



Application for Zoning Change

City of Gahanna, Ohio ■ Planning Commission ■ 200 S. Hamilton Road, Gahanna, OH 43230
Phone: (614) 342-4025 ■ Fax: (614) 342-4117


***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

*Applicant Name: GALLAS ZADEH DEVELOPMENT LLC *Phone: 614-545-3676
 *Applicant Address: 575 w. 1ST AVENUE, SUITE 100, COLUMBUS, OHIO 43215 *Fax: 614-545-3693
 *Applicant Email: JZADEH@GZDDEV.COM OR GGALLAS@GZDDEV.COM
 *Applicant's Relationship to Project: Land Owner Option Holder Cont. Purchaser Agent

*Address for proposed Zoning Change: 233-283 HAMILTON ROAD AND 232 IROQUOIS PARK PLACE
 *Parcel ID#(s): SEE ATTACHED REZONING EXHIBIT *Total Acreage: 2.71+/- ACRES
 *Current Zoning: SF-3 *Proposed Zoning: CX-1
 *Proposed Use: MIXED USE/NEIGHBORHOOD COMMERCIAL

*Property Owner Name: MULTIPLE *Phone: MULTIPLE
 *Property Owner Address: MULTIPLE *Fax: NOT AVAILABLE
 *Contact Name: MULTIPLE *Email: MULTIPLE

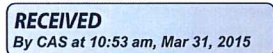
Developer Name: GALLAS ZADEH DEVELOPMENT LLC Phone: 614-545-3676
 Developer Address: 575 w. 1ST AVENUE, SUITE 100, COLUMBUS, OHIO 43215 Fax: 614-545-3696
 Contact Name: JASON ZADEH OR GREGORY GALLAS Email: JZADEH@GZDDEV.COM

*Applicant's Signature:  *Date: 3-30-2015
 *Property Owner's Signature: _____ *Date: _____

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Three (3) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. For a Limited Overlay or ROD Re-Zoning, three (3) copies of the limitation text and elevation drawings.
3. One (1) digital copy of completed application and associated documents.
4. A list of property owners, contiguous and directly across the street, and their mailing addresses.
5. Pre-printed mailing labels for all property owners, contiguous and directly across the street.
6. Application fee of \$400 for the first acre, \$50 for each additional acre. \$1,000 maximum.
7. The property must be posted in accordance with Section 1133.02 within seven (7) days of application acceptance. The sign shall be consistent with the attached Zoning Change Sign diagram. Information on the sign must be approved by the Planning and Zoning Administrator (PZA) prior to installation.
8. A request for inspection of the Zoning Change Sign must be made to the PZA within three (3) days of installation.

For Internal Use:
 SunGard File No. 15030032
 PC File No. ZC-
 Public Hearing Date: _____



(Received) (Paid) (Accepted by PZA)

Application for Zoning Change - Additional Submission Requirements

- Street address of the subject property, together with an area map identifying the subject property in relation to surrounding properties.
- The name, signature, and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- The existing and proposed zoning district designation of the subject property.
- A site analysis plan illustrating existing conditions on the site and adjacent properties such as soil conditions; drainage patterns; views; existing buildings; any sight distance limitations; and relationship to other developed sites and access points in the vicinity of the property.
- A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.
- A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district.
- A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the current requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and/or consultants.
- A written description of how the requested zoning meets Section 1133.03 Public Hearing of the zoning ordinance. This can be achieved by addressing the Rezoning Criteria of this application form, which can be completed separately and attached to this form along with the materials listed above.

Rezoning Criteria

The applicant must provide written responses on a separate sheet to demonstrate how the proposed rezoning designation will meet the following criteria in Section 1133.03.

1. Consistency with the goals, policies and Land Use Plan of the City of Gahanna, including any corridor plans, or subarea plans. If conditions have changed since the City of Gahanna Land Use Plan was adopted, the consistency with recent development trends in the area shall be followed.
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 (1) of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the same proposed uses.
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 (a five percent or more material reduction) 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 types 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.

In accordance with Section 1133 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this amendment as stated above has been recommended for approval by the City of Gahanna Planning Commission on _____.

This application can now be forwarded to City Council for Final Approval.

