

ZONING/RE-ZONING 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: 870 Johnstown Road		Project Name/Business Name (if applicable): Pinnacle Pointe
Parcel ID No.(s): 025-001877 (portion of parcel) ^{MDR} 5/23	Current Zoning: SF-3	Total Acreage: .49 +/-
Proposed Use/Reason for Request: Development of an L-NC - Limited Neighborhood Commercial out-lot to provide for an office or neighborhood oriented commercial use along Johnstown Road.		Proposed Zoning: L-NC
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Doug Maddy		Applicant Address: 120 North High Street, Gahanna, Ohio 43230
Applicant E-mail: doug@brookewoodbuilders.com		Applicant Phone No.: 614-475-5511
BUSINESS Name (if applicable): Brookewood Construction Co., Inc.		
ATTORNEY/AGENT Name: David Hodge, Underhill & Hodge LLC		Attorney/Agent Address: 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
Attorney/Agent E-Mail: david@uhlfirm.com		Attorney/Agent Phone No.: 614-335-9320
ADDITIONAL CONTACTS (please list all applicable contacts)		
Name(s):	Contact Information (phone no./email):	
Contractor		
Developer		
Architect		
PROPERTY OWNER Name: (if different from Applicant) George and Vivian Parker, Co-Tr		Property Owner Contact Information (phone no./email):

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 - Attorney Date: 5/14/2018

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

INTERNAL USE

Zoning File No. Z-124-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 5-14-18

PAID: \$ 400.00
DATE: 5-14-18
CHECK#: 6874

ZONING/RE-ZONING APPLICATION – SUBMISSION REQUIREMENTS

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

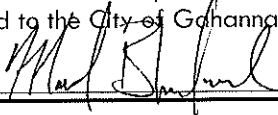
STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Have you gone through the Area Commission process? Area Commission Meeting date held: _____				
	2. Review Gahanna Code <u>Section 1133 & 1152</u> for Limited Overlay & ROD Applicants (visit www.municode.com)				
	3. Pre-application conference with staff				
	4. Area map identifying the subject property in relation to surrounding properties.				
	5. Survey of property certified by registered surveyor (11"x17" copy)				
	6. Legal description of property certified by registered surveyor (11"x17" copy)				
	7. List of contiguous & directly across the street from property owners mailing address				
	8. Two (2) sets of pre-printed mailing labels for all contiguous & directly across the street from property owners.				
	9. Limitation Text (Limited Overlay or ROD zoning applicants only)				
	10. Elevation Drawings (Limited Overlay or ROD zoning applicants only)				
	11. Traffic Impact Study (labeled as such) - if any use permitted in the requested zoning district could generate 100+ peak hour directional trips, or 1,000+ vehicle trips/day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the requested zoning district.				
	12. Conceptual plan (labeled as such) - 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.				
	13. Site analysis plan (labeled as such) - 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.				
	14. Environmental assessment (labeled as such) - describing site features & anticipated impacts created by the host of uses permitted in the requested zoning district.				
	15. Written statement on a separate sheet responding to the six (6) elements listed in Zoning Code Section <u>1133.03(b)</u> . – the City's <u>Land Use Plans</u> can be found at www.gahanna.gov under the Planning & Development Department				
	16. Application fee (in accordance with the <u>Building & Zoning Fee Schedule</u>)				
	17. Application & all supporting documents submitted in digital format				
	18. Application & all supporting documents submitted in hardcopy format				
	19. Zoning Sign posted on property in accordance with Zoning Code Section <u>1133.02</u> no less than 2 weeks prior to the public hearing date. Sign shall be consistent with diagram shown in <u>1133.02</u> – the <u>City Logo</u> is available online by visiting www.gahanna.gov under the Zoning Division				
	20. Authorization Consent Form Complete & Notarized (see page 3)				

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

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 & Zoning Administrator Signature:  Date: 5/23/18

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, George + Vivian Parker, the owner of the subject property listed on this application, hereby authorize Brookwood Construction Co. to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: *George Parker* Date: 4/30/18
Vivian M. Parker

AUTHORIZATION TO VISIT THE PROPERTY

I, George + Vivian Parker, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: *George Parker* Date: 4/30/18
Vivian M. Parker

NOTARY

Subscribed and sworn to before me on this 30th day of APRIL, 2018.
State of OHIO County of FRANKLIN

Notary Public Signature: *Lisa C. Campbell*



AGREEMENT TO COMPLY AS APPROVED

I, *David Huff*, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Contractor/Applicant Signature: *David Huff - attorney* Date: May 2, 2018

NOTARY

Subscribed and sworn to before me on this 22 day of May, 2018.
State of Ohio County of Franklin

Notary Public Signature: *Kimberly R. Grayson*

SAVE APPLICATION



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021



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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, DOUGLAS MADDY, the owner of the subject property listed on this application, hereby authorize DOUGLAS MADDY to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: [Signature] Date: 4-25-18

AUTHORIZATION TO VISIT THE PROPERTY

I, DOUGLAS MADDY, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 4-25-18

NOTARY

Subscribed and sworn to before me on this 30th day of April, 2018.
State of Ohio County of Franklin

Notary Public Signature: Gina K. Sheppard



Gina K. Sheppard
Notary Public, State of Ohio
My Commission Expires 07-08-2020

AGREEMENT TO COMPLY AS APPROVED

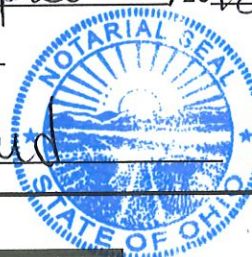
I, DOUGLAS MADDY, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Contractor/Applicant Signature: [Signature] Date: 4-25-18

NOTARY

Subscribed and sworn to before me on this 30th day of April, 2018.
State of Ohio County of Franklin

Notary Public Signature: Gina K. Sheppard



Gina K. Sheppard
Notary Public, State of Ohio
My Commission Expires 07-08-2020

SAVE APPLICATION

DESCRIPTION of a 0.498 acre parcel of land for zoning

Situated in the State of Ohio, County of Franklin, City of Gahanna, Section 2, Township 1, Range 16, United States Military Lands and being 0.498 acres that consists of 0.498 acres out of a 7.206 acre parcel conveyed to George E Jr & Vivian M Parker Co-Trustees of record in Instrument Number 199810140262398, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.498 acre parcel being more fully described herein;

