



ZONING DIVISION
 200 S. Hamilton Road
 Gahanna, Ohio 43230
 614-342-4025
 zoning@gahanna.gov
 www.gahanna.gov

REZONING APPLICATION

PROPERTY INFORMATION		
Project/Property Address: 5061 Shagbark Road		Project Name/Business Name: HC SHAGBARK REAL ESTATE LLC
Parcel #: 027-000117-00	Current Zoning: (see Map) ER-2 (ER)	Acreage: 2.58

ZONING CHANGE SPECIFICATIONS	
Proposed Use/Reason for Request: Applicant would like develop the property and construct 14 townhomes	Proposed Zoning: L- MFRD Multi-Family Residential District (L-R-4)

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Christopher Cristoff	Applicant Address: 102 W. Main Street, New Albany, Ohio 43054
Applicant E-mail: info@christoff.com	Applicant Phone: (614) 207-2862
Business Name (if applicable): HC Shagbark Real Estate LLC	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Matthew Cull, Kephart Fisher LLC (Attorney)	(614) 469-1882 / matthewcull@kephartfisher.com
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. Z-0365-2023

RECEIVED: KAW
 DATE: 08-22-2023

PAID: \$1500.00
 DATE: 08-22-2023

Updated
Apr 2022

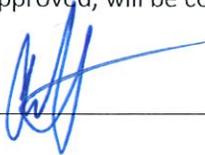
REZONING APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code Chapter 1133 & 1152 for Limited Overlay & ROD Applicants (visit Zoning Code)
2.	Survey of property certified by registered surveyor (11"x17")
3.	Legal description of property certified by registered surveyor (11"x17")
4.	Limitation Text (Limited Overlay or ROD zoning applicants only)
5.	Development Plan (Limited Overlay or ROD zoning applicants only)
6.	Traffic Impact Study (labeled as such) <ul style="list-style-type: none"> - If any use permitted in the requested zone district could generate 100+ peak hour directional trips, or 1,000+ vehicle trips/day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the requested zoning district.
7.	Conceptual plan (labeled as such) <ul style="list-style-type: none"> - Demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, buffers, access spacing, parking, and other site design factors.
8.	Environmental assessment (labeled as such) - describing site features such as soil conditions and drainage patterns and anticipated impacts created by the host of uses permitted in the requested zoning district.
9.	Written statement on a separate sheet responding to the six (6) elements listed in Zoning Code Chapter 1133.03(b) . The City's land use plans can be found under the Planning page on the City's website.
10.	List of contiguous property owners & their mailing address
11.	Two sets of pre-printed mailing labels for all contiguous property owners
12.	Application fee (in accordance with the Building & Zoning Fee Schedule)
13.	Application & all supporting documents submitted in digital format
14.	Application & all supporting documents submitted in hardcopy format
15.	PLEASE NOTE – Staff will place one zoning sign per public street frontage in accordance with Zoning Code Chapter 1133.02 no less than 14 days prior to the public hearing date.
16.	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: _____

6/27/23

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.

Christopher Christoff, Managing Member HC Shagbark Real Estate LLC

_____ (applicant/representative/property owner name printed)

_____ (applicant/representative/property owner signature) _____ June 28, 2023 (date)

Subscribed and sworn to before me on this 28 day of June, 2023.

State of Ohio County of Franklin

Notary Public Signature: _____



Matthew T. Cull, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.



To: Planning Commission

FROM: Stephania Ferrell, Director of Parks & Recreation
Kevin Schultz, Senior Director of Operations

DATE: October 11, 2023

SUBJECT: 5061 Shagbark Rd.

RECOMMENDATION

MEETING OF PARKS & RECREATION BOARD HELD: October 11, 2023

MOTION by Miller, seconded by McGinn, to make a recommendation to Planning Commission to request a fee in-lieu of land donation for the project located at 5061 Shagbark Rd.

Voting Yes: Chair Kaminski, Miller, Ross, McGinn, Shepherd and Horn
Absent: Simmons

Motion carried

Chair requested that Director Ferrell forward this recommendation to Planning Commission.

List of Contiguous Property Owners & Mailing Address

[Rezoning 5601 Shagbark Road]

1. Bridgestone Retail Operations LLC
200 4th Avenue South
Nashville TN 37201
1120 N. Hamilton Rd
Columbus, Ohio 43230 [PID 025-011480-00]
2. Canini & Pellicchia Inc.
PO Box 887
New Albany, Oh 43054-0887
1255 Beecher Crossing Rd
Columbus, Ohio 43230
[PID: 025-012044-00]
3. Eva Stein & Sheila P. Pickholtz
1670 Birdsong Ct
Blacklick Oh 43004
Beecher Crossing Rd
Columbus, Ohio 43230
[PID: 025-013221-00]