Signature of Planning & Zoning Administrator

Date

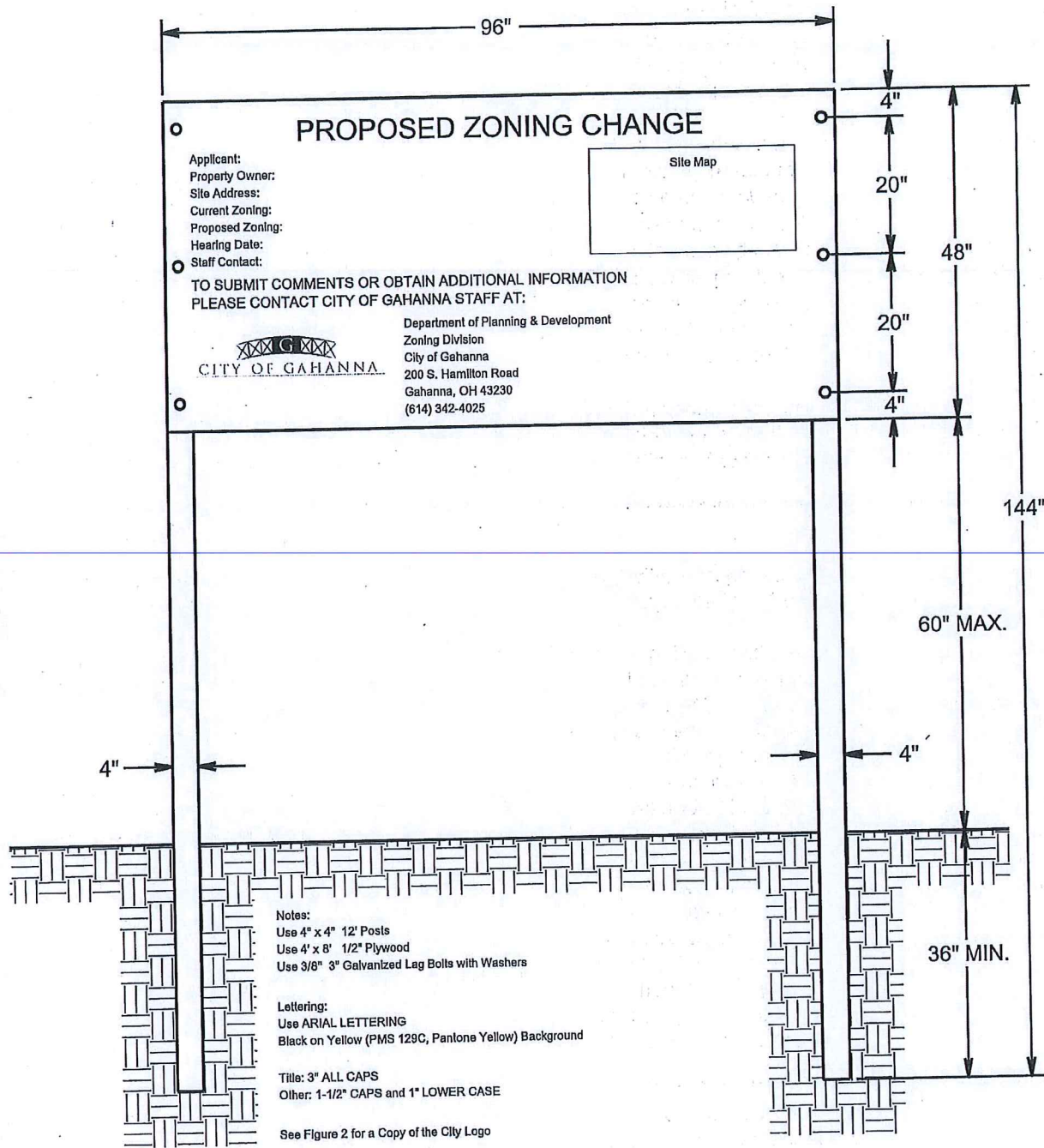


Figure 1. Zoning Change Sign

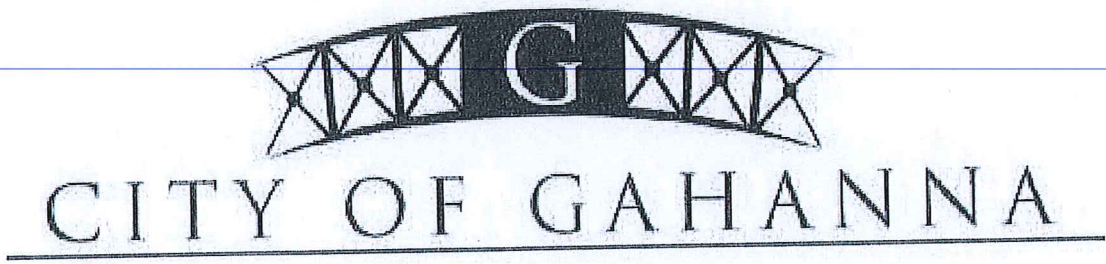
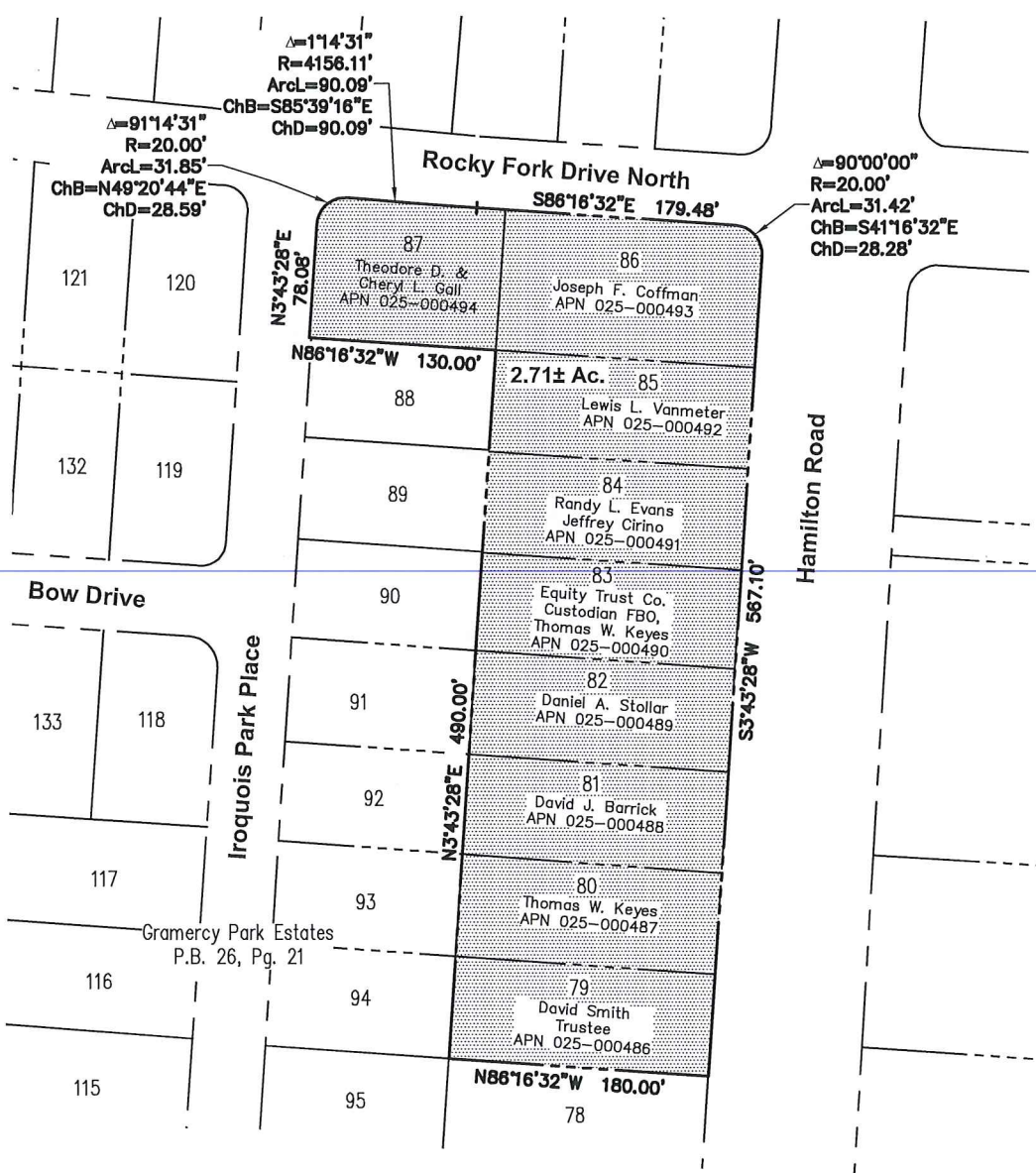


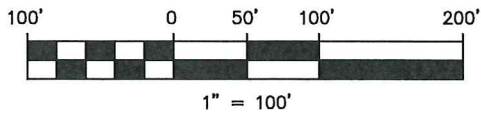
Figure 2. City Logo

Rezoning Exhibit

City of Gahanna, Franklin County, Ohio
 Quarter Township 4, Township 1, Range 17, U.S.M.D.



This drawing is based on existing Franklin County records.



DRAWN BY: <i>BCK</i>	JOB NO.: 14-0016-412
DATE: 2/26/2015	CHECKED BY: <i>DRB</i>

ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

**Rezoning Description ~ 2.71+/- Ac.
South Side of Rocky Fork Drive North
West Side of Hamilton Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 4, Township 1, Range 17, U.S.M.D. and described as follows:

Being all of Lots 79 through 87, inclusive, of Gramercy Park Estates as recorded in Plat Book 26, Page 21, Recorder's Office, Franklin County, Ohio.

Advanced Civil Design, Inc.

14-0016-412\survey\0016-412 rezone desc 2.71 ac

City Of Gahanna
200 S. Hamilton Road
For PID 025-000408
Gahanna, Oh 43230

Mary K. Bates
400 N Rocky Fork Drive
Gahanna, Oh 43230

Village of Gahanna
200 N. Hamilton Rd
Gahanna, OH 43230

Ladon B. Hall
392 N Rocky Fork Drive
Gahanna, Oh 43230

Brian & Kathleen Zolo
242 Iroquoise Park Place
Gahanna, Oh 43230

Emro Marketing Co.
240 Hamilton Rd
Gahanna, Oh 43230

Dawn A. Willis
386 N Rocky Fork Drive
Gahanna, Oh 43230

Julie Reeg
248 Iroquoise Park Place
Gahanna, Oh 43230

South Hamilton Bk, LLC
260 Hamilton Rd
Gahanna, Oh 43230

Joanne E. Haghighi
380 N Rocky Fork Drive
Gahanna, Oh 43230

Morris & Courtney Seiden
256 Iroquoise Park Place
Gahanna, Oh 43230

Kroger Co.
280-300 Hamilton. Rd.
Gahanna, Oh 43230

Mark A. Locklear
372 N Rocky Fork Drive
Gahanna, Oh 43230

Daniel & Tenasup Moore
264 Iroquoise Park Place
Gahanna, Oh 43230

Covington Hunters Ridge
304-368 Hamilton. Rd.
Gahanna, Oh 43230

Enos & Marjorie Cooperider
235 Iroquoise Park Place
Gahanna, Oh 43230

Charles Lamb
Janet Serio
270 Iroquoise Park Place
Gahanna, Oh 43230

Robert K & Robert Cummins
284 Iroquoise Park Place
Gahanna, Oh 43230

Rodney & Jayne Elgin
245 Iroquoise Park Place
Gahanna, Oh 43230

Kurt & Julia Faist
278 Iroquoise Park Place
Gahanna, Oh 43230

Loretta Thomas
292 Iroquoise Park Place
Gahanna, Oh 43230

Maureen Johnson
298 Iroquoise Park Place
Gahanna, Oh 43230

Rocky Fork Retail, LLC
575 W. 1st Avenue, Suite 100
Columbus, Oh 43215

Application Supplement
The Shops at Rocky Fork
233 - 283 N. Hamilton Road
and 232 Iroquois Park Place

Additional Submission Requirements

- ***Street address of the subject property, together with an area map identifying the subject property in relation to the surrounding properties.***

The street addresses include 232 Iroquois Park Place (PID 025-000494), as well as extend from 233 N. Hamilton Road (PID 025-00493) south to 283 N. Hamilton Road (PID 025-000486). The application for rezoning will include nine (9) separate parcels (approximately 2.71 acres) located along the west side of N. Hamilton Road and south of Rocky Fork Drive North, as well as the southeast corner of Iroquois Park Place and Rocky Fork Drive North. Attached hereto for reference is a Rezoning Exhibit which shows the subject properties and those surrounding.

- ***The name, signature, and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the fee simple title, or proof of consent from the property owner.***

The current ownership is as follows (all lot references are to the record plan for Gramercy Park Estates, P.B. 26, Pg. 21)

- Lot 79, PID 025-000486, David Smith, Trustee
- Lot 80, PID 025-000487, Thomas W. Keyes
- Lot 81, PID 025-000488, David J. Barrick
- Lot 82, PID 025-000489, Daniel A. Stollar
- Lot 83, PID 025-000490, Equity Trust Co., Thomas Keyes
- Lot 84, PID 025-000491, Randy L. Evans & Jeffrey Cirino
- Lot 85, PID 025-000492, Lewis L. Vanmeter
- Lot 86, PID 025-000493, Joseph F. Coffman
- Lot 87, PID 025-000494, Theodore D. & Cheryl L. Gall

The properties are under contract for purchase by and will be developed by Gallas Zadeh Development, LLC. The application is signed by a member of Gallas Zadeh Development, LLC who is also an approved agent for the above listed property owners.

- ***The existing and proposed zoning district designation of the subject property.***

The property is currently zoned in the SF-3 Residential Classification. The proposed development will apply for a rezoning designation to the CX-1, Neighborhood Commercial, Mixed Use District.

- ***A site analysis plan illustrating existing conditions on the site and adjacent properties such as soil conditions; drainage patterns; views; existing buildings; any sight distance limitations; and relationship to other developed sites and access points in the vicinity of the property.***

Attached hereto for reference is an existing conditions map of the property. The existing conditions map includes the topographic information, soil information, existing properties, homes, driveways, public streets and relationship of the subject properties to the surrounding area. The subject property is not located in a flood district per the record FEMA maps. To the west, the site is bounded by a residential subdivision (SF-3 zoning designation), Gramercy Park Estates; to the north by Rocky Fork Drive North where there are additional residential lots located along the north side of the roadway; to the east by Hamilton Road where there is commercial development constructed using a PUD zoning designation; and to the south by an existing commercial lot (CX-1, Neighborhood Commercial zoning designation).

Additionally, the applicant has engaged a traffic engineer to prepare a traffic impact analysis of the proposed development which will determine any impacts that the proposed curb cuts may have on Rocky Fork Drive North and N. Hamilton Road. The traffic impact study will be prepared and sent to the City Engineer's office for review and consideration.