Beginning for reference at the centerline intersection of Johnstown Road, US 62, (r/w varies) and Clotts Road (r/w varies);

Thence S 28°01'19" W, with the centerline of said Johnstown Road, and the westerly line of a 0.253 acre parcel (Tract 2) conveyed to Brookewood Construction Company, Inc. of record in Instrument Number 201702170023754, a distance of 220.49 feet to a point on the centerline of said Johnstown Road;

Thence S 28°42'30" E, crossing said Johnstown Road, with the southerly line of said 0.253 acre parcel and the northerly line of a 0.176 acres of an original 0.493 acre parcel conveyed to Creative Buildings Corporation of record in Deed Book 3276, Page 383, a distance of 59.80 feet to a point being a northwest corner of said 7.206 acre parcel, the southwest corner of a 0.923 acre parcel conveyed to Brookewood Construction Company, Inc. of record in Instrument Number 201702170023754, the southeast corner of said 0.253 acre parcel and the northeast corner of said 0.176 acres of an original 0.493 acre, on the easterly right-of-way line of said Johnstown Road, and being the True Point of Beginning;

Thence S 28°42'30" E, with a northerly line of said 7.206 acre parcel, the southerly line of said 0.923 acre parcel, a distance of 205.12 feet to a point being the southeast corner of said 0.923 acre parcel and the southwest corner of a 0.112 acre parcel conveyed to George E Jr & Vivian M Parker Co-Trustees of record in Instrument Number 201703290042005;

Thence S 50°51'16" E with the southwesterly line of said 0.112 acre parcel, a distance of 9.75 feet to a point;

Thence S 61°20'37" W, crossing said 7.206 acre parcel, a distance of 129.22 feet to a point on a southerly line of said 7.206 acre parcel and the northerly line of said 1.047 acre parcel conveyed to Leader Development, LLC of record in Instrument Number 200605230100086;

Thence N 28°39'23" W, with the southerly line of said 7.206 acre parcel and the northerly line of said 1.047 acre parcel, a distance of 131.76 feet to a point being a southwest corner of said 7.206 acre parcel, the southwest corner of said 0.176 acres of an original 0.493 acre parcel on the easterly right-of-way line of said Johnstown Road;

Thence N 28°01'39" E, with the westerly line of said 7.206 acre parcel, the easterly line of said 0.176 acres of an original 0.493 acre parcel, and the westerly right-of-way line of said Johnstown Road, a distance of 150.00 feet to the True Point of Beginning, containing 0.498 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of S 85°34'06" E was held on the north line of a 7.206 acre parcel of land conveyed to GEORGE E JR & VIVIAN M PARKER CO-TRS of record in Instrument Number 199810140262398, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. All references to records being on file in the Office of the Recorder, Franklin County, Ohio

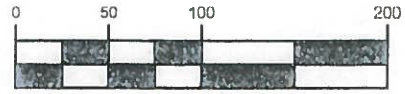


Robert W. Martin 6-22-17
Robert W. Martin Date
P.S. 8114

ZONING EXHIBIT of 0.498 ACRES

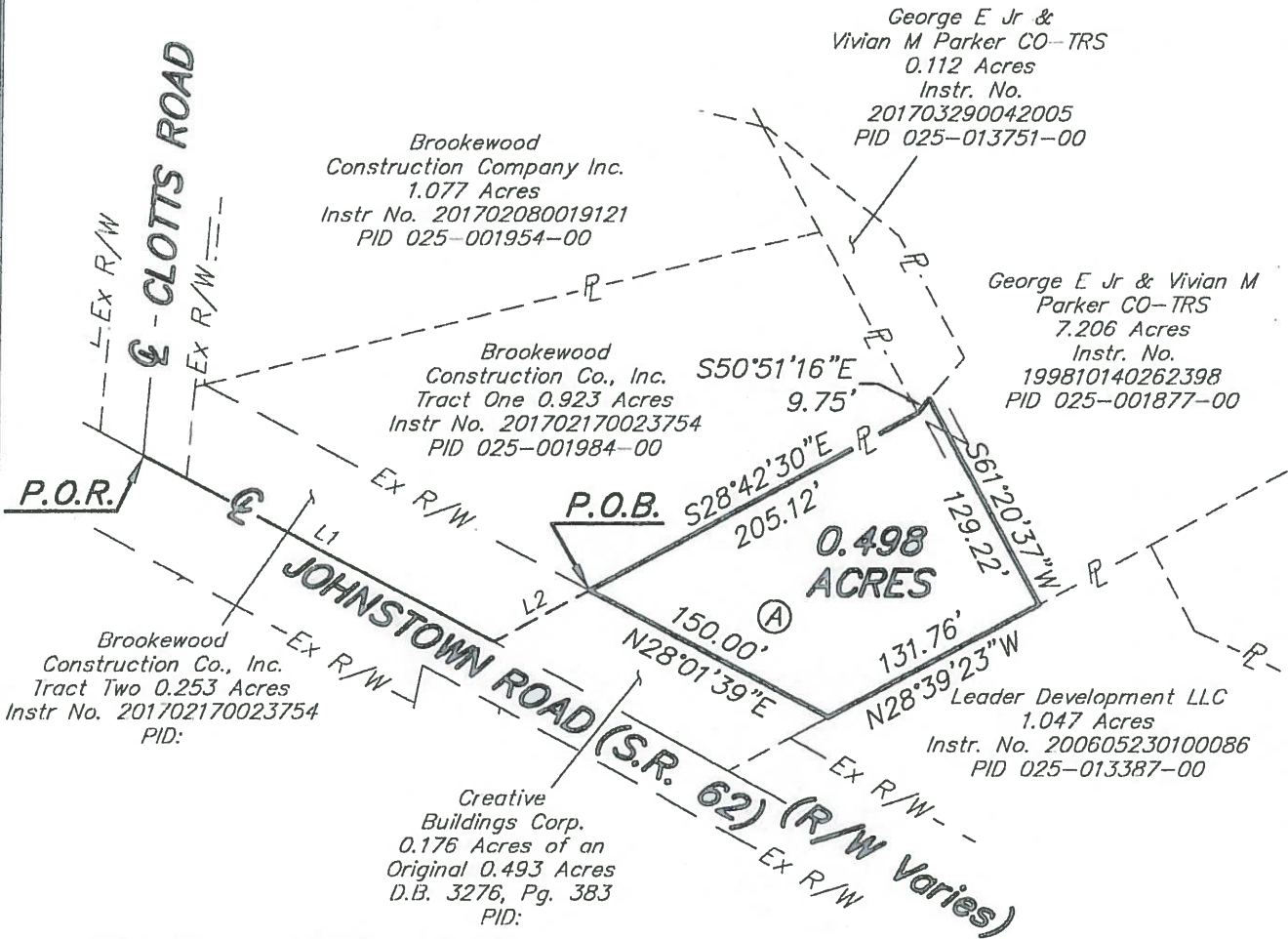
State of Ohio, Franklin County, City of Gahanna,
Sec 2, T 1, R 16, United States Military Lands

