



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Planning Commission Workshop

Michael Greenberg, Chair
Michael Suriano
John Hicks
Bobbie Burba
Thomas Shapaka
Michael Tamarkin
Thomas J. Wester

Krystal Gonchar, Deputy Clerk of Council

Wednesday, September 9, 2020

6:30 PM

Virtual Meeting

Call in details: 513-306-4583, Conference ID: 457 383 783#.

OPEN MEETING

Chair Michael Greenberg called the meeting to order at 6:31 p.m.

ITEMS FOR DISCUSSION

[2020-139](#)

Taylor Rd. & Rice Ave. Highest and Best Use Presentation

Chair called on guests Jordan Fromm and David Poe, from Value Recovery, to present the attached documents.

Fromm stated they are bringing this to a workshop to provide an opportunity for feedback, and to get perspectives from the Commission, and explain the realities of the site. The site is on the southside of Taylor Rd., and Rice Ave. runs perpendicular. Showed surrounding area zoning classifications. Their site is zoned OCT, and it was zoned around 2006-2008. Have attempted to develop for that zoning, but unable to do so. OCT use does not allow for residential. Reviewed setback requirements for that zoning. Development footprint then is limited to an environment that is not conducive to building on. There's a significant drop off and hilly area. Hard to identify a use that this property can be marketed for. Observed housing trends for the last 15 years. Want to bring in residential that would take advantage of a shallower setback. See images in the attached file. Considering single family product that would incorporate the easement for a walking path; drive aisles would then be to the rear of site to take advantage of topography challenges rather than clear and grade the site. City conservation zones would be an

asset for this plan. Current zoning permits uses that are not developable on this site or compatible with surrounding environment. Wants to know if this could be supported by the city. This is an early concept. Poe said they have been at this for a decade. Trying to bring needed development to the city.

Blackford said staff's experience with the property is consistent with what Fromm indicated. Over the past 6 years, a few people have looked at this property. The topography and setback requirements make it difficult to develop. Does not foresee the property being developed commercially. The housing trends are going in this direction.

Chair called for questions from the Commission.

Wester: regarding the driveway and safety behind it; there's a 5' drop off on the edge of the driveway; understands this is early in the design phase but can see a car backing into the zone. Fromm said the drawings are not done by an architect, but there would be at least 20' before hitting the conservation zone. The rear driveway would be designed to have one ingress/egress from Taylor Rd. to prevent collisions. Will not have public access.

Tamarkin: would the garage under the unit be single or double? Fromm said a consultation with an architect would be required in order to see if double units would work; would prefer that. Tamarkin asked how much space would be allowed for parking for each unit. Fromm said they would accommodate some extra parking spaces for guests, but drives could accommodate two cars. Tamarkin asked about the setbacks from the west side of property, would they need a variance? Is it too close? Fromm said as it was drawn, would like a 25' setback from that side, not unlike other parts of the city.

Burba: asked if by the garage, would there be a basement area. Fromm said would like to consult with architect; have seen some designs like this with some basement space; if advantageous to have multiple design types, will do that. Burba asked about having covered decks or screened in porches? Fromm said is an option. Burba asked the size. Fromm said 34' x80' for size of units.

Hicks: said for parcel, looks like its 12 acres extending to Tech Center and Science Blvd.; what are the plans for the entire parcel, will it be split? Fromm said a lot split is likely, will consult with Blackford; will have parcels for development but can change boundaries per the use to be

identified. Hicks asked about the opportunity to develop the entire parcel, and is there a way to put a road back in that area of Tech Center? Fromm said they looked at that, to combine parcels, to change the complexion of the area but it's too narrow to accommodate a roadway; would leave this as an island. Hicks asked how many units they propose. Fromm said they would come back with numbers after consultation with the architects, but shows 7 for very large building, but could accommodate more based on other sites around the city. Hicks said he could see supporting multi-family in this area due to challenges of the area; OCT opportunities are limited due to Jefferson Twp. development.

Suriano: said he's confident they can figure out grading, etc. but concerned about the fit when looking at a map, and aerial of the zoning district. Don't think putting those things in this context would fit, would be tough how those units are situated. Taylor is a 3-lane road. Most buildings have that setback. Worried about safety when pushing too close to the road. Concerned about trees on the edge, would those get torn down? Harrison Park development, or Founders Park are great products, just questions the fit for this site. Fromm thanked him for the feedback; stated those are examples that fit the areas that they are in; wants to get the right fit and right product for Gahanna; is sensitive to concerns.

CLOSE MEETING

Chair closed the meeting at 7:58 p.m.