- ***A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design features.***

Attached hereto is a conceptual site plan 'SD-1.1 M' that identifies the proposed commercial uses proposed on the 2.71 acres of development. This plan contemplates buildings oriented towards Hamilton Road as recommended in the City of Gahanna's *Hamilton Road Corridor Plan*. The proposed parking areas will be screened by the proposed commercial buildings or with a decorative fence and hedge row proposed for construction along the Hamilton Road and Rocky Fork Drive North public right-of-way frontage. The primary building structures have been pushed forward towards Hamilton Road to help provide separation from the existing residential properties located in Gramercy Park Estates.

- ***A written environmental assessment describing site features and anticipated impacts created by the host of users permitted in the requested zoning district.***

The requested CX-1 zoning district will include the construction of commercial building structures which will include a mix of restaurant and retail uses. The existing site conditions include a total of eleven (9) currently platted residential lots. A review of a national wetland map does not reveal any environmental conditions located on the existing residential lots. The FEMA Flood Insurance Rate Map (FIRM) also shows that the subject properties are not located in a flood plain or flood district. There are not any streams or environmental conditions identified on the subject 2.71 acre property. The applicant will commit to satisfactorily address stormwater detention and water quality treatment in accordance to the City of Gahanna Engineer's office, Franklin Soil & Water Conservation District and in accordance to the Ohio EPA's NPDES permit requirements.

- ***A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily peak hour trip generation rates for representative uses in the current requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and/or consultants.***

It is expected that the proposed commercial development will generate 100 or more peak hour directional trips per day. The applicant has engaged a traffic engineer to prepare a traffic impact analysis of the proposed development which will determine any impacts that the proposed curb cuts may have on Rocky Fork Drive North and N. Hamilton Road. The traffic impact study will be prepared and sent to the City Engineer's office for review and consideration.

- ***A written description of how the requested zoning meets Section 1133.03 Public Hearing of the zoning ordinance. This can be achieved by addressing the Rezoning Criteria of this application form, which can be completed separately and attached to this form along with the materials listed above.***

Please refer to the responses provided under Rezoning Criteria below.

Rezoning Criteria

- 1. Consistency with the goals, policies and Land Use Plan of the city of Gahanna, including any corridor plans, or subarea plans. If conditions have changed since the City of Gahanna Land Use Plan was adopted, the consistency with recent development trends in the area shall be followed.***

The applicant believes the project is consistent and in keeping with the vision/blueprint established by the adopted Hamilton Road Corridor Plan. Redevelopment of the properties, as proposed by applicant in response to market trends and demands, will serve to revitalize a key gateway in Gahanna, Ohio. The applicants project endeavors to convert the current dated physical plant into a vibrant commercial facility with special attention paid to timeless high quality architecture, enhancement of the street and pedestrian environment and sound planning, sensitivity to Gahanna's sense of place and history, enhancement of local pedestrian mobility and connectivity and the creation new public social space.

- 2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.***

There are no unusual physical, geological, hydrological, or other environmental features that are in conflict with the proposed development. The project will include the removal of a total of eight residential structures located along the west side of Hamilton Road, south of Rocky Fork Drive North and one residential structure at the southeast corner of Rocky Fork Drive North and Iroquois Park Place. The subject properties are well suited to accommodate the project as the topography is generally flat and there are not any identified sensitive environmental or historical site conditions that will need to be addressed or maintained. The subject properties have access to existing public utilities including potable water and gravity sanitary sewer service.

- 3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one (1) of the uses permitted under the current zoning.***

Redeveloping the properties in strict adherence to the current zoning would result in the underutilization of the properties based on market demand and would be prohibitive due to development cost constraints.

4. Availability of sites elsewhere in the City that are already zoned for the same proposed uses.

It is the applicants professional opinion that there are no other available sites in the City that are already zoned for the proposed uses and which possesses the requisite site qualifications to satisfy user/tenant demand and effect a sustainable similar development.

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 (a five percent or more material reduction) in the value of existing abutting lands or approved developments.

The Hamilton Road Corridor is a critical asset of the City of Gahanna and redevelopment within that corridor will continue to create the "Quality of Place" that matters more than ever given today's competition for the attraction and retention of economic activity, employers, skilled workers and the economic and social benefits they bring to the community. For communities to thrive they have to have the various forms of built environment and associated amenities that are in demand across key socio-economic populations.

Increasingly, communities realize that mixed-use development Districts hold high levels of appeal; the integration of mixed contiguous land uses into communities is a critical component of achieving better places to live and work. Modern populations favor highly attractive mixed-use live/work/commerce environments.

The project's location within the Hamilton Road corridor, the existence of infrastructure in adequate capacities, and the validation of traffic capacity via a traffic impact study being conducted for the project as an extension of impact studies performed for recent adjacent developments, naturally lend the property to pedestrian scale commercial development. The project also establishes an appropriate transition in intensity of use from the traditional large format commercial development located to the East of the project to the single family residential use located to the west the project. The project will benefit the community and the adjacent properties through the following: sound planning that mitigates any environmental impact and which governs form based massing that is both appropriate for the property configuration and for sustainability; by executing quality architectural design and appropriate hardscape and landscape buffers; creation of public space; and pedestrian connectivity.

The general character of the project will emphasize both vehicular and pedestrian movements and will offer additional services to the existing residential and business population within close proximity to the project as well as to the broader community.

The applicant's plan integrates the project with the area's existing uses and will strive to incorporate natural features and themes central to the City's heritage and character, again, through high quality design and planning.

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.*

Initial due diligence has determined that adequate City infrastructure and services are in place to accommodate applicants project with no anticipated impact on the "health, safety, and welfare" of its citizens.

7. *The apparent demand for the types 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.*

Marketplace response to initial project introductions has been positive with depth of interest being driven by the convergence of strength of the trade area and the projects specific location. Existing available and zoned property stock in the marketplace is currently not positioned to respond these same market forces.

The applicant respectfully request that the rezoning request for this property be approved.

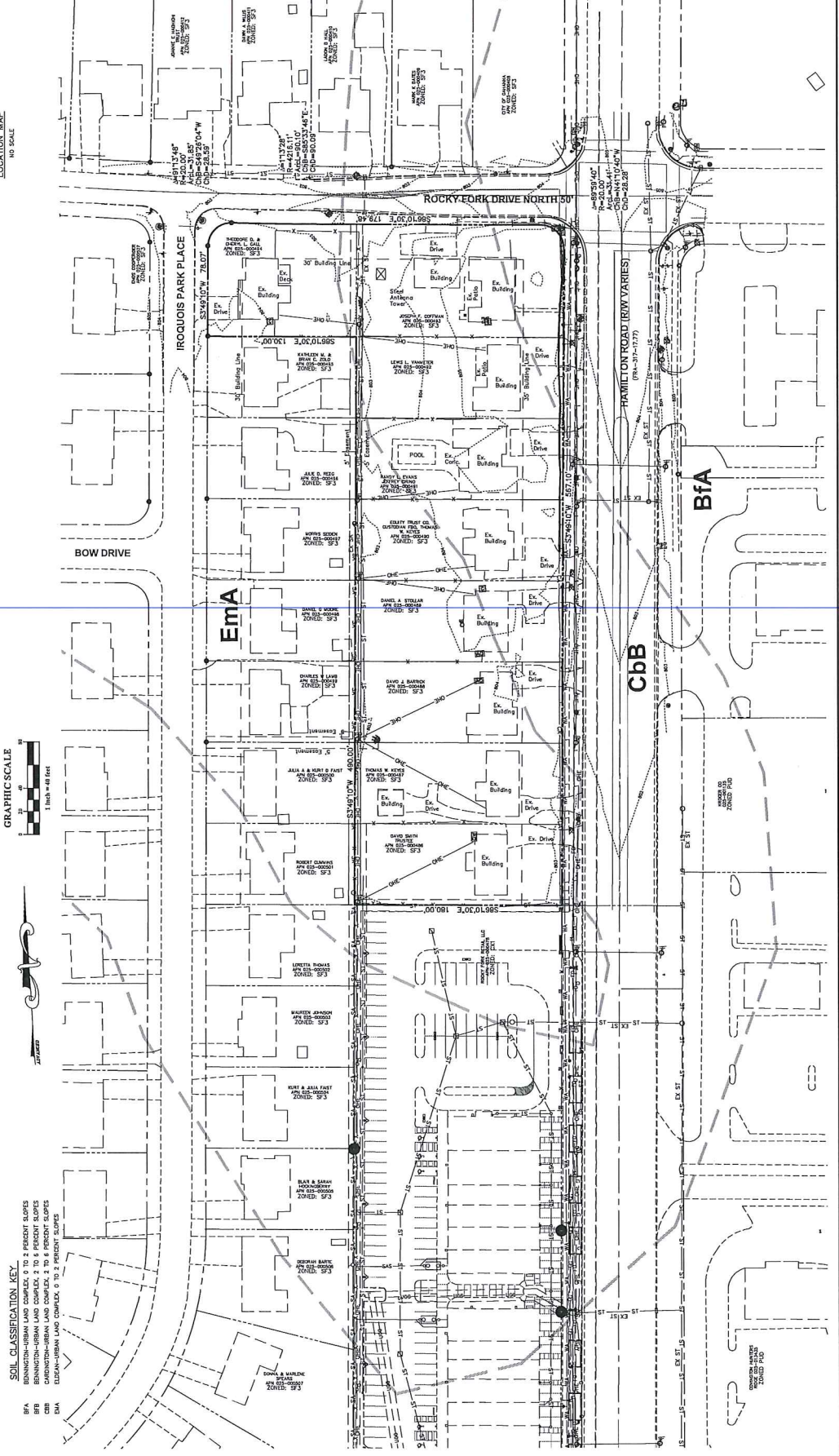


DEVELOPER
GALLAS ZADEH DEVELOPMENT
100
575 W. FIRST AVE.
COLUMBUS, OHIO 43215

ARCHITECT
J CARTER BEAN ARCHITECT
4409 NORTH HIGH STREET, SUITE 401
COLUMBUS, OHIO 43232

ENGINEER/CONSULTANT
ADVANCED CIVIL DESIGN, INC.
442 BEECHER ROAD
DANABURG, OHIO 43209

PLANNING & DESIGN
FARIS PLANNING & DESIGN, LLC
243 N. 5TH STREET #401
COLUMBUS, OHIO 43215



LEGEND

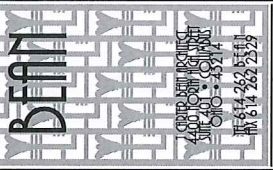
- 400' - EXISTING CONTOUR
- ST - EXISTING STREET CENTERLINE
- SA - EXISTING SANITARY MAIN
- GA - EXISTING GAS MAIN
- OE - EXISTING OVERHEAD ELECTRIC
- WA - EXISTING WATER SERVICE
- PROPOSED PROJECT BOUNDARY
- CHANGE IN SOIL TYPE

FLOOD NOTE

THE SUBJECT PROJECT AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE AT RISK OF FLOODING). FLOODING INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AND THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA. FLOODING INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AND THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA.

