

VARIANCE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: Hamilton Road		Project Name/Business Name (if applicable): Crescent at Central Park	
Parcel ID No.(s): 025-013767	Current Zoning: Current: SPCD, Proposed: LMFRD	Total Acreage: +/- 17.90	
Description of Variance Requested: Development of site with multi-family residential development. Variance request to reduce rear yard and open space requirements.			
STAFF USE ONLY – Code Section(s) & Description of Variance: 1149.03(e) - Rear yard · 1149.03(2)(5) - Relationship of main buildings to each other 1149.03(b)(1) - Lot width · 1149 1109.08 - Public Areas			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Larry Canini		Applicant Address: 132 Preston Road, Columbus, Ohio 43209	
Applicant E-mail: larry@caniniassociates.com		Applicant Phone No.: 614.296.3872	
BUSINESS Name (if applicable): Crescent at Central Park LLC			
ATTORNEY/AGENT Name: David Hodge, Attorney for Applicant		Attorney/Agent Address: 8000 Walton Pky, Suite 260, New Albany, Ohio 43054	
Attorney/Agent E-Mail: david@uhlawfirm.com		Attorney/Agent Phone No.: 614.335.9320	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor		Contact Information (phone no./email):	
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) Crescent at Central Park LLC		Property Owner Contact Information (phone no./email): larry@caniniassociates.com, 614.296.3872	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: David Hodge Date: August 11, 2020

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. V-0119-2020
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 6-9-2020

PAID: 500.00
DATE: 6-9-2020
CHECK#: 2045

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1131 (visit www.municode.com) (Sign Variances, refer to Section 1165.12 ; Fence Variances, 1171.05 ; Flood Plain Variances, 1191.18)				
	2. Pre-application conference with staff				
	3. Survey of property certified by a registered surveyor (11"x17" copy)				
	4. List of contiguous property owners & their mailing address				
	5. Pre-printed mailing labels for all contiguous property owners				
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety				
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)				
	8. Application & all supporting documents submitted in digital format				
	9. Application & all supporting documents submitted in hardcopy format				
	10. Authorization Consent Form Complete & Notarized (see page 3)				

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

1109.08 only

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

☒ Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: _____

Date: _____

9/8/2020

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

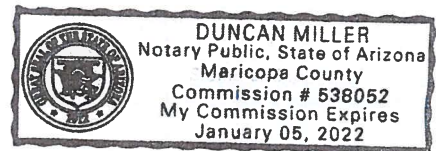
Crescent at Central Park, LLC, Andre M. Buckles, Manager

By: (property owner name printed)
(property owner signature) 3-9-2020
 (date)

Subscribed and sworn to before me on this 9 day of March, 2020.

State of Arizona County of Maricopa

Notary Public Signature: Duncan Miller



Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Loreto V. Canini

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

(date)

David Hodge

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Notary Public Signature: _____

Stamp or Seal

ZONING DESCRIPTION
17.9 +/- ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, being part of a 61.962 acre tract conveyed to Crescent at Central Park, LLC in Instrument Number 201711280167556, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of a RESERVE "A" as delineated in Crescent At Central Park Section 1, as recorded in Plat Book 125 page 25, also being the northeasterly corner of the remainder of said 61.962 acre tract and on the southerly limited access right-of-way line of Interstate 270, as conveyed to the State of Ohio in Deed Book 3255, Page 559;

Thence along the easterly line of the remainder of said 61.962 acre tract and the westerly line of said Reserve "A", the following two (2) courses:

South 05°51'35" East, 943.66 feet to an angle point in aforesaid line;

South 18°21'04" West, 112.00 feet to a point;

Thence across said 61.962 acre tract, the following eleven (11) courses:

South 85°29'25" West, 362.01 feet to a point;

North 32°00'14" West, 26.09 feet to a point;

South 63°17'29" West, 123.46 feet to a point;

Along a curve to the left having a radius of 521.28 feet, a delta angle of 22°56'08", an arc length of 208.67 feet, and a chord bearing and distance of North 37°49'27" West, 207.28 feet to a point;

North 49°03'10" West, 107.68 feet to a point;

Along a curve to the right having a radius of 265.00 feet, a delta angle of 44°32'36", an arc length of 206.02 feet, and a chord bearing and distance of North 26°46'53" West, 200.87 feet to a point;

North 04°30'35" West, 27.45 feet to a point;

Along a curve to the right having a radius of 50.00 feet, a delta angle of 44°54'02", an arc length of 39.18 feet, and a chord bearing and distance of North 17°56'26" East, 38.19 feet to a point;

Along a curve to the left having a radius of 70.00 feet, a delta angle of 104°54'02", an arc length of 128.16 feet, and a chord bearing and distance of North 12°03'34" West, 111.00 feet to a point;

North 04°30'35" West, 168.38 feet to a point;

North 85°29'25" East, 185.00 feet to a point;

North 04°30'35" West, 449.74 feet to a point being on the northerly line of said 61.962 acre tract, and the southerly limited access right-of-way of said Interstate 270;

Thence along the northerly line of said 61.962 acre tract and the southerly limited access right-of-way line of said Interstate 270, the following three (3) courses:

North 85°11'53" East, 149.92 feet to an angle point in aforesaid line;

South 76°46'04" East, 202.24 feet to an angle point in aforesaid line;

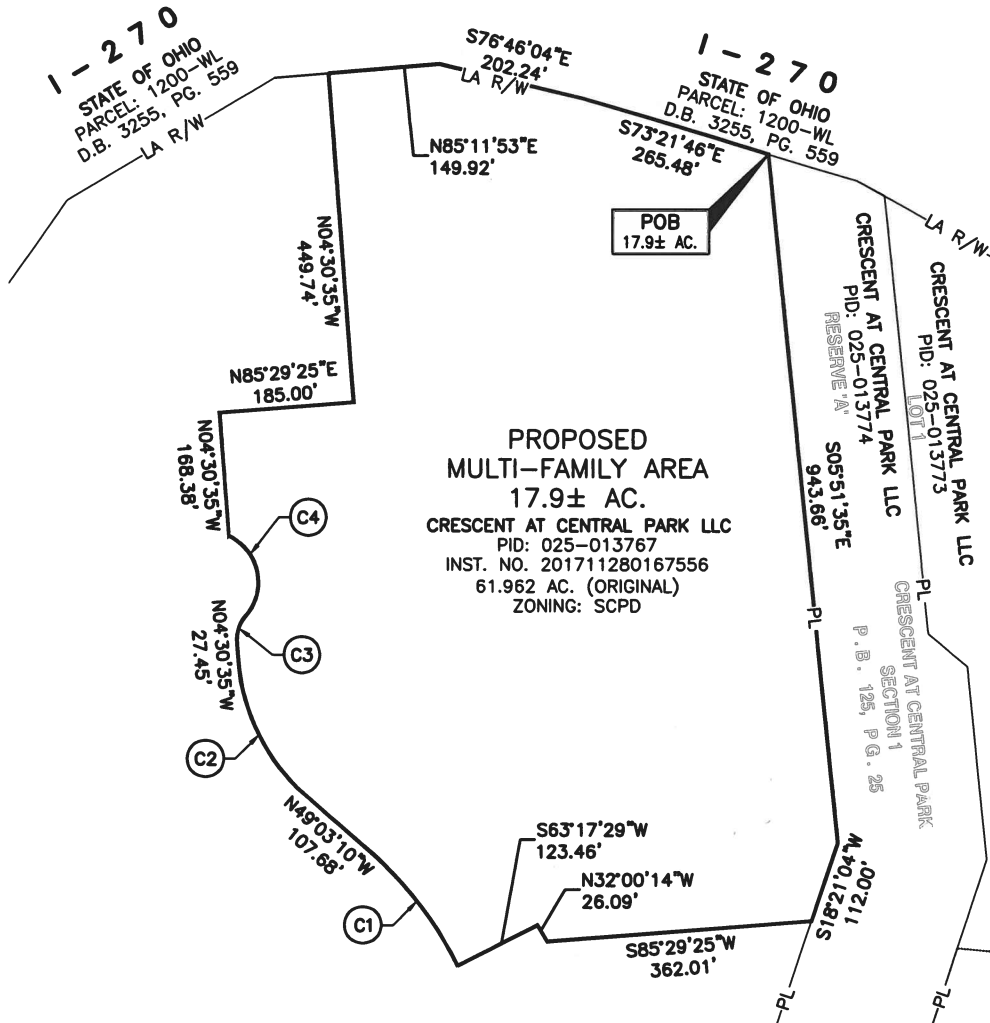
South 73°21'46" East, 265.48 feet to the **POINT OF BEGINNING**, containing 17.9 acres, more or less.

