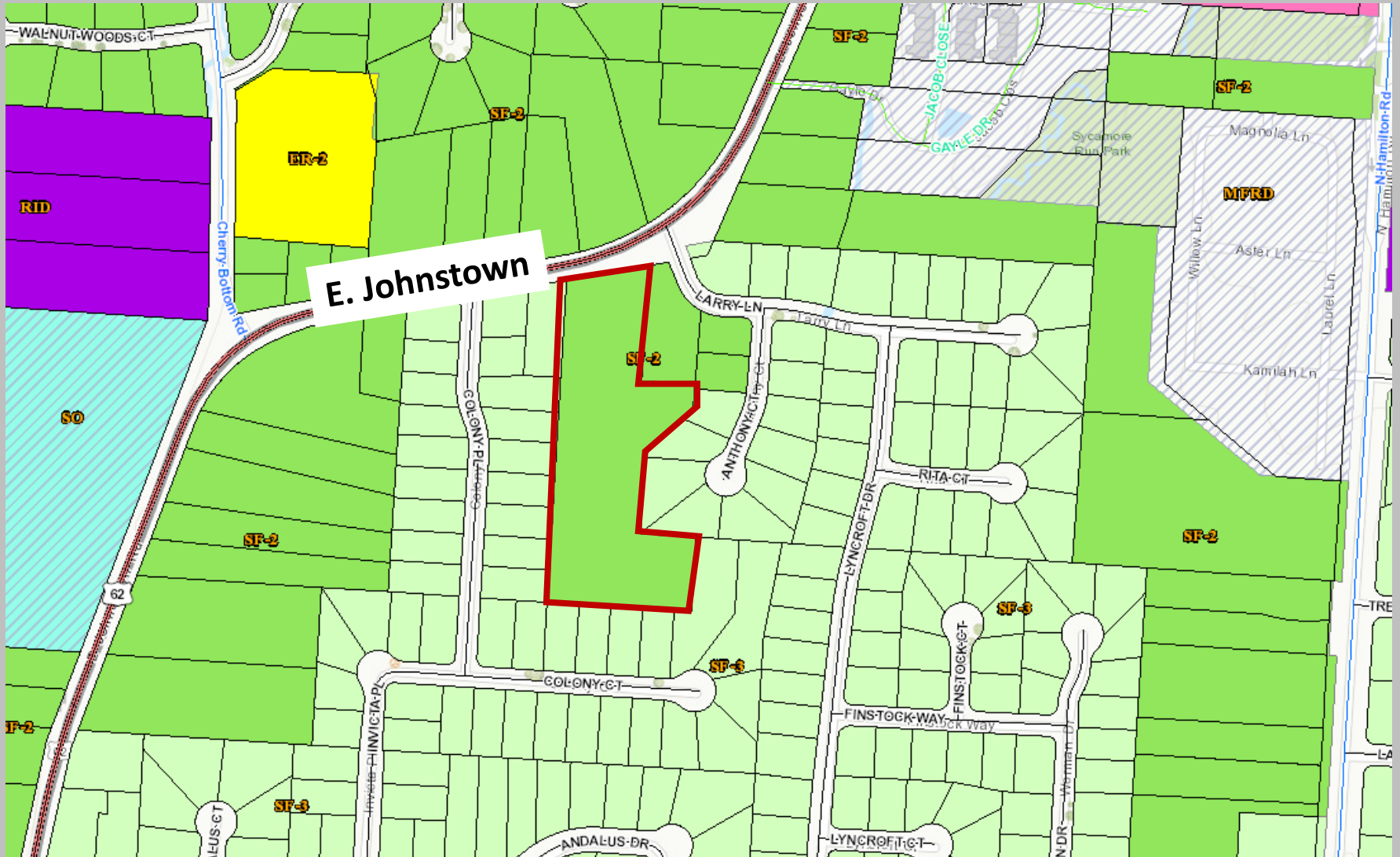


**Paulina Place  
488 East Johnstown Road**

**Zoning Change  
Variance**

# Location/Zoning Map



# Project Summary

On 10/24, Planning Commission approved/recommended:

- **Rezoning**

- Single Family Residential-2 (SF-2) to Two-Family Residential (MR-1)
- MR-1 zoning allows single family residential as a conditional use

- **Variance**

- Allow for private streets instead of public streets
- Require a Final Plat instead of Final Development Plan