SOIL CLASSIFICATION KEY

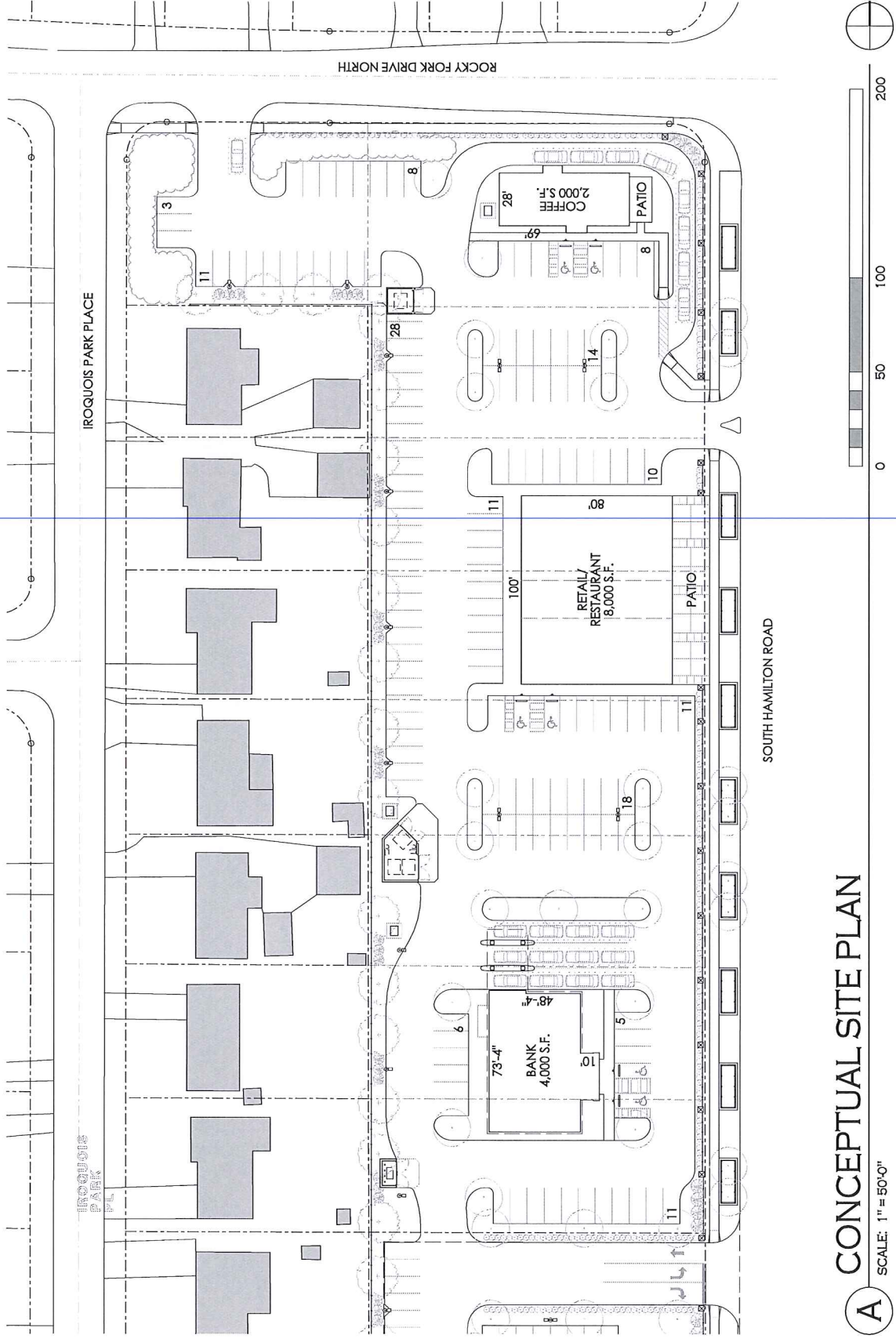
- BFA - BIRMINGHAM URBAN LAND COMPLEX, 0 TO 1 PERCENT SLOPES
- BFB - BIRMINGHAM URBAN LAND COMPLEX, 2 TO 5 PERCENT SLOPES
- CBF - COLUMBIAN URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
- CBH - COLUMBIAN URBAN LAND COMPLEX, 2 TO 5 PERCENT SLOPES
- CBM - COLUMBIAN URBAN LAND COMPLEX, 5 TO 10 PERCENT SLOPES
- CBN - COLUMBIAN URBAN LAND COMPLEX, 10 TO 15 PERCENT SLOPES
- CBP - COLUMBIAN URBAN LAND COMPLEX, 15 TO 20 PERCENT SLOPES
- CBQ - COLUMBIAN URBAN LAND COMPLEX, 20 TO 25 PERCENT SLOPES
- CBR - COLUMBIAN URBAN LAND COMPLEX, 25 TO 30 PERCENT SLOPES
- CBT - COLUMBIAN URBAN LAND COMPLEX, 30 TO 35 PERCENT SLOPES
- CBU - COLUMBIAN URBAN LAND COMPLEX, 35 TO 40 PERCENT SLOPES
- CBV - COLUMBIAN URBAN LAND COMPLEX, 40 TO 45 PERCENT SLOPES
- CBW - COLUMBIAN URBAN LAND COMPLEX, 45 TO 50 PERCENT SLOPES
- CBX - COLUMBIAN URBAN LAND COMPLEX, 50 TO 55 PERCENT SLOPES
- CBY - COLUMBIAN URBAN LAND COMPLEX, 55 TO 60 PERCENT SLOPES
- CBZ - COLUMBIAN URBAN LAND COMPLEX, 60 TO 65 PERCENT SLOPES
- CCA - COLUMBIAN URBAN LAND COMPLEX, 65 TO 70 PERCENT SLOPES
- CCB - COLUMBIAN URBAN LAND COMPLEX, 70 TO 75 PERCENT SLOPES
- CCD - COLUMBIAN URBAN LAND COMPLEX, 75 TO 80 PERCENT SLOPES
- CCF - COLUMBIAN URBAN LAND COMPLEX, 80 TO 85 PERCENT SLOPES
- CCG - COLUMBIAN URBAN LAND COMPLEX, 85 TO 90 PERCENT SLOPES
- CCH - COLUMBIAN URBAN LAND COMPLEX, 90 TO 95 PERCENT SLOPES
- CCI - COLUMBIAN URBAN LAND COMPLEX, 95 TO 100 PERCENT SLOPES



THE ANNEX AT ROCKY FORK
 FOR
 SOUTH HAMILTON ROAD
 GAHANNA, OHIO 43230
 GALLAS ZADEH DEVELOPMENT
 575 WEST FIRST AVENUE, SUITE 100
 COLUMBUS, OHIO 43215

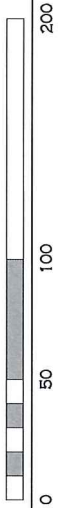
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		DEC 16, 2014
		DEC 16, 2014
		DEC 16, 2014
		JAN 13, 2015
		JAN 13, 2015
		MAR 25, 2015
		MAR 25, 2015