Bearings as described herein are based on are based on the bearings shown on Crescent at Central Park, Section 1 subdivision plat, of record in Plat Book 125, Page 25.

This description is based on records obtained by E.P. Ferris and Associates, Inc. in May, 2020 and is intended to be used for zoning purposes only.

17.9 ACRE ZONING BOUNDARY

STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF GAHANNA, QUARTER TOWNSHIP 3,
TOWNSHIP 1, RANGE 16, UNITED STATES
MILITARY LANDS



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	208.67'	521.28'	22°56'08"	207.28'	N37°49'27"W
C2	206.02'	265.00'	44°32'36"	200.87'	N26°46'53"W
C3	39.18'	50.00'	44°54'02"	38.19'	N17°56'26"E
C4	128.16'	70.00'	104°54'02"	111.00'	N12°03'34"W

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS
SHOWN ON CRESCENT AT CENTRAL PARK, SECTION 1
SUBDIVISION PLAT, OF RECORD IN PLAT BOOK 125, PAGE 25.

E. P. FERRIS
AND
ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

DRWN BY DAS CHK BY MJA DATE 05-29-20

958.011

APPLICANT:

Crescent at Central Park LLC
132 Preston Road
Columbus, OH 43209

PROPERTY OWNER:

Crescent at Central Park LLC
132 Preston Road
Columbus, OH 43209

ATTORNEY:

Aaron L. Underhill
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Walnut Creek Mob LLC
65 Hidden Ravine Drive, Suite 100
Powell, OH 43065

Andre Buckles
132 Preston Road
Columbus, OH 43209

Columbus Regional Airport
Authority (City of Columbus)
4600 International Gateway
Columbus, OH 43219

MMAC HT II Gahanna OH LLC
495 E. Rincon Street, #208
Corona, CA 92879

Preston Development of Columbus
LLC
2807 Delmar Drive
Columbus, OH 43209

KVS Real Estate Holdings LLC
24020 W. Riverwalk Ct., #114
Plainfield, IL 60544

Douglas Wrightsel
Weston Investments LLC
3220 Riverside Drive, #C-1
Columbus, OH 43221

RCS-COP II LLC
c/o RCS
371 Centennial Plaza, Suite 200
Louisville, CO 80027

City of Gahanna
200 South Hamilton Road
Columbus, OH 43230

National Retail Properties LP
8111 Smiths Mill Road
New Albany, OH 43054

501 Gahanna LLC
2950 E. Broad Street
Columbus, OH 43209

LFT Development LLC
or current occupant
560 Office Center Place
Gahanna, OH 43230

Hickory's Properties LLC
or current occupant
550 Office Center Place
Columbus, OH 43230

Kemba Financial Credit Union, Inc.
P.O. Box 307370
Columbus, OH 43230

DeMatteo Properties, Inc.
or current occupant
520 Morrison Road
Gahanna, OH 43230

Star Group Ltd.
251 Crossing Creek Way
Columbus, OH 43230

STATEMENT OF PRACTICAL DIFFICULTY

Parcels: 025-013767
Property Size: +/- 17.90 Acres
Current District: SCPD
Proposed District: L-MFRD
Owners: Crescent at Central Park LLC
Applicant: Larry Canini
Attorney: David Hodge
Date: September 4, 2020

This statement is filed in support of area variances filed in conjunction with a companion rezoning application.

The site is located southeast of the South Hamilton Road and Interstate 270 interchange and north of Tech Center Drive. The site is undeveloped property and currently zoned in the Select Commercial Planned District (SCPD). The Applicant proposes rezoning the property from SCPD to Limited Multi-family Residential District (L-MFRD) to permit the development of a multifamily residential development component of what will become – with the underlying SCPD zoning classification of surrounding properties, a mixed-use development.

Gahanna conducted a survey in preparation of the *2019 Gahanna Land Use Plan*. The survey participants generally believe that Gahanna is in need of more apartment and mixed-use developments. Notably, at least 60% of respondents in each age category suggested that more apartments are needed in the Gahanna market. These results align with *Insight 2050* which projects Central Ohio's population to increase by a half a million to a million people by 2050. The proposed development will provide the desirable apartment use and spur commercial development in the immediate area ultimately creating a mixed-use development.

Also, the Plan recommends mixed-use for the site. This is a classification which recommends retail, office, and residential at 10-30 dwelling units per acre. The Applicant's proposed development complies with the Plan's recommended land use.

To permit the development as proposed, the Applicant respectfully requests the following variance from the Gahanna Zoning Code:

Section 1109.08 – Public Areas. The Applicant requests a variance to reduce the public area requirement to the conditions shown on the submitted Site Plan.

Section 1149.03(b)(1) – Lot width. The Applicant requests a variance to reduce the minimum lot width to 777 feet for 312 dwelling units.

Section 1149.03(e) – Rear yard. The Applicant requests a variance to reduce the minimum rear yard requirement from 25 feet to 10 feet.

Section 1149.03(l)(5) – Relationship of Main Buildings to Each other, MFRD District Boundary, and Parking. The Applicant requests a variance to reduce the minimum building and parking separation from 25 feet to the front or rear of a main building to 8 feet.

There are special circumstances and conditions applying to this proposed development which warrant granting of the requested variances. With respect to the request to reduce the rear yard from 25 feet to 10 feet, the rear yard is along the east property line. On the other side of that property line is a stream and undeveloped land which is owned by this Applicant. The property line is also heavily wooded.

The granting of this variance will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood. Further, there is no detrimental effect as a result of the variance because the only property owner who would be affected by the reduced rear yard is the Applicant itself. The policy purpose of setbacks is the protection of abutting property owners, which is not an issue here because the abutting property owner is the Applicant.