Beecher Crossing Rd
Columbus, Ohio 43230
[PID: 025-013220-00]
4. Nayda Canales, Trustee
1162 Shagbark Rd
Columbus, Ohio 43230
[PID: 025-012334-00]
5. Henry & Beth Langhals
1164 Shagbark Rd
Columbus, Ohio 43230
[PID: 025-012335-00]
6. Jane Mariah Rousseau, Trustee
1166 Shagbark Rd
Columbus, Ohio 43230
[PID: 025-012336-00]
7. Stuart K Hite & Cynthia D. Hite
1168 Shagbark Rd
Columbus, Ohio 43230
[PID: 025-012337-00]
8. Humanitarian Foundation Grottoes
of North America
430 Beecher Rd
Gahanna, Ohio 43230
[PID: 025-011876-00]
9. Joseph C. Decarlo
4530 N Hamilton Rd
Gahanna, Ohio 43230
[PID: 027-000002-00]
10. Platinum Holdings 1 LLC &
Platinum Holdings 2 LLC
1415 E Moyamensing Ave
Philadelphia Pa 19147

1154 Hamilton Rd
Gahanna, Ohio 43230
[PID: 027-000116-00]
11. **HC Shagbark Real Estate LLC
(APPLICANT)**
170 N Sunbury Rd
Westerville Oh 43081

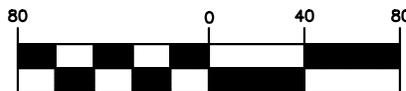
5061 Shagbark Rd
Gahanna, Ohio 43230
[PID: 027-000117-00]

Zoning Exhibit

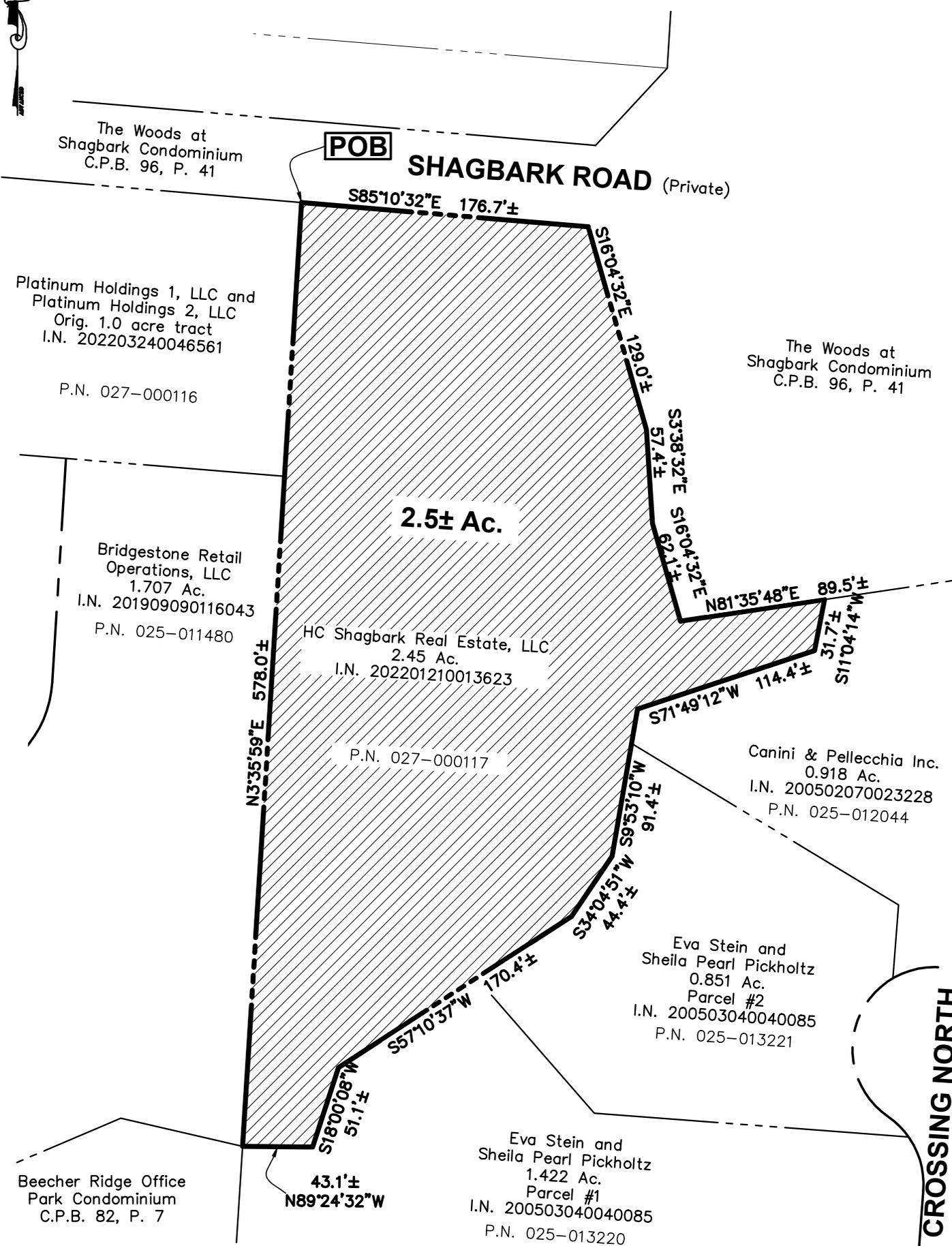
2.5± Ac.