GRAPHIC SCALE



1 inch = 100 feet

Line Table		
Line #	Direction	Length
L1	S28°01'19"W	220.49'
L2	S28°42'30"E	59.80'



PROPERTY OWNER LEGEND

- (A) George E Jr & Vivian M Parker CO-TRS
7.206 Acres
Instr. No. 199810140262398
PID 025-001877-00

For the purpose of this exhibit a bearing of S 85°34'06" E was held on the north line of a 7.206 acre parcel of land conveyed to GEORGE E JR & VIVIAN M PARKER CO-TRS of record in Instrument Number 199810140262398, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. All references to records being on file in the Office of the Recorder, Franklin County, Ohio.



Robert W. Martin 6-22-17
Robert W. Martin Date
Professional Surveyor No. 8114

ZONING EXHIBIT
OF
0.498 ACRES

Prepared By:
TAT WATCON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

DRAWN BY: NEW

SCALE: 1" = 100'

DATE: 6/22/2017

CHECKED BY: RWM

PROJECT: PINNACLE POINTE

SHEET NO. 1 OF 1

PROPERTY OWNER:

George and Vivian Parker, Co-Tr.
4207 Clotts Road
Gahanna, Ohio 43230

APPLICANT:

Brookewood Construction Co., Inc.
120 North High Street
Gahanna, Ohio 43230

ATTORNEY:

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Mark Reed
3963 Clotts Road
Columbus, Ohio 43230

Rodney and Margaret Owens
845 Clotts Road
Gahanna, Ohio 43230

James and Lindsay Herrick
4171 Clotts Road
Columbus, Ohio 43230

Brad Primm
4183 Clotts Road
Gahanna, Ohio 43230

Leader Development LLC
790 East Johnstown Road
Columbus, Ohio 43230

Heartland Bank
850 North Hamilton Road
Columbus, Ohio 43230

900-906 OH LLC
549 Empire Boulevard
Brooklyn, NY 11225-3121

William and Cynthia Kauble
3939 Clotts Road
Columbus, Ohio 43230

Andrew Boyd
3951 Clotts Road
Columbus, Ohio 43230

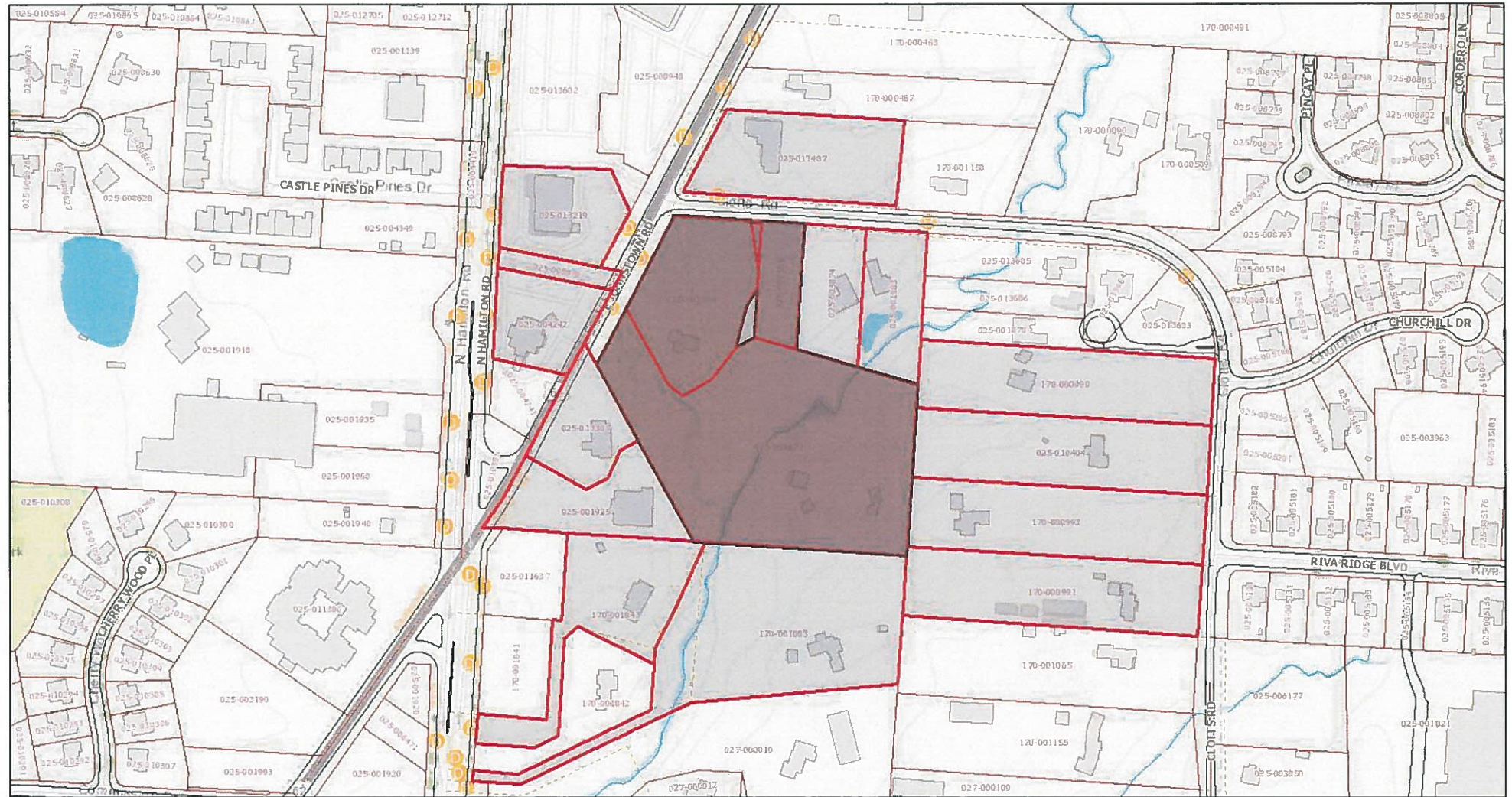
Rodger Coey
3975 Clotts Road
Columbus, Ohio 43230

