

Request Summary

- Rezoning from ER (formerly ER-2) to L-R-4 (formerly L-MFRD)
 - ER-2 and L-MFRD are essentially the same zoning districts as ER and L-R-4, name changed with the Code update
 - Application filed under previous Code, but rezoning is to new multifamily district
 - Overlay text
 - 14 units
 - Height limited to two stories
 - Residential only
 - Childcare and senior living prohibited
 - Developed substantially similar to concept plan
 - 14 townhome style units on ~2.5 acres (5.42 du/acre)



Request Summary

- Land Use Plan
 - Plan makes recommendations and is used as a guide
 - Adopted in 2019
 - Site designated as “Professional Office” on FLUM
 - Only contemplates offices, medical offices, and hospitals/clinics
 - 50-60 ft building height
 - 30-50% building coverage
 - 10,000-20,000 SF/acre
 - More intense than proposed use
 - Need diverse housing options as the region grows

Request Summary

- Next steps for the project
 - If approved
 - A Major Development Plan application required prior to site development
 - Public hearing required
 - Site layout
 - Building design and materials
 - Landscaping

Polo Club Villas
5.7 du/acre

The Villas of Gahanna
6.8 du/acre

The Vista at Rocky Fork
14.2 du/acre

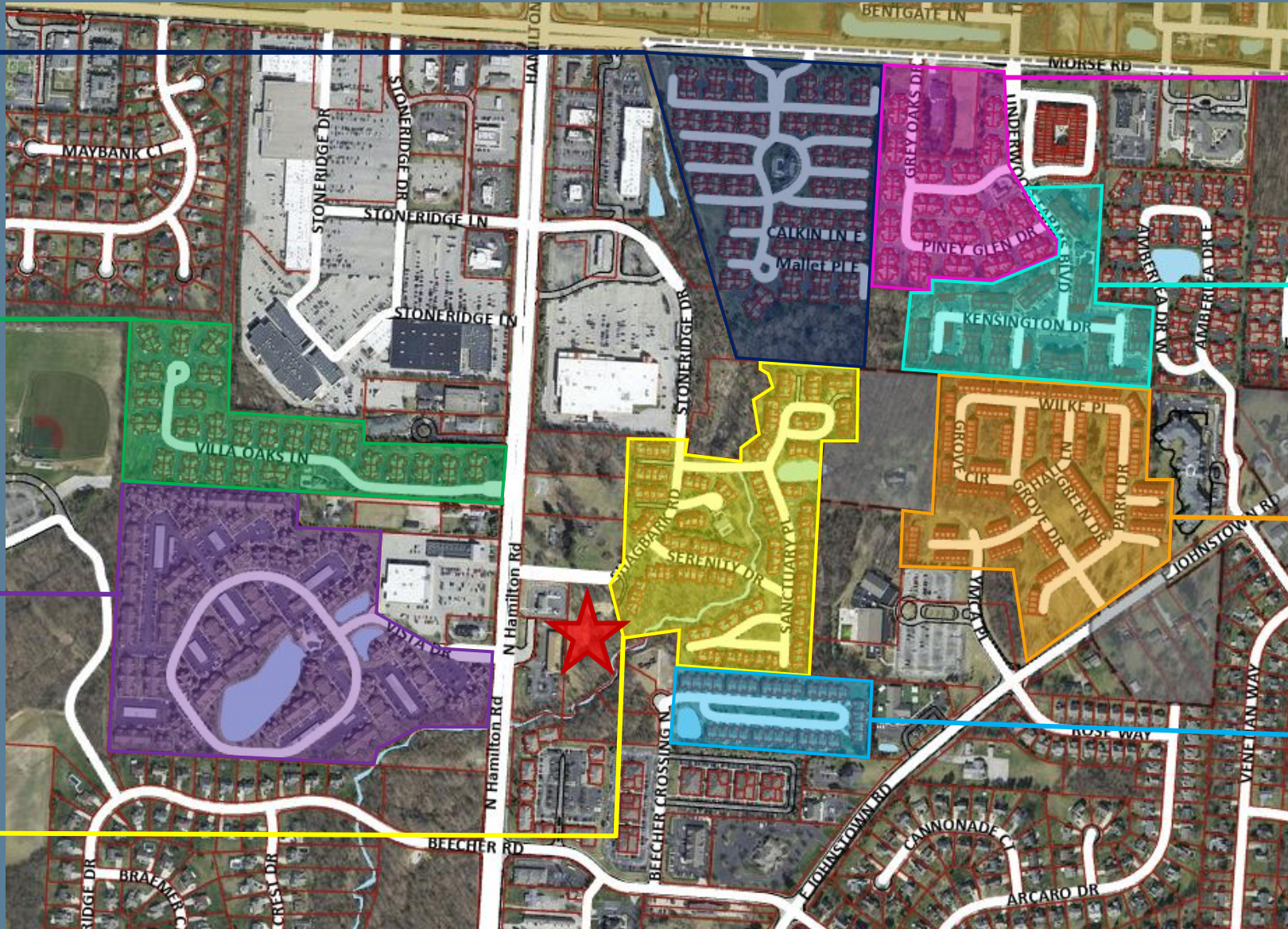
The Woods at Shagbark
5.0 du/acre

The Village at Sterling Pines
5.8 du/acre

Cameron Ridge
16.3 du/acre

Gahanna Grove
9.5 du/acre

Courtyard at Beecher Crossing
4.9 du/acre





Gahanna

Request Summary

- **Rezoning Criteria**
 - Consistency with goals of Land Use Plan
 - Physical compatibility of property with allowed uses
 - Availability of sites elsewhere already zoned for proposed use
 - Compatibility of all potential uses allowed in proposed zoning
 - Capacity of infrastructure
 - Apparent demand for permitted uses

Request Summary

- Staff recommends approval
 - Rezoning criteria has been met
 - The use is limited to residential only through the Overlay Text
 - Density (14 units (5.42 du/acre)) in character with area
 - Multifamily is appropriate for the area and aligns with adjacent land uses
 - Office uses as recommended in the LUP generate higher traffic and would have more negative impacts on the area
 - Multifamily is in high demand and staff is not aware of other sites zoned R-4 that are available for development
- Planning Commission unanimously recommended approval

Conceptual Elevation



Conceptual Site Plan



Legend

— Front and east setbacks

— Buffer zone w/ 6 ft high screen