

File No. 16070007  
Date Received: 7/1/16  
Scheduled Public Hearing Date: \_\_\_\_\_

Fee: \_\_\_\_\_  
Initials: SW  
Check or Receipt No. 000001172-9

ZC-2-2016

### APPLICATION FOR ZONING CHANGE CITY OF GAHANNA PLANNING COMMISSION

\*Applicant's Name: Spectrum Acquisition Gahanna, LLC  
Address: 200 Spruce Street, Suite 200, Denver, CO 80230  
Company: Spectrum Acquisition Gahanna, LLC Phone: 303-360-8812  
Fax: 303-360-8814

Status: \_\_\_\_\_ Land Owner \_\_\_\_\_ Option Holder xxx Cont. Purchaser \_\_\_\_\_ Agent  
Property Location: 5495, 5511 & 5505 Morse Road, Columbus, OH 43230

Proposed Use: Professional Use - Independent Senior Living

Proposed Zoning: SO - Suburban Office and Institutional Current Zoning: NC - Neighborhood Commercial Total Acreage: 2.55+/-

Parcel ID#(s): 025-011235; 025-011236; 025-011239

Developer: Same as applicant Phone: 303-360-8812

Contact: Clinton Enyeart Title: Senior Project Manager

Address: 200 Spruce Street, Suite 200, Denver, CO 80230

Landowner: The New Albany Company LLC Phone: 614.939.8000

Address: 8000 Walton Parkway, Suite 120, New Albany, OH 43054

Signature of Landowner The New Albany Company LLC. By: David Hodge (614) 306-4649

\*Note: Planning Commission and/or City Staff may visit the property prior to hearing.  
Spectrum Acquisition Gahanna, LLC

By: [Signature]

June 26, 2016

Applicant's Signature John M. Sevo, manager

Date

#### Submission Requirements

1. 10 copies of a Legal Description of the property certified by registered surveyor.
2. For a Limited Overlay or ROD Re-zoning, you must submit 10 copies of proposed plan **folded** (not rolled) to 8 1/2 X 11 inch size prior to submission, Limitation Text, and Elevation drawings.
3. A list of property owners, contiguous and directly across the street and their mailing addresses.
4. Application Fee: \$400 for first acre, \$50 for each additional acre. \$1000.00 maximum.
5. Reduced drawing to an 8 1/2 x 11 inch size.
6. Property must be posted in accordance with Section 1133.02 within seven (7) days after the application is accepted. Information on the sign must be approved by the Planning & Zoning Administrator prior to installation. See Figure 1 on the third page of Application Form

#### 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.

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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 \_\_\_\_\_. A copy of the minutes is hereby attached. This application can now be forwarded to City Council for Final Approval.

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Planning & Zoning Administrator

Date

\*Note: All correspondence will be to applicant above unless otherwise stated.

Revised October 2012

**L-SO, LIMITED SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT**  
**THREE CREEKS SENIOR LIVING EXPANSION**  
**LIMITED OVERLAY DISTRICT TEXT**

**June 29, 2016**

I. Background: The property that is the subject of this limitation text consists of 2.55+/- acres located to the south of and adjacent to Morse Road and generally to the west of the traffic circle at Morse Road and U.S. Route 62 (the "Property"). It is found adjacent to the Three Creeks Senior Living project that is presently being constructed on 8.05+/- acres to the east of the Property (the "Three Creeks Site"). This application and zoning text will facilitate the development of independent living residential units that will become part of the adjacent project. More specifically, this text is intended to accommodate the construction, development, and operation of 4 "cottage" buildings each containing 2 independent living units, for a total of 8 units. The 8 units will be part of the larger project to the west and are not intended to operate separate and apart from it.

II. Uses and Development Standards – Generally: This limitation text is intended to provide further restrictions and limitations with respect to uses and development standards that would otherwise apply to the Property with a zoning designation of SO, Suburban Office and Institutional. To the extent that any provision of this limitation text conflicts with the underlying standards of the City's zoning code, or should the City's zoning code not address a matter or standard that is addressed in a provision of this text, then the provision in this text shall govern. Where this text is silent on any standard set forth in the zoning code, the standard contained in the zoning code will continue to apply to the Property.

