

13100029

FILE #: 2C-2-2013

DATE RECEIVED: 10-23-13

PUBLIC HEARING DATE: 11-20-13



CITY OF GAHANNA

PLANNING COMMISSION  
APPLICATION FOR ZONING CHANGE

FEE: 450.00

INITIALS: CAS

CHECK: 4415

Applicant: CONNIE J. KLEMA ATTORNEY

Contact: SAME Title: ATTORNEY

Address: 145 E. RICH ST. 2ND FL COLS OH 43215

Phone: 614-469-9122 Fax: --- E-Mail: cklema@rronho.com

Status:  Property Owner  Option Holder  Contractual Purchaser  Agent

Property Location: 559 N. HAMILTON RD Proposed Use: RESIDENTIAL

Current Zoning: R1D Proposed Zoning: MR-1

Total Acreage: 1.839 ACRES Parcel ID #(s): 025-001921

Developer: N/A

Contact: CONNIE J. KLEMA Title: ATTORNEY

Address: SAME

Phone: " Fax: --- E-Mail: "

Property Owner: CREATIVE HOUSING, INC.

Contact: CONNIE J. KLEMA Title: ATTORNEY

Address: 2233 CITY GATE DR COLS OH 43219

Phone: SAME Fax: --- E-Mail: SAME

Cristy Escamosejo  
Dir. Of Projects & Design  
Creative Housing/Creative Renovations

Signature of Property Owner 10.23.13  
Date

Signature of Applicant 10.23.13  
Date

Notes: Planning Commission and/or City Staff may visit the property prior to hearing.  
All correspondence will be to applicant above unless otherwise stated.

**Submission Requirements**

1. Submit ten (10) copies of a survey and legal description of the property certified by registered surveyor.
2. For a Limited Overlay or ROD Re-zoning, you must submit ten (10) copies of the proposed plan folded (not rolled) to 8½ x 11 inch size prior to submission, limitation text, and elevation drawings.
3. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches.
4. Submit a list of property owners, contiguous and directly across the street and their mailing addresses.
5. Application Fee: \$400 for first acre, \$50 for each additional acre. \$1,000 maximum.
6. The property must be posted in accordance with Section 1133.02 within seven (7) days after the application is accepted. The sign shall be consistent with the attached diagram entitled Zoning Change Sign. Information on the sign must be approved by the Planning & Zoning Administrator prior to installation.



BY: CAS CHK # 4415

BY: CAS

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### Additional Submission Requirements

- Street address of the subject property, together with an area map identifying the subject property in relation to surrounding properties.
- The name, signature, and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- The existing and proposed zoning district designation of the subject property.
- A site analysis plan illustrating existing conditions on the site and adjacent properties such as soil conditions; drainage patterns; views; existing buildings; any sight distance limitations; and relationship to other developed sites and access points in the vicinity of the property.
- A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.
- A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district.
- A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the current requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and/or consultants.
- A written description of how the requested zoning meets Section 1133.03 Public Hearing of the zoning ordinance. This can be achieved by addressing the Rezoning Criteria of this application form, which can be completed separately and attached to this form along with the materials listed above.

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### Rezoning Criteria

The applicant must provide written responses on a separate sheet to demonstrate how the proposed rezoning designation will meet the following criteria in Section 1133.03.

1. Consistency with the goals, policies and Land Use Plan of the City of Gahanna, including any corridor plans, or subarea plans. If conditions have changed since the City of Gahanna Land Use Plan was adopted, the consistency with recent development trends in the area shall be followed.
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 (1) of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the same proposed uses.
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 ( a five percent or more material reduction) in the value of existing abutting lands or approved developments.
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 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.

In accordance with Section 1133 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this amendment as stated above has been recommended for approval by the City of Gahanna Planning Commission on \_\_\_\_\_  
\_\_\_\_\_. A copy of the minutes is hereby attached. This application can now be forwarded to City Council for Final Approval.