With respect to the request to reduce the required public area, the Applicant notes that this 17.5-acre site is just the first phase of a larger mixed-use project. The acreage of the total site is approximately 104.5 acres and the Applicant proposes dedication of 34 acres located to the south of and adjacent to Tech Center Drive and to the west of and adjacent to Pizzuro Park. As opposed to providing 4.375 acres of open within the boundaries of the multi-family development, the proposed 34-acre dedication will provide more open space that will double the size of Pizzuro Park. This dedication will ultimately provide the City 7.5 times more open space than is required by code. While this dedication does not meet the technical requirements of Section 1109.08, the Applicant submits that this proposal far exceeds the spirit and intent of that provision and will yield a better result for the City.

Granting the requested variances is necessary for the preservation and enjoyment of property rights. The Applicant proposes a development which is compatible with the vision and design standards of the Land Use Plan. It is a high-density residential development which will reinforce the area's mixed-use and spur commercial development. This variance will preserve and protect the property rights to develop as envisioned.

The Applicant is committed to developing a pleasing development which is compatible in style to future mixed-use environment. The proposed redevelopment will not negatively impact the value of existing abutting lands or developments. Rather, the proposed development is necessary spur redevelopment within the area.

Respectfully Submitted,



David Hodge

Attorney for Applicant

STATEMENT OF PRACTICAL DIFFICULTY

Parcels: 025-013767
Property Size: +/- 17.90 Acres
Current District: SCPD
Proposed District: L-MFRD
Owners: Crescent at Central Park LLC
Applicant: Larry Canini
Attorney: David Hodge
Date: ~~August 4~~September 4, 2020

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Respectfully Submitted,



David Hodge

Attorney for Applicant

LEGEND

- (A) 16-UNIT GARDEN APARTMENT
- (B) CLUBHOUSE
- (C) AMENITY AREA
- (D) DETACHED GARAGES
- (E) RETENTION POND
- (F) GREENWAY CONNECTION
- (G) PARK AMENITY
- (H) PRESERVED TREES
- (I) COMMUNITY ID FEATURE

SITE DATA

GROSS AREA:	+/-17.7 AC.	
TOTAL UNITS:	312	DU
1BR UNITS:	144	DU
2BR UNITS:	168	DU
TOTAL PARKING:	610	SPACES
SURFACE:	486	SPACES
GARAGE ATTACHED:	60	SPACES
GARAGE DETACHED:	64	SPACES
*Parking shall not be closer than 8 feet to the front or rear of a main building.		
LOT COVERAGE:		
MAXIMUM ALLOWED:	35%	
PROPOSED:	24.3%	
LOT WIDTH:	777	FEET
*The minimum lot width shall be 75 feet plus 2.25 feet for each dwelling unit.		
OPEN SPACE:		
REQUIRED:	15%	
PROVIDED:	22.8%	







Building A Front Elevation
1/8" = 1'-0"



Building A Rear Elevation
1/8" = 1'-0"



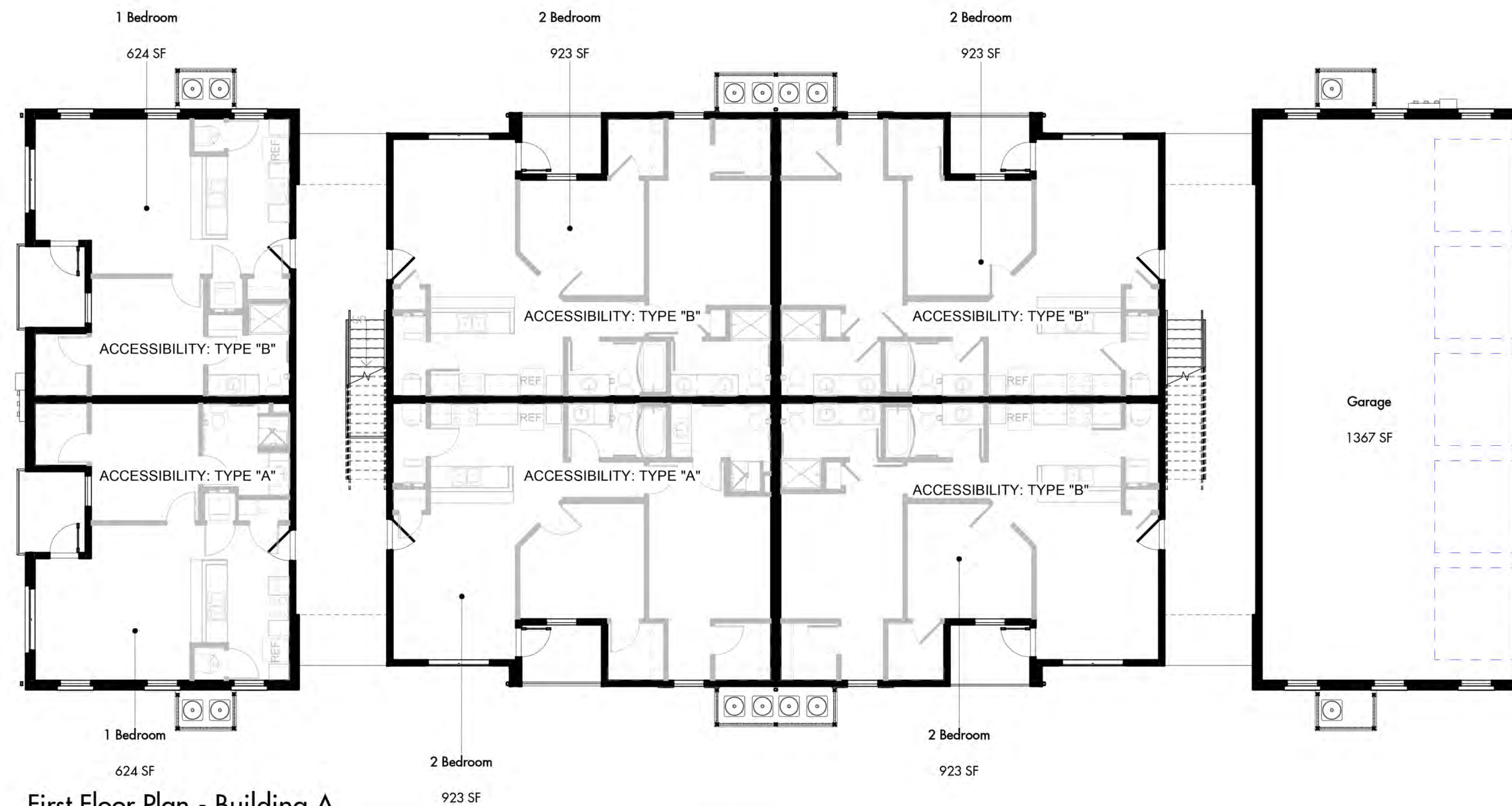
Building A Side Elev 1
1/8" = 1'-0"

Building A Side Elev 2
1/8" = 1'-0"