City of Gahanna, Franklin County, Ohio
 Quarter Township 2, Township 1, Range 16,
 United States Military Lands

GRAPHIC SCALE



(IN FEET)
 1 inch = 80 ft.



Z:\23-0002-948\DWG\PRODUCTION DRAWINGS\SURVEY\23-0002-948 2.5 Ac. Zoning Exhibit.dwg Page 1 Apr 06, 2023 - 1:05:53pm jmurray

DRAWN BY: <i>JRM</i>	JOB NO.: 23-0002-948
DATE: 4/06/2023	CHECKED BY: <i>BCK</i>

ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

This exhibit is based on information obtained from Franklin County Auditor's and Recorder's Office and is not to be used for the transfer of land.

Zoning Description
2.5± Acres
South of Shagbark Road
West of Hamilton Road

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 2, Township 1, Range 16, United States Military Lands, being 2.5± acres, said 2.5± acres being all of a 2.45 acre tract conveyed to HC Shagbark Real Estate, LLC in Instrument No. 202201210013623 and being more particularly described as follows:

Beginning, in a southerly line of The Woods at Shagbark Condominium property of record in Condominium Plat 96, Pg. 41, the northeast corner of an original 1.0 acre tract of Platinum Holdings 1, LLC and Platinum Holdings 2, LLC conveyed in Instrument No. 202203240046561, and the northwest corner of said 2.45 acre tract;

Thence **S 85°10'32" E**, with the southerly line of said condominium, the northerly line of said 2.45 acre tract, **176.7'±** to the northeast corner of said 2.45 acre tract and an angle point of said condominium;

Thence with the east line of said 2.45 acre tract and westerly line of said condominium the following four (4) courses and distances:

1. **S 16°04'32" E, 129.0'±** to a point;
2. **S 03°38'32" E, 57.4'±** to a point;
3. **S 16°04'32" E, 62.1'±** to a point;
4. **N 81°35'48" E, 89.5'±** to an angle point of said 2.45 acre tract, being on the south line of said condominium, and being a northwest corner of a 0.918 acre tract of land conveyed to Canini & Pellechia Inc. in Instrument No. 200502070023228;

Thence with the east line of said 2.45 acre tract and the west line of said 0.918 acre tract the following two (2) courses and distances:

1. **S 11°04'14" W, 31.7'±** to a point;
2. **S 71°49'12" W, 114.4'±** to a point;

Thence **S 09°53'10" W**, with the east line of said 2.45 acre tract, the west line of said 0.918 acre tract, and the west line of a 0.851 acre tract of land conveyed to Eva Stein and Sheila Pearl Pickholtz as Parcel #2 conveyed in Instrument No. 200503040040085, **91.4'±** to a point;

Thence **S 34°04'51" W**, with the east line of said 2.45 acre tract and the west line of said Parcel #2, **44.4'±** to a point;

Thence **S 57°10'37" W**, with the east line of said 2.45 acre tract, the west line of said Parcel #2, and the west line of a 1.422 acre tract of land conveyed to Eva Stein and Sheila Pearl Pickholtz as Parcel #1 conveyed in Instrument No. 200503040040085, **170.4'±** to an angle point of said 2.45 acre tract and said Parcel #1;

Thence **S 18°00'08" W**, with an east line of said 2.45 acre tract and a west line of said Parcel #1, **51.1'±** to a point;

Thence **N 89°24'32" W**, with a south line of said 2.45 acre tract and a north line of said Parcel #1, **43.1'±** to southwest corner of said 2.45 acre tract, the northwest corner of said Parcel #1, an angle point of Beecher Ridge Office Park Condominium as dedicated in Condominium Plat 82, Pg. 7,

Zoning Description
2.5± Acres
South of Shagbark Road
West of Hamilton Road

-2-

and the southeast corner of a 1.707 acre tract of land conveyed to Bridgestone Retail Operations, LLC in Instrument No. 201909090116043;

Thence **N 03°35'59" E**, with the west line of said 2.45 acre tract, the east line of said 1.707 acre tract, and the east line of said original 1 acre tract, **578.0'±** to the **Point of Beginning**, containing **2.5± acres**, more or less.

This description is based on information obtained from the Franklin County Auditor's and Recorder's Office and was created on April 6, 2023.

This description is for zoning purposes only and is not to be used in the transfer of land.