CONCEPTUAL SITE PLAN
 BEAM CONSULTANTS
SD-1-1.1
M



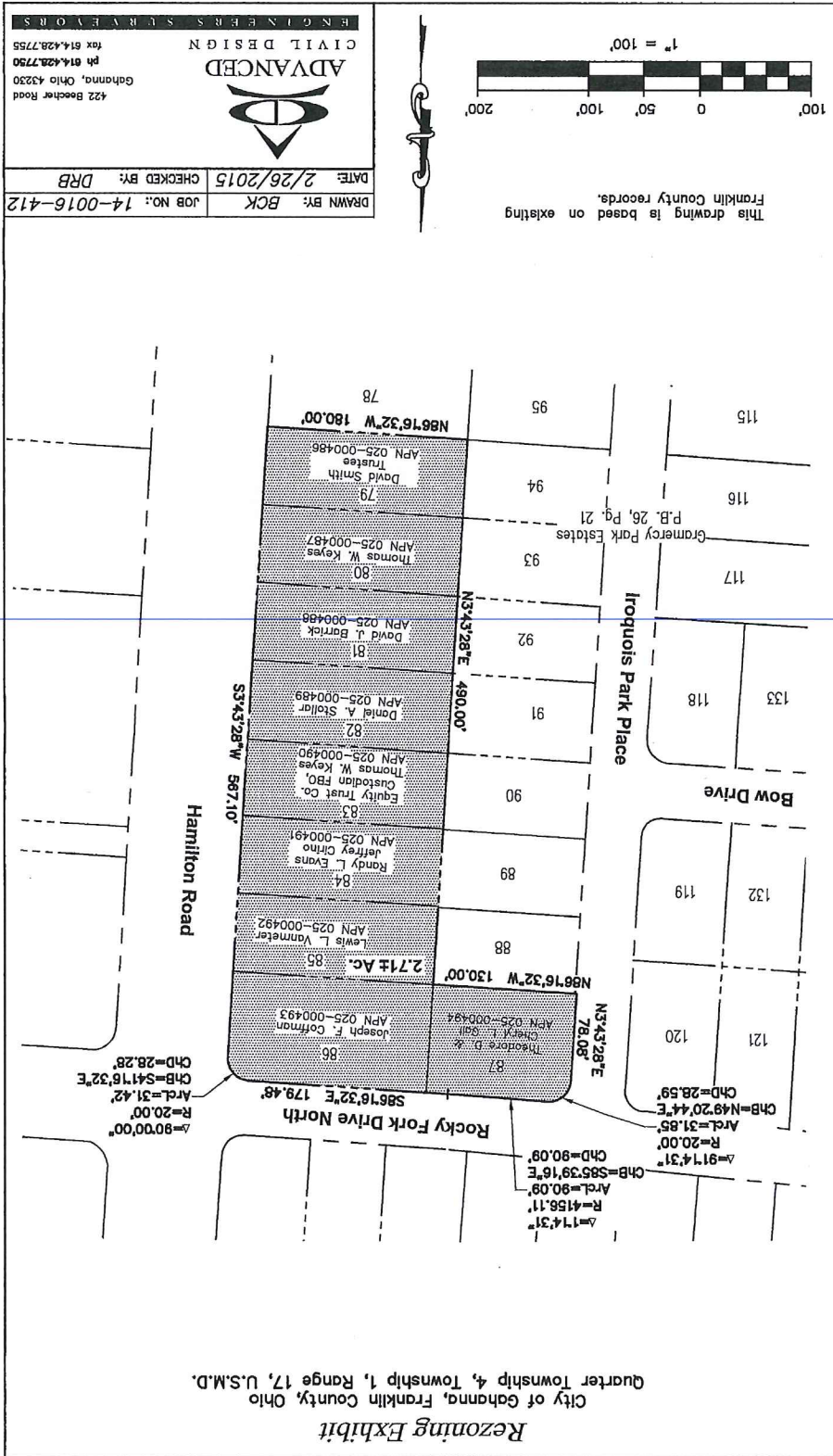
CONCEPTUAL SITE PLAN

SCALE: 1" = 50'-0"



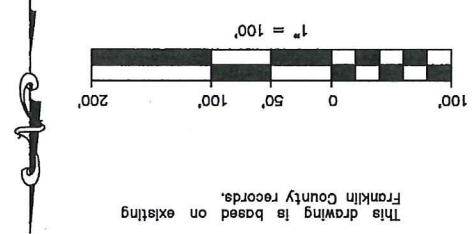
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REGREIVE
 MAR 31 2015
 BY: [Signature]



ENGINEERS SURVEYORS
ADVANCED
 CIVIL DESIGN
 422 Beecher Road
 Gohanna, Ohio 43030
 ph 614.428.7750
 fax 614.428.7755

DATE: 2/26/2015
 CHECKED BY: DRB
 DRAWN BY: BCK
 JOB NO.: 14-0016-412



This drawing is based on existing Franklin County records.

Rezoning Exhibit
 City of Gohanna, Franklin County, Ohio
 Quarter Township 4, Township 1, Range 17, U.S.M.D.

RECEIVED
MAR 31 2015
BY: [Signature]

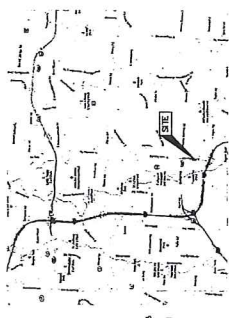
**Rezoning Description ~ 2.71+/- Ac.
South Side of Rocky Fork Drive North
West Side of Hamilton Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 4,
Township 1, Range 17, U.S.M.D. and described as follows:

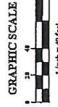
Being all of Lots 79 through 87, inclusive, of Gramercy Park Estates as recorded in Plat
Book 26, Page 21, Recorder's Office, Franklin County, Ohio.

Advanced Civil Design, Inc.

14-0016-412\survey\0016-412 rezone desc 2.71 ac



DESIGNER
 GALLAS ZADEH DEVELOPMENT
 575 W. FIRST AVE., SUITE 100
 COLUMBUS, OHIO 43215
 ARCHITECT
 J. CARTER BEAN ARCHITECT
 1400 NORTH HIGH STREET, SUITE 401
 COLUMBUS, OH 43214
 ADVANCED CIVIL DESIGN, INC.
 472 RECORD ROAD
 COLUMBUS, OH 43220
 FARRIS PLANNING & DESIGN, LLC
 143 N 5TH STREET #141
 COLUMBUS, OH 43215

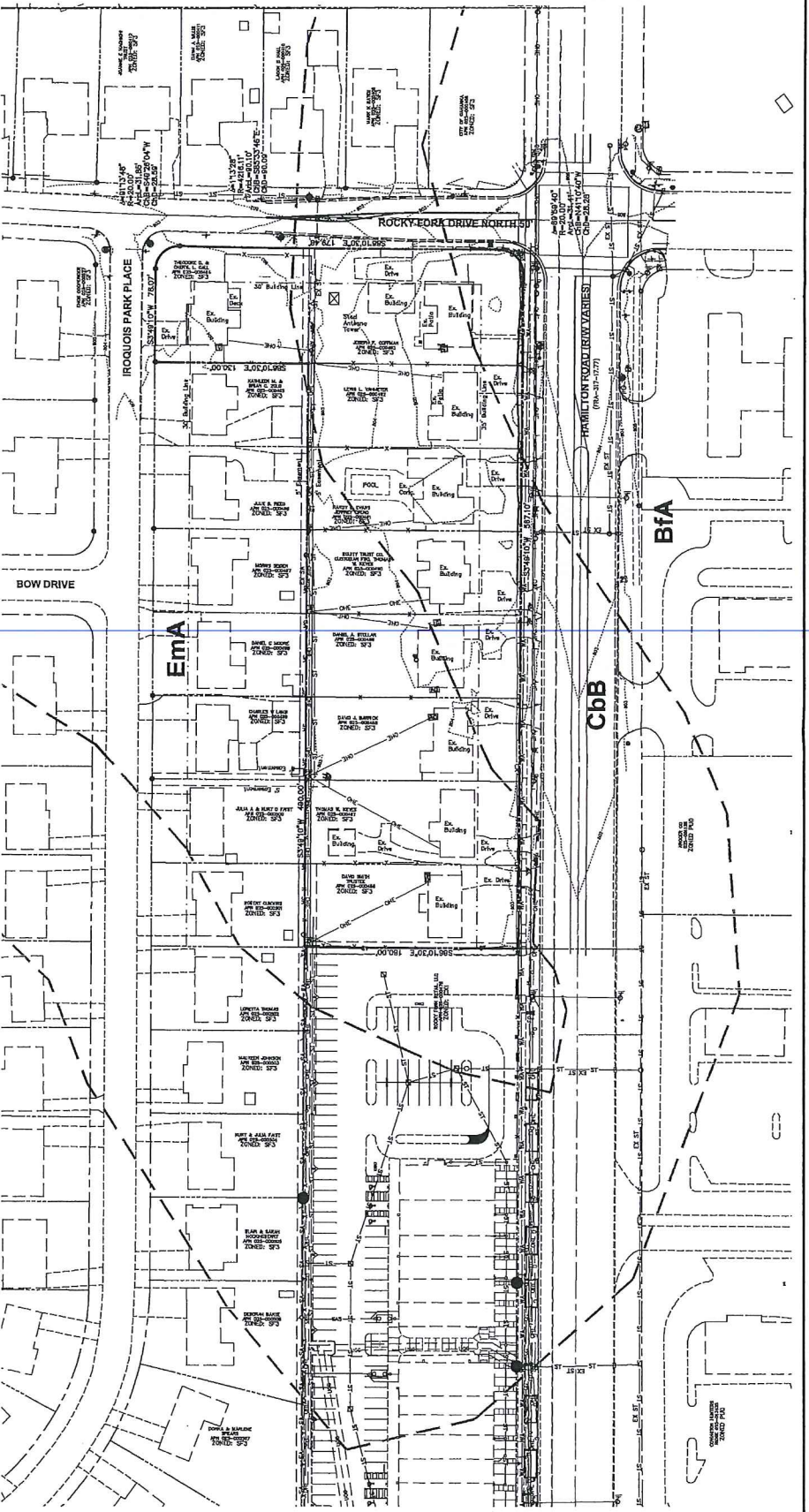


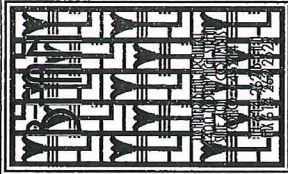
- LEGEND**
- EXISTING CANTON
 - EXISTING STORM SEWER
 - EXISTING SANITARY SERVICE
 - EXISTING WATER SERVICE
 - EXISTING GAS SERVICE
 - EXISTING FIBER SERVICE
 - EXISTING POWER SERVICE
 - EXISTING WATER SERVICE
 - PROPOSED PROJECT BOUNDARY
 - CHANGE IN SOIL TYPE

FLOOD NOTE
 THE ANNEX AT ROCKY FORK IS LOCATED WITHIN AN UNDESIGNATED FLOOD HAZARD ZONE (UNFLOODPLAIN) AS SHOWN ON THE FLOOD HAZARD MAP (FHM) FOR THE CITY OF GAINMAN, OHIO, WHICH IS A SUPPLEMENT TO THE FHM OF FRANKLIN COUNTY, OHIO.