III. Permitted and Conditional Uses: The permitted and conditional uses contained in Section 1153.01 of the City of Gahanna Zoning Code shall apply to this zoning district, provided, however, that conditional uses shall be reviewed and approved in accordance with the procedures set forth in the zoning code. The following additional restrictions shall apply in this zoning district:

- a. Independent living units shall be deemed to be a conditional use in this zoning district as part of the "Sanatoria, and convalescent and rest homes" conditional use that is allowed under Section 1153.01(b)(3) of the zoning code. This is the same conditional use category under which development is presently occurring on the Three Creeks Site. As such, independent living units shall be permitted to be developed and operated only in conjunction with and as a part of senior living community or convalescent use located on the Three Creeks Site. The independent living units shall be deemed to be "developed and operated in conjunction with and as a part of" said senior living community or convalescent use if (i) the units and the facilities located on the Three Creeks Site and the Property are leased to tenants by the same operator or owner, and (ii) the independent living units on the Property have the right to use the facilities located on the Three Creeks Site and to obtain the services provided therefrom.

b. Independent senior living units shall not be permitted to operate or to be rented as a traditional multi-family product that operates independently of the facilities located on the Three Creeks Site.

IV. Additional Development Restrictions: The following additional restrictions shall apply to this zoning district:

a. No more than 4 buildings with a maximum of 2 units each shall be permitted to be developed and operated on this site as independent senior living units. The restrictions in the immediately preceding sentence shall not apply to any other development or redevelopment of permitted uses on this site.

b. All buildings containing independent living units shall be located on the same tax parcel.

c. Prior to obtaining a certificate of occupancy for the first independent living unit on the Property, the owner of the Property shall be required to take one of the following actions as determined in its sole discretion:

i. File and diligently pursue to completion a combination of the parcel containing the Property with the parcel that contains the Three Creeks Site so that the uses and improvements on these properties are contained within a single tax parcel; or

ii. Execute and record with the Office of the Recorder of Franklin County, Ohio a deed restriction in favor of and that is enforceable by the City of Gahanna (“City”) (and which shall be subject to the prior written approval of the City) which requires any current or future owner of the Property to obtain the prior written approval of the City (to be withheld or provided in the City’s sole discretion) before it shall be permitted to convey title to the Property in a manner that would cause the Property and the Three Creeks Site to be owned by unaffiliated persons or entities. Such restriction shall run in favor of the City only for so long as independent living units are located on the Property. Nothing herein or in the aforementioned deed restriction shall require an owner of the Property to obtain the City’s permission before transferring the Property to a wholly owned third party affiliated business entity of the owner of the Three Creeks Site in order to facilitate the initial financing of the purchase of and improvements to the Property or the future refinancing of the Property, it being the intent that ownership of the Property and the Three Creeks Site by affiliated business entities of common ownership shall not be contrary to the intent of the restriction in favor of the City.

d. Primary exterior building façade materials shall be natural or natural in appearance and shall include, but not necessarily be limited to, one or more of the following: brick, brick veneer, wood, and cementitious siding (Hardie-plank or equivalent). Vinyl shall be prohibited as a primary exterior building face material.

**Spectrum Acquisition Gahanna, LLC  
Rezoning Criteria**

Spectrum Acquisition Gahanna, LLC seeks to rezone 2.55+/- acres from the NC, Neighborhood Commercial to the L-SO, Limited - Suburban Office and Institutional zoning district to accommodate a land use of four independent living cottages which may be operated solely in conjunction with its rest home to the west. A companion request is filed in conjunction with this rezoning request to allow that use.

The property is located in a transitional area of the Morse Road corridor. Surrounding properties to the north are located within the City of Columbus and are developed with multi-family residential. Developed property to the east are zoned in the NC district and consist of restaurants, personal service and other commercial uses. Properties to the south along Johnstown Road are in Jefferson Township and are developed with both single- and multi-family residential. To the west is the Spectrum rest home currently under construction also zoned SO, and further west are a mix of uses and zonings which include single- and multi-family residential, and suburban office.