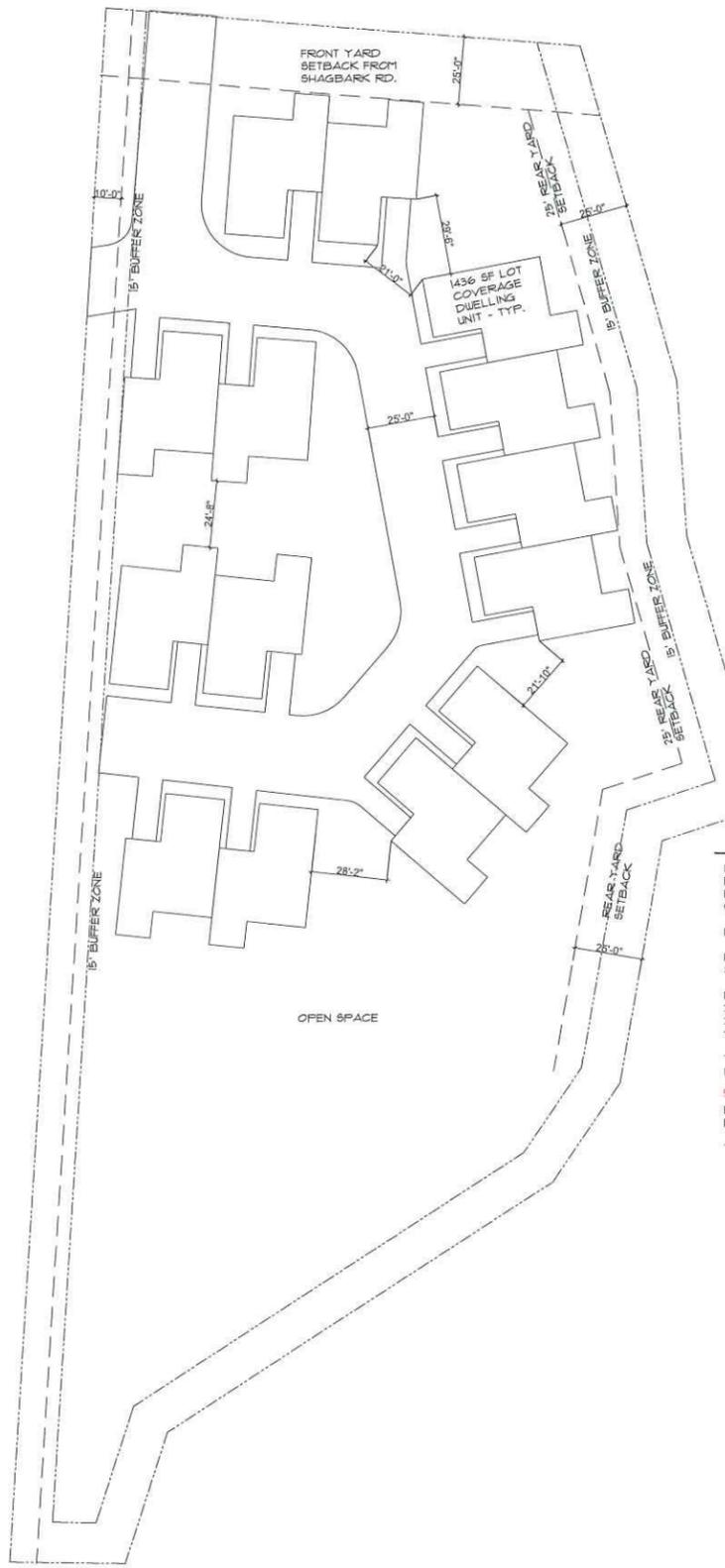
ADVANCED CIVIL DESIGN, INC.



The Woods at
Shagbark Condominium
C.P.B. 96, P. 41
I.N. 200110250246160

Canini & Pellecchia Inc.
I.N. 199908110204889

Eva Stein
Sheila Pearl Pickholtz
I.N. 200503040040085



DEVELOPMENT NOTES

LOT AREA: 110,749 GSF (2.5 +/- ACRES)
PAVING AREA: 15,217 GSF (13.7%)
DWELLING UNITS: 20,104 GSF (18.15%)
OPEN SPACE: 75,428 GSF (68%)

MINIMUM LOT SIZE: 8000SF + (1200SF * 14 du) = 24,800 GSF

PARKING SPACES 2/DWELLING UNIT PROVIDED BY 1 GARAGE AND 1 DRIVEWAY SPACE AT 9'X19'

MINIMUM YARD SPACE REQUIREMENTS:
25' FRONT YARD
25' REAR YARD
10'/MIN SIDE YARD, 20'/MIN TOTAL SIDE YARDS

TOTAL DWELLING UNITS: 14
LOT ACREAGE: 2.5 AC

5.42 UNITS/ACRE

EACH UNIT TO BE PROVIDED WITH A POST LAMP AT THE DRIVE WAY TO PROVIDE ILLUMINATION OF THE PARKING AREAS.