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Signature of Planning & Zoning Administrator

Date



City of Gahanna, Ohio  
200 S. Hamilton Rd.  
Columbus, Ohio 43230

Sycamore Wood Condominium  
Ronald K. & Joan K. Konrad  
347 Sycamore Ridge Way  
Columbus, Ohio 43230

Sycamore Woods Condominium  
John D. Adams  
306 Sycamore Woods Ln  
Gahanna, Ohio 43230

BW Investors LLC  
c/o Michael O Grady  
471 E. Broad St. #2001  
Columbus, Ohio 43215

Franklin County Commissioners  
373 S. High St. Fl 26  
Columbus, Ohio 43215-4591

**559 N. HAMILTON ROAD**

**REZONING REQUEST**

**Additional Submission Requirements**

- **Street Address of Property: 559 N. Hamilton Road (see attached area map)**
- **Owner: Creative Housing, Inc., 2233 City Gate Dr., Columbus, Ohio 43219**

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**By:**

- **Existing Zoning: RID Proposed Zoning: MR-1 with conditional use to permit the existing (2) detached single family dwellings to remain on the Property**
- **Site Analysis Plan (see attached)**
- **Conceptual Plan: No proposed development at this time—site is improved with residential structures that will be used.**
- **The proposed MR-1 zoning district only permits residential uses and their accessory structures. No anticipated impacts will be created by the rezoning.**
- **Traffic Impact Analysis: N/A**
- **Written Description of how requested zoning meets Section 1133.03:**
  - (1) The proposed zoning to MR-1 is to accommodate the existing residential structures and residential use thereof. The site, as developed in the early 1950's, was and remains consistent with the land plans of the City of Gahanna. The property will also accommodate the City's corridor/road widening plans at N. Hamilton Road.**
  - (2) The property is compatible with the physical, geological, hydrological, and other environmental features given that it was developed for residential use in the 1950's and will remain under the proposed MR-1 District a residentially used property.**
  - (3) The property is developed with two detached single family dwellings. The owner is seeking zoning to accommodate the homes and their residential use which the present zoning will not permit. Prior to 2004 the property was zoned SF-2. In 2004 the property was re-zoned to "RID" (Residential Institutional District) by its owner, Creative Housing, Inc., who thereafter provided a Life Skills School on the property. As the RID was created for and permits schools, churches and government offices, it was the appropriate zoning for the property. Creative Housing now wishes to use the property for it originally developed residential use.**

**Formed in 1991, Creative Housing, Inc. (CHI) is a not-for-profit community-based organization in Columbus, Ohio. The corporation was created to provide safe, accessible, affordable, and long-term housing for individuals with disabilities in the Central Ohio area. CHI is nationally recognized for involving persons with disabilities in the development of a wide range of**

**programs, including the creation of affordable housing through acquisition, new construction, substantial renovations and other development programs.**

**(4) Because the proposed zoning is not being proposed for a new development but for an existing, residentially improved lot, the question of availability of sites elsewhere in the City already zoned for residential use is not an issue.**

**(5) All potential uses in the MR-1 District are residential or parkland. The compatibility of the property and its use in the MR-1 District will not be different from its surrounding neighborhood.**

**(6) The City Infrastructure presently serves the property and accommodates the uses permitted in the requested MR-1 District without compromising the health, safety, and welfare of its citizens.**

**(7) The apparent demand for residential uses in the City in relation to the amount of land in the City currently zoned to accommodate the demand is not an issue given the site is already developed for such use.**

PID: 025-001921  
CREATIVE HOUSING INC  
559 N HAMILTON RD, COLUMBUS OH 43230

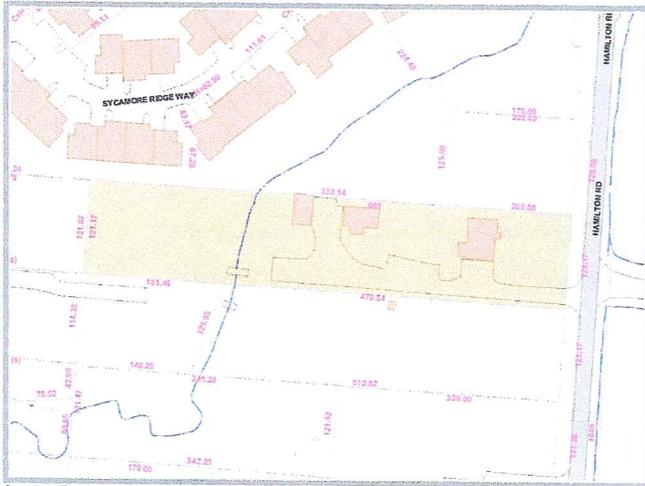


Image Date: 10/22/2013 12:57:08

**Owner Name** CREATIVE HOUSING INC  
**Site Address** 00559 N HAMILTON RD  
**Mail Address** CREATIVE HOUSING INC  
2233 CITY GATE DR  
COLUMBUS, OH 43219  
**Tax District** CITY OF GAHANNA-GAHANNA JEFFERSON  
**Description** 559 N HAMILTON RD  
1.839 AC PAR 1 URP  
R17 T1 1-4T1