Crescent Park

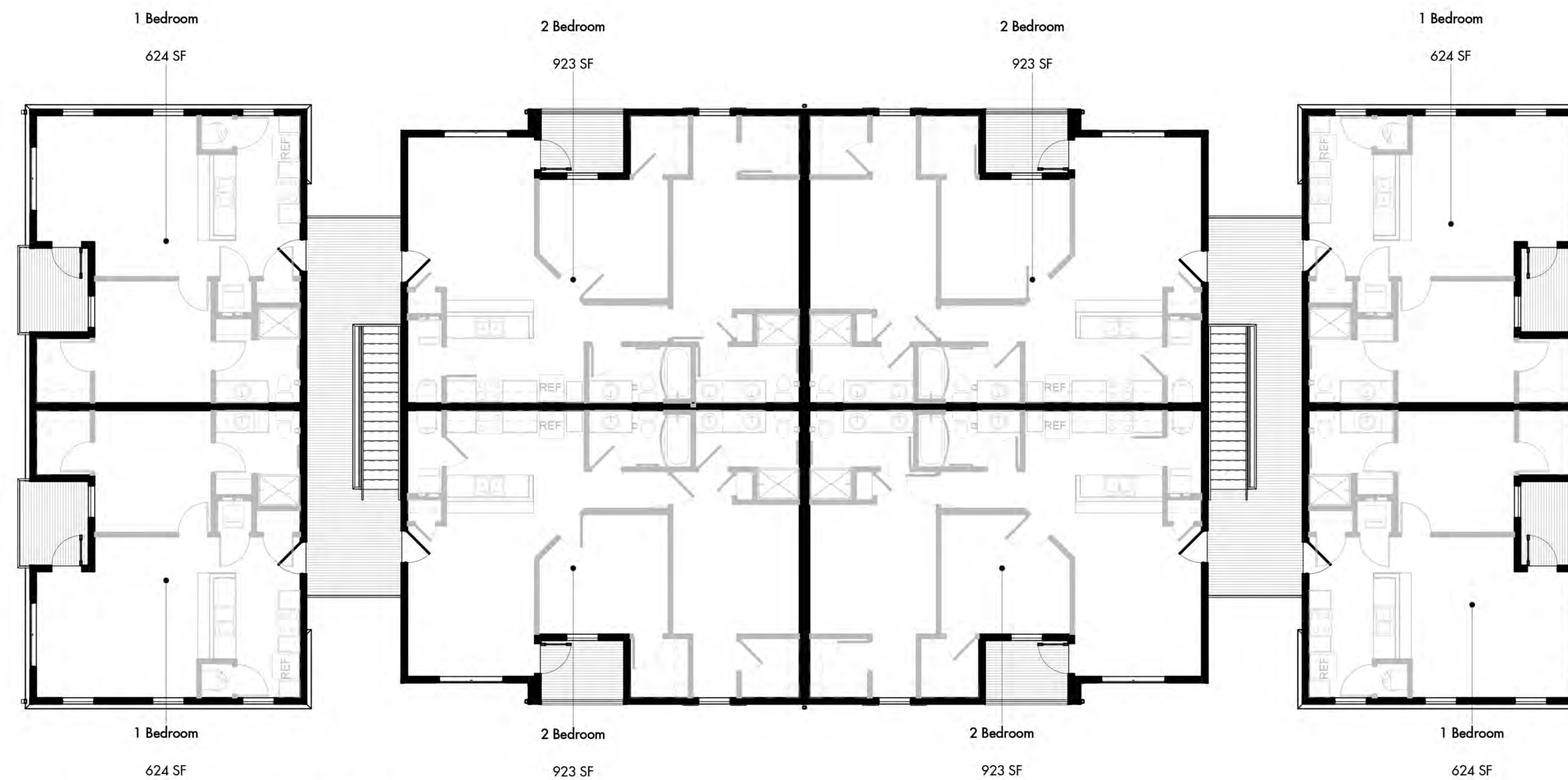
Gahanna, Ohio
2020/07/14

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First Floor Plan - Building A

1/8" = 1'-0"



Second Floor Plan - Building A

1/8" = 1'-0"

Crescent Park

Gahanna, Ohio
2020/07/14

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Building B Front Elevation

1/8" = 1'-0"



Building B Rear Elevation

1/8" = 1'-0"



Building B Side Elev 1

1/8" = 1'-0"

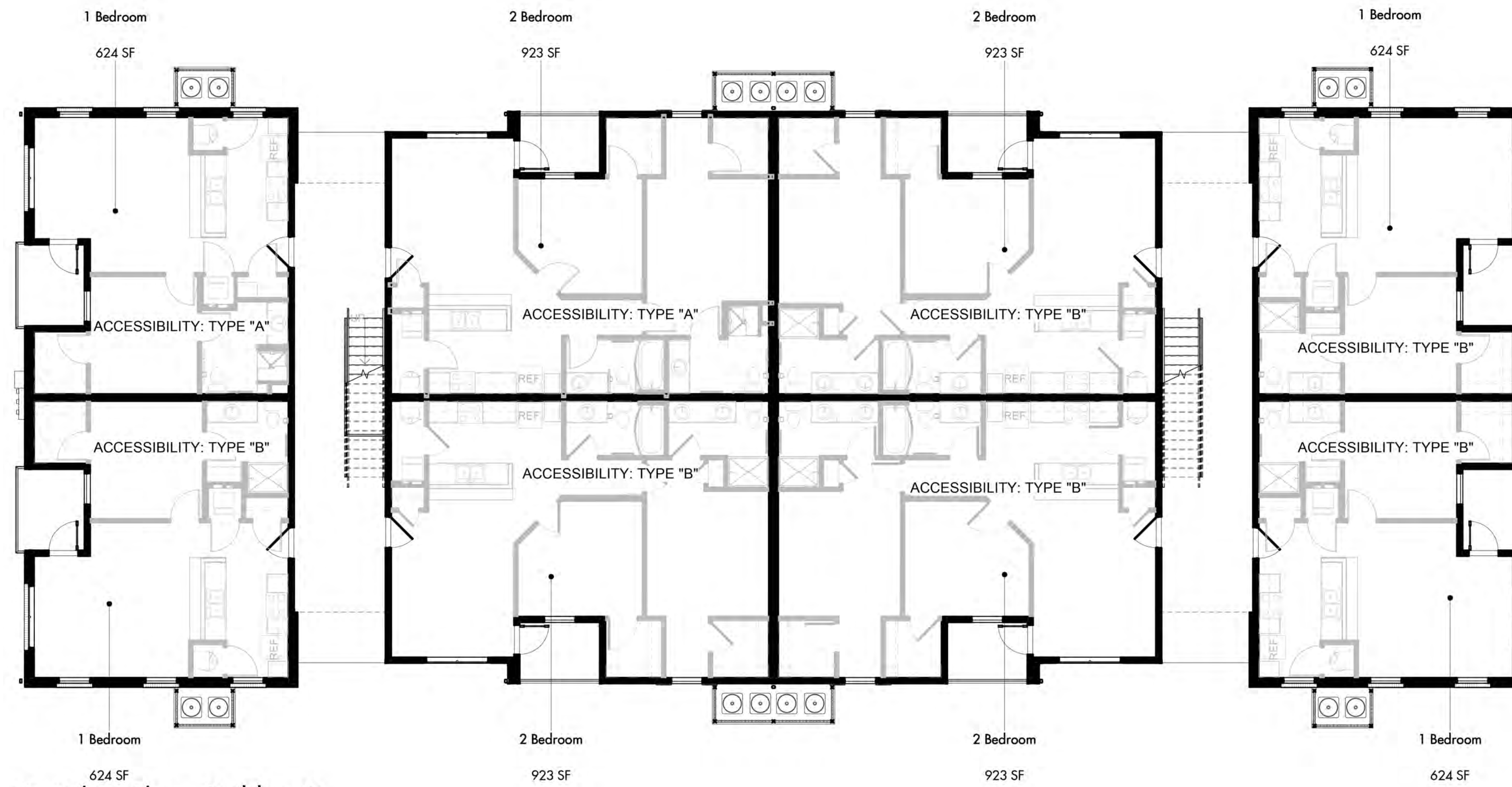
Building B Side Elev 2

1/8" = 1'-0"

