



Report for Council – February 24, 2014

Planning & Development Department Action Items:

Shops at Rocky Fork TIF Infrastructure Agreement

The Department is respectfully requesting that City Council authorize the Mayor to enter into a TIF Infrastructure Agreement for the Shops at Rocky Fork to ensure the construction of public infrastructure items associated with this redevelopment project.

As a follow up to the Council Committee Meeting on February 11th, I have attached the TIF Infrastructure Agreement for the Shops at Rocky Fork. The project summary is provided below.

As you are aware, there is a proposed redevelopment of 3.55 acres along the west side of Hamilton Road, just north of Rocky Fork Drive South. The proposed redevelopment would create approximately 26,800 square feet within 3 retail/commercial buildings. The total cost of the project is approximately \$8.3 million. In addition, the developer has agreed to construct a sidewalk from the project site to the City Park Trail located approximately 1,400 feet to the west along Rocky Fork Drive South.

This development project is within the Hamilton Road TIF District. The Hamilton Road TIF District is roughly bounded by I-270 to the south, adjacent properties along Hamilton Road up to Clark State, and certain properties west of Hamilton Road along Carpenter Road and Granville Street. The goal of the Hamilton Road TIF is to leverage private investment along the Hamilton Road corridor in order to fund public infrastructure items. Targeted infrastructure items include roadways, water, sewer, utilities, streetscape, landscape, storm water maintenance, demolition, environmental remediation and parks.

There are approximately \$1.6 million of eligible TIF infrastructure items associated with this project. These items include, but are not limited to, extensive streetscape improvements along Hamilton Road and Rocky Fork Drive South; landscaping surrounding the project site; utilities; storm water maintenance and demolition.

The Department is recommending entering into a TIF Infrastructure Agreement to allow for the reimbursement of \$750,000 in infrastructure improvements and all expenses associated with the sidewalk extension to the City Park Trail. It is important to note that the City will not be spending any monies upfront for this project. Rather, the City is being requested to reimburse the developer for eligible expenses from the future revenues generated by the Hamilton Road TIF.

In order to ensure a timely reimbursement schedule, the developer has agreed to pay an annual Minimum Service Payment (MSP) of \$80,000 into the Hamilton Road TIF. The City is being

requested use this MSP and 50% of the remaining Hamilton Road TIF revenues to reimburse the developer for eligible TIF infrastructure expenses. Estimated reimbursement schedule is approximately 8 years. It is important to note that the Hamilton Road TIF is a 30 year incentive district that is set to expire in 2034.

In order to ensure this redevelopment project will be built according to the attached renderings, the developer has agreed to provide covenants on the land. These restrictive covenants will require the developer to follow certain parameters when constructing the project. These restrictions can include site access points, streetscapes, landscaping, buffering and building height/placement/size.

Therefore, in order to incentivize the developer to construct the project according the attached renderings and to construct the sidewalk to the City Park Trail, the Department is requesting the City enter into a TIF Infrastructure Agreement to reimburse the developer for eligible TIF infrastructure expenses.

Variance for Oak Grove Subdivision

As discussed at the Public Hearing on 2/18/14, a variance to Gahanna Code 1107.01(d) is being requested for the property located at 4185 Stygler Road. I have attached the presentation that was provided at the Public Hearing. Gahanna Code Section 1103.03 requires that all variances to the Subdivision Ordinance be recommended by the Planning Commission and approved by Gahanna City Council. Planning Commission approved this variance request on 1/22/14.

This variance is being requested because the property owner is proposing to construct a new single family residential subdivision, consisting of 13 lots on the 4.5 acre site. Due to the narrow configuration of the site, the developer is proposing to put a sidewalk on only one side of the street. The Department respectfully recommends approval of this variance request.

In an effort to provide additional information on this project, it is important to note this site has already received approval by Planning Commission for its Preliminary Plat. The applicant, per the recommendation of the Zoning Administrator, has also agreed to pay Fees in Lieu of Parkland Dedication for the project. It is the City Administration's determination that there isn't sufficient land on site to warrant the parkland dedication for the project. Per Gahanna Code 1109.08(i), City Council is recommended to provide informal feedback on any potential parkland dedications pertaining to new residential subdivisions. Therefore, please let me know if you have any questions/comments/concerns regarding the developer's intent to pay Fees in Lieu of Parkland Dedication. The project site plan is included in the attached presentation.

Moreover, the Planning Commission will be reviewing a Final Plat for the project in the near future. If that is approved, Gahanna City Council will have to approve the Final Plat and any recommendations for Fees in Lieu of Parkland Dedication.

Planning & Development Department Updates:

Planning Commission Update

On February 12th, Planning Commission approved the following items for the proposed Creekside District Apartments that is to be located at 152 Mill Street:

- Variance to 1150.08(e)(1), 1150.08(e)(2), 1150.08(e)(3), 1150.08(e)(5), 1150.08(e)(6), 1150.08(e)(7), and 1163.01(a)
- Flood Plain Use Permit
- Final Development Plan
- Design Review application for this project will be considered for approval at the February 26th meeting.

On February 12th, the Planning Commission approved the following items for the Creative Housing property located at 559 North Hamilton Road:

- Conditional Use Permit to allow two detached single family dwellings on the site

On February 12th, the Planning Commission approved the following items for the Dayton Freight Lines property located at 1406 Blatt Blvd:

- Variance to 1155.04(c)(1)(A) to reduce the parking setback to allow for additional spaces
- Design Review for the project site plan

Upcoming Meetings & Events:

- *Olde Gahanna Community Partnership: A General Meeting will be held on Wednesday, February 26, 8:15am, at the Olde Gahanna Sanctuary, 82 N. High Street.*
 - *Gahanna Area Chamber of Commerce: The February Empowering Women Breakfast will be held on Thursday, February 27, 7:30am – 9:00am, at the Mount Carmel East Hospital Siegel Center, 6001 E. Broad Street, Columbus. The topic will be Changing Habits to Change Results and the cost is \$10 for members and \$13 for guests. Register online at www.gahannaareachamber.com or RSVP to Becky Whittington at (614) 471-0451 or becky@gahannaareachamber.com.*
-