**Transfer Date** 04/17/1996  
**Sale Amount** \$205,700  
**Year Built** 1954  
**Auditor's Map** O057F 009.00  
**Neighborhood** 05204  
**School Name** GAHANNA JEFFERSON CSD  
**Annual Taxes** \$0.00

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$137,300	\$0	\$0
Building	\$137,700	\$0	\$0
Total	\$275,000	\$0	\$0

**Accessed Acreage** 1.840  
**Landuse** 680 - CHARITABLE EXEMPTION  
**CAUV** \$0  
**Homestead** NO  
**Property Class** EXEMPT

**Building Information**

**Rooms** 6  
**Bedrooms** 2  
**Baths** 2  
**Half Baths** 0

**Number of Cards** 2  
**Square Feet** 1,684  
**Air Cond.** CENTRAL  
**Fireplaces** 2  
**Stories** 1.0

**Disclaimer**

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



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5500 New Albany Road  
Columbus, OH 43054  
Phone: 614-775-4500  
Fax: 614-775-4805  
Toll Free: 1-888-775-EMHT

[emht.com](http://emht.com)

2013-0815

**THE SHOPPES AT WEDGEWOOD  
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)**

**Wedgewood Limited Partnership I**

**Draft - August 9, 2013**

Engineers

Surveyors

Planners

Scientists



**THE SHOPPES AT WEDGEWOOD  
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)**

**Wedgewood Limited Partnership I  
Draft - August 9, 2013**

## 2.2 Site Area Information

Total Site Disturbance as indicated on the EPA NOI = 34.00 Acres

Latitude: 40.142597

Longitude: -83.094073

Pre-construction Impervious Area = 0 Acres

Post-construction Impervious Area = 22.78 Acres