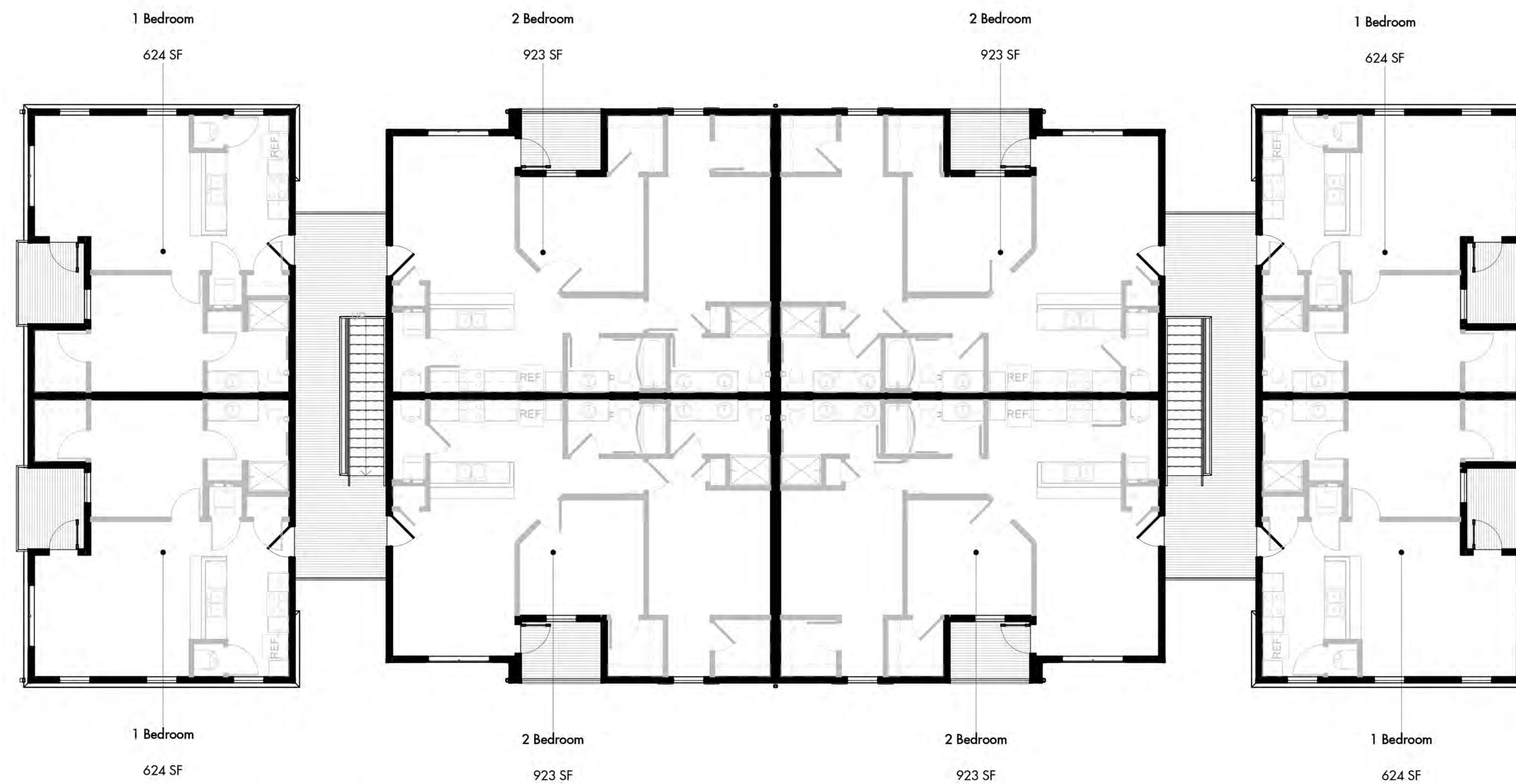
Crescent Park

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First Floor Plan - Building B
1/8" = 1'-0"



Second Floor Plan - Building B
1/8" = 1'-0"

Crescent Park

Gahanna, Ohio
2020/07/14

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Crescent Park

Gahanna, Ohio
2020/07/14

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CASTO



SULLIVAN BRUCK
ARCHITECTS

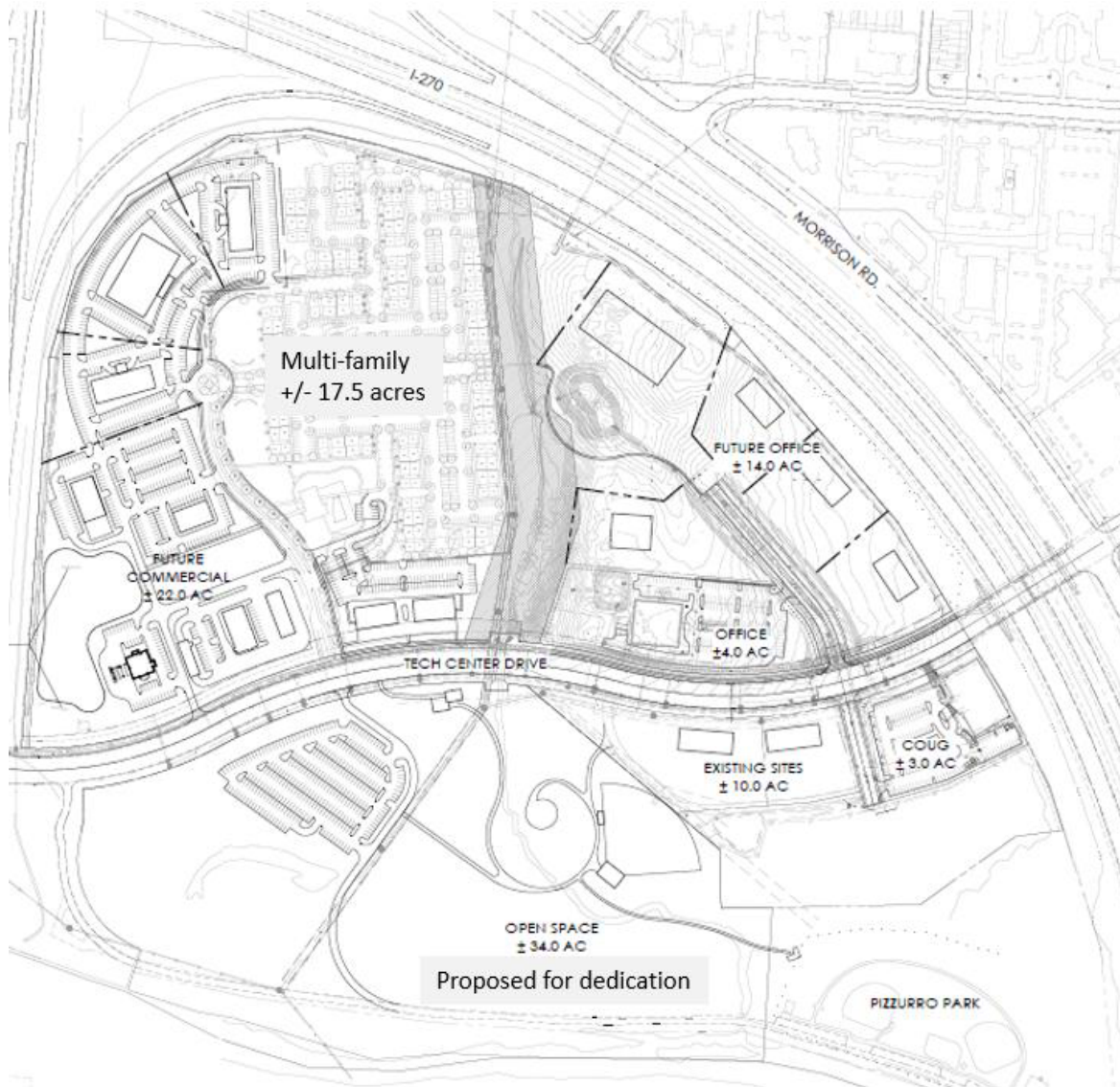
Evaluation of Public Areas Requirement of Gahanna Code Section 1109.08