SO zoning allows a variety of uses by right or by Conditional Use. Uses include: business and professional offices, banks, libraries, senior living facilities, etc. Here, the use will be the latter with commitments made to site plan and architecture through other process, and with use and development limitations made by Limitation zoning text.

In accordance with Gahanna zoning code Section 1133.03 the applicant Spectrum Acquisition Gahanna, LLC 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.*

This request to rezone to SO is consistent with both the 2002 Land Use Plan and the North Triangle Concept Plan. The independent living cottages are accessory to the senior living facility under construction to the west, is consistent with applicable plans, existing development trends, and the development currently underway on the property adjacent to the west.

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

The requested SO district will not be incompatible with the physical features of the site. Because a conditional use is requested in conjunction with the rezoning, detailed site plans and architecture are included with the request. In addition, the applicant has submitted for a Certificate of Appropriateness and a Final Development Plan therefore significant development details are included proving its compatibility and appropriateness at this location.

- (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. There is no appreciable difference in the return on investment under the NC zoning or by the proposed SO zoning for this property.

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

There are relatively few properties zoned SO in the City. Regardless zoning to the SO to accommodate a controlled low-impact development in conjunction with and consistent with the existing development to the west is appropriate.

*(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 Morse Road / Johnstown Road corridor contains single- and multi-family residential, office, retail and other commercial uses. The proposed use is consistent with the existing built environment. The land is suitable to the use, which is to be in conjunction with the use being developed on the property adjacent to the west. This rezoning request is submitted in conjunction with a Final Development Plan and Certificate of Appropriateness which provide extensive details regarding the appropriates of the use and the aesthetics of the project.

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

A traffic study for this corridor is in the City's possession. Traffic improvements are planned for the vicinity, which are designed to increase capacity along Morse Road. The impact of this proposal are minimal in comparison to other uses in either the existing NC, or in the SO districts.

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

Gahanna administration and officials are aware of numerous studies that indicate a growing demand for senior living facilities, and there are relatively few properties zoned to accommodate the use.

This rezoning request is consistent with the recommended land uses of the North Triangle Concept Plan as well as the land use recommendations of the 2002 Future Land Use Plan. As such, the applicant respectfully requests a recommendation of approval from the Gahanna Planning Commission, and approval of the request by Gahanna City Council.

**APPLICANT:**

Spectrum Acquisition Gahanna, LLC  
200 North Spruce Street  
Denver, Colorado 80230

**PROPERTY OWNER:**

The New Albany Company LLC  
8000 Walton Parkway, Suite 120  
New Albany, Ohio 43054

**ATTORNEY:**

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

**CONTIGUOUS PROPERTY OWNERS:**

Warren and Carolyn Roberts  
1382 Evaline Drive  
Columbus, Ohio 43224

Edward Doersam  
P.O. Box 30874  
Columbus, Ohio 43230

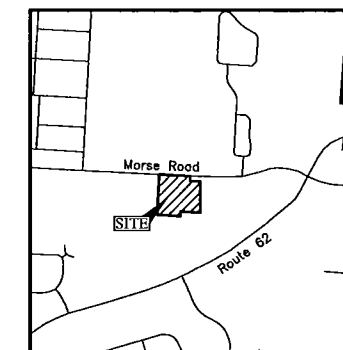
Albany Glen LLC  
250 East Broad Street, Suite 1100  
Columbus, Ohio 43215

# ALTA/NSPS LAND TITLE SURVEY

## QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16

### UNITED STATES MILITARY LANDS

#### CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: NOT TO SCALE

NOTE: There is evidence on the site of activity associated with infrastructure construction such as soil stock piles, public water main and appurtenances, public sanitary sewer main and appurtenances, and a relocated stream. There is no observable evidence of activity associated with building construction at time of survey.

