



307-319 WEST JOHNSTOWN ROAD

DEVELOPMENT PROPOSAL – 60 UNIT MULTIFAMILY

LOCATION

- The proposed development site is located southeast of the intersection of Stygler Road and West Johnstown.
- The property is currently a dog grooming business, two apartments and a shuttered automotive garage.
- There are commercial / automotive use buildings adjoining the property to the North, East and West with a thick tree line bordering the property to the South.



UPDATED TRAFFIC MEMO HIGHLIGHTS

- **Average weekday traffic volume of 439 trips per day for the proposed development**
- **Average Morning Peak hour would be 29 trips and Peak Evening would be 37 trips**
- **Using the City of Gahanna traffic data for the Johnstown Road Thoroughfare Plan the projected vehicles per day is currently 10,050 vehicles from existing uses in the area**
- **Using this data it was determined that the proposed development would have a minimal impact to the traffic count with a contribution of 4.2% (Based on 439 trips per day)**
- **The Ohio Department of Transportation has a warranting process for determining the need for either a left or right-hand turn lane. For this location, the threshold would be 1,005 trips for the Evening Peak period. Therefore no turn lane is warranted for the proposed development**
- **The proposed site is currently zoned Community Commercial which permits retail centers and grocery stores. A grocery store of about 10,000 Square Feet would generate between 1,069 and 1,922 trips per day (Nearly 140% more trips than the proposed multifamily development)**



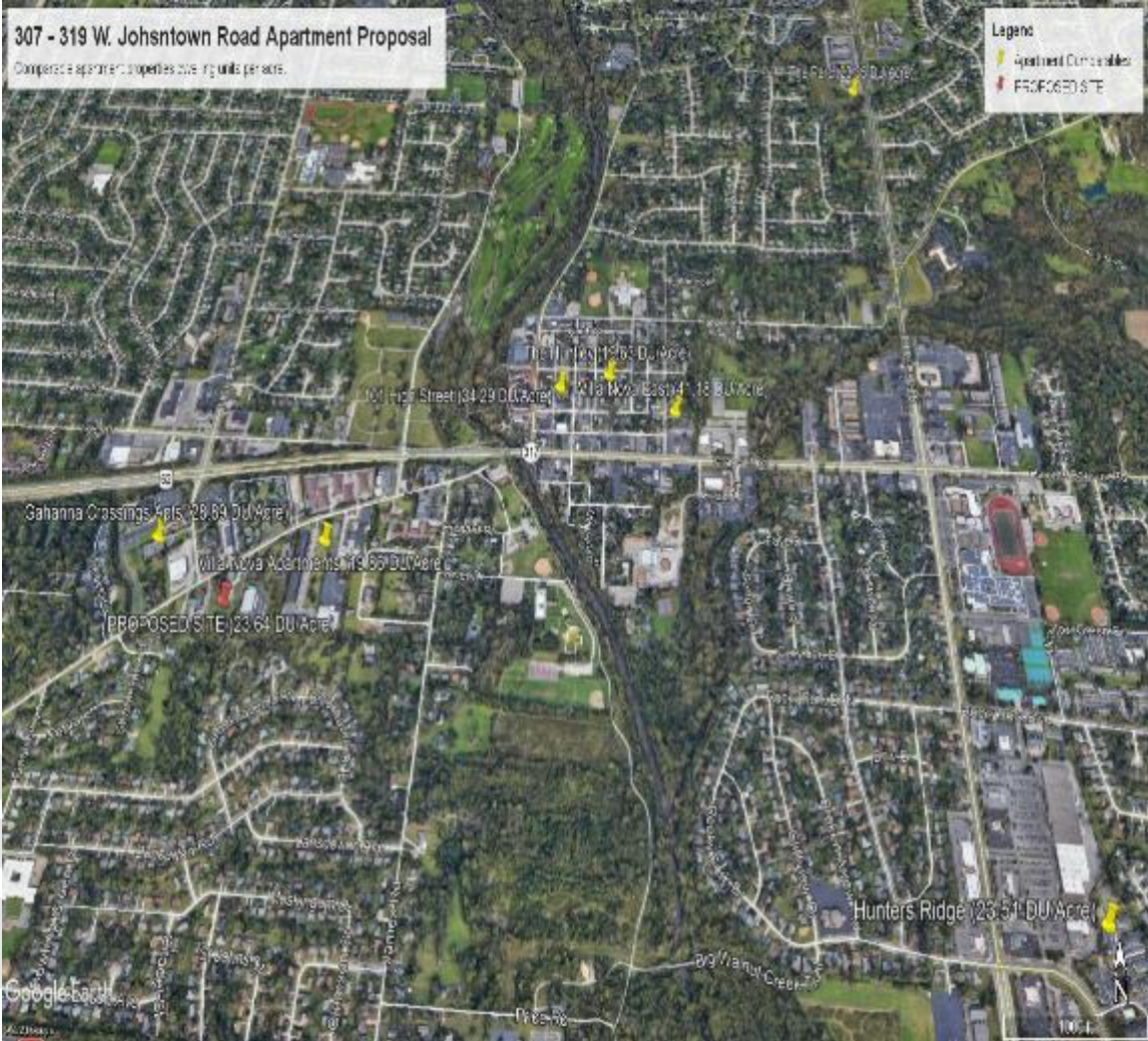
ESTIMATED REAL ESTATE TAX REVENUE – 30 YEARS

- Based on an estimated valuation of \$6,500,000 the projected real estate tax revenue over a 30-year period is estimated at nearly \$3,000,000.
- Nearly 60% (\$1,800,000) of this revenue would be distributed to the Gahanna School District.



COMPARABLE MULTIFAMILY UNITS PER ACRE - GAHANNA

Property Name	Address	Acres	Units	Units/Acre
Villa Nova	235 W Johnstown Road	5.89	117	19.86
Gahanna Crossing	135 Stygler	1.35	39	28.89
80 Shull	80 Shull	0.85	35	41.18
The Parc	419 Laurel Ln	7.71	180	23.35
The Huntley Gahanna	136 Town Street	1.63	32	19.63
Jefferson Pointe	882 Taylor Station Road	3	72	24.00
Residences at Central Park	800 Ellington Circle	9.98	220	22.04
101 N High Street	101 N High Street	0.35	12	34.29
131 N High Street	131 N High Street	0.26	16	61.54
Hunters Ridge	384 Morrison Road	14.29	336	23.51
Taylor Pointe	785 Cross Pointe Rd	4.141	96	23.18
AVERAGE				26.00



AERIAL PHOTO



CURRENT USE PHOTOS



CURRENT USE PHOTOS



CURRENT USE PHOTOS



CONCEPTUAL DESIGNS

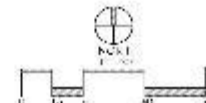




SITE PLAN

307 AND 319 W. JOHNSTOWN ROAD

PREPARED FOR BIG SKY REALTY
DATE: 07/7/20



Faris Planning & Design

DATE: 07/07/2020
BY: [Signature]
PROJECT: 307 AND 319 W. JOHNSTOWN ROAD

DIRECTIONAL PHOTOS

East Property Line



DIRECTIONAL PHOTOS



GAHANNA LAND USE PLAN

- GAHANNA'S LAND USE PLAN RECOMMENDS MEDIUM DENSITY MULTIFAMILY RESIDENTIAL DEVELOPMENT FOR THE TWO PARCELS (5-20 UNITS/ACRE)