TRASH TO BE BY CANS STORED IN EACH UNIT

COPYRIGHT NOTICE

These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 U.S.C. as amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building seizure, and/or monetary liability.

CONSULTING ENGINEER	
REVISIONS	

SITE PLAN

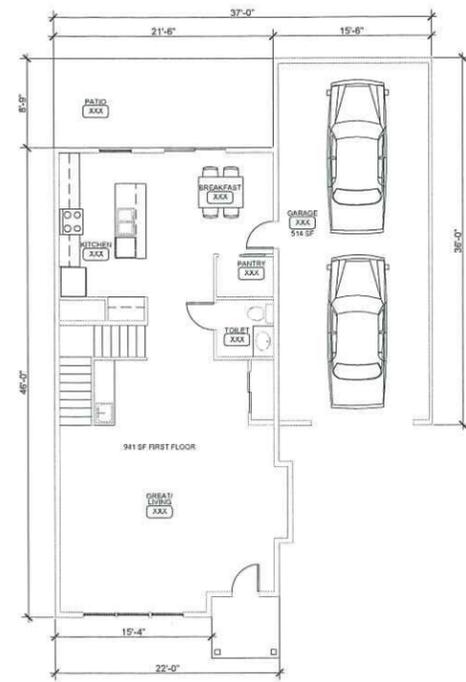
A PROJECT OF:
THE CHRISTOFF GROUP

FOR:
**SHAGBARK RD.
GAHANNA, OHIO**

Thomas M. McCash, RA, CBO, MPE
55 S. HIGH ST #210
DUBLIN, OHIO 43017
T+1 614 348 8883 F+1 614 761 9321

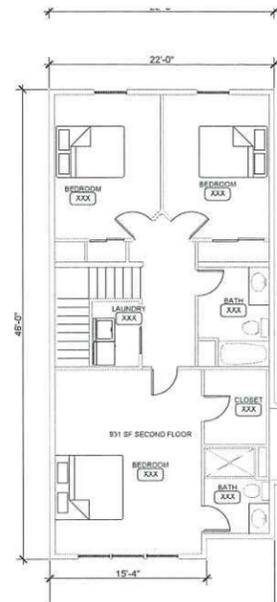
SCHEMATIC DOCUMENTS: 10.11.22

DATE	SHEET
SCALE	AS NOTED
DRAWN BY	TMM
PROJECT No.	21025
	REV.
	A1.00



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



FOUR UNIT FRONT ELEVATION

SCALE: 1/8"=1'-0"

GENERAL NOTES

1. EACH SHEET WITHIN THIS SET OF DRAWINGS CONTAINS INFORMATION WHICH MAY OR MAY NOT RELATE TO OR RELY UPON INFORMATION CONTAINED WITHIN ANOTHER SHEET OR WITHIN THE SPECIFICATIONS PREPARED FOR THIS PROJECT. EACH CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR OTHER PERSON OR ENTITY PROVIDING LABOR OR MATERIALS FOR THE PROJECT SHALL MAKE THEMSELVES FAMILIAR WITH THE COMPLETE DRAWING AND SPECIFICATION PACKAGE FOR THIS PROJECT AND SHALL PERFORM ALL WORK RELATIVE TO THEIR PORTION OR PORTIONS OF THE PROJECT IN A COMPLETE, COORDINATED AND PROPER MANNER. IT SHALL BE EACH ENTITIES RESPONSIBILITY TO IDENTIFY AREAS OF CONFLICT OR SEQUENCING WITH OTHER TRADES RELATIVE TO THEIR WORK AND COORDINATE RESOLUTION OF THE CONFLICT OR SEQUENCING WITH THE ARCHITECT, GENERAL CONTRACTOR AND/OR AFFECTED TRADES.
2. WHERE CONFLICTS OCCUR BETWEEN FLOOR PLANS, ELEVATIONS OR BUILDING/WALL SECTIONS, THE DETAILED FLOOR PLANS, REFERENCED DETAILS OR REFERENCED ELEVATIONS SHALL GOVERN UNLESS OTHER INFORMATION CONTAINED WITHIN THE CONSTRUCTION DOCUMENTS INDICATES OTHERWISE. IN ALL CASES REPORT THE CONFLICT OR DISCREPANCY TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING. CONFLICTS IN QUANTITIES OR QUALITIES SHALL BE RESOLVED BY PROVIDING THE GREATER QUALITY OR GREATER QUANTITY OF THE DESIGNATED ITEM.

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CONSULTING ENGINEER	REVISIONS
	1

FLOOR PLANS AND ELEVATIONS

A PROJECT OF:
THE CHRISTOFF GROUP
 FOR:
 SHAGBARK RD.
 GAHANNA, OHIO

Thomas M. McCash, RA, CBO, MPE
 55 S. HIGH ST #210
 DUBLIN, OHIO 43017
 T+1 614 348 8883 F+1 614 761 9321

SCHEMATIC DOCUMENTS: 10.11.22

DATE	SHEET
SCALE	AS NOTED
DRAWN BY:	TMM
PROJECT No:	21025
	A2.00
	REV.