**PARCEL I:**

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 2, Township 1, Range 16, United States Military Lands, being comprised of a part of each of those tracts of land conveyed to The New Albany Company LLC by deeds of record in Official Record 12127E10, Official Record 12773A11, Official Record 16314A03, Official Record 21256E01 and Instrument Number 19981120289607, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at FCGS Monument Number 6623 found in the centerline of Morse Road (R/W width varies), the northwesterly corner of that 8.839 acre tract conveyed to S-K Gahanna, LLC by deed of record in Instrument Number 201505260068251, the southwesterly corner of that 0.304 acre tract conveyed as Parcel 7-WD to the City of Columbus, Ohio by deed of record in Instrument Number 201502040014476;

Thence South 86° 49' 32" East, with said centerline, a distance of 575.32 feet to a mag nail set at the northeasterly corner of that tract conveyed to S-K Gahanna, LLC by deed of record in Instrument Number 201505260068251, the TRUE POINT OF BEGINNING for this description;

Thence South 86° 49' 32" East, with said centerline, a distance of 297.00 feet to a mag nail set at the northwesterly corner of that tract conveyed as Parcel 21-WD to Franklin County Commissioners by deed of record in Instrument Number 200608030153013, said mag nail being located North 86° 49' 32" West, a distance of 408.39 feet from FCGS Monument Number 1959;

Thence South 09° 11' 32" East, with the westerly line of said Parcel 21-WD, passing a 5/8" rebar capped "FCE" found at 30.05 feet, a total distance of 60.10 feet to a 5/8" rebar capped "FCE" found at the southwesterly corner thereof;

Thence South 03° 10' 28" West, crossing said New Albany Company tract (Official Record 12127E10), a distance of 289.49 feet to an iron pin set in the northerly line of that 2.45 acre tract conveyed to Edward J. Doersam by deed of record in Official Record 3976G03;

Thence North 86° 49' 32" West, with said northerly line, a distance of 77.91 feet to an iron pin set at the northwesterly corner thereof;

Thence South 00° 12' 03" East, with the westerly line of said 2.45 acre tract, a distance of 30.07 feet to an iron pin set at a northeasterly corner of said S-K Gahanna, LLC tract;

Thence North 86° 02' 58" West, with a northerly line of said S-K Gahanna, LLC tract, a distance of 223.48 feet to an iron pin set at a corner thereof;

Thence North 03° 02' 00" East, with an easterly line of said S-K Gahanna, LLC tract a distance of 376.49 feet to the TRUE POINT OF BEGINNING, containing 2.551 acres of land, more or less, of which 0.459 acre is out of Parcel Number 025-011235, 1.387 acres are out of Parcel Number 025-011236 and 0.705 acre is out of Parcel Number 025-011239. Also, 0.205 acre falls within the presently occupied right of way of Morse Road, of which 0.030 acre is out of Parcel Number 025-011235, 0.110 acre is out of Parcel Number 025-011236 and 0.065 acre is out of Parcel Number 025-011239.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.  
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