Crescent Park (Submitted by Casto Communities)

I. Background: Casto Communities (“Casto”) has filed a rezoning application to facilitate the development of 312 multi-family residential units on 17.5+/- acres of property located to the southeast of the I-270/Hamilton Road interchange in Gahanna. Section 1109.08 of the City’s Codified Ordinances (the “Code”) provides certain requirements for the provision of open space and parkland for a multi-family development. More specifically, this section provides that, upon approval of a zoning application for this type of project, the applicant “must convey or dedicate to the City of Gahanna a reasonable amount of the land to be subdivided for public use as parks, recreational facilities, trails, or wetlands.”

The amount and type of land to be dedicated is to be determined using an assessment review process consisting of three parts as set forth in Section 1109.08(c). The process is undertaken by City staff. The applicant is providing this evaluation in an effort to assist with staff’s analysis and to propose the amount, location, and type of land that will be provided to the City.

II. Evaluation: While Casto’s application concerns 17.5+/- acres, its proposed community is part of a much larger tract that is owned or has been previously owned by the Buckles family. Including the Casto site, these properties consist of 104.5+/- acres of prime real estate. Casto and Buckles propose that 34.0+/- acres located to the south of and adjacent to Tech Center Drive and to the west of and adjacent to Pizurro Park will be dedicated to the City in order to fulfill the open space and parkland requirements of Code Section 1109.08. For the reasons explained below, while the provision of land in this manner does not meet the technical requirements of Section 1109.08 and therefore requires a variance, this proposal far exceeds the spirit and intent of that provision and yields a much better result for the City. The proposed conveyance of the acreage to the City should be viewed in the context of the entire development and not only through the lens of the application that is pending.



A. Needs Assessment: The first tier of the assessment process is to quantify the required amount of land to be dedicated as parkland. This is determined using the following calculation, provided that in no event is the required land dedication to exceed 25% of the acreage within the project:

$$(Number\ of\ units) \times (1.615\ individuals/unit) \times (.025\ acres/individual) = dedicated\ acres.$$

With respect to Casto's development, this formula yields: 312 units x 1.615 individuals per unit x 0.025 acres/individual = 12.597 dedicated acres. This triggers the 25% maximum, which in this case is 4.375 acres (17.5 acres x 0.25 = 4.375 acres). The 34.0+/- acres is well in excess of this amount and, if accepted by the City, the applicant and property owner agree to exceed the Code's maximum.

B. Technical Assessment. The second tier of the assessment process requires certain "technical" criteria to be reviewed. Each of these criteria are set forth below, along with a response as to how each of them will be met with a 34-acre donation.

1. **Suitability of soils and geology for the proposed use:** The soils and geology of the to-be-dedicated land are substantially similar to that which exists within the adjacent existing park. Pizzurro Park includes a paved leisure path, a dog park, restroom facility, and grassed areas. Certainly, these same types of uses and improvements could be continued westward given the similar natures of the sites. A stream runs through the eastern portion of the property and connects to the Big Walnut Creek, which is partially located within the southern portion of the site. While these features present some limitations with respect to improving affected areas, these watercourses provide a perfect amenity for a recreational area.

2. **Suitability of topography and drainage for the proposed use.** The site's topography and drainage lend itself to preservation rather than development. The site is generally flat. Floodway and floodplain are located throughout the site. Development of structures may occur within floodplain, which in this instance is located along the northern portion of the site nearest to Tech Center Drive. This provides opportunities for improvements to be made in these areas. For instance, an amphitheater, playground and walking trails have been mentioned as possible uses in this location. Much of the property is heavily wooded, leaving open various possibilities for passive uses.

3. **Location and impact of federally-designated floodways and floodway fringe areas relative to the proposed use.** As mentioned above, the property proposed for dedication as parkland contains floodways. However, these are related to the natural watercourse amenities on the property, which make the site attractive for public use. The existence of floodways on the property should be weighed in favor of using the 34+/- acres as the means to meet the requirement of Code Section 1108.09.

4. **Extent of natural vegetation and tree cover, with the preservation of wooded areas a priority.** The site is largely wooded, providing mature and continuous tree stands throughout. The dedication of this land to the City provides it with the means to protect these natural areas in perpetuity.



5. **The adequacy of the distribution of proposed areas within the proposed subdivision.** While the proposed multi-family development is not a subdivision, it would appear that the intent of this factor is to ensure that the parkland will be conveniently located to provides a direct benefit to residents. Casto's project will be immediately to the north of the parkland and all residents will be able to walk to it in a matter of minutes by way of a crosswalk which will be part of a proposed traffic control signal at the intersection of proposed Boulevard and Tech Center Drive. By adding it to the existing Pizzurro Park, the dedicated land also will be immediately accessible to the public at large and will serve employees in existing and future commercial developments in the immediate vicinity. The location of this property is preferable to providing the lesser amount of Code-required acreage for parkland (4.375 acres) within the multi-family development itself, as it will be open, available, and easily accessible by citizens of the City as opposed to being insulated and convenient only to local residents.