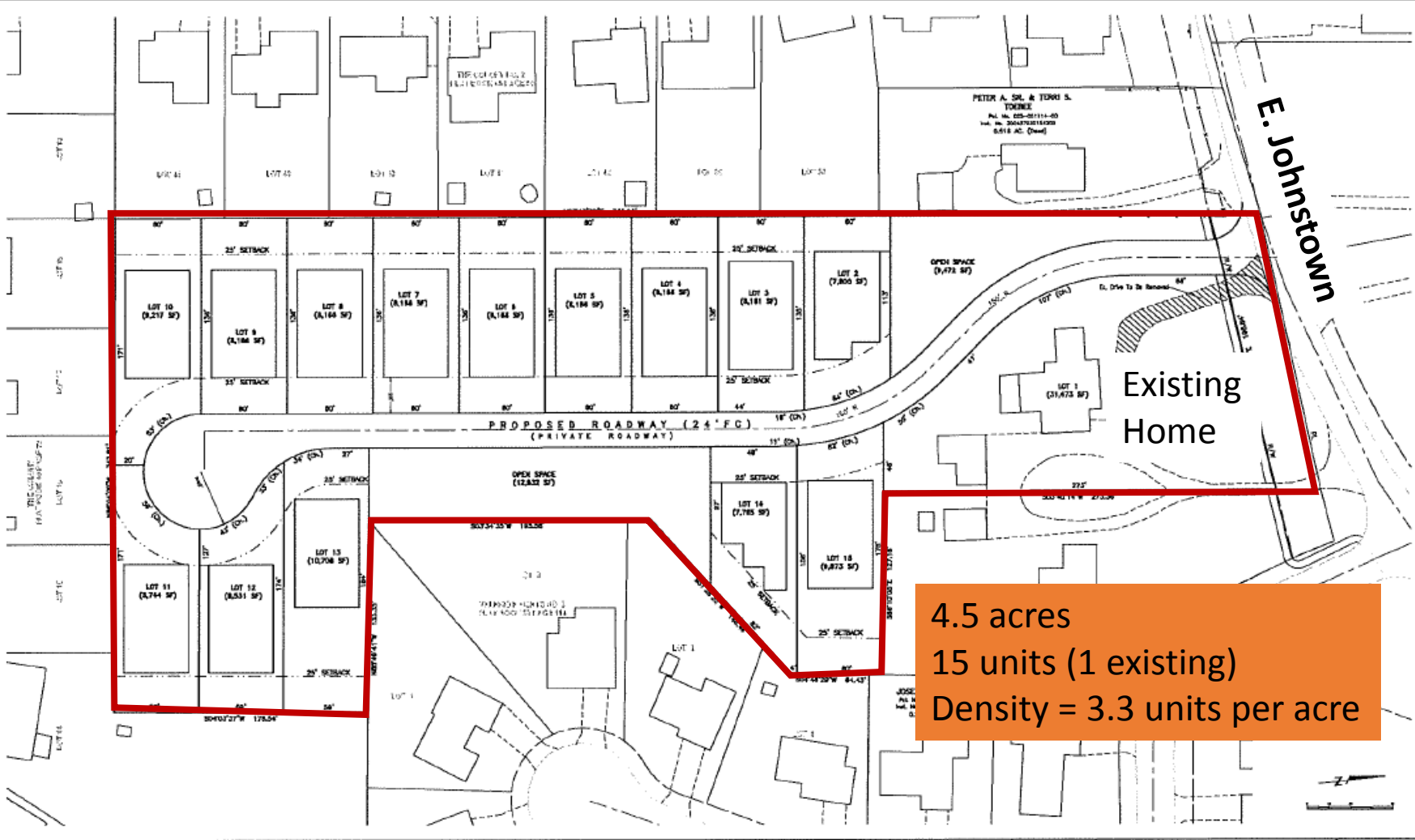
- **Conditional Use**

- Allow single family residential within MR-1 zoning
- Requires R-4 standards, which allow for smaller lot sizes
  - R-4 zoning is prohibited, but R-4 standards required with MR-1 zoning