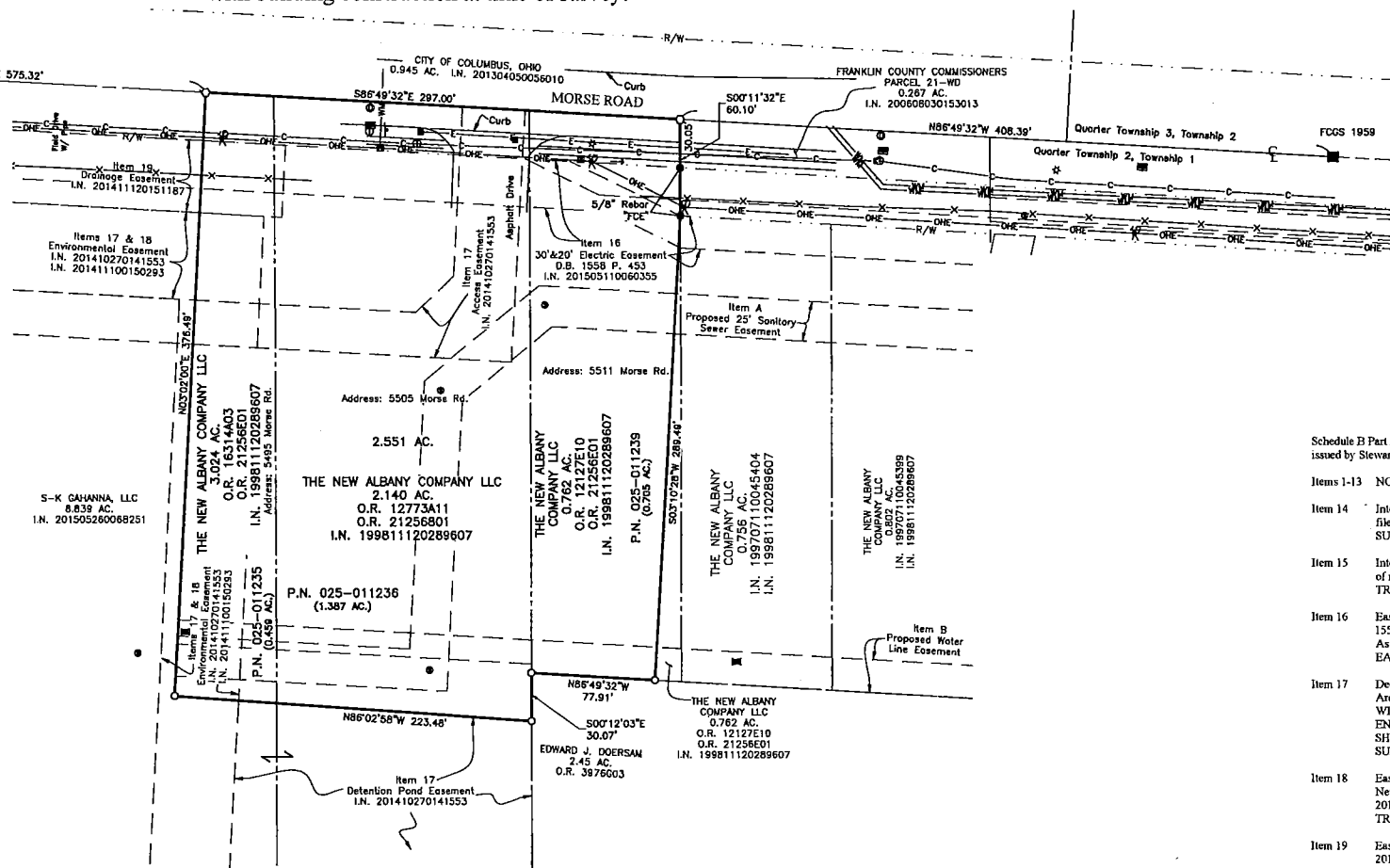
The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1983 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.

**PARCEL II:**

Non-exclusive Easements contained within Environmental Covenant Easement Agreement by and between The New Albany Company and Spectrum Acquisition Gahanna LLC of record in Instrument No. 20141100150293.

**PARCEL III:**

Non-exclusive easements contained within that certain Declaration of Covenants, Conditions, Restrictions and Easements for The Morse/62 Corridor Area of record in Instrument No. 201410270141553.



Schedule B Part II Items from Title Commitment File No. 01032-19503 - Amended No. 3 REV June 8, 2016, issued by Stewart Title Guaranty Company with an effective date of May 24, 2016 at 8:00 A.M.

- Items 1-13 NOT SURVEY RELATED ITEMS.
- Item 14 Intentionally Deleted - Easement granted to The Columbus Railway, Power & Light Company filed of record in Deed Book 858 Page 644. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 15 Intentionally Deleted - Easement granted to The Columbus Railway, Power & Light Company of record in Deed Book 859 page 176. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 16 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 1558 page 453. As supplemented of record in Instrument No. 201505110060355. 30' AND 20' ELECTRIC EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 17 Declaration of Covenants, Conditions, Restrictions and Easements for The Morse/62 Corridor Area of record in Instrument No. 201410270141553. SUBJECT TRACT IS LOCATED WITHIN AREA DESCRIBED AS "EASTERN PARCEL". ACCESS AND ENVIRONMENTAL EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. DETENTION POND EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT, BUT IS SHOWN HEREON FOR REFERENCE.
- Item 18 Easements contained within Environmental Covenant Easement Agreement by and between The New Albany Company and Spectrum Acquisition Gahanna LLC of record in Instrument No. 20141100150293. ENVIRONMENTAL EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 19 Easement granted to the City of Columbus, Ohio, of record in Instrument No. 20141120151187. DRAINAGE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 20 Easement granted to the City of Columbus, Ohio, of record in Instrument No. 20141120151189. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 21 NOT A SURVEY RELATED ITEM.