Pre-construction runoff curve number = 74

Post-construction runoff curve number = 90

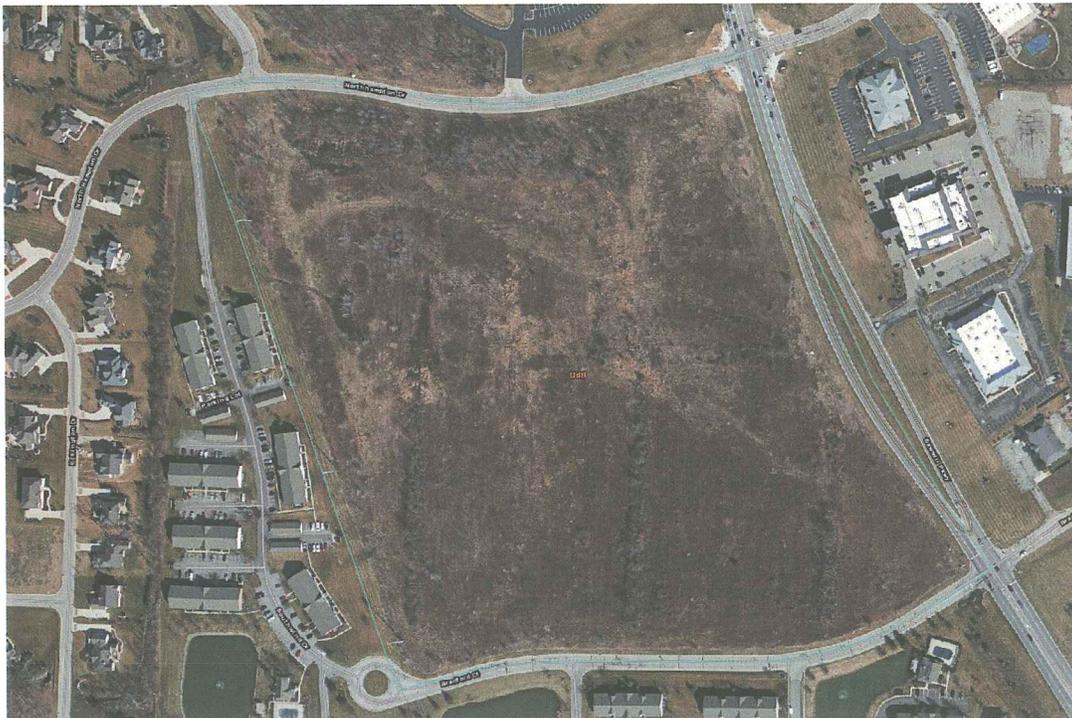
## 2.3 Soil Data

According to the USDA Soil Survey, the predominant soils on-site consist of:

- UdB – Udorthents, clayey-Urban land complex
- BoA - Blount Silt Loam, 0-2% slopes                      Type "C" Hydrologic Soil Group

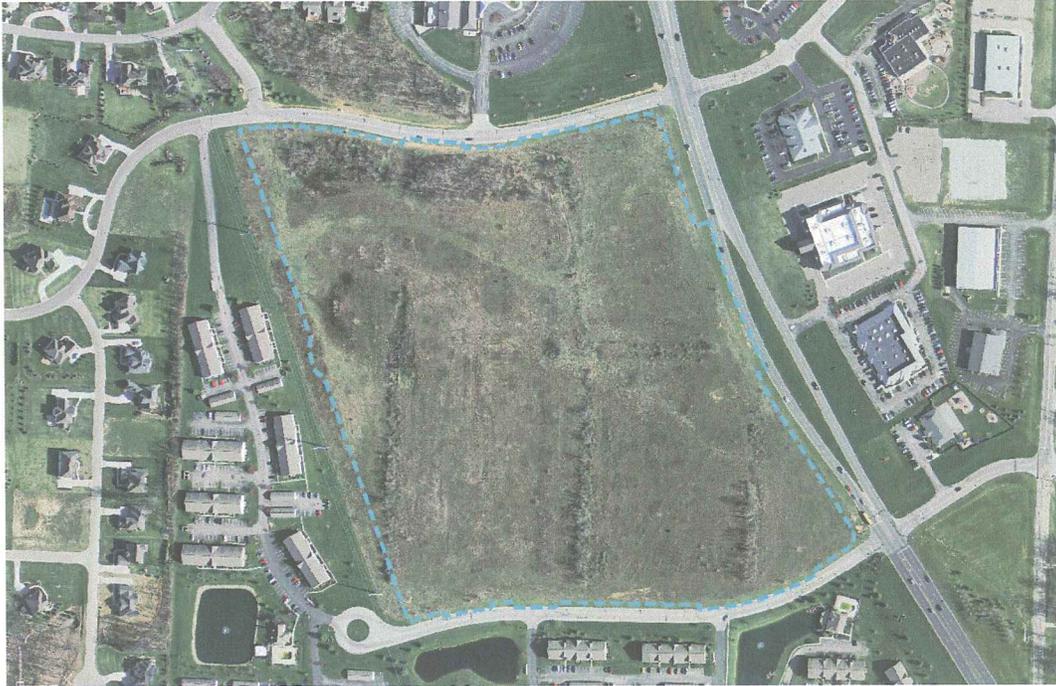
Soil erosion rates increase as the existing cover is removed resulting from construction activities. Sediment controls are to be installed and properly maintained as indicated within this plan to minimize sediment laden runoff from flowing offsite. Disturbed areas are to be stabilized per the temporary and permanent stabilization requirements as indicated within Section 3.1.

Muddy water encountered within excavated areas will require to be pumped into a sediment basin or filter bag.



## 2.4 Existing Land Use & Adjacent Areas

The existing land-use associated with the site consists of open space. The site is bordered by Sawmill Parkway to the east, and multi-family residential development to the north, west, and south.



## 2.5 Receiving Stream

Stormwater runoff associated with the project is tributary to the Delaware County storm sewer system which discharges to the Scioto River.

## 2.6 Construction Sequence – Best Management Practice Installation

**Note:** Ensure that a copy of the NOI, Ohio EPA approval letter, and the SWPPP are available on-site during working hours.