# Zoning Comparison

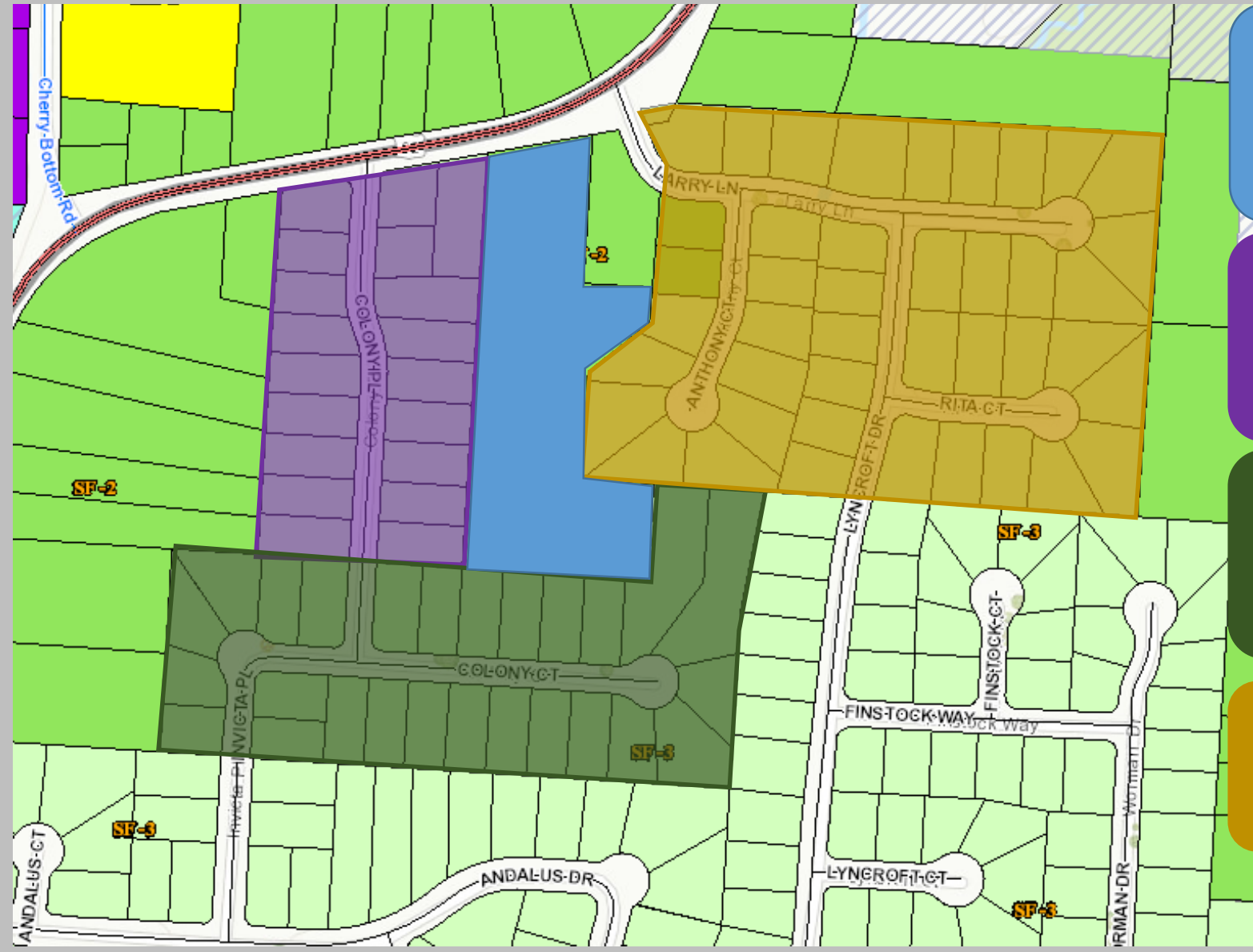
Zone District	Single Family Residential (SF-2)	Two Family Residential (MR-1) with R-4 Residential District Standards for Single Family
<b>Setbacks</b>	Front yard = 40' Side yard = 10' Rear yard = 25'	Front yard = 25' Side yard = 5' Rear yard = 25'
<b>Building Height</b>	32' and no more than 2 stories	25' and no more than 2 stories
<b>Lot Area</b>	15,000 square feet	7,200 square feet

# Proposed Site Plan



4.5 acres  
15 units (1 existing)  
Density = 3.3 units per acre

# Area Density



4.5 acres  
15 units  
3.3 units/acre

19 units  
6.19 acres  
3.06 units/acre

26 units  
9.65 acres  
2.69 units/acre

42 units  
15.3 acres  
2.7 units/acre

# Council Consideration

Council required to consider the following:

- **Rezoning**

- SF-2 to MR-1

- **Variances**

- Final Plat instead of Final Development Plan
  - Site Plan will be approved later in the process
- Allow Private roads
  - 1109.02(a) requires dedication of public streets
  - 11.45.05(a) requires residential lots to front a public street

# Rezoning Criteria

- Consistency with goals, policies and land use plans
- Physical compatibility of site with potential uses
- Availability of sites elsewhere that are similarly zoned
- Compatibility of uses with surrounding uses
- Capacity of City infrastructure to service the uses
- Apparent demand for types of uses permitted in zoning in relation to amount of land in City currently zoned to accommodate the demand