- ADDITIONAL ITEMS:**
- Item A Proposed 25' Sanitary Sewer Easement. PROPOSED EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
  - Item B Proposed Water Line Easement. PROPOSED WATER LINE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

CERTIFICATION: Commitment No. 01032-19503 - Amended No. 3 REV June 8, 2016  
To: Spectrum Acquisition Gahanna, LLC, The New Albany Company LLC, Stewart Title Guaranty Company and Stewart Title Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8 and 13 of Table A thereof. The fieldwork was completed in May of 2014.

NOTE: There are no gaps, gores or overlaps between the subject tract and the adjoining properties shown on this survey.

By: Matthew A. Kirk  
Professional Surveyor No. 7865  
mkirk@emht.com

**FEMA NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Map (dated June 17, 2008), the subject tract shown hereon lies within Zone X (area determined to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C021K.

**UTILITY STATEMENT:**  
The utilities shown hereon have been located from field survey information and existing drawings. A Utility Mapping and Plans request was submitted to Ohio Utility Protection Service (OUPS) on June 14, 2016. 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.

**SURVEY NOTE:**  
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**BASIS OF BEARINGS:**  
The Bearings shown hereon are based on the Ohio State Plane Coordinate System, (South Zone), as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.

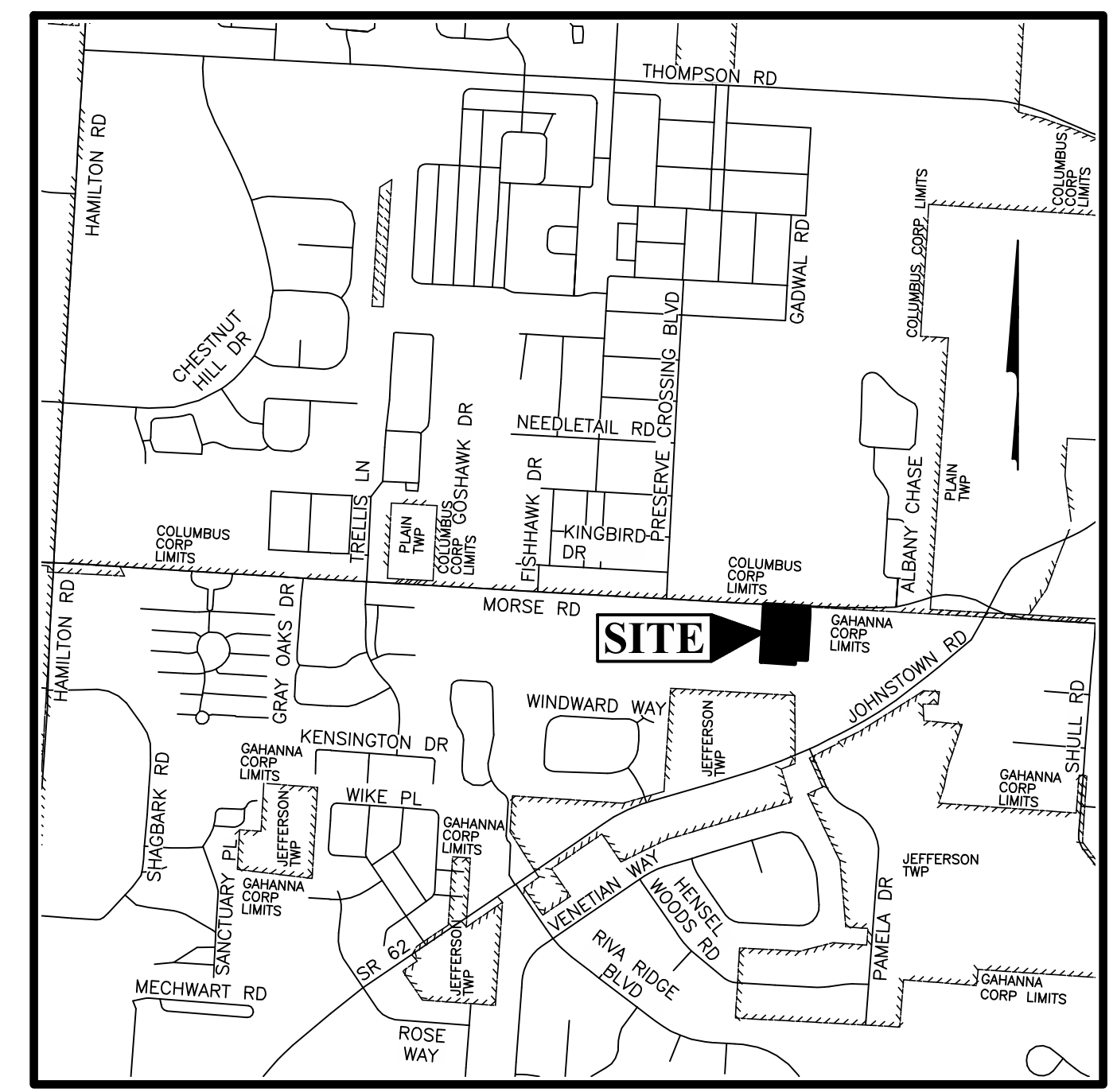
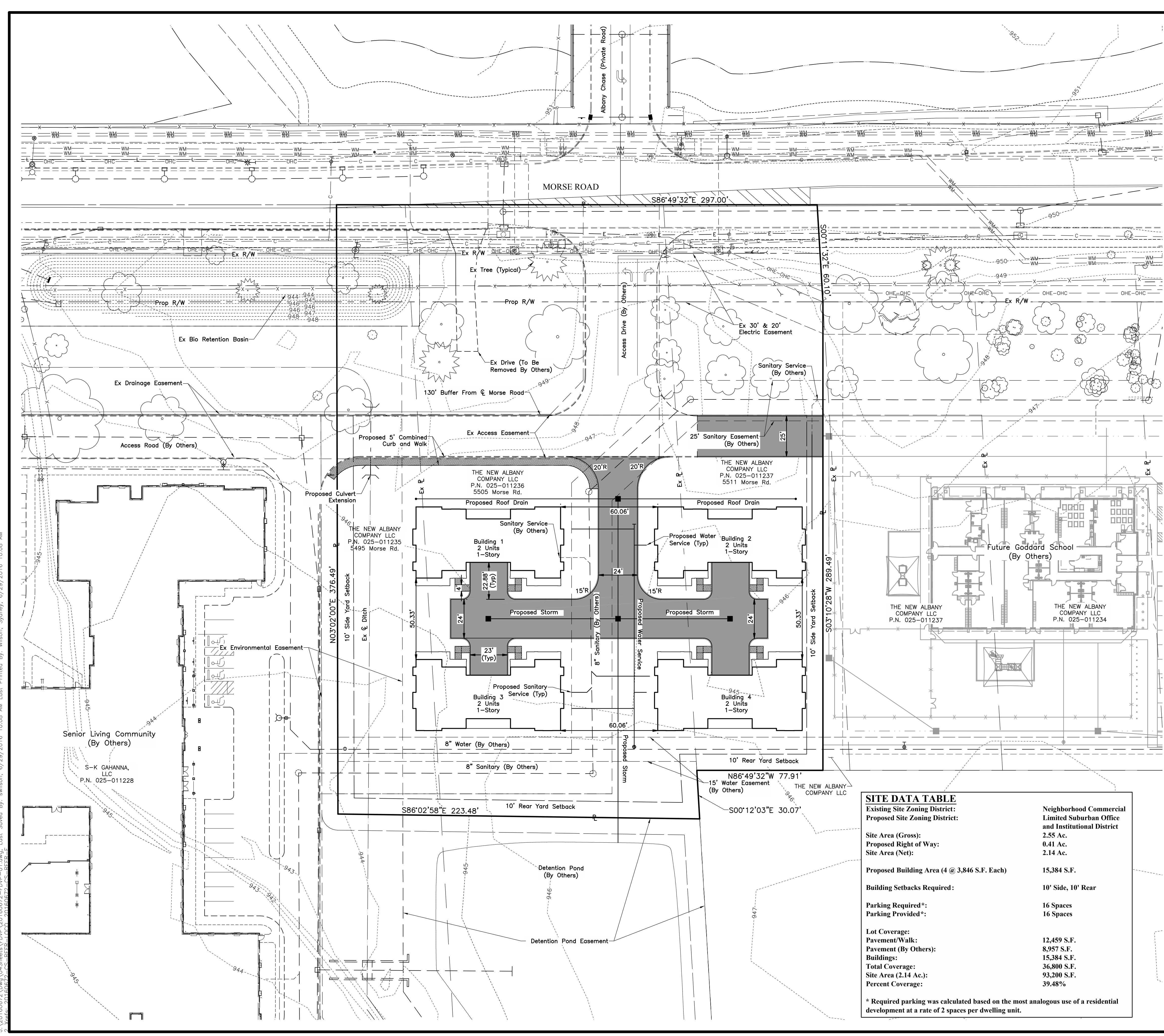
NOTE: There are no gaps, gores or overlaps between the subject tract and the adjoining properties shown on this survey.

