

ZC-01-95
LIMITED OVERLAY (AR)

DEVELOPMENT TEXT

For

329 WEST JOHNSTOWN ROAD
GAHANNA, OHIO

Prepared By

ALBERT F. AND JESSIE M. HAMM

JUNE 5, 2000
As Amended February 12, 2001

As Amended March 12, 2001 by Gahanna City Council Office

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Development Text
For
329 West Johnstown Road
Gahanna, Ohio

Prepared by Albert F. and Jessie M. Hamm

PURPOSE AND INTENT:

In accordance with City of Gahanna Code Chapter 1149.02(a)(2) (AR Multi-Family Residential District) Conditional Uses, Dwelling Buildings and Chapter 1152.02 (Limited Overlay District), Albert F. and Jessie M. Hamm are submitting this application for the rezoning of 5.14 acres from SF-3 to Limited Overlay (AR).

The single family residence occupied by the Hamms will remain, and the proposed development will include an additional four homes each to be used as residences for up to five (5) elderly or physically disabled individuals in an Adult Family Home as defined in Section 3722.01(A)(7), Adult Family Home, of Chapter 3722, Adult Care Facilities of the Ohio Revised Code, or Albert and Jessie Hamm or their heirs.

This site is located east of the Zubrod Heights development. The south edge of the site abuts single family residences on Hermitage Drive; the east is adjacent to a 5 acre residential lot; and the north is bordered by a property with a current suburban office zoning.

The area to be developed is an open rectangular field bordered on the east and north by shrubs and trees and a six foot privacy fence on the south and west.

Consideration will be made in the design and location of the residences to ensure similarity to contiguous properties. The existing natural features of the site have been considered and the proposed development will not unduly disturb wildlife or surroundings.

A. PERMITTED USES:

Residential structures and accessory uses and buildings associated with single family residences shall be permitted.

B. DEVELOPMENT STANDARDS:

Except as otherwise specifically noted, the proposed development shall meet the applicable requirements of Chapter 1143, SF-3 Residential District. In the event that any of the residences on the property no longer provide housing for the elderly or physically disabled individuals in an Adult Family Home as defined in Section 3722.01(A)(7), Adult Family Home of Chapter 3722, Adult Care Facilities, of the Ohio Revised Code, or for the Hamms or their heirs or that the property is sold to anyone other than the Hamms, the zoning will revert to SF-3 zoning classification, the private drive shall be dedicated as a public street, and the property will be subdivided with each house being on a separate lot abutting a public street. Before the property is subdivided, the property shall comply with Section 1105.08 and 1106.07 of the Codified Ordinances prohibiting the subdivision of any property that results in the landlocking of any parcel as defined in Section 1101.07 of the Codified Ordinances.

LOT DEFINITION:

Site is not subdivided, but if divided, lots would be as follows:

Minimum Lot Area:	11,000 s.f.
Minimum Frontage	80 feet
Minimum Front Yard (to driveway)	35 feet
Minimum Side Yard	7.5 feet
Minimum Rear Yard	25 feet

DRIVEWAY, TRAFFIC:

1. A newly constructed, 20' private driveway will provide access at the end of Sandra Court and will end in a circular turnaround to accommodate emergency and safety equipment – subject to approval of required City Boards and the Fire Department (See Section 2, Site Development Plan). The private drive shall be built to city standards, including standards requiring gutters and curbs, except that the Hamm's are not required to abide by any right of way or setback requirements with respect to their current residence.
2. Pursuant to guidelines from The Subdivision and Site Plan handbook provided by the Zoning Division of the Development Department of the City of Gahanna, ITE trip generation rates indicate usage at 3.30 trips per day per household. (See Section 4).

DRAINAGE AND RUNOFF:

1. All attempts shall be made to maintain current natural flows of surface drainage. It is anticipated that as development occurs, surface drainage shall be designed to be channeled from residential driveways and structures in a northerly direction following existing runoff patterns. (See Section 3, Topography Map).
2. Any drainage improvements shall be designed in conformance with the City of Gahanna Regulations and Storm Water Policy.

