



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

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: 4530 4550, 4574 North Hamilton Road		Project Name/Business Name (if applicable): Hamilton Towne Centre	
Parcel ID No.(s): 027-000002; 025-010281; 025-011245 <i>MS 9/19</i>	Current Zoning: <i>MS 9/14</i> CC-2; ER-2	Total Acreage: <i>3.58 acres +/-</i> 5.84 <i>3.8 Acre +/-</i> <i>MS 9/17</i>	
Proposed Use/Reason for Request: Applicant is proposing a mixed-use development to include both traditional and incubator offices; restaurant and/or retail uses; a hotel, and multi-family residential component		Proposed Zoning: CX-1	
APPLICANT Name (primary contact) -do not use a business name: David Glimcher <i>mgr - Blue Horse Side Ventures, LTD</i>		Applicant Address: 6042 <i>118</i> East Main Street #214, Columbus, OH 43215	
Applicant E-mail: davidglimcher@gmail.com <i>BLUE HORSE SIDE VENTURES, LTD</i>		Applicant Phone No.: <i>NEW ALBANY, OHIO</i> 480-907-4807 <i>43054</i>	
BUSINESS Name (if applicable): <i>Blue Horse Side Ventures, LTD</i>			
ATTORNEY/AGENT Name: Jill Tangeman, Esq.		Attorney/Agent Address: 52 East Gay Street, Columbus, OH 43215	
Attorney/Agent E-Mail: jstangeman@vorys.com		Attorney/Agent Phone No.: 614-464-5608	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): <i>Tom Rostovic</i>		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) See attached list.		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: _____ Date: *9/4/18*

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

INTERNAL USE

Zoning File No. <i>2-165-2018</i>
PC Meeting Date: _____
PC File No. _____

RECEIVED: <i>KAW</i>
DATE: <i>7-2-18</i>

PAID: <i>\$650.00</i>
DATE: <i>7-2-18</i>
CHECK#: <i>3182</i>

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
X	1. Have you gone through the Area Commission process? Area Commission Meeting date held: _____	✓			
X	2. Review Gahanna Code Section 1133 & 1152 for Limited Overlay & ROD Applicants (visit www.municode.com)	✓			
X	3. Pre-application conference with staff	✓			
X	4. Area map identifying the subject property in relation to surrounding properties.	✓			
X	5. Survey of property certified by registered surveyor (11"x17" copy)	✓			
X	6. Legal description of property certified by registered surveyor (11"x17" copy)	✓			
X	7. List of contiguous & directly across the street from property owners mailing address	✓			
X	8. Two (2) sets of pre-printed mailing labels for all contiguous & directly across the street from property owners.	✓			
X	9. Limitation Text (Limited Overlay or ROD zoning applicants only)	✓			
X	10. Elevation Drawings (Limited Overlay or ROD zoning applicants only)		✓		
X	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.	SENT TO ROB	✓		
X	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.	✓			
X	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.	✓			
X	14. Environmental assessment (labeled as such) - describing site features & anticipated impacts created by the host of uses permitted in the requested zoning district.	✓			
X	15. Written statement on a separate sheet responding to the six (6) elements listed in Zoning Code Section 1133.03(b). - the City's Land Use Plans can be found at www.gahanna.gov under the Planning & Development Department	✓			
X	16. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓			
X	17. Application & all supporting documents submitted in digital format	✓			
X	18. Application & all supporting documents submitted in hardcopy format	✓			
X	19. Zoning Sign posted on property in accordance with Zoning Code Section 1133.02 no less than 2 weeks prior to the public hearing date. Sign shall be consistent with diagram shown in 1133.02 - the City Logo is available online by visiting www.gahanna.gov under the Zoning Division				
X	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: 9/19/18

(Designer)

Parcel ID #
 025-00281
 4550 N.
 Hamilton

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 & notarized.*

I, SUSAN E. LAKE, TRUSTEE, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Blue Horseshoe Ventures Ltd. 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.

X Property Owner Signature: Susan E. Lake, Trustee Date: 7/10/18

AUTHORIZATION TO VISIT THE PROPERTY

I, SUSAN E. LAKE TRUSTEE, the owner or authorized owner's representative 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.

X Property Owner Signature: Susan E. Lake, Trustee Date: 7/10/18

Subscribed and sworn to before me on this 10 day of July, 2018.

State of Ohio County of Franklin

Notary Public Signature: Carin Mahoney

NOTARY

CARIN MAHONEY
 Notary Public, State of Ohio
 My Commission Expires
 12-22-2020



AGREEMENT TO COMPLY AS APPROVED

I, TONY SIEKOWSKI, the 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.

Applicant Signature: [Signature] Date: 9/19/18

Subscribed and sworn to before me on this 19th day of September, 2018.

State of Ohio County of Franklin

Notary Public Signature: [Signature]

NOTARY



4574
 N. Hamilton

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 & notarized.*

I, Richard Vought, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Blue Horseshoe Ventures 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.