SOIL CLASSIFICATION KEY

- BFA BROWNISH-SUBSILTY SAND COMPLEX, 0 TO 3 PERCENT CLAYES
- BFB BROWNISH-SUBSILTY SAND COMPLEX, 2 TO 4 PERCENT CLAYES
- BFC BROWNISH-SUBSILTY SAND COMPLEX, 5 TO 8 PERCENT CLAYES
- BFA BROWNISH-SUBSILTY SAND COMPLEX, 0 TO 3 PERCENT CLAYES





THE ANNEX AT ROCKY FORK

SOUTH HAMILTON ROAD
GAHANNA, OHIO 43230

FOR

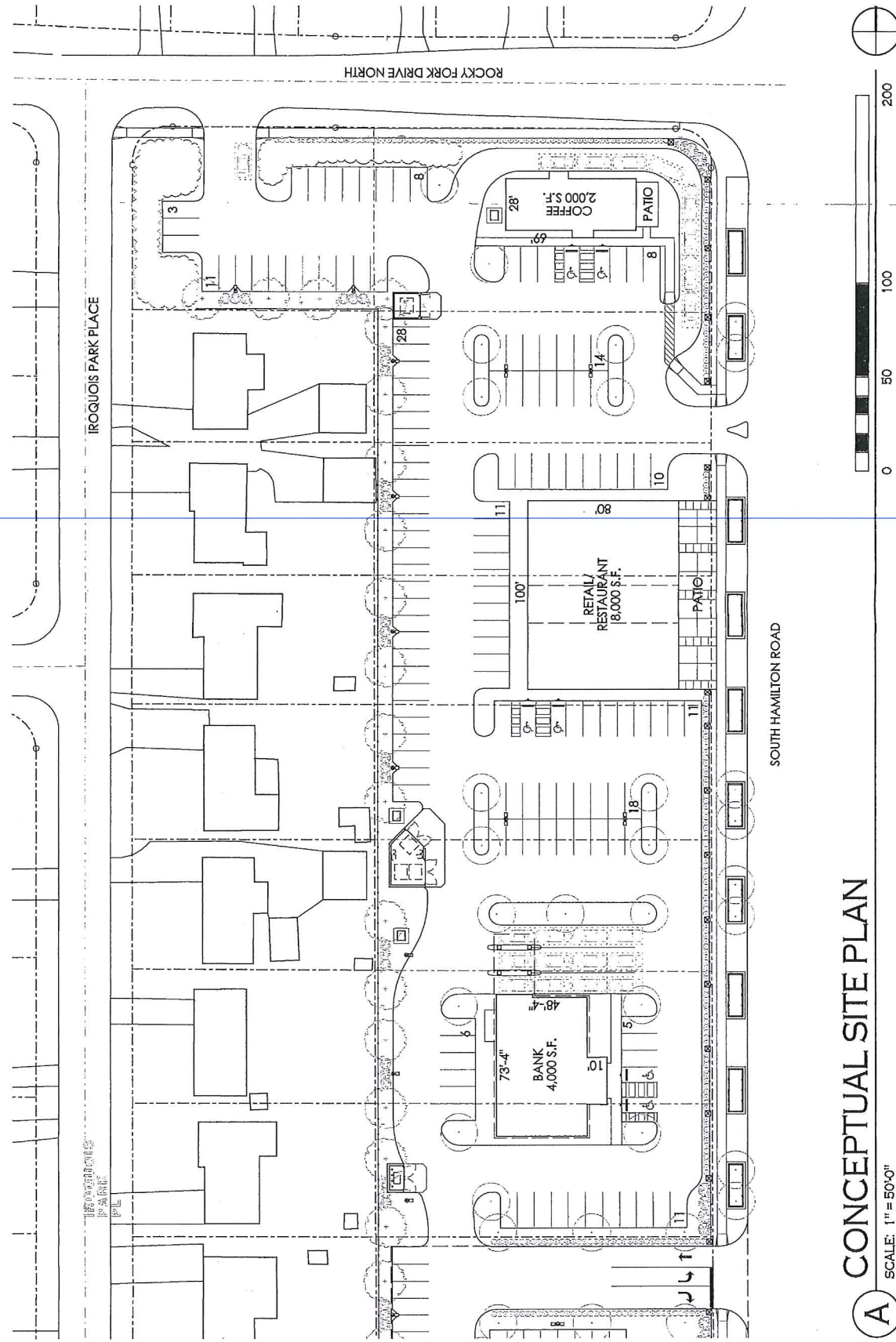
GALLAS ZADEH DEVELOPMENT

575 WEST FIRST AVENUE, SUITE 100
COLUMBUS, OHIO 43215

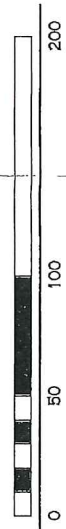
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CONCEPTUAL SITE PLAN

SD-1.1
M



A CONCEPTUAL SITE PLAN
SCALE: 1" = 50'-0"





CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Annex at Rocky Fork – Zoning Change
Project Address: 233-283 S Hamilton Road & 232 Iroquois Park Place

Planning and Development:

This is a request to rezone approximately 2.7 acres from SF-3 (Single Family Residential) to CX-1 (Neighborhood Commercial, Mixed Use District). The applicant is Gallas Zadeh Development, LLC. The applicants are also the developers of the adjacent project to the south, the Shops at Rocky Fork. The CX-1 zone district permits a variety of residential, commercial, and industrial uses. Uses permitted by right include but aren't limited to the following: dwelling units located above the ground floor, daycare, restaurants, banks, medical, office, and retail. Conditional uses include manufacturing of jewelry, multifamily, detached single family, taverns, and hotels.

Because of the nature of the request, rezoning application with future applications required for site development, the applicants held a workshop with the Planning Commission on March 4 and with neighboring property owners on April 2. The goal of the meetings was for the applicant to inform the audience of the request, solicit feedback about the project, and attempt to address areas of concern.

Rezoning requests are subject to the goals, standards and requirements found within the 2002 Land Use Plan, corridor plans, and Part Eleven of the Codified Ordinances.

2002 Land Use Plan

The 2002 Future Land Use Plan provides a checklist to assist in reaching a decision for rezoning applications. The checklist is meant to assist in reaching a decision, certain answers do not mandate a particular decision. Relevant checklist questions include the following:

1. Is the proposed development consistent with the City's vision?

The future land use designates this property and other properties along the west side of Hamilton Road as Single Family Residential, however, the map is a recommendation, not a mandate. The Hamilton Road corridor has seen a significant amount of development since the future land use map was adopted in 2002, the majority of which is commercial. In 2013 the City adopted the Hamilton Road Corridor Plan. This plan recognizes the changing nature of the area and designated this property as Mixed Use. Preferred uses within Mixed Use includes retail and office. The proposed zone district of CX-1 permits a



CITY OF GAHANNA

variety of commercial and residential uses including retail, office, and restaurants. Staff is of the opinion that the proposed rezoning is consistent with the City's vision for this section of Hamilton Road.

2. Would the proposed development be contrary to the future land use plan?

The 2002 future land use plan provides for a future land use designation of Single Family Residential. The objective of the residential future land use is to promote residential development that provides privacy, and is safe and convenient. While the proposed zoning is not residential, adjacent properties have recently been rezoned for commercial uses. If successful, the rezoning would continue the trend for the corridor. A supporting principle of the residential land use is to maintain the integrity of neighborhoods by locating inconsistent land uses outside of neighborhoods rather than in the interior. While the proposed zoning may not necessarily be incompatible with residential, it will locate nonresidential uses on the perimeter of a residential area rather than within the core.

An additional principle which the 2002 land use plan espouses includes encouraging a compact land use pattern. To achieve a compact land use pattern, leapfrog development should be discouraged. The proposed zoning would not create leapfrog development, in fact, it would achieve the opposite. By locating adjacent to similar uses, it lessens the costs associated with serving development.

Additionally, the 2002 land use plan also discourages the use of neighborhood streets for cut-through traffic. Although not adopted as part of the rezoning process, prior to development a Final Development Plan will be required. It is anticipated that access to Rocky Fork Drive North will be provided. This will allow for convenient egress from the site for traffic desiring to head north on Hamilton Road. This access point should prevent surrounding neighborhood streets from being inundated with cut-through traffic.

3. Will the change adversely influence living conditions in the surrounding area?
 - a. Create or appreciably increase traffic congestion;
 - b. Seriously impact adjacent areas;
 - c. Seriously affect the natural character of the land to the point of creating potential hazards.

Careful considerations to the above mentioned criteria must be given. The issues of traffic congestion and impacts to adjacent areas is most appropriately mitigated at the design phase. Future applications include Final Development Plan and Design Review. Staff and the applicant will work to ensure that mitigation of potential



CITY OF GAHANNA

nuisances such as lighting, noise, and aesthetics is properly mitigated through the use of design, landscaping, and materials.

4. Are there reasons why the property cannot be used as it is presently planned or zoned?

Staff is of the opinion that single family residential is not the highest and best use of the property. Redevelopment of properties with direct access to major arterial roadways and adjacent to commercial development rarely are desirable for single family. The Hamilton Road Corridor Plan designates the area appropriate for a mix of uses. The request to rezone to CX-1 appears to be consistent with the applicable area plan.