UTILITIES (See Section 3, Topography and Utilities Map)

1. City water will be supplied to each residence and a fire hydrant will be established subject to approval or requirements of the Fire Department.
2. Sanitary sewer will be constructed to connect with present City sewers subject to approval from required City Boards and/or Commissions.

LANDSCAPING:

1. All landscaping shall comply with the regulations for residential properties in the City of Gahanna Zoning Code.
2. A 15' buffer zone has been designated. (See Section 2, Site Development Plan).
3. To the extent possible, existing trees will remain in place.

HOUSE LIVING AREA:

Minimum 1,500 square feet (not including optional basement).

ARCHITECTURE:

1. All front faces shall be constructed with brick, wood and/or vinyl siding.
2. A maximum of two colors in addition to those of the wood and/or brick materials will be utilized on any façade. Façade colors of excessive high chroma or intensity will not be used.

TYPICAL HOMES:

Each home will be a minimum of 2,000 square feet with 5 bedrooms, two baths, living room, dining room, first floor utility room and full kitchen. Each unit will either have a crawl space or basement.

SIGNAGE:

No special signage will be built to identify the site as a whole. Individual residences may have small (8" x 11") identifying signs at front doors. Residences shall be numbered pursuant to Section 1321.03 of the Codified Ordinances of the City of Gahanna.

PARKING:

No special parking will be developed.

LIGHTING:

All external lighting shall be cut-off type fixtures and will be similar in design to lighting on contiguous residential properties.

REFUSE:

Refuse service will be consistent with requirements for contiguous, residential properties.

SECTION 1

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

Situated in the State of Ohio, County of Franklin and in the City of Gahanna:

Being located in Quarter Township 4, Township 1, United States Military Lands, and beginning at the northwest corner of a ten (10) acre tract conveyed to Oliver A. Myers by the heirs of George W. Myers, April 14, 1923, deed recorded in Deed Book 712, page 567, Recorder's Office, Franklin County, Ohio; thence south along the west line of said ten (10) acre tract 950 feet, more or less, to the southwest corner of said tract; then easterly along the south line of said tract 275 feet, more or less, to the centerline of said ten (10) acre tract; thence north on a line parallel to the west line of said tract to the north line of said tract; thence west along the north line of said tract 275 feet, more or less, to the place of beginning, containing five (5) acres, more or less, and being the west one-half (1/2) of said ten (10) acre tract.

TOGETHER WITH the following described appurtenant rights-of-way:

- 1) A right-of-way over a strip of ground 16 feet in width across the adjoining five (5) acres connecting the said five (5) acre tract with a 16 foot right-of-way off of the west side of a one (1) acre tract owned by John P. Schlafer and Ida B. Schlafer, as described in a reservation in a deed from Oliver A. Myers and Mae F. Myers to Mendall A. Kenney by deed dated August 25, 1923, and recorded in Deed Book 747, page 221, Recorder's Office, Franklin County, Ohio, as therein reserved and completely described.
- 2) A right-of-way over a 16 foot road off the west side of a one (1) acre tract conveyed by Hattie and Ray Drake to Oliver A. Myers and Mae Myers by deed dated August 24, 1923, and recorded in Deed Book 756, page 602, Recorder's Office, Franklin County, Ohio, and reserved in a deed from Oliver A. Myers and Mae F. Myers to Elmer R. and Margaret Ford dated September 15, 1923, and recorded in Deed Book 761, page 107, Recorder's Office, Franklin County, Ohio, as therein reserved and completely described.