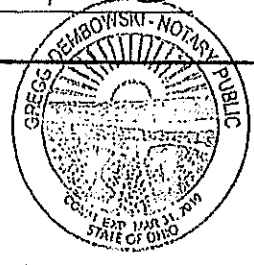
Property Owner Signature: _____ Date: 6-4-18

AUTHORIZATION TO VISIT THE PROPERTY

I, Richard Vought, the owner or authorized owner's representative 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: _____ Date: 6-4-18

Subscribed and sworn to before me on this 4 day of JUNE, 2018.
 State of OHIO County of FRANKLIN
 Notary Public Signature: Greg Dembowski



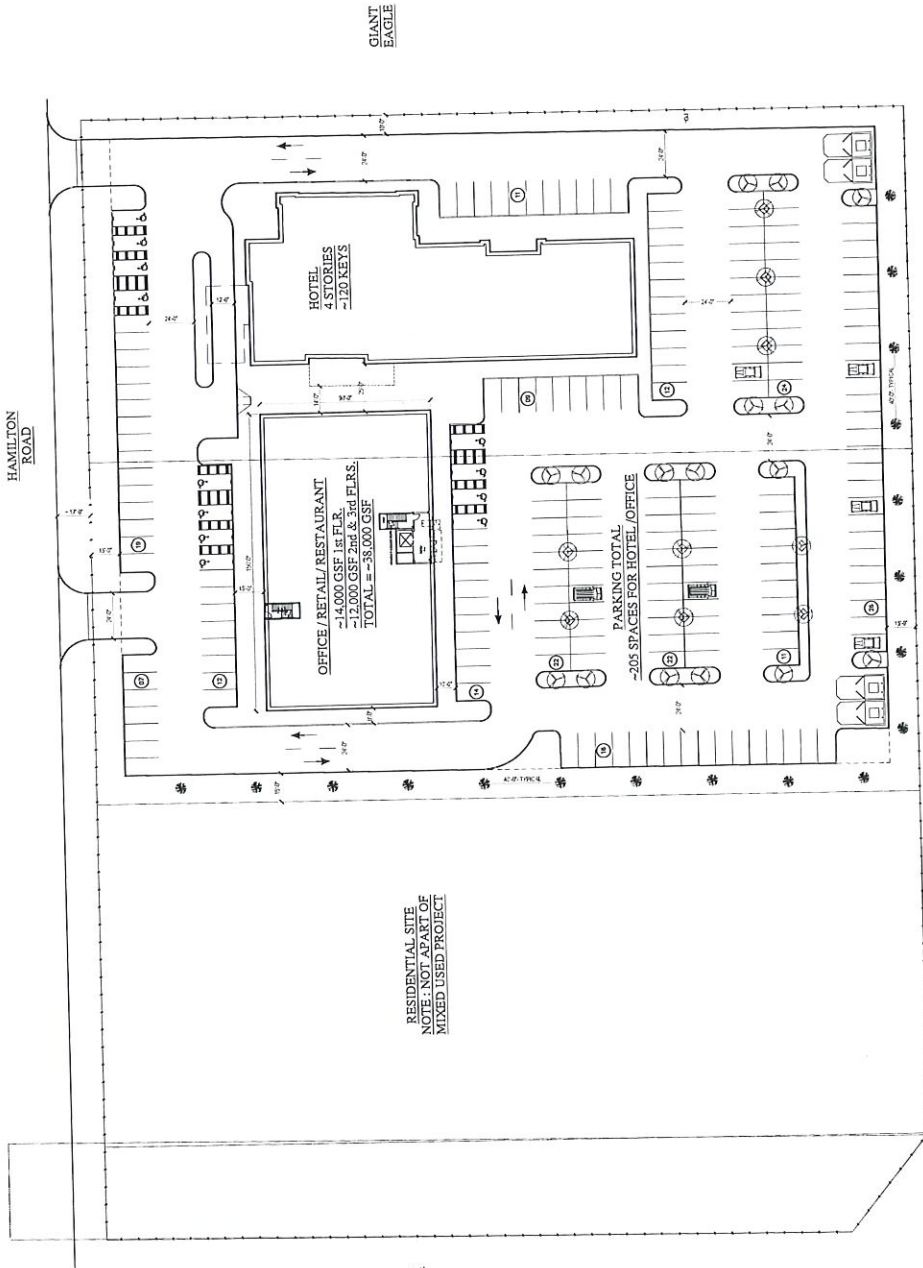
AGREEMENT TO COMPLY AS APPROVED

I, Tom Skulavsk, the 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.

Applicant Signature: _____ Date: 7/19/18

Subscribed and sworn to before me on this 19th day of September, 2018.
 State of Ohio County of Franklin
 Notary Public Signature: _____





HAMILTON ROAD

SHAGBARK ROAD

GIANT EAGLE

OFFICE / RETAIL / RESTAURANT
 -14,000 GSF 1st FLR
 -12,000 GSF 2nd & 3rd FLRS.
 TOTAL = 35,000 GSF

HOTEL 4 STORIES
 -120 KEYS

SHAGBARK
 MULTIFAMILY
 CONDOS

RESIDENTIAL SITE
 NOTE: NOT APART OF
 MIXED USED PROJECT

PARKING TOTAL
 -205 SPACES FOR HOTEL/OFFICE



Blue Horseshoe Ventures LTD. - Hamilton Rd. Mixed Use Development
 CONCEPT SITE PLAN - OFFICE / RETAIL / RESTURANTS / HOTEL