Hamilton Road Corridor Plan

The subject property is located within the Central Gateway District of the Hamilton Road Corridor Plan and designated Mixed Use. There are seven overarching goals of the Hamilton Road Corridor Plan (HRCP): 1) Economically Diverse and Competitive; 2) Preserve What Is Gahanna; 3) Maintain and Improve Connections; 4) Promote Choices; 5) Grow Seamlessly; 6) Quality Growth; and 7) A Unique Brand.

The development intent of Mixed Use is as follows: "This area is planned for a mix of small to medium sized retail and office uses both vertically and horizontally. Office uses should be encouraged on the second floor while retail uses should be reserved for the first floor and have a strong street presence. Residential uses may be incorporated within this area. These areas should be carefully planned to complement the streetscape and help to create and define the public realm. Development should be connected via a pedestrian network and include carefully integrated public spaces."

Although not adopted through the rezoning process, a site plan has been provided. The site plan depicts a series of small retail businesses located in close proximity to Hamilton Road with parking to the rear of the site. This, in conjunction with other design elements such as streetscape, creates a corridor that enhances the pedestrian experience.

The Hamilton Road Corridor Plan provides for general themes that must be addressed in future applications such as architecture, landscaping, signage, streetscape, lighting, public space, and site design. The applicant held a workshop with Planning Commission to solicit their feedback regarding site layout and building elevations.

Section 1133 Planning and Zoning Code

1133.03 of the Planning and Zoning Code provides that the following shall be considered:

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



CITY OF GAHANNA

The subject property is designated Single Family Residential on the 2002 Future Land Use Map. Staff believes the request is consistent with the policies of the land use plan which includes achieving a compact land use pattern by avoiding leapfrog development. The subject property is adjacent to developed properties and is adjacent to adequate infrastructure to provide services for the intended uses.

The property is located within the Central Gateway District of the Hamilton Road Corridor Plan and designated Mixed Use. The site plan submitted with the request depicts a series of small retail oriented buildings. The scale and layout of buildings is in keeping with the intent of Mixed Use.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.

Staff is of the opinion that potential uses are compatible with the physical environment.

3. Availability of sites elsewhere in the City that are already zoned for the proposed use.

There are a limited number of properties zoned CX-1, however, other commercial zone districts permit similar uses. While similarity in uses exist, the subject property is unique due to its proximity to existing development, access to a major arterial, visibility, and proximity to I-270.

4. 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.

Staff is of the opinion that the rezoning is compatible and appropriate. The rezoning request extends commercial development rather than creating an isolated node. It appears that adequate infrastructure exists to serve the development which is proposed to consist of approximately 14,000 square feet of commercial uses.

Traffic impacts are currently being evaluated by staff. The site plan depicts a right-in/out on Hamilton Road and access on Rocky Fork Drive North. Traffic will be able to utilize the traffic light at the Hamilton Road/Rocky Fork intersection. This is paramount to traffic flow as daily trips on Hamilton Road are in excess of 26,000 per day. The site plan also depicts vehicular and pedestrian interconnectivity to the site to south and pedestrian connectivity to Iroquois Park Place.



CITY OF GAHANNA

5. 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.

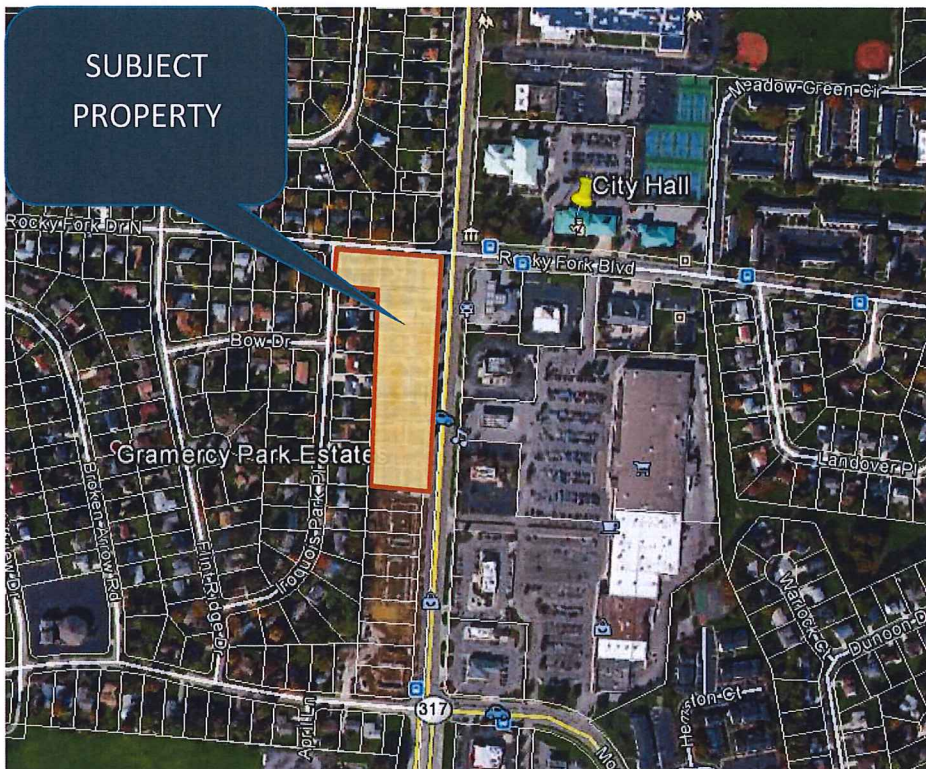
A preliminary review indicates that adequate infrastructure exists to serve the property. Further analysis will occur at time of Final Development Plan submittal.

6. 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.

The construction project to the south of the subject property is zoned and under development for similar uses as the subject property site. Staff is aware that the majority of space was leased prior to commencement of construction, indicating a strong demand for similar uses within this corridor.

It is staff’s opinion the proposed rezoning is consistent with the policies of the 2002 Land Use Plan, Hamilton Road Corridor Plan, and Part 11 of the Planning and Zoning Code. Therefore, staff recommends approval.