### Phase 1:

1. On-site meeting with DESC program representative required prior to scheduling the pre-construction meeting for sanitary, street/storm.
2. Establish a temporary stabilized construction entrance.
3. Install perimeter sediment fence and protection on the existing storm sewer inlets.
4. Install the sediment basins and permanent outlet structures complete with riser pipes and skimmers.
5. Establish temporary diversion channels to route runoff to the sediment basins prior to the installation of the storm sewer.
6. Clear and grub site and commence with rough grading activities.

### Phase 2:

1. Install the proposed utilities and storm sewer inlet protection.
2. Establish a designated concrete washout area.



Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

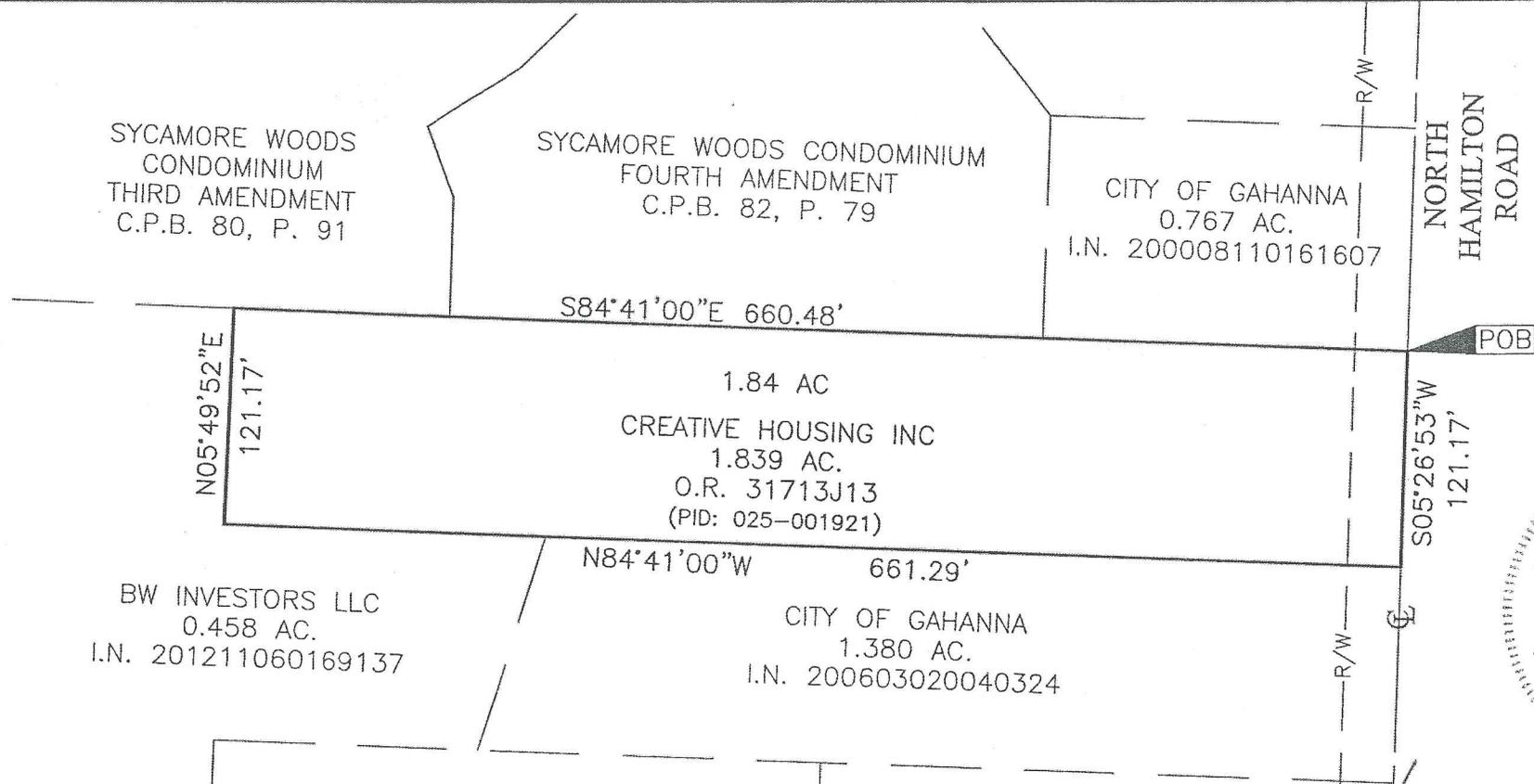
# ZONING EXHIBIT

QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17  
 UNITES STATES MILITARY LANDS  
 CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