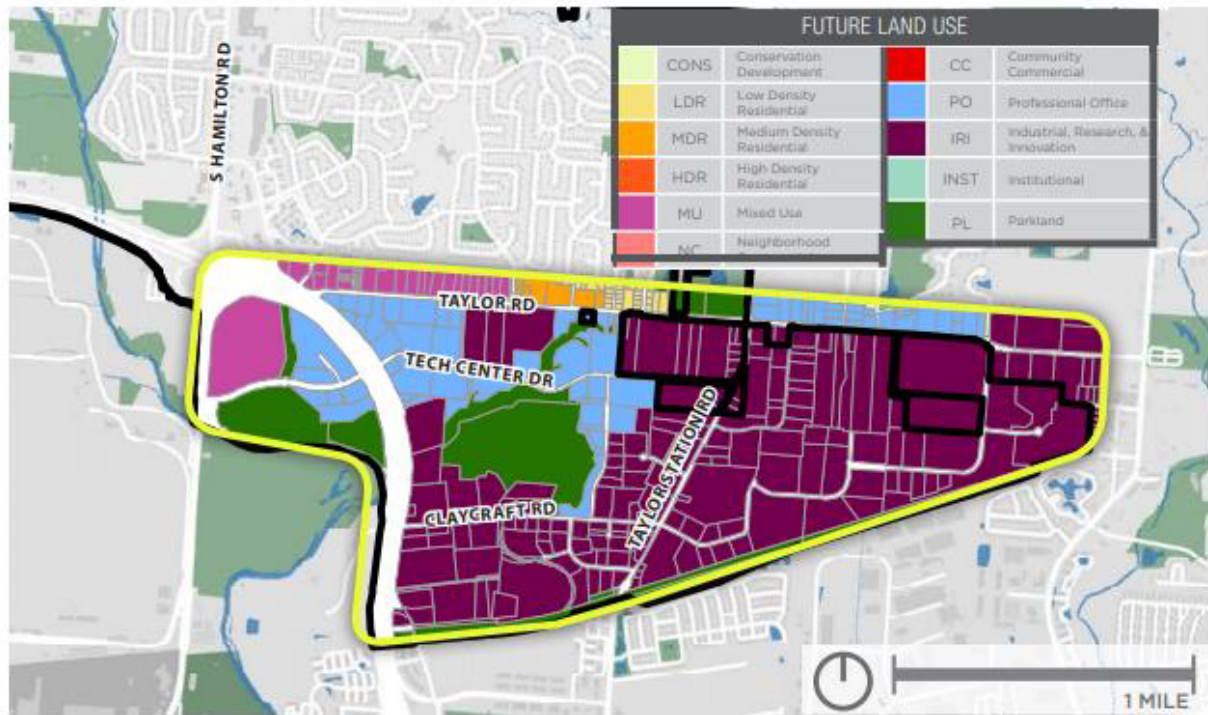
6. **The adequacy of the configuration of each proposed area.** As opposed to providing 4.375 acres of open space within the boundaries of the multi-family development, the proposal by the applicant and property owner provides a more widely accessible site that will more than double the size of Pizzuro Park. In addition, it will provide the City with greater than 7.5 times more land than is required by Code. The land extends more than 1,000 feet between its northern and southern boundaries, and just under 2,000 feet between the widest portions from east to west. Properties of this size and configuration are rarely dedicated to a municipality in conjunction with development.

7. **The degree and quality of access to areas for pedestrians and vehicles, where appropriate.** The City previously has made a substantial investment in constructing Tech Center Drive, which runs along the northern boundary of the land that is proposed for dedication. This provides a direct means of vehicular access to the site, and the sidewalks on the north and south sides of the street provide for easy bicycle and pedestrian access as well. Virtually no additional public infrastructure is needed to be installed in order to gain access to the site except for the proposed traffic signal mentioned previously.

C. **Policy Assessment:** The third and final tier of the assessment of this proposal is one of policy. Each of these criteria are set forth below, along with a response.

1. **Land proposed to be dedicated for public purposes shall meet identified needs of the City as contained in the current parks and recreation Comprehensive Master Plan.** The recently updated City Comprehensive Plan identifies this site as parkland. See the future land use recommendation below, which is taken directly from that document:

FIGURE 5-15: FUTURE LAND USE



Furthermore, page 64 of the updated plan provides as follows:

When considering the development of large expanses of greenfield land, it is important to recognize the value of land remaining in its natural state. Residential neighborhoods and mixed-use developments often gain an even greater value when located in proximity to parks and open space.

The proposed land dedication accomplishes this goal. The Buckles' land is greenfield that represents some of the best remaining development land in the City. The preservation of a large swath of green space nearby will only enhance the development land's potential and value.

2. **To be eligible for park dedication credit, land dedicated is to be located outside of drain ways, floodplains or ponding areas.** While the land proposed for dedication is located within floodplain and floodway, with a small amount of fill an area well in excess of the 4.375 acres of parkland dedication that is required can be created within the acreage so that it is buildable.

3. *The dedicated public parkland may include waterways and ponds, provided the area of such waterways and ponds is not used to satisfy the amount of public parkland required.* See immediately preceding response.

III. Request: Casto requests that the City accept the dedication of the 34.0+/- acres of parkland in order to meet the requirements of Code Section 1108.09, and that it grant any required variance(s) to allow for the same. The dedication would be required to be made as a prerequisite to the issuance of the first building permit within the multi-family development.



September 10, 2020

Crescent AT Central Park LLC
132 Preston Rd
Columbus, OH 43209

RE: Project Crescent at Central Park
Parcel: 025013767

Dear Crescent AT Central Park LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Parks

1. No Comment Per Julie Prederi.

Building

2. The project will be required to comply with all building codes.

Community Development

3. Informational Comment - Staff agrees with the applicant's statement regarding the purpose and function of the rear yard for this property. Staff supports the variance request.

Fire District

4. A. Using the measurement scale on page 8 of the submittal, the apartments meet the 150 feet requirement of Section 503.1.1, thus a fire lane is not required in accordance with the 2017 Ohio Fire Code.

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i) (903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

B. Comments on fire flow and fire hydrants shall be submitted when the fire division obtains whether the complex shall be suppressed or not.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING STAFF REPORT

Summary

A rezoning from Select Commercial Planned District (SCPD) to Limited Multiple Family Residential (L-MFRD) has been requested in order to develop the site with multifamily. The property is 17.5 acres but is only a portion of the property owned by the Buckles family and known and marketed as the Crescent at Central Park. Other portions of the property, approximately 46 acres, are being marketed for office and commercial uses. If approved, the rezoning would allow up to 312 apartments or a density of 17.43 acres per acre.

An overlay text has been provided that provides for uses, conceptual site layout, and building elevations. These elements are further refined through the final development plan (FDP) and design review (DR) process. However, if there are concerns with the proposed building elevations, materials, color, layout, these elements can be discussed and modified as part of the rezoning.

Companion applications, variance and conditional use, have also been filed. These applications are necessary at this time to permit the requested density and to generally permit the site layout.

Land Use Plan

The Comprehensive Land Use Plan designates the property as mixed use. Other portions of the property owned but not subject to this development proposal are Parkland and Professional Office. Density is recommended between 10-30 units per acre and building height at a maximum of 70 feet. Multifamily is a permitted use. Mixed use does not require a vertical mix of uses, meaning buildings may have a single use.

The property is also located with the South Gateway Focus Area. A development principle within this focus area is that the mixed use properties shall be limited to 20% of the development area. 43% of the mixed use portion of the site is proposed for residential.