James R. Boyd
740 North Hamilton Road
Columbus, Ohio 43230

Herbert and Joan Wilke
720 North Hamilton Road
Columbus, Ohio 43230

Christian Voice of Central Ohio, Inc.
881 East Johnstown Road
Columbus, Ohio 43230

Franklin County Auditors Office



April 18, 2018

1:3,496



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Pinnacle Pointe Villas

CONDOMINIUM PATIO HOMES

GAHANNA, OHIO

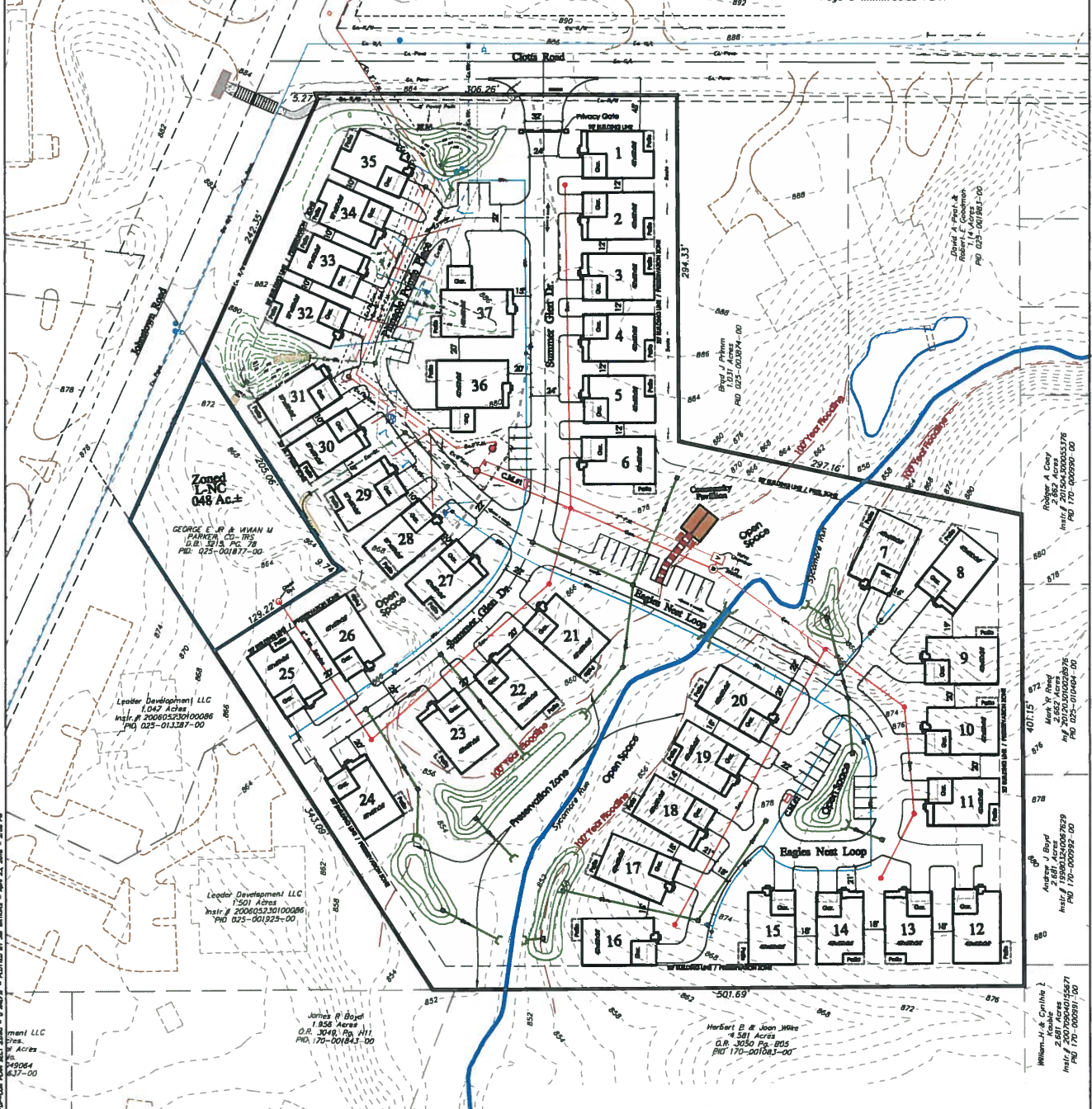


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Page 2 SITE ANALYSIS / AERIAL OVERLAY
Page 3 SOILS PLAN



LOCATION MAP



2. PINNACLE POINTE VILLAS/CONDOMINIUM PATIO HOMES - SECTION 7150-COM PLAN/TYPE-COM PLAN BEST SEVERE - 8 SHEETS - PLOTTED BY JIM WATSON - APR 23, 2010 - 2:08 PM

CONDOMINIUM SITE STATISTICS

TOTAL ACREAGE:	8.689 AC.
NUMBER OF UNITS:	37
GROSS DENSITY:	4.2 UNITS/ACRE
TOTAL FLOODPLAIN AREA:	1.36 ACRES
TOTAL OPEN SPACE AREA:	3.68 ACRES (Outside Floodplain)
TOTAL OPEN SPACE:	5.04 ACRES
EXISTING ZONING:	MR-1 & SF-3
TOTAL ON-SITE PARKING:	177 SPACES (4 Spaces Per Unit + 29 Additional)
PROP. BUILDING SIZE:	2000-2800 SQ. FT.
SITE ADDRESS:	4207 CLOTT'S ROAD COLUMBUS, OH 43230
IMPERVIOUS PAVEMENT AREA:	1.47 ACRES
IMPERVIOUS BUILDING AREA:	2.17 ACRES
TOTAL IMPERVIOUS AREA:	3.64 ACRES
TOTAL OPEN UNCOVERED AREA:	5.04 ACRES

NOTES

Note "A" - All of Pinnacle Pointe Villas is located within the Flood Hazard Zone X and A as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0211 K, effective date June 17, 2008.