4550 Hamilton LLC
4550 N. Hamilton Road
Gahanna, OH 43230

Robert Roshon
4081 Clotts Road
Columbus, OH 43230

Vista Plaza LP
191 W. Nationwide Blvd. #200
Columbus, OH 43215

Jack and Sue Williams
5061 Shagbark Road
Gahanna, OH 43230

Tracey Mulbarger Trustee
4525 N. Hamilton Road
Gahanna, OH 43230

4574 N Hamilton LLC
4574 N Hamilton Road
Gahanna, OH 43230

Nayda Canales
1162 Shagbark Road
Gahanna, OH 43230

Bruce Brown
1211 Shagbark Road
Gahanna, OH 43230

Kristin Polenchar
1193 Shagbark Road
Gahanna, OH 43230

Amy Thomas
1213 Shagbark Road
Gahanna, OH 43230

Linda Laroche
1195 Shagbark Road
Gahanna, OH 43230

Martin Edwards
1225 Shagbark Road
Gahanna, OH 43230

Thomas and Sandra Hofmann
1197 Shagbark Road
Gahanna, OH 43230

Jack and Cathy Goudy
1223 Shagbark Road
Gahanna, OH 43230

William Koss, Trustee
1199 Shagbark Road
Gahanna, OH 43230

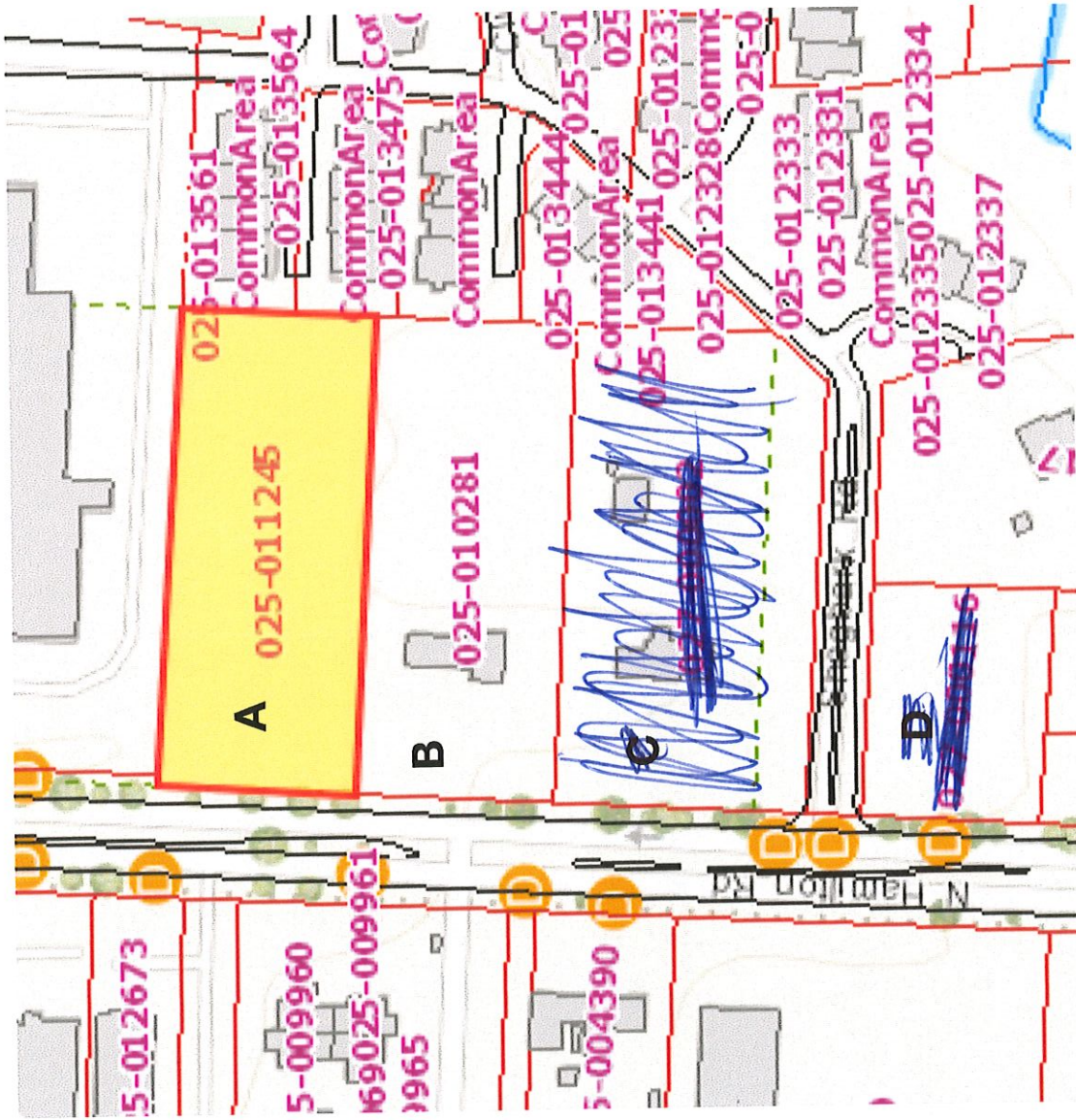
Cole of Phoenix, AZ LLC
1250 N Hamilton Road
Gahanna, OH 43230

Joseph and Bonnie DeCarlo
4530 N. Hamilton Road
Gahanna, OH 43230

Claudette Hunter
1231 Shagbark Road
Gahanna, OH 43230

Robert Roshon
35 Aradon Way
Greely, CO 80634

Eric and Heather Bishoff
1233 Shagbark Road
Gahanna, OH 43230



Legal Description:

Parcel No. 025-010281-00

Owner: 4550 Hamilton LLC

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

Being Lot Number Two (2) of Terry Acres, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 24, Page 86, Recorder's Office, Franklin County, Ohio.

Parcel No. 027-000002-00

Owner: Joseph G. and Bonnie J. DeCarlo

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

Parcel 1:

Being Lot Number One (1) of Terry Acres Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 24, Page 86, Recorder's Office, Franklin County, Ohio

Parcel 2:

Beginning at a point in the center line of Beecham Road, said point being North 1 deg. 0 min. West 50.00 ft. from the northwest corner of the Gast, Ganek, Beem and Williams 1.0 acres tract (Parcel 2 of Deed Book 1751, Page 626, Recorder's Office, Franklin County, Ohio); thence along the center line of Beecham Road, North 1 deg. 0 min. West 49.24 ft.; thence North 89 deg. 50 min. East, passing a steel pin at 25 ft., 484.0 ft. to a steel pin; thence South 38 deg. 4 min. West 64.5 ft. to a steel pin; thence South 89 deg. 50 min. West, passing a steel pin at 418.0 ft., 443.0 ft. to the place of beginning, containing 0.54 acres, more or less.