The Land Use Plan makes recommendations. It does not mandate a specific use or intensity. The applicant has provided that additional land area for residential is necessary in order to keep building heights to no more than two stories. This is being done to mitigate aircraft noise.

Airport Feedback

The property is located just east of the John Glenn Columbus International Airport. The airport has identified this property as being within the 65 decibel noise contour. The airport recommends that no new noise sensitive land uses be allowed. In this context, residential is a noise sensitive land use. As with the land use plan, this is a recommendation and not a requirement.

If desired, Planning Commission could consider adding sound mitigation elements related to construction to the overlay text.

Rezoning

Planning Commission shall consider the following elements, among other criteria, when deciding the proposed change:

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

The proposed rezoning to MFRD is consistent with the recommendations of the Land Use Plan of Mixed Use. The proposed density of 17.43 dwelling units is consistent with the land use plan. However, the acreage devoted to residential is over twice as large as the plan recommends.

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 of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the proposed use.

Staff is not aware of many, if any, properties that are zoned MFRD and available for development. The Land Use Plan identified that 55.6% of all city properties are used for residential purposes and of those properties approximately 10% of those properties are multifamily. The land use plan also identified that housing trends in the region are shifting from traditional large lot single family to smaller lots and multifamily.

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 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 type 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.

Most inquiries that planning staff receives for development opportunities are for multifamily. These inquiries typically don't result in a development application as the City has few opportunities for development. It is staff's opinion that demand is high for multifamily and the availability of land is low.

Conditional Use

Several conditional uses are required to permit the application as presented. All of the conditional uses are related to multifamily uses. The MFRD code is written differently than most of the zoning code in that density, number of buildings, building height, accessory buildings, and number of units per building are all regulated by conditional use.

- Chapter 1149.02(a)(1) – Buildings containing more than eight dwelling units
- Chapter 1149.02(a)(2) – Two or more residential buildings on the same lot
- Chapter 1149.02(a)(3) – Additional density averaging six units per acre up to an average density of 18 units per acre
- Chapter 1149.02(c) – Accessory buildings and uses

Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

Variance

The applicant has requested the following variances in order to permit the development. It should be noted that the variance to Chapter 1109.08 requires City Council approval. Therefore, Planning Commission would provide a recommendation on that variance request.

- Chapter 1109.08 – Public areas
 - The code requires that multifamily projects donate land for recreation as part of the rezoning process. This requirement is in addition to requirements to pay a \$500 park fee and set aside land for open space. The applicant proposes to donate 34 acres of land to the City in lieu of the onsite dedication requirement. T
 - *Staff and the applicant have had numerous conversations regarding this unique provision. Staff prefers the offsite dedication of 34 acres to onsite recreation.*
- Chapter 1149.03(e) – Rear yard setback
 - MFRD requires a minimum rear yard setback of not less than 25'. The applicant proposes 10'.
 - Staff does not object to this variance. The rear of the property, as defined by the zoning code, would be the east property line. The east property line abuts a preserve that is a separate parcel but is owned and maintained by the applicant. This gives the appearance of a rear yard much greater than 25'.
- Chapter 1149.03(b)(1) – Lot width
 - MFRD requires lot width based on the number of units. 3,185' of lot width is required and 777' of lot width is provided.
 - *Staff does not object to this variance as the correlation between multifamily density and frontage is highly unusual to be addressed in a zoning code. Lot width is typically associated with single family development in order to ensure properties are large enough to support a residential unit while providing appropriate setbacks. Multifamily developments typically don't have a specific lot frontage requirement. It should be*

noted that other development parameters such as setbacks and open space are required in order to ensure compatibility.

- Chapter 1149.03(1)(5) – Parking location
 - Parking shall not be closer than 25’ to the front or rear of a main building. 8’ is proposed.

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

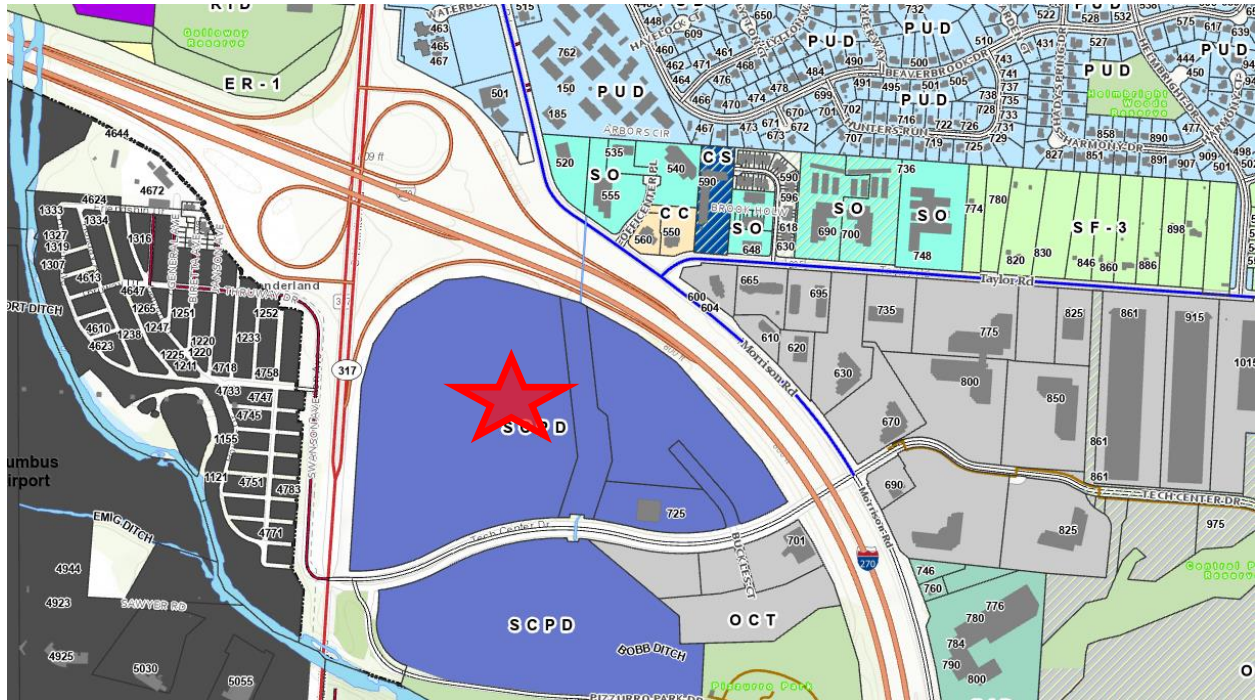
Recommendation

Staff is generally in favor of residential, however, staff believes that the number of units and/or the acreage devoted to residential is inconsistent with the recommendations of the land use plan.

This particular property received more discussion than any other property in the City as it related to land use. The core question was to permit residential or not. Eventually it was decided that residential is integral to promoting a healthy job center but that the land area devoted to residential should be restricted to no more than 20%. This was determined to be the appropriate balance between residential and non-residential uses in the largest undeveloped property within the City.

Staff does not have objections to the conditional use or variance requests.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
City Planner/Zoning Administrator