Date: October 22, 2013

Scale: 1" = 100'

Job No. 2009-0931



GRAPHIC SCALE (in feet)

By Heather L. King 10/22/13  
 Heather L. King Date  
 Professional Surveyor No. 8307

**ZONING DESCRIPTION**  
**1.84 ACRES**

Situate in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands, being all of that 1.839 acre tract conveyed to Creative Housing Inc. by deed of record in Official Record 31713J13, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING in the centerline of North Hamilton Road at the common corner of said 1.839 acre tract and that 0.767 acre tract conveyed to City of Gahanna by deed of record in Instrument Number 200008110161607;

Thence South 05° 26' 53" West, with the centerline of said North Hamilton Road, the easterly line of said 1.839 acre tract, a distance of 121.17 feet to a point at the northeasterly corner of that 1.380 acre tract conveyed to City of Gahanna by deed of record in Instrument Number 200603020040324;

Thence North 84° 41' 00" West, with the southerly line of said 1.839 acre tract, the northerly line of said 1.380 acre tract and that 0.458 acre tract conveyed to BW Investors LLC by deed of record in Instrument Number 201211060169137, a distance of 661.29 feet to a point;

Thence North 05° 49' 52" East, with the line common to said 1.839 and 0.458 acre tracts, a distance of 121.17 feet to a point in the southerly line of "Sycamore Woods Condominium Third Amendment", of record in Condominium Plat Book 80, Page 91;

Thence South 84° 41' 00" East, with the northerly line of said 1.839 acre tract, the southerly line of said "Sycamore Woods Condominium Third Amendment", "Sycamore Woods Condominium Fourth Amendment", of record in Condominium Plat Book 82, Page 79, and said 0.767 acre tract, a distance of 660.48 feet to the POINT OF BEGINNING, containing 1.84 acres, more or less.