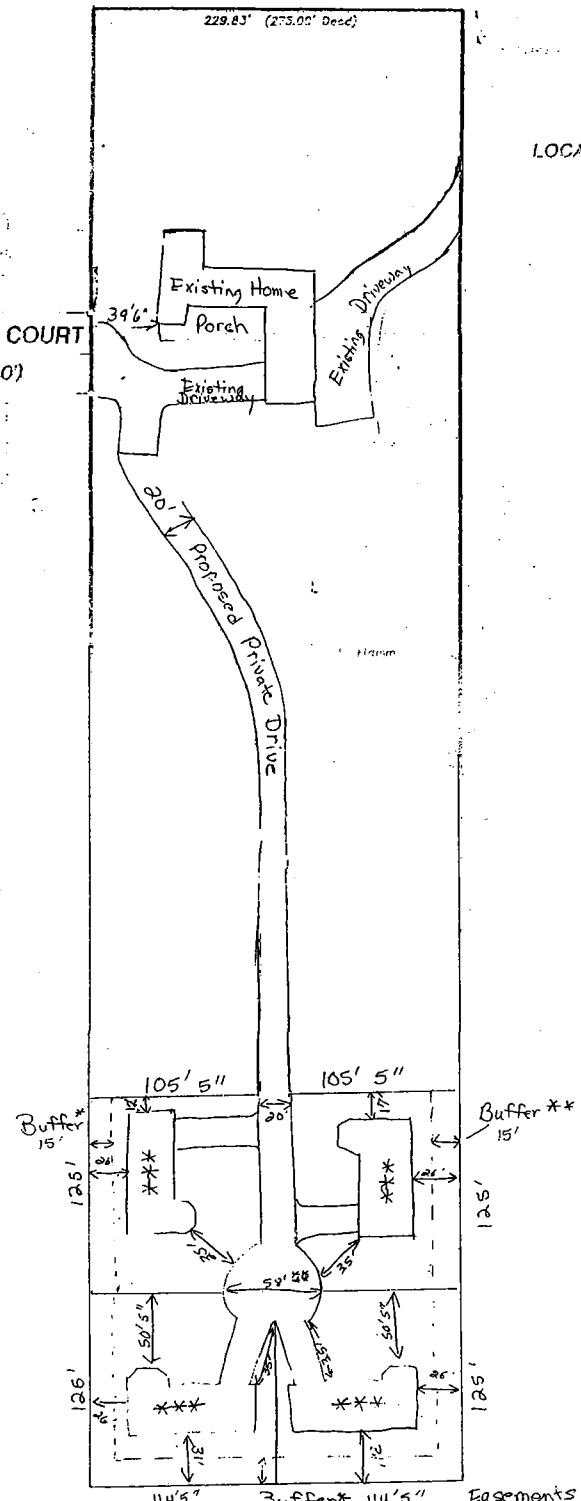
SECTION 2

229.83' (275.00' Deed)

SURVEY OF ACREAGE PARCEL
 LOCATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17,
 UNITED STATES MILITARY LANDS
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

ZUBRID

SANDRA COURT
 (50')



ELTON & TILTON INC.