Note "B" - All Open Space and Paved areas are to be owned and maintained by the Pinnacle Pointe Homeowners Association.

Note "C" - See Zoning Text for definition of "Preservation Zone"



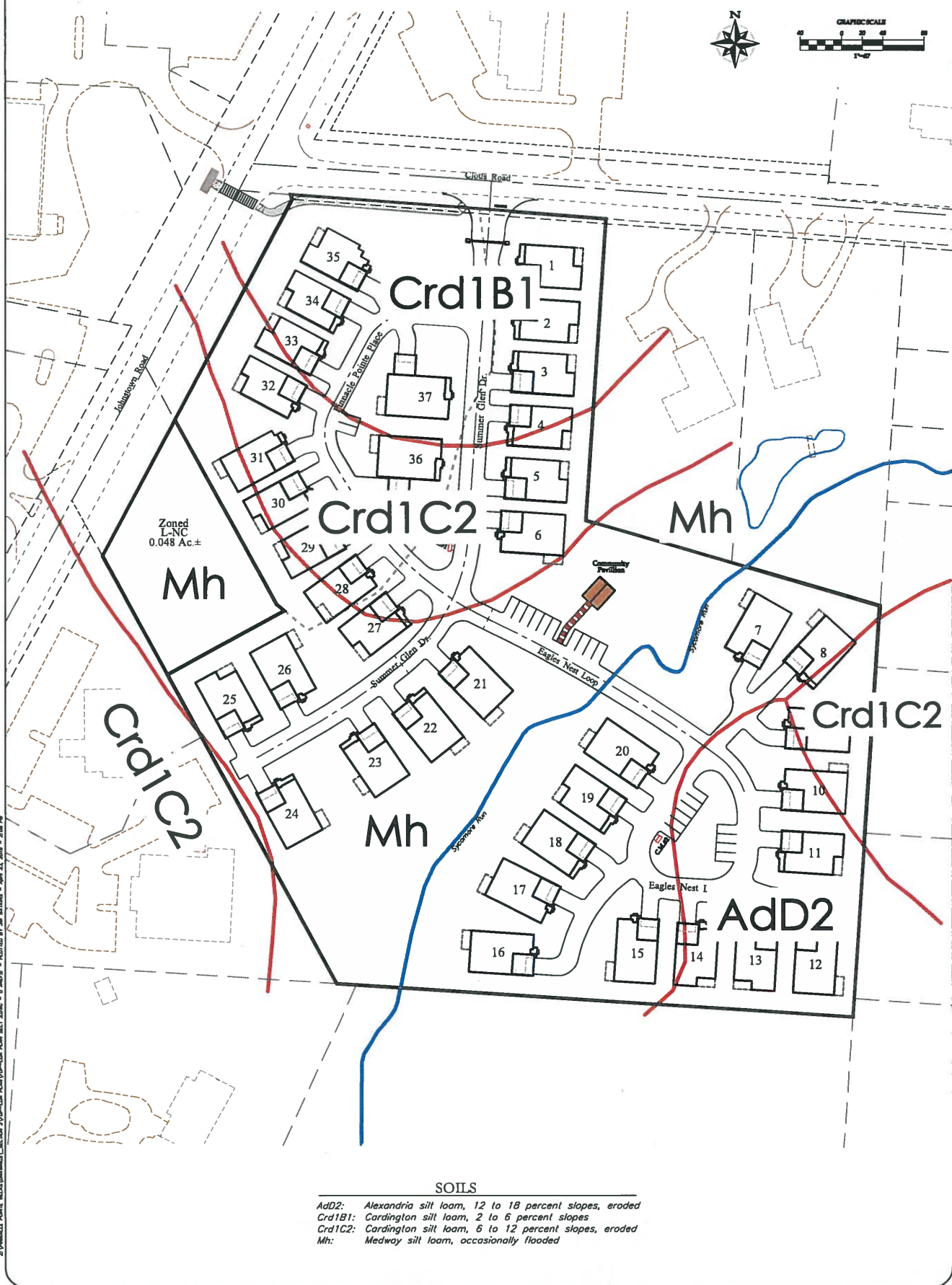
Prepared By:
WATSON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

LEGEND

STORM SEWER	--- S ---
SANITARY SEWER	--- SS ---
WATER LINE	--- W ---
FORCE MAIN	--- FM ---
EXISTING STORM	--- ES ---
EXISTING SANITARY	--- ESS ---
EXISTING FORCE MAIN	--- FMS ---

Pinnacle Pointe Villas

CONDOMINIUM PATIO HOMES
GAHANNA, OHIO



P:\Pinnacle Pointe Villas\SOILS\SOILS PLAN.dwg - 08/11/2010 - 10:08 AM

LIMITATION TEXT

ADDRESS: 870 Johnstown Road
PARCEL: 025-001877
SIZE: .49 +/- acres
CURRENT: SF-3
PROPOSED: L-NC
OWNER: George and Vivian Parker, Co-Tr
APPLICANT: Brookewood Construction Co., Inc.
ATTORNEY: David Hodge, Underhill & Hodge, LLC
DATE: May 4, 2018
CASE: _____

This statement is provided in accordance with the provisions of Gahanna City Code section 1152.02 Limited Overlay District. The purpose of these limitations is to restrict uses due to the special circumstances of the property and its location on Johnstown Road.

The following uses, otherwise permitted in the Neighborhood Commercial District of the City of Gahanna, are prohibited uses:

Liquor stores (SIC #592)
Coin operated laundries and dry-cleaning (SIC # 7215)

The following uses, otherwise permitted conditional uses in the Neighborhood Commercial District of the City of Gahanna, are prohibited uses:

Nursing and personal care facilities (SIC #805)
Automotive services, Gasoline service station (SIC #554)
Drive-in facilities (SIC #7833)
Health and allied services, not elsewhere classified (SIC # 8099)

Respectfully submitted,


David Hodge

REZONING CRITERIA

ADDRESS: 870 Johnstown Road
PARCEL: 025-001877
SIZE: .49 +/- acres
CURRENT: SF-3
PROPOSED: L-NC
OWNER: George and Vivian Parker, Co-Tr
APPLICANT: Brookewood Construction Co., Inc.
ATTORNEY: David Hodge, Underhill & Hodge, LLC
DATE: May 4, 2018
CASE: _____

This parcel was recently rezoned from ER-2 to SF-3 by Ord-0001-2018 as the second phase of the Pinnacle Point development. At the time of filing, this particular .49 +/- acre portion of the parcel was proposed to be zoned NC to permit neighborhood oriented commercial uses or an office use. As the application progressed, and to not delay the rezoning of the remainder of the parcel, the NC proposal was removed from the application until a later date. Applicant now submits this application to achieve its original proposal.

