

To: Honorable Members of Gahanna City Council

From: David Hodge DH

Re: Three Creeks Cottages - Rezoning

Date: October 24, 2016

Spectrum requested rezoning of 2.5+/- acres adjacent to its existing retirement community to the west. The rezoning request is from the NC, Neighborhood Commercial District in Gahanna, to the L-SO, Limited Suburban Office District to allow the construction of four (4) cottage buildings housing eight (8) units as independent living units to operate in conjunction with its center being constructed to the west. The Limitation Text as a part of the SO rezoning is to mandate that the only allowable use is the cottage units, and further that they only operate in conjunction with the Three Creeks Senior Living Facility and cannot be sold and used as market apartments, or otherwise leased to the community.

Spectrum has made a significant investment in Gahanna, with a total project cost – including the cottage use – of \$38.7 MM. Overall, the facility will create 35 new jobs in Gahanna with an annual payroll of \$1.6 MM.

Spectrum's extensive experience has shown that providing this alternative, more independent, arrangement maximizes the overall success of its developments.

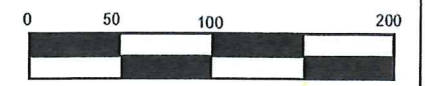
This development will result in approximately \$40,000 annually into the existing TIF district on the property. This figure does not include the under-construction project to the west.

The property, being sandwiched between the Three Creeks facility to the west, and the Goddard School to the east is limited in terms of developability with either office or retail uses. Development of the site is further limited by the Stream Corridor, sanitary sewer easement, and public waterline easement all of which transect the site – reflected in the attached exhibit.

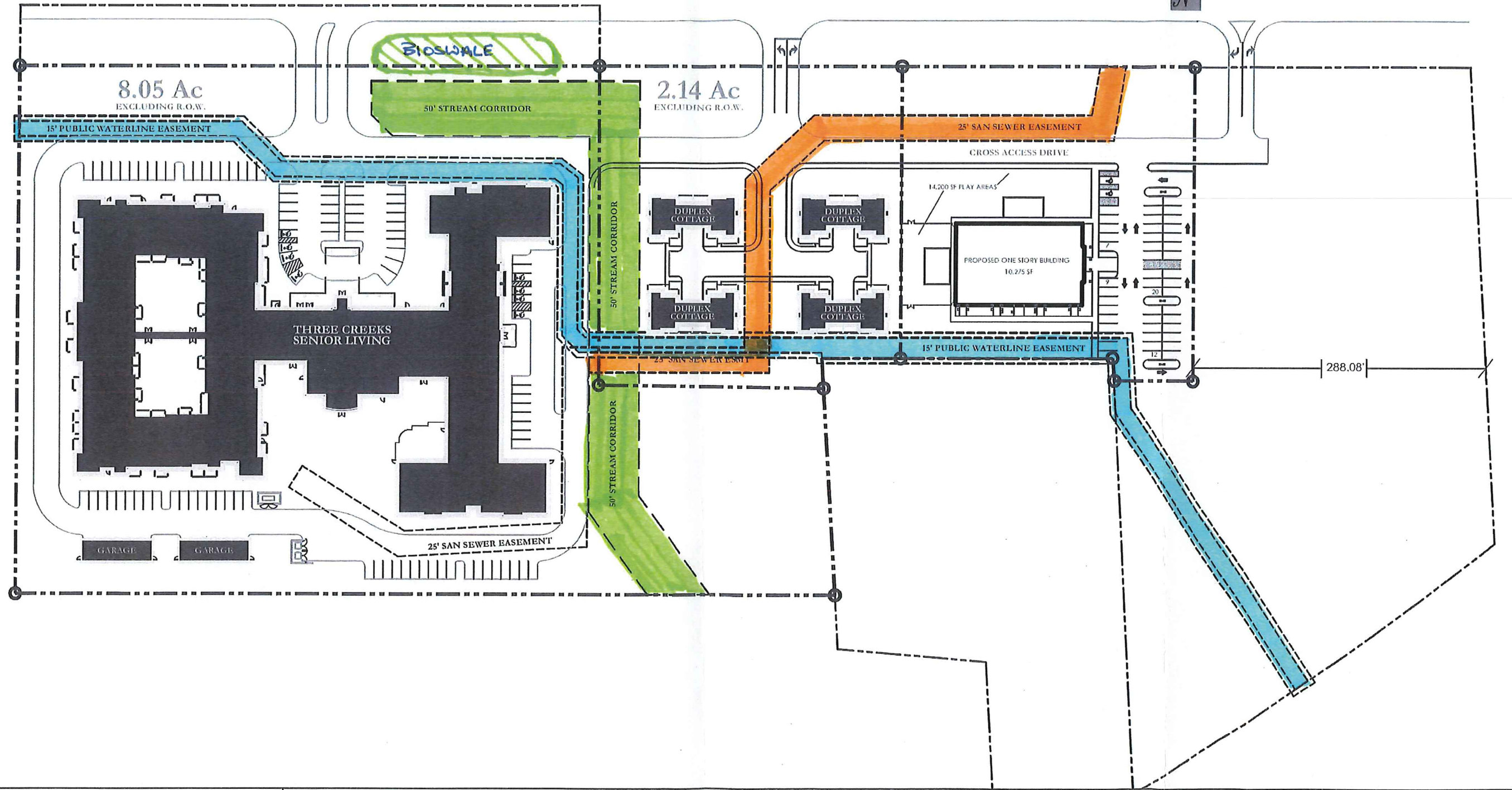
The property owner, The New Albany Co., also owns the ground to the east, which has frontage on both Morse Road and Johnstown Road to the south. This property is a better retail site, and is likely to develop with retail or office uses.

The proposed rezoning is consistent with the 2002 Land Use Plan, the Economic Development Strategy, and the North Triangle Plan. It has been supported by the City's Planning and Zoning Staff, Administration, Economic Development Department, and earned unanimous support of the Planning & Zoning Commission with no neighbor participation or opposition.

Graphic Scale



MORSE ROAD



Site Plan

Scale 1"=100'