Parcel No. 025-011245-00

Owner: 4574 N. Hamilton LLC

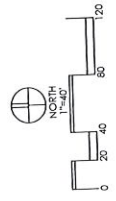
Situated in the City of Gahanna, County of Franklin, and State of Ohio:

Being Lot Number Three (3) in Terry Acres, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 24, Page 86, Recorder's Office, Franklin County, Ohio.

REVISIONS	DATE 5/31/18	
	PROJECT 18041	
	SHEET	
<p>Paris Planning & Design LAND PLANNING • SURV. 401 2240 SHILOH RD. #100, SHILOH, OH 45184 www.parisplanningdesign.com COLLETSVILLE, OH 43015 LANDSCAPE ARCHITECTURE</p>		
<p>HAMILTON ROAD BLUE HORSESHOE VENTURES, LTD. 118 EAST MAIN STREET NEW ALBANY, OH 43054</p>		
<p>SITE ANALYSIS</p>		



1 SOIL CONDITIONS MAP
 SCALE: N.T.S.
 *Beb - BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES



WRITTEN STATEMENT FOR HAMILTON TOWNE CENTRE:

In deciding on the change, the Planning Commission shall consider, among other criteria, the following elements of the application including but not limited to:

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

The City of Gahanna comprehensive land use plan recommends that the subject site should be developed for mixed-use purposes. The proposed mixed-use development provides an ideal transition from the commercial uses existing along Hamilton Road to the condominium and residential uses to the east. The applicant will use high quality architectural and significant landscaping features to ensure that the proposed development blends with existing development in the area.

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

By placing commercial and office buildings closer to Hamilton Road, ~~and residential uses along the north and east property line~~, the applicant can preserve existing vegetation along the property lines and provide an appropriate buffer between the existing residential uses to the east.

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

There are very few, if any, sites located in Gahanna that would be suited for this type of mixed-use development. In order for offices and a hotel to be successful, access to a major freeway is required. The subject site sits on Hamilton Road and has easy access 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 (a five percent or more material reduction) in the value of existing abutting lands or approved developments.

In this case, the proposed development should have very little impact on the surrounding properties. To the north, west and south are existing commercial developments and to the northwest and east are existing residential properties. By developing a mixed-use project, commercial uses can be adjacent to existing commercial uses, ~~and residential uses can be adjacent to existing residential uses~~. Because the proposed development is very compatible with the existing surrounding uses, the development will not have a detrimental effect on property values.

(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.

Recent improvements to Hamilton Road were intended to accommodate commercial uses in this area. By incorporating office, retail, restaurant ~~and residential~~ uses in one development, additional traffic can be minimized as people can live, work and play all in one location. Because the applicant is proposing for commercial uses to be along Hamilton Road in close proximity to existing commercial uses ~~and for residential uses to be along the road and out~~ ~~properties of existing residential uses~~, there will be very little impact on surrounding properties.

(6)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.

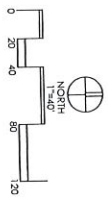
The applicant is proposing to develop the site with both traditional and incubator office space. Incubator office space is intended for start-up companies and entrepreneurs looking for space in which collaboration and innovation are encouraged. Currently, no significant incubator office space exists in Gahanna. Incubator office space is an important driver for future economic growth, as new companies located in the incubator office space will likely grow and expand.

There is also a need for hotels in Gahanna. In order to encourage conferences and other events in the Gahanna area, there must be significant hotel space available. Currently, hotel space is limited. The addition of a hotel in this area would provide an opportunity for Gahanna to encourage future conferences and events.

Market trends indicate that people want to live close to their work. The incorporation of residential uses in the proposed development allows those working in the offices on site to live nearby. Having residential uses incorporated with commercial development reduces overall traffic and helps to provide a sustainable environment for the commercial development.

Environmental Assessment:

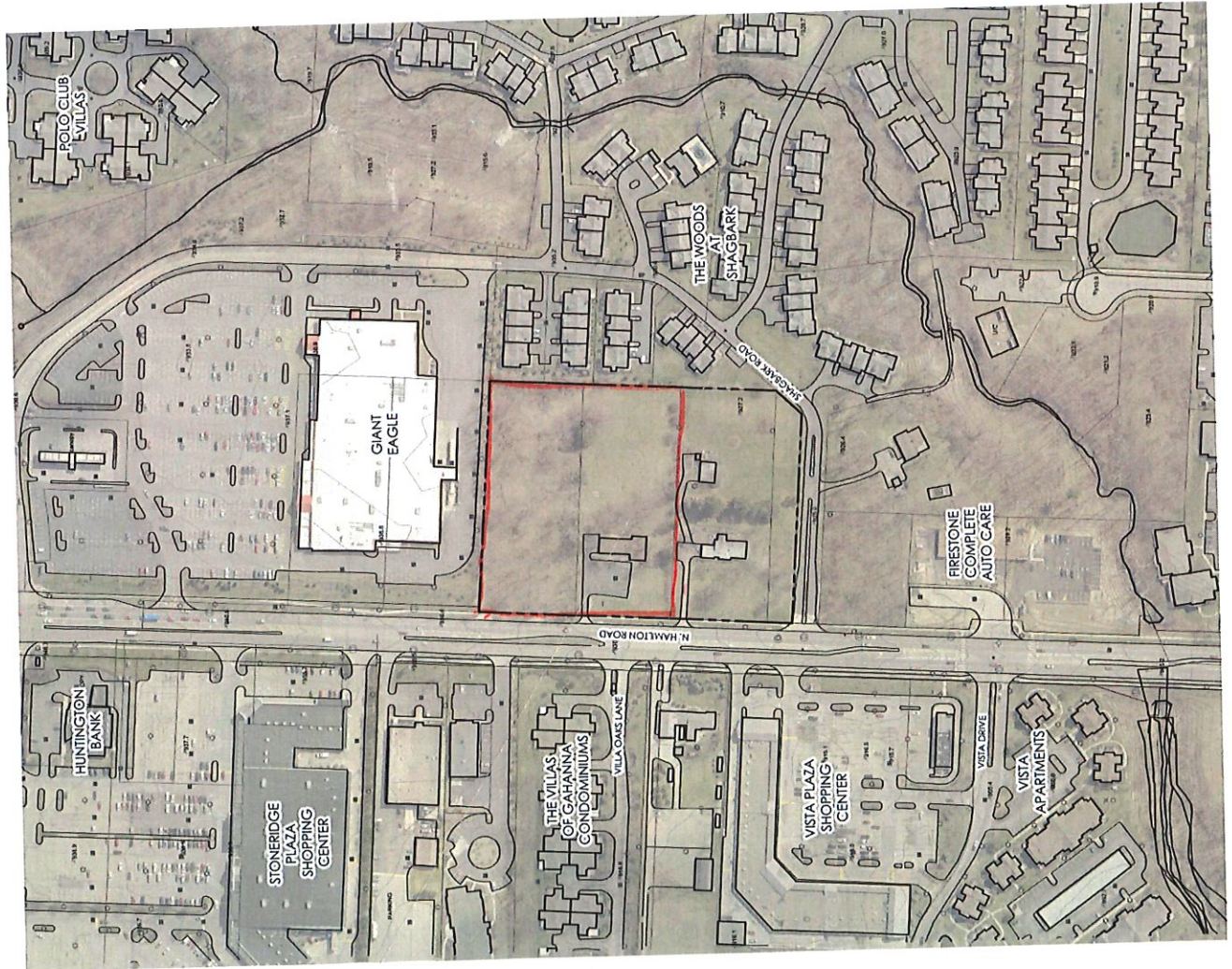
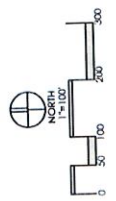
The requested CX-1 zoning district will include the construction of commercial and residential building structures, which will include a mix of office, retail, restaurant, hotel and residential uses. The existing site includes a total of ~~one~~^{two} platted residential lots. A review of a national wetlands 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 no streams identified on the subject site. The applicant will address stormwater detention and water quality treatment as required by the City of Gahanna Engineer and Franklin County Engineer.



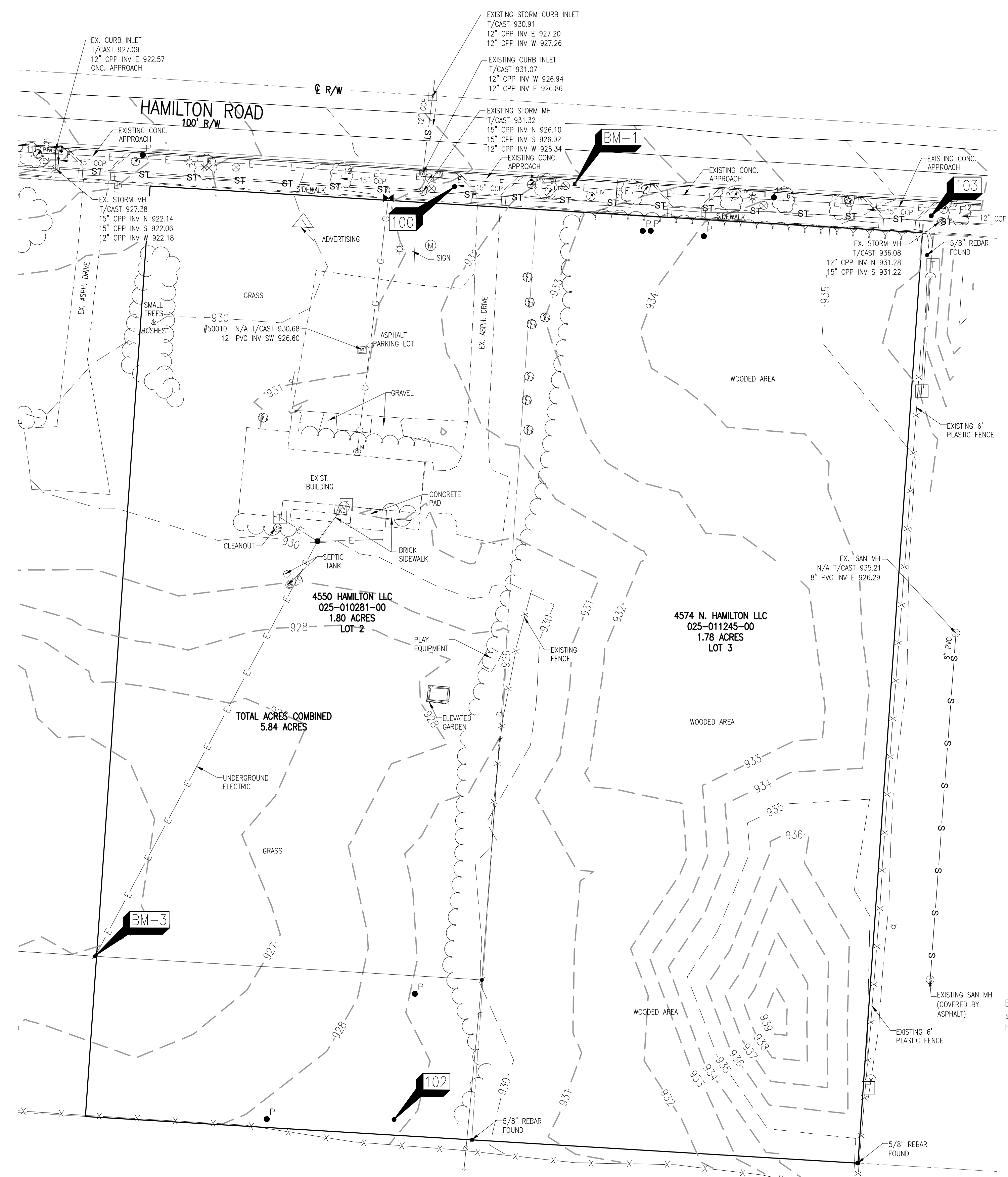
<p>Paris Planning & Design <small>LAND PLANNING LANDSCAPE ARCHITECTURE</small> 243 N. 37th St. Suite 401 Columbus, OH 43215 p (614) 487-1824 www.parisplanningdesign.com</p>		<p>HAMILTON ROAD <small>PERAFEDICE</small> BLUE HORSESHOE VENTURES, LTD. 118 EAST MAIN STREET NEW ALBANY, OH 43054</p>		<p>ENVIRONMENTAL ASSESSMENT PLAN</p>		<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>													
DATE	5/31/18	PROJECT	18041	SHEET															