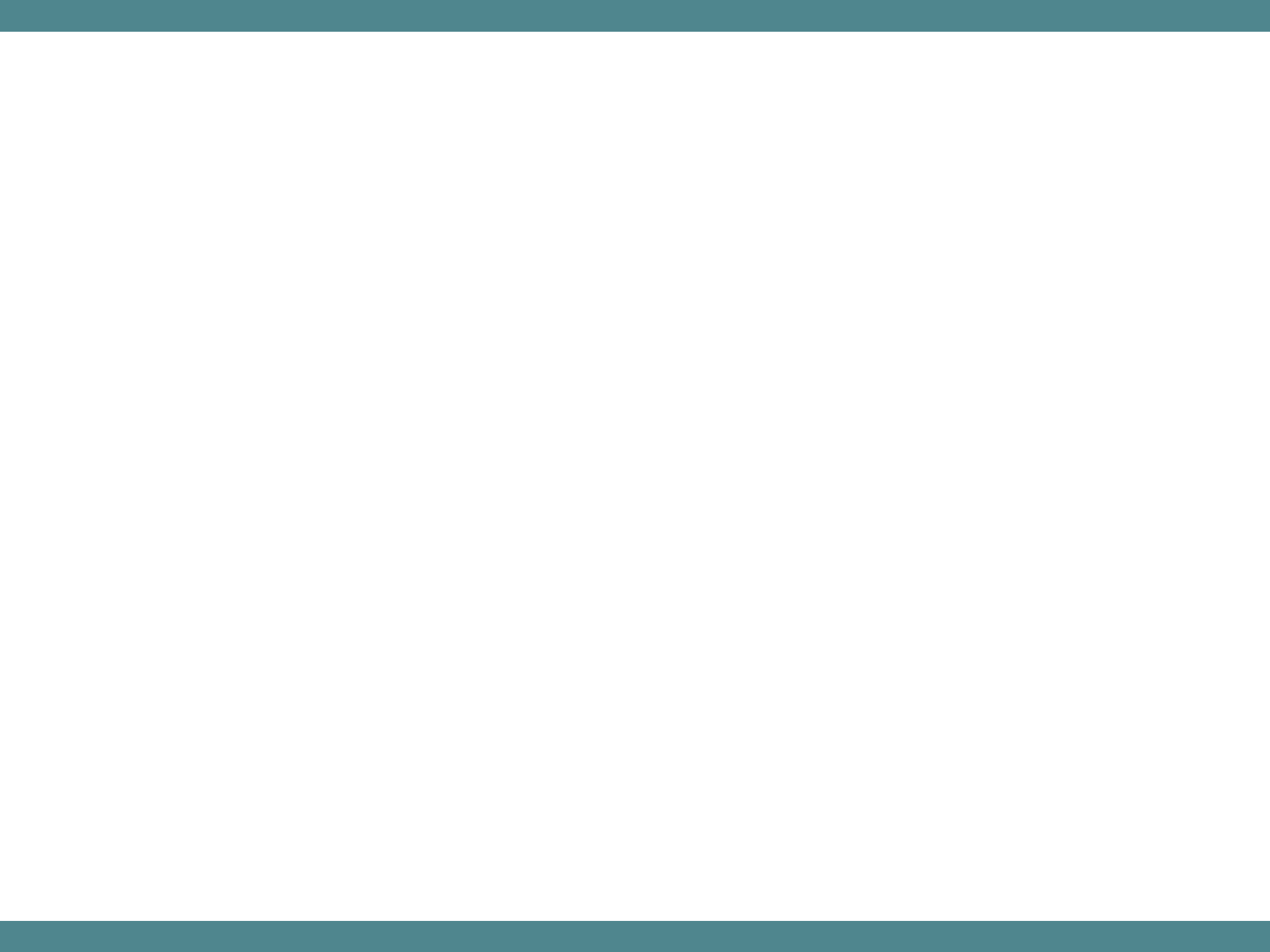


# Variance Criteria

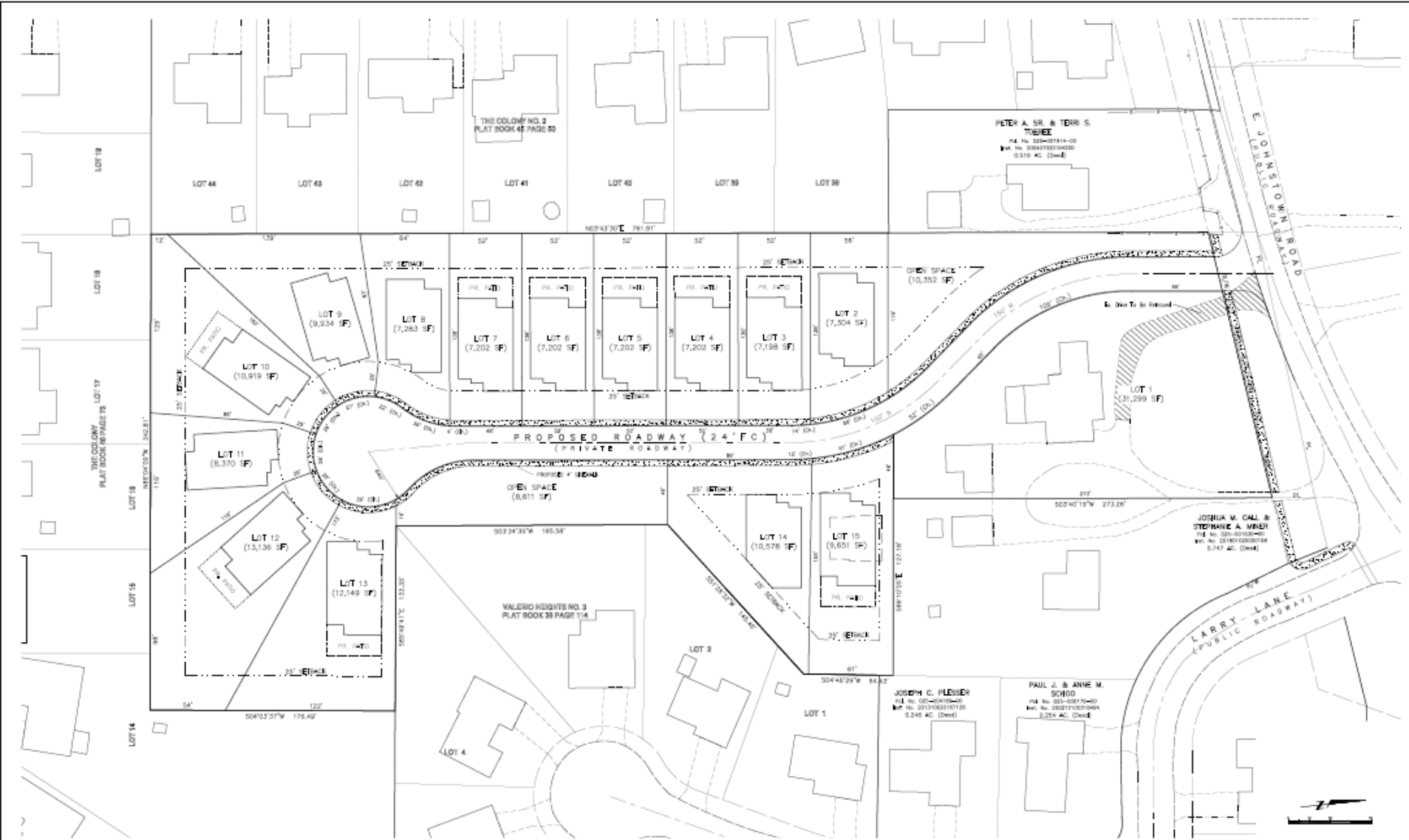
- Special circumstances or conditions of the land
- Variances necessary for the preservation of substantial property rights
- Granting the variances will not adversely affect the health, safety, and welfare of neighborhood

# Process Summary

- Planning Commission Approves/Recommends
  - Zoning Change, Variance, Conditional Uses
- **Council Approves/Denies**
  - **Zoning Change, Variance**
- **If Council Approves Zoning Change, Variance**
  - **Planning Commission must consider Final Plat**
- **If Planning Commission recommends Final Plat**
  - **Council must consider Final Plat**
- Final Plat identifies the site plan, lot locations, roadway, storm water infrastructure and other elements



# Updated Site Plan



DATE	BY	APP'D

**E. P. FERRIS**  
ASSOCIATES  
INC.  
Consulting Civil Engineers and Surveyors

880 HING AVE. E.  
COLUMBUS, OH 43212  
(614) 291-9992  
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www.EPFERRIS.com

CITY OF GAHANNA, OHIO  
**PAULINA PLACE**  
CANINI & ASSOCIATES

JOB NO.	1149.003
DRAWN BY	JLJ
CHECKED BY	JLJ
DESIGNED BY	LL
APPROVED BY	LL
DATE	12/08/16

SCALE: 1" = 30'	
SHEET NO.	OF
1	1

CONCEPTUAL PLAN