

ZONING DESCRIPTION OF A 5.067± ACRES TRACT
City of Gahanna
Franklin County, Ohio

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in, in part, Lot 1 of G.W. Hart's Subdivision of Quarter Township 2, Range 16, United States Military Lands, and being all of that tract (3.251 acres) conveyed to Lynn Mann of record in Deed Book 3699, Page 725, all of that tract (2.025 acres) conveyed to Lynn Mann of record in Deed Book 3799, Page 195, and part of that tract (6.397 acres) conveyed to Lynn Mann of record in Deed Book 3699, Page 147, and further described as:

Beginning at the intersection of the old centerline of Johnstown Road with the easterly line of said Lot 1;

thence South 55° 40' 35" West, with said old centerline and the southerly line of said 2.025 acres tract, a distance of 296.88 feet to a point at a southwesterly corner of said 2.025 acres tract;

thence North 03° 49' 21" East, with the westerly line of said 2.025 acres tract and a westerly line of said 3.251 acres tract, a distance of 422.59 feet to a point at a southwesterly corner of said 3.251 acres tract;

thence North 86° 10' 39" West, with a southerly line of said 3.251 acres tract, a distance of 116.33 feet to a point at a southwesterly corner of said 3.251 acres tract;

thence North 03° 49' 21" East, with a westerly line of said 3.251 acres tract, a distance of 384.66 feet to a point at a northwesterly corner of said 3.251 acres tract;

thence South 85° 29' 43" East, with a northerly line of said 3.251 acres tract, and with said northerly line extended easterly, a distance of 366.33 feet to a point in the easterly line of said 6.397 acres tract;

thence South 03° 49' 21" West, with an easterly line of said 6.397 acres tract, a distance of 576.35 feet to the southeasterly corner of said 6.397 acres tract in the new centerline of Johnstown Road;

thence South 55° 27' 02" West, with said new centerline and the southerly line of said 6.397 acres tract, a distance of 21.05 feet to the southwesterly corner of said 6.397 acres tract, the same being in the easterly line of said 2.025 acres tract;

thence South 03° 49' 21" West, with the easterly line of said 2.025 acres tract, a distance of 30.10 feet to the point of beginning, containing 5.067 acres, more or less.

This description is for zoning purposes only and not to be used for property transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Clark E. White 4/23/03

Clark E. White
Registered Surveyor No. 7868



Curry Brandaw Architects

PARTNERSHIP

Limitation Text

Gahanna Retirement Residence Gahanna, Ohio

Purpose and Intent

We respectfully request to rezone the 4.82-acre site along Johnstown Road and Riva Ridge Road from the existing Estate Residential District - ER-1 to Limited Overlay/Suburban Office & Institutional - L-SO in order to develop a 115-suite Retirement Residence. The three-story building will have approximately 110,000 square feet of space.

The Retirement Residence is a 115-suite facility for seniors. Our concept is designed for those who are still ambulatory, but in need of some support. Private rooms afford the advantages of independent living while the services included provide support, security and friendship. The private suites include studio, one and two bedroom versions. Each is similar to a conventional dwelling unit except a kitchen is not included.

Services include three prepared meals daily, housekeeping, laundering, private bus transportation and various activities. Staff is "in house" 24 hours a day.

Development Standards

The proposal for the Retirement Residence meets the development standards set forth within Suburban Office & Institutional as follows:

a) Setback Requirements

• Intensity of Use

- Required

No minimum lot width is required, however, all lots shall abut a street and have adequate width to provide the yard space required by these development standards

- Proposed

The property abuts Johnstown Road and has adequate width to provide the required yard space.

EXHIBIT B

- **Front Yard**
 - Required 100 feet from centerline of street. No parking allowed.
 - Proposed **101 feet from centerline of Johnstown Road**

- **Side Yard**
 - Required A side yard of 10 feet shall be required. However, lots adjacent to a residential zoning district shall have a side yard setback of not less than one-fourth of the sum of the height and depth of the building, but in no case shall be less than fifteen feet and such yard shall be landscaped.
 - Proposed **25 feet from the west side yard, 76 feet from the east side yard**

- **Rear Yard**
 - Required A side yard of 10 feet shall be required. However, lots adjacent to a residential zoning district shall have a side yard setback of not less than one-fourth of the sum of the height and depth of the building.
 - Proposed **116 Feet**

- **Height Regulations**
 - Required All buildings and structures shall conform to Federal Aviation Administration and Port Columbus Airport Regulations height limitation whichever may be greater.
 - Proposed **3 stories, 35' to center of sloped roof (39'-6" to ridge)**

- **Lot Coverage**
 - Maximum 50% building and 25% parking
 - Proposed **Building Coverage: 17.3%, Patios, Drives, and Parking: 21.3%**

- **Parking**
 - Required Parking standards and requirements, as specified in Chapter 1163, shall be met for all uses in this district. Use: Nursing Home - 1 space per 4 beds plus 1 per each employee on the largest shift. This equates to 52 spaces.
 - Proposed **74 spaces are provided, 62 open, 12 garage, and 2 accessible.**

b) **Buffer Zones and Screening**

The project will meet all of the City of Gahanna standards as stipulated in Section 1167 of the Codified Ordinances of Gahanna.

c) **Traffic and Access**

There is one access point off of Johnstown Road directly across from Riva Ridge Road for the proposed project.

To help you understand the traffic loadings, we have prepared these estimates based on 115 suites:

10	service trips per day
8	van trips
78	resident trips (20% may have cars; 3 trips per day each)
52	visitors to residents (if 20% have visitors per day)
40	other visitors per day
24	staff trips per day to and from work

This would result in an average total of 212 trips generated per day by the retirement residence.

These numbers are based upon the "Congregate Care Facility (252)" classification from the Institute of Transportation Engineers "Trip Generation" report, which states a 2.15 average Trip Generation per suite per day. The total number of Peak Hour trips (a.m. and p.m.) would be approximately 30. This report concludes that our project would generate only 35% of the total trips per day of a standard apartment building.

d) **Drainage and Run-off**

Surface drainage engineering will need to be done to determine exact methods of detaining/retaining run-off. Any drainage improvements will be designed in conformance with the City of Gahanna Regulations and Storm Water Policy.

e) **Utilities**

The site is presently served by all utilities in adequate capacity for the proposed Retirement Residence.

Design Guidelines

The following guidelines for the project are subject to modification by the City of Gahanna Planning Commission:

1. The Gahanna Retirement Residence will be a three-story building consisting of a maximum of 110,000 square feet of space. The facility will consist of 115-suites made up of studio, one-bedroom and two-bedroom suites. The suites do not contain kitchen facilities. The facility will serve approximate 130 residents.
2. There will be gable/hip roof shapes utilized in construction. These roof elements may be screens for the mechanical units on the roof, to keep these units from being visible. The roofing materials will be architectural composition shingles.
3. The exterior of the building will consist of hardi-plank cement board siding and a combination brick and/or stucco. The color palette will be of neutral tones.
4. Parking lot lighting shall be low in height with a maximum height of 13' and will be of a shielded design.