REVISIONS	VICINITY MAP		HAMILTON ROAD BLUE HORSESHOE VENTURES, LTD. <small>118 EAST MAIN STREET NEW ALBANY, OH 43054</small>		Paris Planning & Design <small>1000 MASSACHUSETTS 240 N. 5th Street Columbus, OH 43215 614.427.1934 www.parisplanningdesign.com</small>	
	DATE	5/31/18	PROJECT	18041	SHEET	

VICINITY MAP



DRAWING PATH: P:\6501_6999\6543180010_Hamilton_Road_Mixed_Use_Drawings\Civil\Drawings\20180904_Existing_Conditions.dwg Sep 05, 2018 - 4:21pm



EXISTING CONDITIONS MAP

STATE OF OHIO, COUNTY OF FRANKLIN
CITY OF GAHANNA.
LOTS 1-3 OF TERRY ACRES SUBDIVISION,
PLAT BOOK 24, PAGE 86

GRAPHIC SCALE: 1 inch = 30 feet
0 15 30 60

Know what's below.
Call before you dig.

Benchmarks (NAVD 88)				
Point Number	Northing	Easting	Elevation	Description
BM-1	746936.361	1866619.298	934.52	Southern flange bolt on Hydrant, on East side on N. Hamilton Rd. and approx. 34.5' North of concrete drive approach at resident address 4550 N Hamilton
BM-2	746543.142	1866595.367	925.10	Tag Bolt, southwesterly flange bolt of fire hydrant on the north side of the intersection of Shagbark Road and N Hamilton Road, and approx. 19' north of the concrete approach of Shagbark Road.
BM-3	746713.656	1866977.885	927.32	Bench Tie set in the west face of a utility pole between resident address 4550 and 4530 N Hamilton Road, and approx. 75' west of a 6' tall plastic fence.

Horizontal Control Points				
Point Number	Northing	Easting	Elevation	Description
100	746880.583	1866620.271	931.47	Iron Pin Set
101	746546.043	1866600.591	923.58	Iron Pin Set
102	746852.476	1867054.437	929.04	Iron Pin Set
103	747102.371	1866633.942	935.65	Iron Pin Set
104	746520.620	1866866.647	924.07	Iron Pin Set

Symbol Legend

- | | | | |
|-----|--------------------------|----|------------------------|
| T | TELEPHONE | ● | SURVEY CONTROL POINT |
| M | ELECTRIC METER | ▲ | BENCH MARK LOCATION |
| AC | AC UNIT | • | UTILITY POLE |
| S | SANITARY MANHOLE | f | POWER POLE |
| C | CLEANOUT | P | POLE |
| CB | CATCH BASIN/INLET | FP | FLAGPOLE |
| SM | STORM MANHOLE | GA | GUY WIRE ANCHOR |
| ICV | IRRIGATION CONTROL VALVE | MB | MAIL BOX |
| WV | WATER VALVE | S | SIGN |
| GW | GATE WELL | L | LIGHT (PRIVATE) |
| FH | FIRE HYDRANT | D | HAND HOLE |
| WFR | WATER FIRE RISER | CT | CONIFEROUS TREE |
| WM | WATER METER | DT | DECIDUOUS TREE (SIZED) |
| GV | GAS VALVE | SG | SHRUB (GROUPED) |
| GM | GAS METER | SD | SHRUB (DECIDUOUS) |
| SH | SPRINKLER HEAD | EV | EDGE OF VEGETATION |
| WSB | WATER STOP BOX | R | ROCK |

Basis Of Bearings

Bearings are based on the Ohio State Plane coordinate system, South Zone, NAD 83 (NSRS 2011), holding the centerline of Hamilton Road (100' R/W), as North 03° 27' 27" East.

Surveyor's Certification
I hereby certify this plot was created by using field measurements obtained by an actual field survey performed in April 2018.