Exhibit C
[Revised May 6, 2024]

Application for Rezoning to MFRD Multi-Family Residential District (“MFRD”)

Address: 5061 Shagbark Road, Gahanna, Ohio
Parcel: 027-000117-00
Size: 2.58+/- Ac
Applicant: HC Shagbark Real Estate LLC
Property Owner: HC Shagbark Real Estate LLC

REVISED WRITTEN STATEMENT OF SIX (6) CONSIDERATIONS

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

Applicant Response: While Gahanna’s Land Use Plan (2019)(“LUP”) proposes professional office space (“PO”) as a future land use for the subject site, it is adjacent to (on both east and west side) significant areas where medium density residential development exists and is proposed in the LUP. Further, the Project would be directly aligned with the LUP in that it would address the need in Gahanna for new multi-family housing.

- (2) Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.**

Applicant Response: The Property is moderately wooded and generally level, though the surrounding area appears to drain to the south toward a minor tributary to Big Walnut Creek. Development of the Property will for multi-family residential use, which will be substantially similar to the submitted Concept Plan, is compatible to the physical features of the site and lends itself well to the proposed use.

- (3) Availability of sites elsewhere in the City that are already zoned for the proposed use.**

Applicant Response: Applicant is unaware of any vacant or readily redevelopable land within the City that is zoned MFRD

- (4) 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 (a five percent or more material reduction) in the value of existing abutting lands or approved developments.**

Applicant Response (Revised): The proposed rezoning to an MFRD and Residential Overlay District (“ROD”) district will limit the potential use of the Property to only multi-family residential buildings (“Permitted Use”). The Property is situated in an area with commercial development to the site’s west along N. Hamilton Road, but is primarily surrounded by compatible residential uses: multifamily residential facilities to both the east and west of the site; immediately adjacent properties include a residential home to the north, The Woods at Shagbark residential condominiums to the east, and vacant lots to the south. The proposed Project would be lower in density than some existing developments to the east and west, and at 5.42 DU/Ac, on the lower end of the scale for Medium Density Residential (5-20 DU/Ac).

The lower density and residential nature of the proposed Project will have minimal impact to the surrounding areas in terms of traffic and infrastructure, and will likely improve the aesthetics (especially compared to present condition or existing zoning classification) and increase the value of abutting lands.

The proposed Project will also present minimal environmental impact to the Property and surrounding area. Storm water mitigation will be engineered in accordance with all regulatory requirements by local engineers with extensive experience working in the immediate area, ultimately reviewed and approved by the Gahanna Engineer. At a minimum, storm water will be treated on-site for quantity and quality and will not have any offsite impact by law.

Applicant intends to preserve as many existing trees as possible in an effort to provide screening for adjacent properties and maintain the “wooded” aspect of the Property for the benefit of future residents. The proposed configuration of the structures on the Property will allow a significant wooded area on the south portion of the Property to remain.

Applicant will work with surrounding property owners/residents should any construction phase issues arise.

(5) 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.

Applicant Response: The City’s infrastructure should easily accommodate the Project, which proposes a total of fourteen (14) dwelling units, in a mix of 2-unit and 4-unit townhome structures. Other than retaining the Project site as a single-family home, the proposed Project would likely have significantly less of an impact on the infrastructure than what the Future Land Use Plan proposes for the site (Professional Office-PO). As just one example, whereas the proposed Project’s structures would consist of lot coverage of 20,104+/-sf, the PO district could allow up to 40,000sf of floor space, with accompanying increase to traffic, utilities and general.

(6) The apparent demand for the types 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.

Applicant Response: The need for new quality, multi-family housing throughout the City of Gahanna is repeatedly addressed in the LUP, which need has only increased in the 3-4 years since its completion.

Exhibit B

Rezoning Application

Limitation Text

<u>DATE OF LIMITED TEXT:</u>	February 29, 2024 May 6, 2024 (Revised)
<u>PROPERTY ADDRESS:</u>	5061 Shagbark Rd, Gahanna, Ohio
<u>OWNER/APPLICANT:</u>	HC Shagbark Real Estate LLC
<u>APPLICANT:</u>	HC Shagbark Real Estate LLC
<u>CURRENT ZONING DISTRICT:</u>	ER-2
<u>PROPOSED ZONING DISTRICT:</u>	L-MFRD (Multi-Family Residential District with limiting Residential Overlay District)

I. Background

The Property was originally developed in 1955 with a 1,485 square foot, ranch-style house with a partial basement, and remained one of the few single-family homes in the area as the surrounding properties were developed into multi-family projects, commercial and office uses. The Applicant proposes rezoning the property from ER-2 to L-MFRD to permit the development of a multifamily residential development. The Applicant proposes a total of 14 units on +/- 2.5 acres for a density of +/- 5.42 dwelling units per acre. This limitation text is filed in companion with a rezoning application pursuant to Gahanna Code of Ordinances Section 1149.02(a)(1) to permit the development of a multifamily residential development with buildings containing up only two (2) dwelling units, and 1149.02(a)(2) to permit more than one residential building on the same lot.