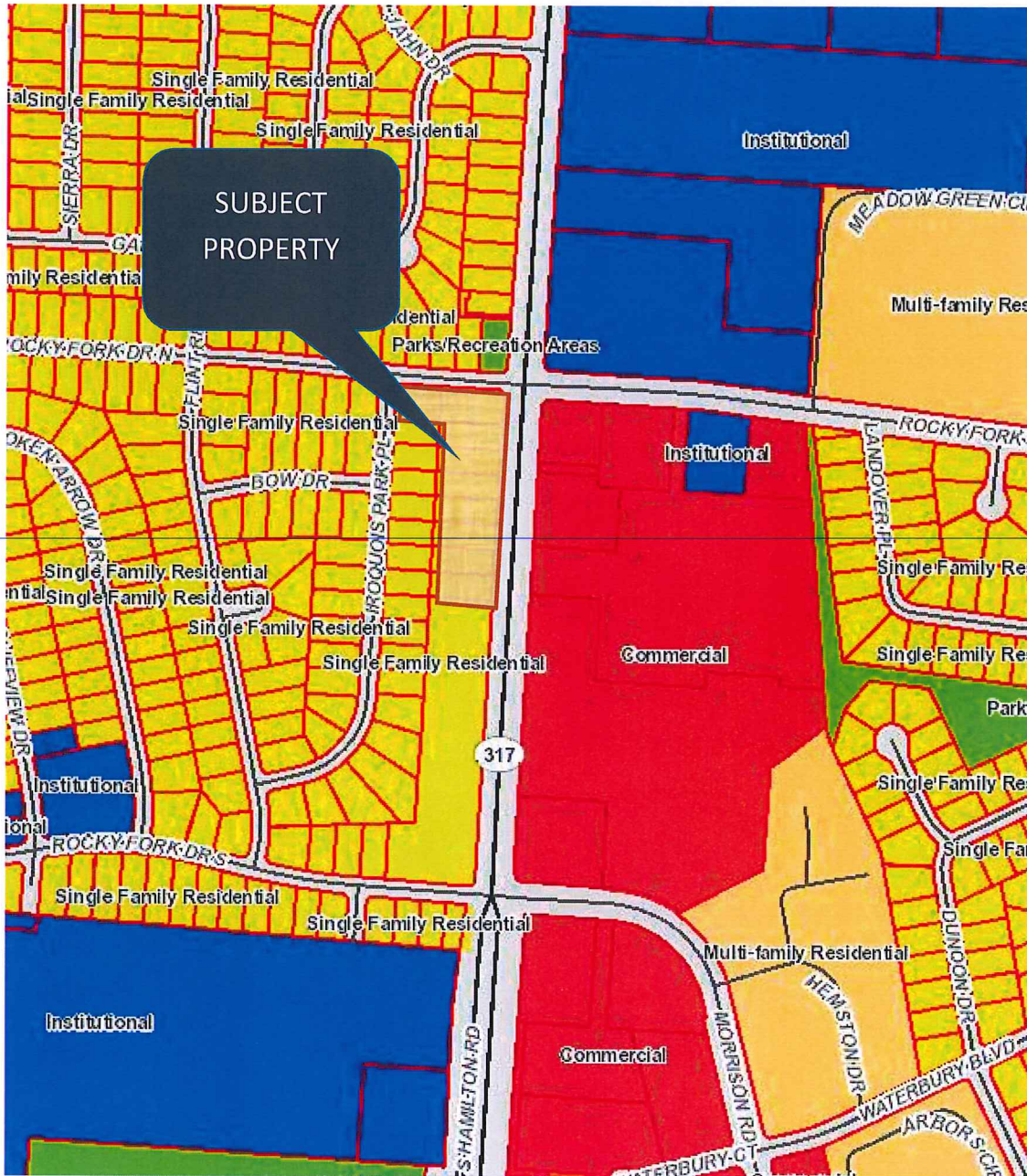
Aerial Map





CITY OF GAHANNA

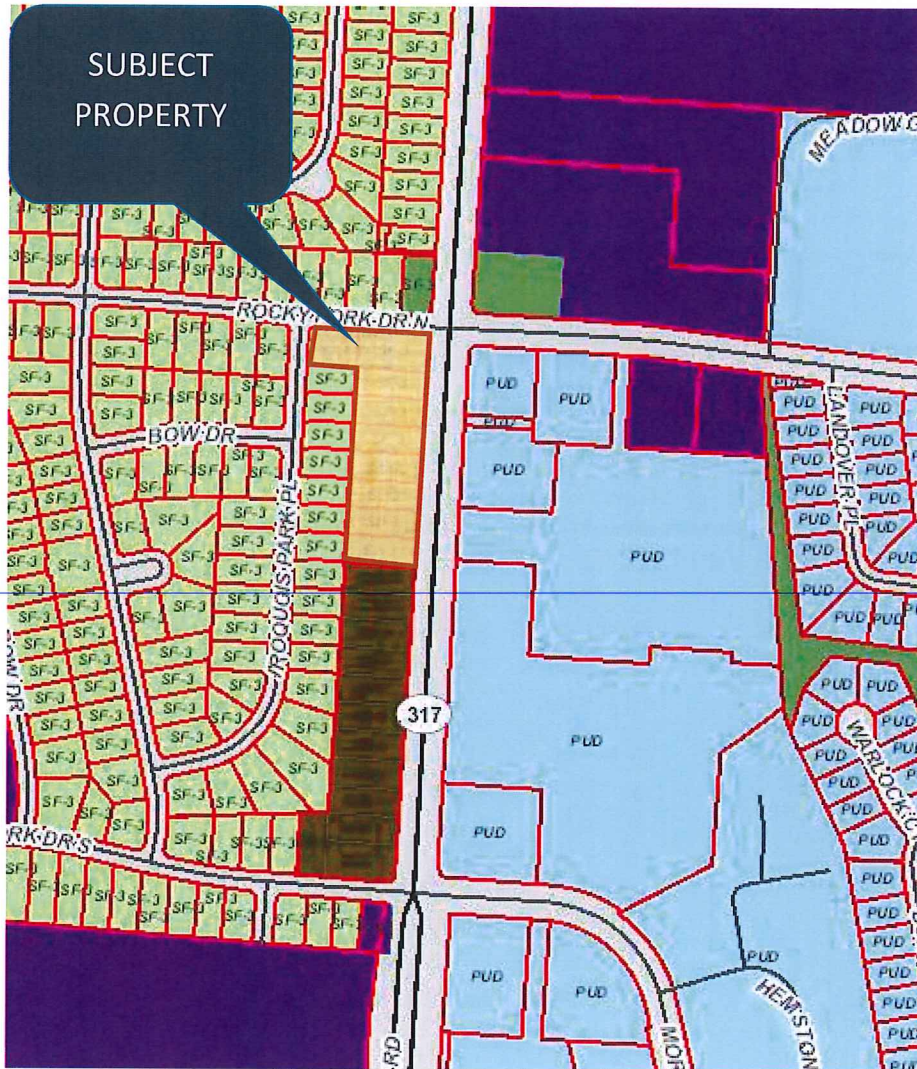
Land Use Map





CITY OF GAHANNA

Zoning Map



Respectfully Submitted By:

Michael Blackford

Deputy Director, Department of Planning & Development



CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Annex at Rocky Fork – Zoning Change
Project Address: 233-283 S Hamilton Road & 232 Iroquois Park Place

The applicant proposes to rezone 2.71± acres from SF-3 Single Family Residential to CX-1 Neighborhood Commercial Mixed Use. There are nine parcels included in this request for rezoning. This request is the same as for the zoning of Shops at Rocky Fork to the south, and submitted by the same developer.

A conceptual plan has been included to show the alignment of the proposed buildings and parking area in this development. All of the submission requirements have been met as well as all the criteria items been addressed.

This request for rezoning is appropriate for the area of redevelopment, and will complete the area from Rocky Fork Drive South to Rocky Fork Drive North along South Hamilton Road.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



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STAFF COMMENTS

Project Name: The Annex at Rocky Fork – Zoning Change
Project Address: 233-283 S Hamilton Road & 232 Iroquois Park Place

- Any proposed redevelopment will require a Traffic Impact Study and Engineered Drawings to be reviewed by the City Engineer.

Respectfully Submitted By:

Robert S. Priestley





CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Annex at Rocky Fork – Zoning Change
Project Address: 233-283 S Hamilton Road & 232 Iroquois Park Place

*The Building Department has no comments on
the proposed re-zoning.*

Respectfully Submitted By:

*Kenneth W. Fultz
Chief Building Official*





CITY OF GAHANNA
STAFF COMMENTS

Project Name: The Annex at Rocky Fork – Zoning Change
Project Address: 233-283 S Hamilton Road & 232 Iroquois Park Place

1. Entrances shall be 20' FEET WIDE
2. HYDRANTS AT ENTRANCES. WILL CHECK ON CURRENT LOCATIONS OF HYDRANTS.

Respectfully Submitted By:

STEVE WERSH, MIFFLIN FIRE





CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Annex at Rocky Fork – Zoning Change
Project Address: 233-283 S Hamilton Road & 232 Iroquois Park Place

SEWER, WATER, STORM - NO COMMENTS ON THE
REZONING

Respectfully Submitted By:

Jeff Feltz 04/01/15





CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Annex at Rocky Fork – Zoning Change
Project Address: 233-283 S Hamilton Road & 232 Iroquois Park Place

Parks HAS NO COMMENT REGARDING RE-ZONING.

Respectfully Submitted By:

Tony Collins





CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Annex at Rocky Fork – Zoning Change
Project Address: 233-283 S Hamilton Road & 232 Iroquois Park Place

ECONOMIC DEVELOPMENT DIVISION:

The Economic Development Division performs a fiscal impact analysis for all zoning change requests. This is done in order to provide the Planning Commission and City Council with an analysis on the long term financial cost/benefit of a proposed zoning change project.

In order to determine the economic impact of this project, it is necessary to identify the anticipated amount of investment of the project, the total number of commercial square footage, potential commercial tenants and their corresponding employment figures.

The following assumptions were used when determining the fiscal impact of this project:

- 1) Construct one 4,000 square foot commercial building suitable for a bank
- 2) Construct one 8,000 square foot commercial building suitable for retail and restaurant
- 3) Construct one 2,000 square foot commercial building suitable for a restaurant
- 4) Total Project Cost is estimated to be \$4.7 million

It is important to note that these assumptions are designed to provide an approximate fiscal impact. The actual impact can only be determined after the completion of the project.

Incorporating these assumptions, the applicant has provided a Job Creation and Income Tax Revenue Impact Assessment, which is shown below. A summary of that impact is as follows:

- a) Approximately 79 jobs will be created
- b) Approximately \$1,789,059 in payroll will be generated annually
- c) Approximately \$26,835 in payroll will be generated annually
- d) Property taxes generated are too be determined.

This project is within Hamilton Road Corridor Tax Increment Financing (TIF) District. This TIF District captures the incremental increase in property taxes generated from new construction and diverts it to fund infrastructure improvements within the TIF District. The TIF payments collected from this project will go the City to assist in paying for needed infrastructure projects along the Hamilton Road Corridor.



CITY OF GAHANNA

The Annex at Rocky Fork - Job Creation and Income Tax Revenue Impact Assessment

Methodology

The government income tax revenue impacts are calculated directly from prevailing tax rates in the City of Gahanna. Individual spreadsheet models were developed by Courtfield Properties quantifying anticipated income tax revenue impacts allocable to the proposed commercial and office space planned for the site. Anticipated employment levels were calculated using standard ratios of square feet of space per worker for each type of business space, while anticipated average wage levels for on-site employment were derived from the Battelle analysis of the Bureau of Labor Statistics, QCEW data, enhanced file from IMPLAN, and from the Ohio Department of Job and Family Services 2011 Employment and Wages data. The parameters used were as follows in Table 1.

Table 1: Data Employed in Income Tax Revenue Modeling

Retail Development*:

Total square feet planned for construction	4000
Square feet to employee ratio	600 sq. ft. = 1 employee
Calculated number of employees based on ratio	7
Annual Average wage/salary level for workers in this sector	\$28,777.00

Restaurant Development*:

Total square feet planned for construction	6000
Square feet to employee ratio	100 sq. ft. = 1 employee
Calculated number of employees based on ratio	60
Annual Average wage/salary level for workers in this sector	\$15,507.00

Bank Development*:

Total square feet planned for construction	4000
Square feet to employee ratio	300 sq. ft. = 1 employee
Calculated number of employees based on ratio	12
Annual Average wage/salary level for workers in this sector	\$55,566.00

Based on the anticipated development parameters (Table 1), and current income tax rate for the City of Gahanna, Ohio (1.5%), it is projected that upon completion in 2015, The Shops at Rocky Fork development will have the following estimated income tax revenue impact for Gahanna, Ohio (Table 2). It should be noted that final development parameters are subject to change based on market forces.

Table 2: Income Tax Revenue Generated by Development for Gahanna, Ohio

Retail	7	\$2,877.70
Restaurant	60	\$13,956.30
Bank	12	\$10,001.88
Total	79	\$26,835.88

Employment estimates originally derived by Fishkind Associates of Orlando, FL for the Fiscal Impact Analysis Model created for the State of Florida (2002). Since then these estimates have become industry standards and are used for all fifty states.

* Full Time Equivalent (FTE)