The Site is located southeast of the intersection of Johnstown and Clotts Road. Surrounding properties to the north are developed with office and residential uses, the southeast is developed with residential uses in Jefferson Township and the southwest with commercial uses in Gahanna, the east is primarily single-family residential, and the west is commercial, professional, and retail uses. Surrounding Gahanna zoning districts are ER-2, SO, and CC.

In accordance with Gahanna zoning code Section 1133.03 the Applicant Brookewood Construction Co., Inc., submits the following Rezoning Criteria responses:

- (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 plan to develop this property for commercial uses consistent with the Land Use Plan. The Site is in the vicinity of the Johnstown Road commercial corridor. The Site's proximity to that corridor will attract either a neighborhood oriented commercial use or an office-type user.

- (2) Compatibility of the physical features of the site with the potential uses allowed within the proposed zoning district.*

Development of the property will be substantially similar to the submitted conceptual site plan and was prepared by professional land planners and/or civil engineers. This proposal is compatible to

the physical features of the site and lends itself well to the proposed use. The property has significant natural beauty which is being incorporated as a passive element in the design of the property.

(3) Evidence the property cannot receive a reasonable return on investment being developed with one of the allowed uses permitted under the current zoning district.

Development of the property as proposed is perfectly appropriate and consistent with reasonable investment backed expectations for the real estate. Neighborhood commercial uses are appropriate for this property.

(4) Availability of sites within the City that are already zoned to allow for the proposed uses.

The Site was already rezoned to accommodate a controlled low-impact commercial or office development along Johnstown Road. The proposed limitations lower the impact of the use.

(5) The compatibility of all potential uses allowed in the proposed zone district with surrounding uses and zonings. Factors to be considered include land suitability, impacts on environment, traffic, density/intensity, uses, aesthetics, etc.

The uses surrounding the subject property are varied in nature. The proposal here fits beautifully on the property, considers appropriate buffers and setbacks, and has been planned to take advantage of the natural beauty of the property.

(6) Capacity of infrastructure and services to accommodate demand generated of the allowed uses within the proposed zone district.

This is a low-impact proposal and existing City infrastructure is more than adequate to serve the land use.

(7) Demand for allowable uses within the proposed zone district in relation to the amount of land zoned to accommodate the demand.

The proposed limitations lower the impact of the use which are appropriate for neighborhood.

This rezoning request is consistent with the recommended land use of the 2002 Future Land Use Plan, and with stated goals of promoting a variety of housing types in Gahanna and increasing neighborhood commercial and / or office uses in Gahanna. As such, the applicant respectfully requests a recommendation of approval from the Gahanna Planning Commission, and approval of the request by Gahanna City Council.

Respectfully submitted,


David Hodge



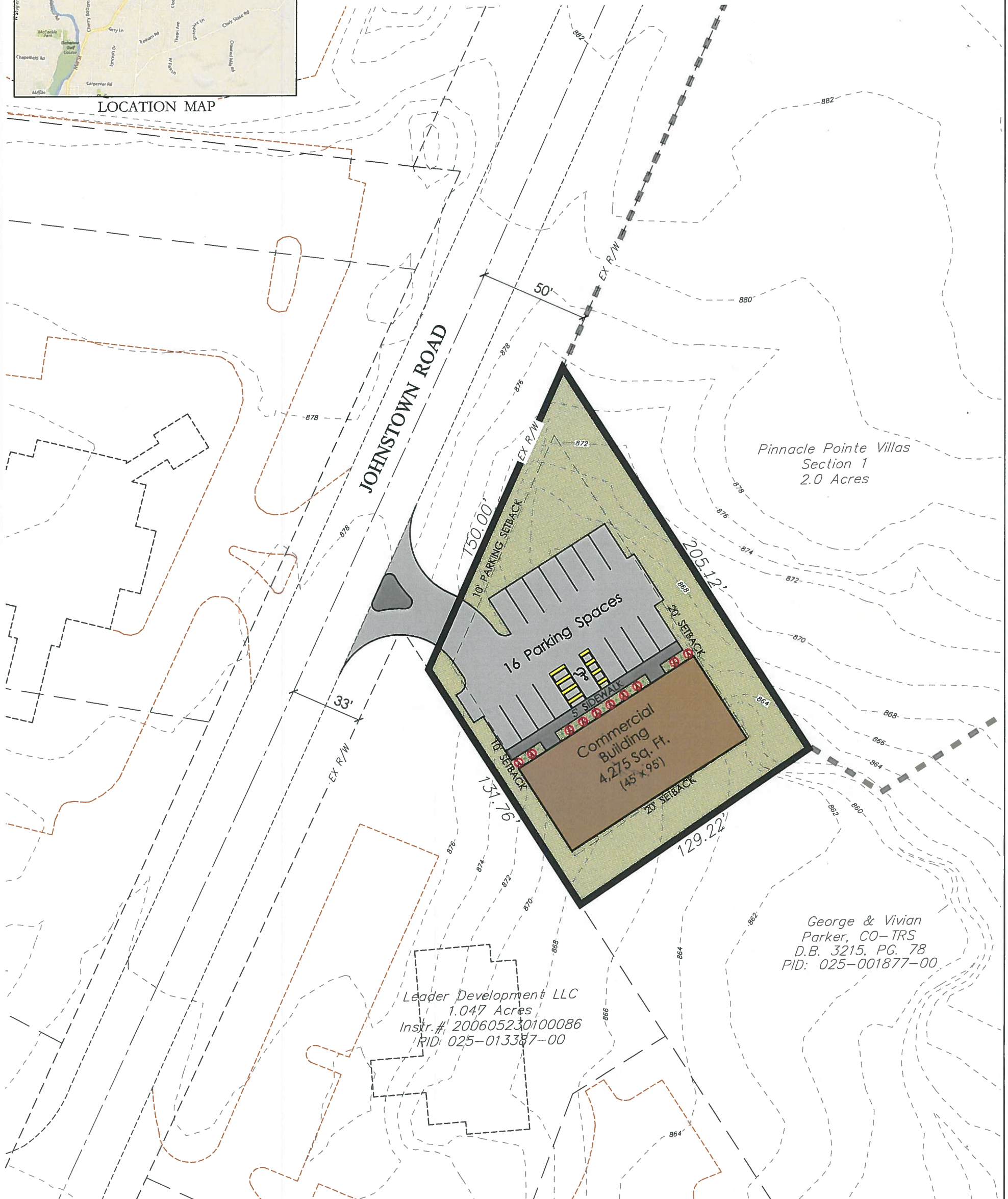
LOCATION MAP

REZONING PLAN
FOR:

Johnstown Road

COMMERCIAL

GAHANNA, OHIO



Pinnacle Pointe Villas
Section 1
2.0 Acres

George & Vivian
Parker, CO-TRS
D.B. 3215, PG. 78
PID: 025-001877-00

Leader Development LLC
1.047 Acres
Instr. # 200605230100086
PID: 025-013387-00

COMMERCIAL SITE STATISTICS

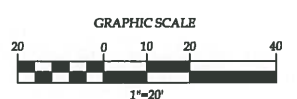
TOTAL ACREAGE:	0.498 AC.
EXISTING ZONING:	ER-2
PROPOSED ZONING:	NC-1
PARKING REQUIRED:	16 SPACES
PARKING PROVIDED:	16 SPACES
PROP. BUILDING SIZE:	4,275 Sq. Ft.
LOT COVERAGE:	0.260 AC. (52%)

Prepared By:



CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

Prepared for:



DATE: APRIL 23, 2018

Z:\PINNACLE POINTE\WATCON\DRAWINGS\SECTION 2\REZONING\REZONING PLAN.DWG - 0 XREFS - PLOTTED BY JIM WATKINS - APR 23, 2018 - 2:16 AM



200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

May 23, 2018

Brookewood Construction Co., Inc
120 N. High St.
Gahanna, OH 43230

RE: Project 870 E Johnstown Rd Rezoning

Dear Brookewood Construction Co., Inc:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Parks - Complete

1. I have no comments on the rezoning as it stands.

Public Safety - Complete

2. No comment or concerns from the police department.

Fire District - Complete

3. If the Commercial development portion of the project complies with Section D104, Commercial and Industrial Developments, there will be no changes in the current fire department requirements. The code requirements for commercial and industrial developments pertain to buildings exceeding three stories or 30 feet in height, buildings exceeding 62,000 square feet and remoteness of fire apparatus roadways.

Additional requirements and comments could follow after plans are submitted and the review process starts

Community Development - Revisions Needed

4. First page of the overlay text - Please remove the reference to "SIC #7833" from drive-ins. That reference is specific to drive-in movies while the code reference applies to drive-in facilities in general rather than a specific type.

Public Service & Engineering - Complete

5. No comment on the rezoning.

Soil & Water Conservation District - Complete

6. No Comment received.

Building - Complete

7. No comment received.

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

Sincerely,

Kelly Wicker
Administrative Assistant



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to rezone .49 acres from Single Family (SF-3) to Neighborhood Commercial with an overlay (L-NC). The property to be rezoned is a portion of a larger parcel that was recently rezoned to allow for detached condos. During the public hearings, concerns were expressed that some of the allowed uses were not appropriate for the area. The applicants withdrew the original rezoning request in order to propose an overlay that would eliminate some of the permissible uses of Neighborhood Commercial (NC).

The applicant has filed an overlay that would prohibit certain uses within the NC zone district that would otherwise be permissible by right or conditional use. Prohibited uses are uses that could be considered undesirable adjacent to residential neighborhoods such as liquor stores and gas stations. Please see the overlay text for a complete list of prohibited uses.

If the rezoning is successful, then future applications such as a Final Development Plan (FDP) and Design Review will be required. These applications adopt a site layout, landscaping, building design and materials.

Rezoning

Rezoning is subject to the criteria of CH 1133.03. 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.

Please see staff comments under the 2002 future land use plan.

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.

Project Details

Property Size: .49 acres

Rezoning: From SF-3 to L-NC

Future Land Use: Single Family Residential

Staff Recommendation: Approval



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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.

Staff is of the opinion that the rezoning is compatible and appropriate with surrounding uses. NC is consistent with commercial development in the area. Uses in NC are generally more compatible with residential than other commercial zonings because uses are limited. The overlay further limits uses that may be considered inappropriate.

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.

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

Area Commission

The request to rezone was discussed at the May 3rd Area Commission meeting. Attached to the report is feedback from the area commission meeting from both commissioners and the public. Please note that Area Commission feedback is non-binding, however, the Area Commission did express some concern with the original request to rezone. They were in favor of adding an overlay to restrict uses.

North Triangle TIF

The property is located within the North Triangle TIF. The TIF will capture the increased value of the property post construction. A construction estimate has not been provided, however, the 2015 Economic Development Strategy would estimate construction costs at approximately \$500,000. Potential infrastructure projects within the TIF include but aren’t limited to the following:

- Intersection improvements at E Johnstown and Riva Ridge
- Morse Rd widening between Hamilton to Trellis
- Sidewalks
- Fiber optics

2002 Land Use Plan

The property is designated Single Family Residential on the Future Land Use Map. The Single Family Residential classification accommodates both single family and attached residential housing units.



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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 vision for this area has not been identified beyond the land use plan's recommendation for single family residential. The subject property is not located within any subarea plans or identified as a target site within the Economic Development Strategy.

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

The proposed rezoning is not consistent with the recommendation of the land use plan as single family. The majority of the site has been zoned to allow single family, a small portion fronting Johnstown Road is proposed for commercial.

3. Is the development (change) contrary to the established land use pattern?

Developments fronting Johnstown Road are predominately zoned commercial. See the zoning map at the end of this report for additional details.

4. 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.