II. General

This limitation text is intended to provide further restrictions and limitations with respect to uses and development standards that would otherwise apply to the site with a zoning designation of MFRD. To the extent that any provision of this limitation text conflicts with the underlying standards of the City's zoning code or should the City's zoning code not address a matter or standard that is addressed in a provision of this text, then the provision in this text shall govern. Where this text is silent on any standard set forth in the zoning code, the standard contained in the zoning code will continue to apply to the site.

III. Permitted and Conditional Uses

Unless expressly prohibited below, the Permitted Uses on the Property shall be uses contained in Section 1149.01, 1149.02(a)(1) & (2) and 1149.02(b) of the City of Gahanna Zoning Code.

Conditional Uses contained in Section 1149.02(a) and (c) of the City of Gahanna Zoning Code, but not included above as Permitted Uses, shall be permitted to this zoning district provided, however, that

conditional uses shall be reviewed and approved in accordance with the procedures set forth in the zoning code.

The Conditional Uses contained in Sections 1149.02(d) and (e) of the City of Gahanna Zoning Code shall be prohibited.

IV. Development Standards

Unless otherwise indicated in the written text or site plan, the applicable development standards are contained in Chapter 1149 of the City of Gahanna Zoning Code.

V. Additional Development Commitments

The Applicant submits with this Limitation Text a revised Concept Plan/Site Plan. The site shall be developed substantially similar to that represented on the Concept Plan/Site Plan.

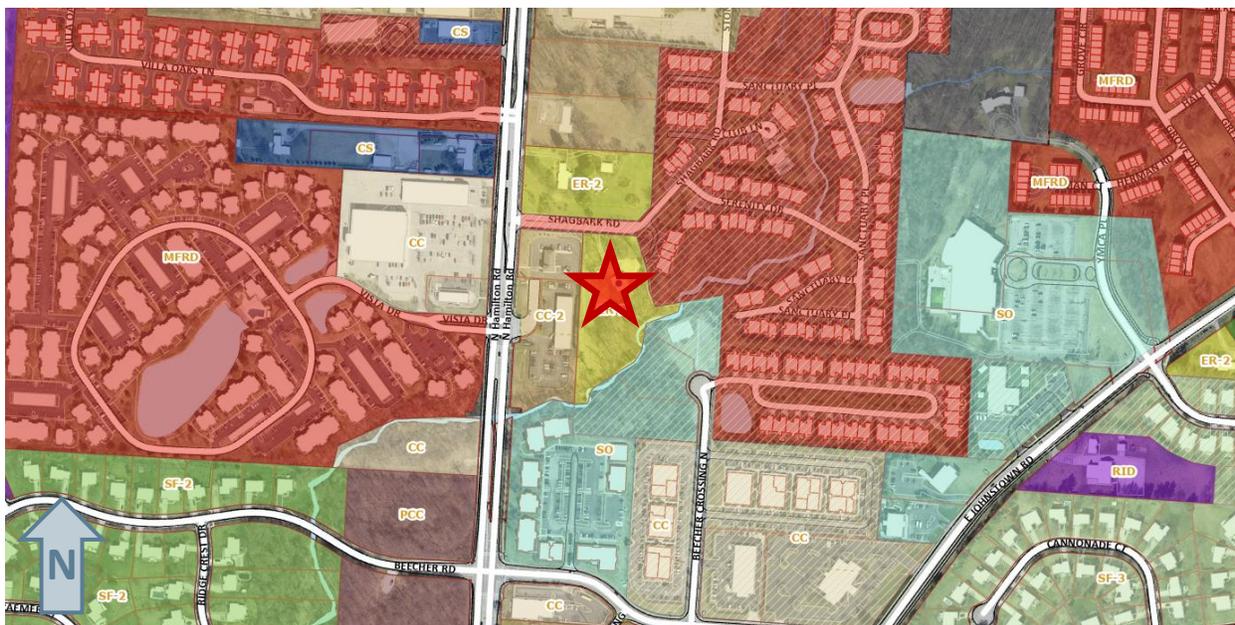
Exhibit B

PLANNING COMMISSION STAFF REPORT

Project Summary – 5061 Shagbark Rezoning

- Meeting Date:** June 26, 2024
- Location:** Parcel #027-000117, southern side of Shagbark Road, east of Hamilton Road.
- Zoning:** Estate Residential District (ER-2)
- Application Type(s):** Rezoning (Z)
- Staff Representative:** Maddie Capka, Planner II
- Recommendation:** Staff recommends approval of the Rezoning as submitted.

Location Map:



History

The site is currently zoned Estate Residential. This district is primarily for large single-family residential lots that are not located within a subdivision. A single-family home was constructed on this site in 1955 and has since been demolished.