Prepared By

ALBERT F. AND JESSIE M. HAMM

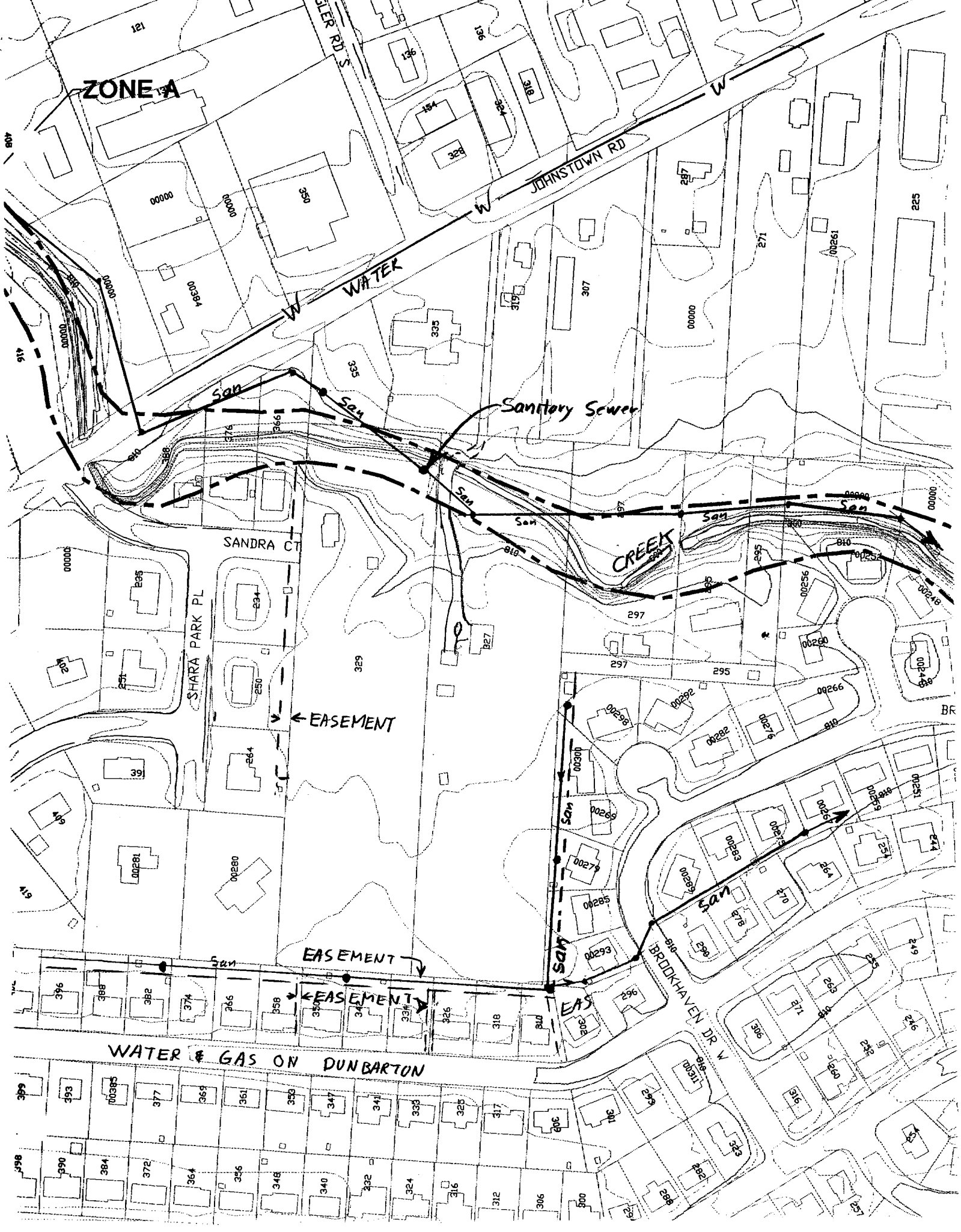
JUNE 5, 2000

JUNE 8, 1993

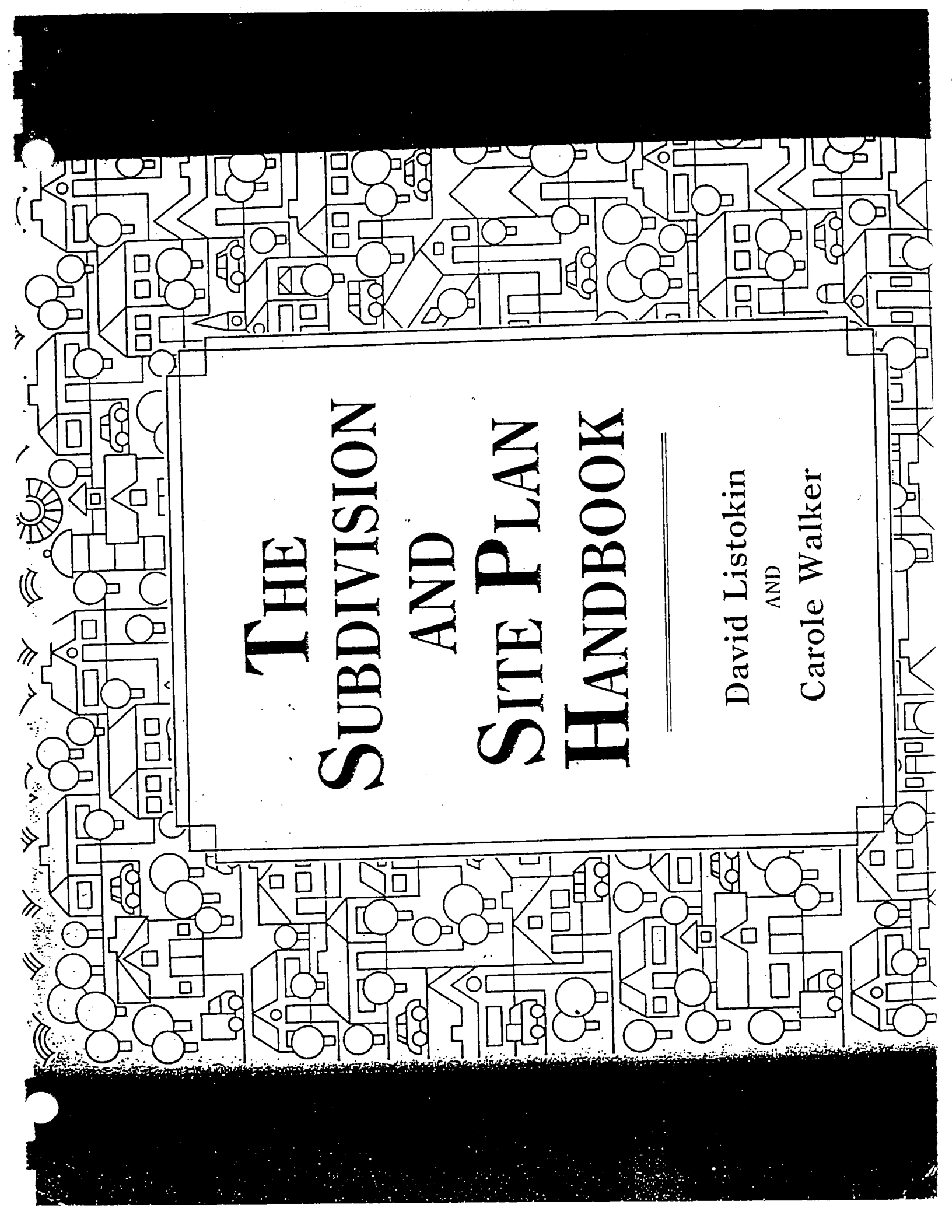
* South & West Buffers are 6' stained, privacy Fences.
 ** Shrubs & trees on East as buffer
 *** Houses to be approved by Proper City authority (simulated)
 **** Subject to Final Department approval.

SECTION 3

ZONE A



SECTION 4



THE SUBDIVISION AND SITE PLAN HANDBOOK

David Listokin

AND

Carole Walker

EXHIBIT 1

ITE TRIP GENERATION RATES BY MAJOR LAND USE CATEGORIES

<i>Land Use Type*</i>	<i>Average Weekday Trip Generation Rates</i>
<hr/>	
<i>Residential</i>	<i>Trips Per Indicated Measure: Dwelling Unit</i>
<hr/>	
Single-family detached	10.06
Condominium/townhouse**	5.86
Low-rise apartment	6.60
High-rise apartment	4.20
Mobile home park	4.81
Retirement community	3.30
Recreational home (owner)	3.16
 <i>Office Building</i>	 <i>Trips Per Indicated Measure: 1,000 gross ft.² of building area</i>
<hr/>	
General office, 10,000 gross ft. ²	24.39
General office, 50,000 gross ft. ²	16.31
General office, 100,000 gross ft. ²	13.72
General office, 200,000 gross ft. ²	11.54
General office, 500,000 gross ft. ²	9.17
General office, 800,000 gross ft. ² and over	8.16
Medical office building	34.17
Office park	11.40
Research center	6.09
 <i>Retail</i>	 <i>Trips Per Indicated Measure: 1,000 gross ft.² of leasable area</i>
<hr/>	
Specialty retail	40.67
Discount store	71.16
Shopping center	
10,000 ft. ² gross leasable area	166.35
50,000 ft. ² gross leasable area	94.71
100,000 ft. ² gross leasable area	74.31
200,000 ft. ² gross leasable area	58.93
500,000 ft. ² gross leasable area	39.81
1,000,000 ft. ² gross leasable area	33.44
1,600,000 ft. ² gross leasable area	31.05