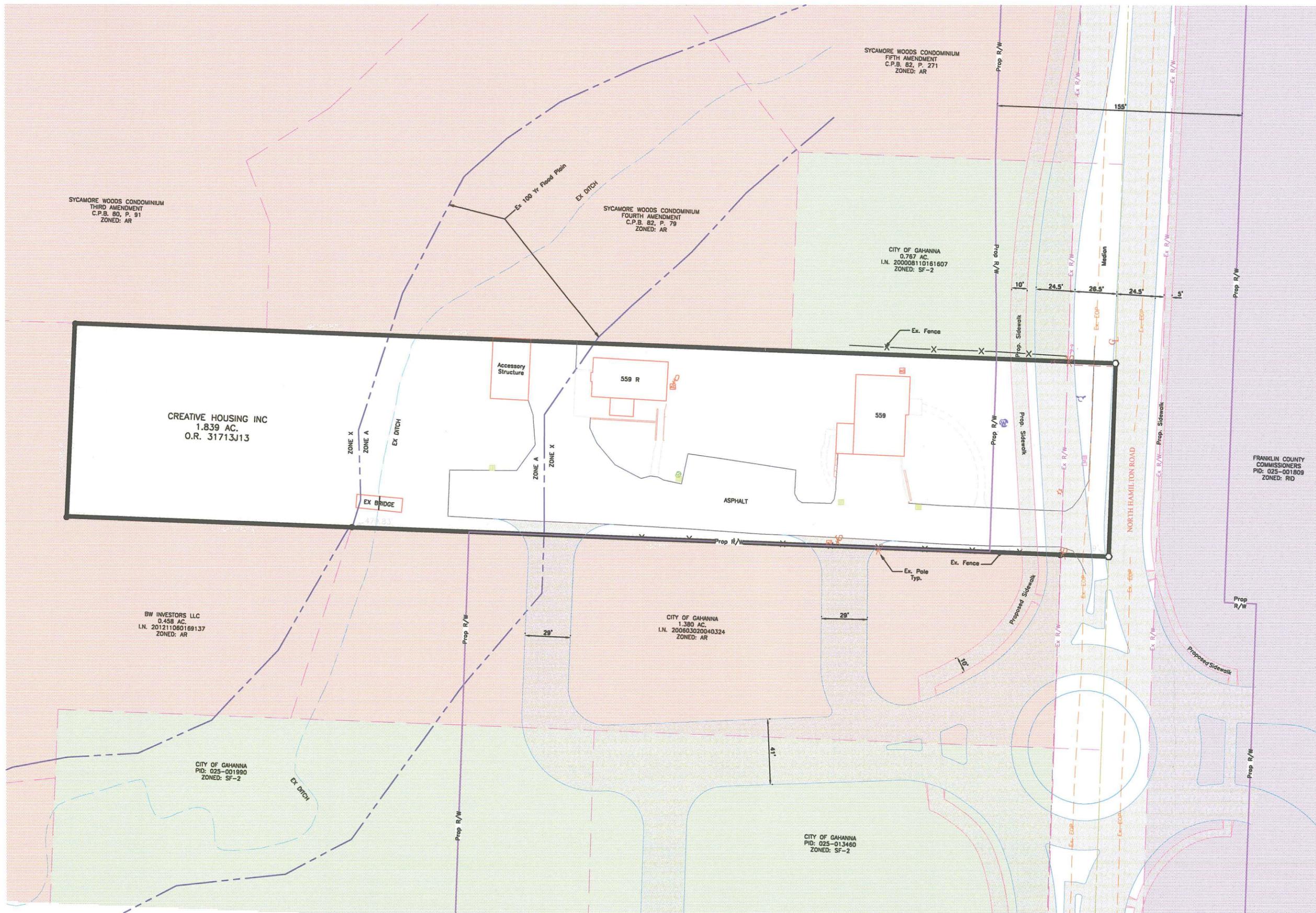
The above description is to be used for zoning purposes only and is not intended to be used for fee transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "Heather L. King", with a date "10/22/13" written to the right.

Heather L. King  
Professional Surveyor No. 8307



SYCAMORE WOODS CONDOMINIUM  
THIRD AMENDMENT  
C.P.B. 80, P. 91  
ZONED: AR

Ex 100 Yr Flood Plain  
EX DITCH

SYCAMORE WOODS CONDOMINIUM  
FOURTH AMENDMENT  
C.P.B. 82, P. 79  
ZONED: AR

SYCAMORE WOODS CONDOMINIUM  
FIFTH AMENDMENT  
C.P.B. 82, P. 271  
ZONED: AR

CITY OF GAHANNA  
0.787 AC.  
I.N. 200008110161607  
ZONED: SF-2

CREATIVE HOUSING INC  
1.839 AC.  
O.R. 31713J13

ZONE X  
ZONE A  
EX DITCH

Accessory Structure

559 R

559

ASPHALT

NORTH HAMILTON ROAD

FRANKLIN COUNTY  
COMMISSIONERS  
PID: 025-001809  
ZONED: RID

BW INVESTORS LLC  
0.458 AC.  
I.N. 201211060169137  
ZONED: AR

CITY OF GAHANNA  
PID: 025-001990  
ZONED: SF-2

CITY OF GAHANNA  
1.390 AC.  
I.N. 200603020040324  
ZONED: AR

CITY OF GAHANNA  
PID: 025-013460  
ZONED: SF-2



**LEGEND**

- Future Pavement
- Zoned: Restricted Institutional District
- Zoned: Single Family Residential
- Zoned: Multiple Family Residential

**SITE STATISTICS**

Existing Zoning RID  
Proposed Zoning MR-1

MARK	DATE	DESCRIPTION

CREATIVE HOUSING

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO  
ZONING EXHIBIT  
FOR  
559 HAMILTON ROAD

**EMHT**  
Ernst, Meacham, Hambleton & Tibon, Inc.  
Engineers • Surveyors • Planners • Scientists  
5800 New Albany Road, Columbus, OH 43254  
Phone: 614/272-2200  
www.emht.com

DATE  
October 21, 2013

SCALE  
1" = 30'

JOB NO.  
20090931

SHEET  
1 / 1