The neighborhood to the east, The Woods at Shagbark, began development in 2001. This neighborhood contains attached condos with 2-4 units per building and has a density of 5.0 dwelling units (du) per acre. The neighborhood just to the south of The Woods at Shagbark, The Courtyard at Beecher Crossing, was developed around the same time at 4.9 du per acre. The buildings contain 3-4 units each. There are additional neighborhoods zoned MFRD to the north and east of the Woods at Shagbark, as well as on the west side of N Hamilton Road. These neighborhoods all have between 5.7 and 16.3 du per acre.

The two properties adjacent to the west of the site contain a Valvoline, approved in 2021, and a Firestone, approved in 2013. Both have access off of Hamilton Road.

Staff Review

Overview

The applicant is proposing to rezone the site at 5061 Shagbark Road from Estate Residential (ER-2) to Multifamily Residential with a Limited Overlay (L-MFRD). ER-2 permits large lot single-family residential, while MFRD permits multi-family residential up to 18 du per acre. This specific request is for 14 dwelling units on 2.5 acres, which is 5.42 du/acre. This density is similar to that of the surrounding neighborhoods.

Since the proposal is to rezone to L-MFRD, there is an Overlay Text included with this application. The Overlay Text limits the permitted uses on the lot to buildings containing more than eight or less than three dwelling units and two or more residential buildings on one lot. Buildings containing 12-18 du per acre, buildings three or more stories tall, and accessory use buildings will all still require approval of a conditional use application at this site. Childcare and nursing/personal care facilities are prohibited. The Text also states that the site shall be developed substantially similar to the site plan submitted with this application.

Site Layout

Although an exact site layout is not being approved with this application, Code still requires that the applicant provide a conceptual site plan to ensure that all setback, buffering, and other Code requirements are met. The proposed site layout includes five duplexes and one building with four attached units. All of the buildings are two stories tall. As proposed now, each unit will have a garage to accommodate up to two vehicles and a private driveway. All setbacks are met, and the location of required buffering is shown on the site plan. For this site, a 10 ft buffer with at least 1 tree per 40 linear ft and a continuous 6-ft-high screen is required when adjacent to residential.

Landscaping

As it exists today, the site is partially wooded. The applicant states that they intend to preserve as many trees as possible to provide screening for adjacent properties and maintain the wooded aspect of the property. The structures are all located on the northern half of the site so that the significantly wooded area on the southern portion can remain. 68% of the site would be free of buildings and pavement. A formal landscape plan is not required at this stage in the process.

Chapter 1109.08 of Code requires, as part of the rezoning process, either land dedication or fees-in-lieu for all multi-family projects based on the number of units. For this project, 0.565 acres of land dedication would be required. The fees-in-lieu amount is based on the average value per acre for the entire site, which is determined by an appraisal. In October 2023, the Parks and Recreation Board made a recommendation to Planning Commission to request fees-in-lieu of land donation for this project.

Next Steps

In the new Zoning Code, the equivalent zoning district to MFRD is R-4. They are both multi-unit residential and contain similar development standards. If approved, the new zoning for this site will be L-R-4. Should this application be approved by Planning Commission and City Council, the applicant must then receive approval of a Major Development Plan application. With the previous Zoning Code, a Conditional Use application would have been required to permit less than three units per building and two or more buildings per lot. However, a Conditional Use application is no longer required for this project.

Review Criteria

Rezoning (R)

The proposed rezoning is from ER-2 to L-MFRD/L-R-4. 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. *Although the site is designated as "Professional Office", multi-family is more compatible with the adjacent land uses. The Land Use Plan (LUP) also identified a need for more diverse, higher density housing options.*
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.*

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.
 - a. *Childcare and nursing/personal care facilities are prohibited by the Overlay Text and only residential is permitted. This use is the same as much of the surrounding area and staff believes that the addition of 14 units will not have a detrimental impact on traffic or otherwise. The density is very similar to The Woods at Shagbark and The Courtyard at Beecher Crossing. The applicant is preserving as many existing trees as possible.*
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.
 - a. *A large portion of development inquiries that staff receives are for new residential, specifically multi-unit residential. It is staff’s opinion that demand for this type of development is extremely high.*

Recommendation

Staff recommends approval of the Rezoning application as submitted. Staff believes that all of the rezoning criteria has been met and the site layout does not require any variances as it currently stands. Staff believes that the proposed 14 units will not have any detrimental impact. Due to the Overlay Text, the site would be limited to residential only.

Although the LUP designates this site as “Professional Office”, multi-family is a more appropriate use for the area and is compatible with the adjacent land uses. The LUP is not a regulatory document and only makes recommendations. An office use at this site would generate higher traffic and have a larger impact on the area and its residents. Office uses are also typically not located along residential streets. Additionally, the LUP identifies a need for more diverse housing options in the City as the region continues to grow.