Utility Notes

1. The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

ARCHITECTS ENGINEERS PLANNERS

580 N. Fourth St.
Suite 630
Columbus, Ohio
43215
OHM-ADVISORS.COM

DATE: 09/05/2018
PROJ. NUMBER: 6543180010
PROJ. NAME: SURV
CITY/TOWNSHIP: COLUMBUS

HAMILTON ROAD - MIXED USE PROPERTY
EXISTING CONDITIONS MAP

SHEET: 1

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September 14, 2018

David Glimcher
6013 East Main St #214
Whitehall, OH 43213

RE: Project 4550-4574 N Hamilton Rd Rezoning Application

Dear David Glimcher:

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

Public Safety

1. The police department has significant traffic concerns due to the scope of this development.
2. I believe this will have a significant impact on traffic and congestion especially combined with the congestion already experienced in the area due to the density north of Morse Road in Columbus.

Even with this extensive study, more research will be needed as it will have a far reaching impact, Per Jeffrey Spence, Chief of Police

Public Service & Engineering

3. Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. This project is expected to meet and exceed that threshold and will require a traffic Impact Study for our review and consideration. A TIS has been submitted for the project and is currently under review.
4. All proposed access points will be further analyzed during the final development plan process. They must comply with the City of Gahanna Access Management Guidelines.
5. Sanitary Sewer Service for the development will need to be coordinated with the Engineer's Office as part of the Final Engineering Plan review process.
6. Water service for the development will need to be coordinated with the Engineer's Office as part of the Final Engineering Plan review process.
7. Stormwater Management for the site will be required in accordance to City Codes 1193 and 1195. The details of those measures will be reviewed as part of the Final Engineering Plan review process.
8. Not including the residential lot to the south may create accessibility issues for sanitary sewer.

Soil & Water Conservation District

9. No Comment Received.

Fire District

10. The Fire Department has no objection to the rezoning.
11. The Fire Division has looked over the revised drawings and approve the revisions. The 24 foot wide roadways are sufficient for the new aerial apparatus arriving in October 2018. The area needed to set up this vehicle is less than the current one.
Fire Flow and hydrant requirements shall be determined after information of building type and size are submitted for review.

Community Development

12. Because of the intensity and scale of the proposed development, staff recommends an overlay text accompany the rezoning. This would change the rezoning request from CX-1 to L-CX-1. The overlay text should address specific elements of development such as allowed and/or prohibited uses, buffering, landscaping, access, etc.

Based on the information provided, staff has concerns with the intensity of the development. This may be able to be addressed through the overlay text.

8/14/18 - Planning staff was recommending a more comprehensive overlay text, however, it is up to the applicant as to the level of detail they would like to address. With that said, #2 states that a 10' privacy fence will be installed. The zoning code limits fences to a maximum height of 6'. Please revise accordingly or remove as an overlay text can only be more restrictive than the zoning code. It cannot grant variances.

9/14/18 - Because the scope of the project has been reduced and the limited nature of the overlay, staff recommends withdrawing that portion of the request. The overlay as submitted is not consistent with the code and would need to be revised for consistency or withdrawn.

Parks

13. No Comment per Julie Hussey

Building

14. The project now only includes 2 structures. Building plan review and permits will be required for the structures. The structures will be required to have the necessary fire separation distance between the structures to not require any fire rated exterior walls or the walls will be required to have the necessary fire rating and limitations on openings within the walls - or the buildings shall be designed as one structure. (*Access and Circulation*)

Page 3 of 3
September 14, 2018
Re: Project 4550-4574 N Hamilton Rd
4550-4574 N Hamilton Rd

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

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to rezone approximately 3.58 acres from Community Commercial Modified (CC-2) to Neighborhood Commercial Mixed Use (CX-1). It is important to note that the application package contains a site plan which depicts two buildings, a four story hotel, and 38,000 square feet of office/retail/restaurant. Office, retail, and restaurant are all permitted uses of the current zoning, however, hotel is not. A rezoning and conditional use would be necessary. The rezoning request does not approve these specific uses or the site layout. If the rezoning is successful, then additional applications such as a final development plan, design review, and conditional use (hotel) will be required prior to any construction activities.

Below is a comparison of the existing and proposed zoning categories in regards to uses, intensity, and setbacks. This is not a complete comparison, it is meant to provide an indication of some of the similarities and differences between the two zonings.



PROJECT DETAILS

REZONING FROM CC-2 TO CX-1

PROPERTY SIZE: 3.58 ACRES

FUTURE LAND USE:

**STAFF RECOMMENDATION:
REQUEST ALIGNS WITH
PLAN RECOMMENDATIONS**

Zone District	Community Commercial Modified (CC-2)	Neighborhood Commercial Mixed Use District (CX-1)
Setbacks	Front yard = 60' Side yard = 10' (1/4 sum of height and depth of building if adjacent to residential) Rear yard = 10' (1/4 sum of height and width of building if adjacent to residential)	Front yard = 15' Side yard = 0' (10' if abutting residentially zoned property) Rear yard = 10% of lot depth
Building Height	Must conform with airport regulations	50' or as dictated by the airport
Uses	Grocery stores, restaurants, drug stores, liquor stores, office, medical, day care, gas stations	Multifamily, assisted living, day care, restaurant, office, medical, hotels



Land Use Plans

The subject property is located within the Triangle North Concept Plan. The property is designated mixed use on this future land use map. Mixed use can include commercial, office, and residential (single or multifamily). The plan also recommends a 100' open space corridor along Hamilton Road. The plan was adopted in 1997 and the City plans on retiring the plan upon adoption of the new Comprehensive Land Use Plan.

The 2002 Land Use Plan designates the property mixed use. The objective of mixed use is stated to "provide development and redevelopment opportunities that promote a blend of quality office, commercial and higher density residential development". Supporting principles of mixed use include parcel aggregation, direct access to major roadways, the introduction of new uses in transitional areas while respecting existing uses by emphasizing compatibility, and economic stability.