5. Would the change create an isolated, unrelated district?



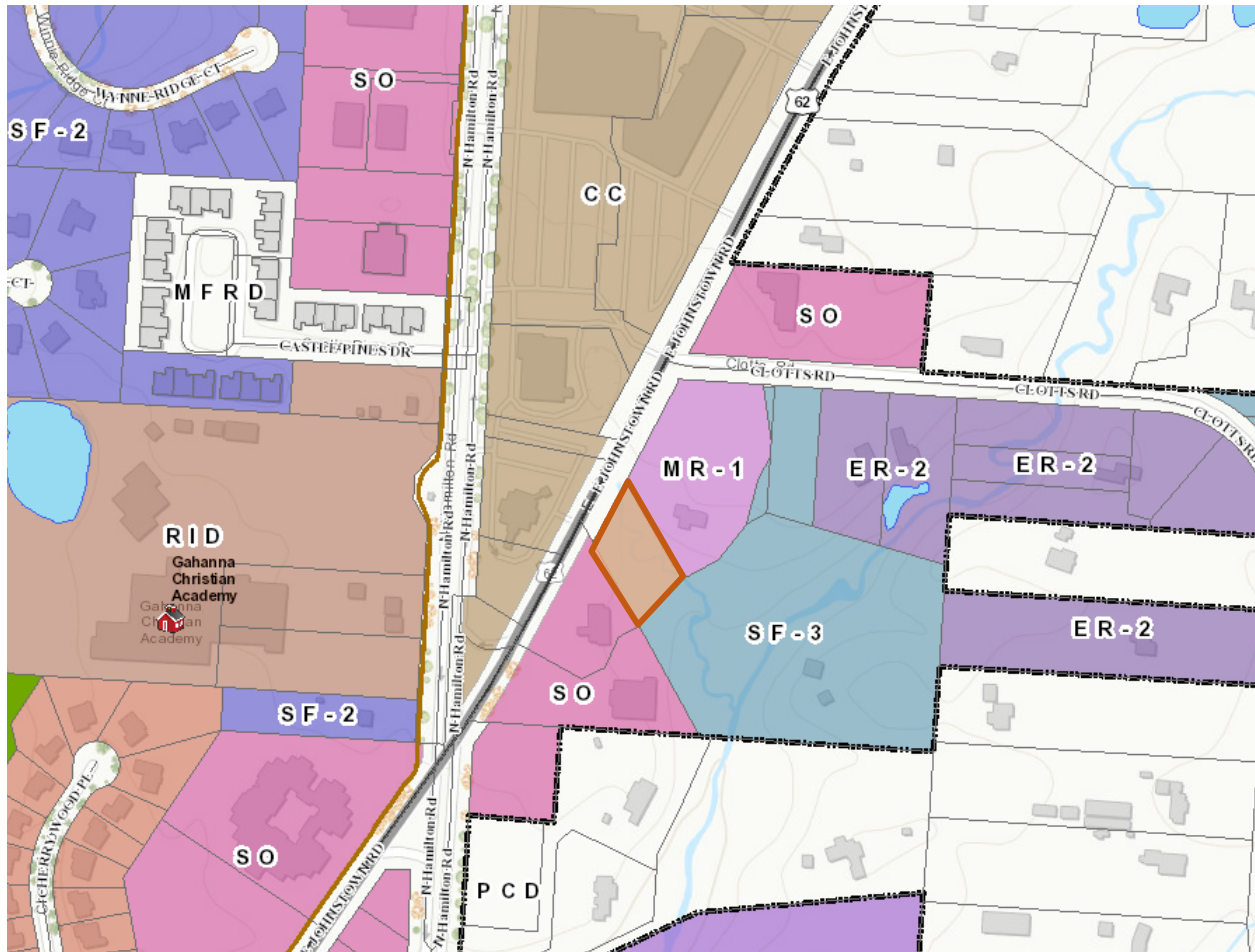
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Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name: Pinnacle Pointe Villas

Meeting date: 5/3/18

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other conditional use

Reviewer name: Beryl D. Anderson, J.D.

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes, upscale condo from 450K to 600K

How would you improve the proposal as submitted?

Consider use of commercial land
Exclude fish markets, gas, barber/hairdressers, ~~the~~
nursing facilities

What do you see as some of the outcomes of the proposal?

Good development, gated community, meets
the need of a particular market

What are your overall comments or suggestions?

Consider office space for businesses.
Consider parking
Leader pro is looking for parking to expand, so
consider following up with them.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

	Not appropriate or desirable		Very appropriate and desirable			N/A
	←			→		
	1	2	3	4	5	
Pedestrian friendliness				✓		
Scale				✓		
Compatibility with surrounding uses				✓		
Vehicular circulation						
Traffic impact on neighboring streets						

Did not address in this meeting

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Pennica Pointe Villas

Meeting date:

5-13-18

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other _____

Reviewer name:

Lee Bailey

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes.

How would you improve the proposal as submitted?

Refuse to permit food places, tattoos - as discussed

What do you see as some of the outcomes of the proposal?

This should easily move through Council & Planning Commission

What are your overall comments or suggestions?

This will be a good for balance

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

	Not appropriate or desirable		Very appropriate and desirable			N/A
	← 1	2	3	4	→ 5	
Pedestrian friendliness		<i>X</i>				
Scale					<i>X</i>	
Compatibility with surrounding uses				<i>X</i>		
Vehicular circulation			<i>X</i>			
Traffic impact on neighboring streets				<i>X</i>		

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Pinnacles Pointe

Meeting date:

5/3/18

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other _____

Reviewer name:

Michael Tarnetkin

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes, As Doug says, This Needs to fit in with Neighborhood. Parcel is small,

How would you improve the proposal as submitted?

Office is best, No Neon, No Night (limited) use, not much light pollution.

What do you see as some of the outcomes of the proposal?

fit in with surroundings

What are your overall comments or suggestions?

I would prefer office use over retail or possible expansion of leader promotions. Office also improves the income tax base.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

	Not appropriate or desirable		Very appropriate and desirable			N/A
	←			→		
	1	2	3	4	5	
Pedestrian friendliness			X			
Scale				X		
Compatibility with surrounding uses					X	
Vehicular circulation			X			
Traffic impact on neighboring streets				X		

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

pinnacle pointe rezoning

Meeting date:

5/3/18

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other _____

Reviewer name:

Mark Finkel

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes → Elimination of multi-units for single units is good

How would you improve the proposal as submitted?

Nothing

What do you see as some of the outcomes of the proposal?

Limit the use of the commercial lot to something Gahanna deems desirable.

What are your overall comments or suggestions?

"Appropriate" use for commercial lot per Developer sounds reasonable.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

	Not appropriate or desirable		Very appropriate and desirable			N/A
	←			→		
	1	2	3	4	5	
Pedestrian friendliness					X	
Scale						
Compatibility with surrounding uses						
Vehicular circulation						
Traffic impact on neighboring streets						