While not adopted, the City is in the process of creating a new comprehensive land use plan. This plan would replace all existing plans when adopted. It designates the property as mixed use. Permitted uses include commercial, office, and higher density residential.

It should be noted that all three of the above mentioned plans are meant to guide growth and decision makers. They do not mandate a particular use, intensity, scale, etc.

Area Commission

The request was discussed at the April 19th Area Commission meeting. Attached to the report is feedback from the area commission meeting. Please note that Area Commission feedback is non-binding.

TIF

The project is located within the North Triangle tax increment finance district (TIF). The TIF will capture increased value of the property post construction. A projection of the impact of the project on the TIF was performed based on the site plan provided which shows approximately 38,000 square feet of office/retail/restaurant and a 120 key hotel. The project would bring in approximately \$143,000 annually to the TIF. 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

Economic Development Strategy

The subject property was identified as a target site within the 2015 Economic Development Strategy. It was included as target site 3A which recommends a series of office buildings one story in height. It was recognized that access was a challenge for the property and that a road extending south through

Shagbark Rd and connecting to the signalized intersection with Vista Plaza would be ideal. As with the land use plans, the Strategy recommends but does not mandate a particular development type.



PROPOSED CHARACTER



Rezoning

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



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

All three plans designate the property mixed use. The requested zoning category is Neighborhood Commercial Mixed Use District (CX-1). Allowed uses in CX-1 are consistent with the uses identified as appropriate in the mixed use land use. Please remember that the rezoning does not approve a specific use. Additional applications will be required prior to any construction activities taking place.

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.

City staff has been involved in numerous conversations in the past regarding the development of these properties. Most of the issues encountered have been related to utilities and access rather than permitted uses. These issues aren't related to the current zoning of the property, CC-2, but rather the existing conditions of the infrastructure which serves the property. Additional analysis will be required if the rezoning is successful or if the property develops under its current zoning at time of final development plan (FDP).

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

There are approximately two other projects in the City that are zoned CX-1, the Shops at Rocky Fork and the Commons at Clark Hall. There does not appear to be any other properties within the City that are zoned CX-1.

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.

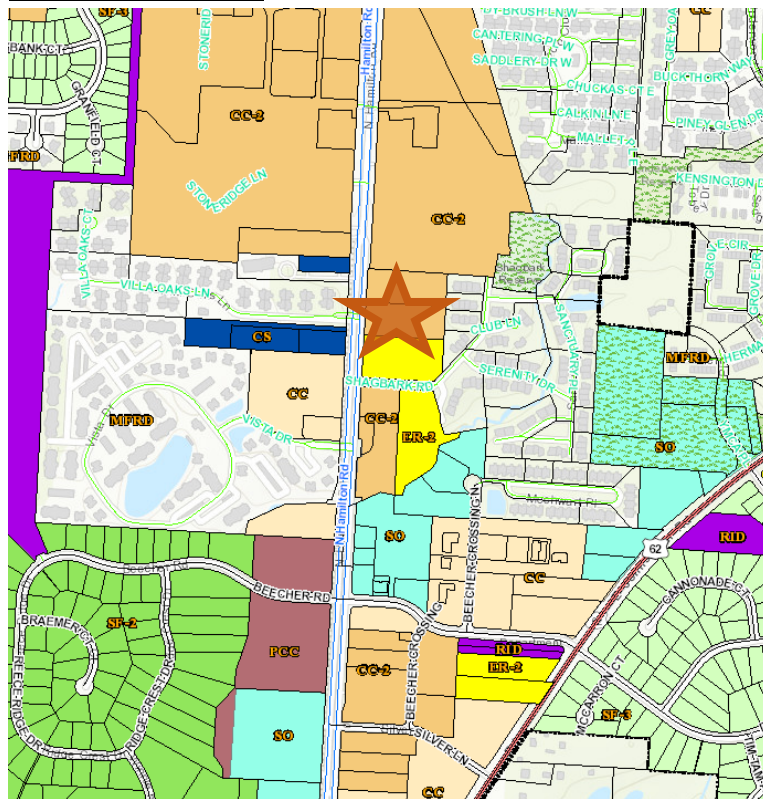
Staff is of the opinion that the rezoning is consistent and appropriate with surrounding uses. CX-1 permits many of the same uses as the current zoning such as office and retail but also includes hotels and multifamily. Some of these uses require a conditional use where the appropriateness of the project is evaluated. An additional consideration should be the allowed uses of the property as it is currently zoned. CC-2 allows for a wide variety of uses that could be considered more intense than the proposed zoning such as liquor stores, automotive repair, and gas stations. These uses can be considered undesirable in close proximity to residential because of impacts due to intensity, hours of operation, and noise.

Planning Commission may also want to consider an overlay text which could restrict parameters of the development such as uses, building height, buffers, setbacks, etc.

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 Planning and Development staff’s opinion that the request to rezone to CX-1 is consistent with the development patterns of the surrounding area and is in alignment with the vision of the property as set out by the land use plans. Staff suggests that Planning Commission may want to consider an overlay to mitigate concerns regarding development intensity, uses, access, etc.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director

Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:
HAMILTON TOWN CENTRE

Meeting date:
4-19-18

- Project type:
- Annexation
 - Conditional Use
 - Zoning Change (rezoning)
 - Other _____

Reviewer name:
DON JENSEN

- Reviewer status:
- Commission Member
 - General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?
YES AND NO - ADDS TO CURRENT CONGESTION?
BUT SEEMS LIKE AN UPGRADE TO CURRENT

How would you improve the proposal as submitted?

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

What are your overall comments or suggestions?
DEPENDS ON HOTEL

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				