| LEGEND   |                                   |
|--|-----------------------------------|
| ● = STONE FND.   | ⊗ = Utility Pole                  |
| ■ = MON. FND.  | ⊕ = Light Pole                    |
| ● = 5/8" I.P. FND. (UNLESS OTHERWISE NOTED)                    | ⊖ = Electric Pull Box             |
| ○ = I.P. SET   | — = Sign                          |
| ● = MAG. NAIL FND.   | ⊕ = Catch Inlet                   |
| ○ = MAG. NAIL SET  | ⊖ = Propose Tank                  |
| ▲ = R.R. SPK. FND.   | ⊕ = Storm Manhole/w Grate Lid     |
| ▲ = R.R. SPK. SET  | ⊖ = Storm Manhole                 |
| ● = P.K. NAIL FND.   | ⊕ = Fiber Optic Pedestal          |
| I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC | ⊖ = Cable TV Pedestal             |
|  | ⊕ = Telephone Manhole             |
|  | ⊖ = Sanitary Manhole              |
|  | ⊕ = Mail Box                      |
|  | ⊖ = Fence                         |
|  | — WM — = Water Line               |
|  | — OHE — = Overhead Electric       |
|  | — C — = Underground Communication |

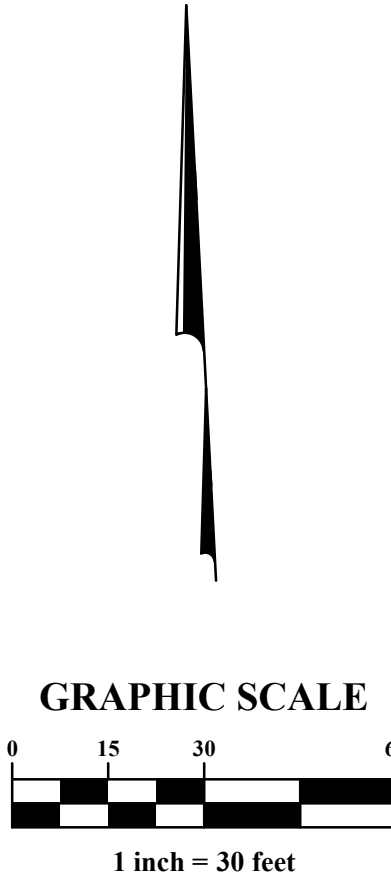


|   |      | Date: June 22, 2016 |
|---|------|---------------------|
|   |      | Scale: 1" = 50'     |
| Evans, Mechwart, Hambleton & Tilton, Inc.<br>Engineers - Surveyors - Planners - Scientists<br>4000 New Albany Road, Columbus, OH 43004<br>Phone: 614.773.4500 Fax: 614.773.3444<br>emht.com |      | Job No: 2016-0223   |
|   |      | Sheet: 1 of 1       |
| REVISIONS   |      |                     |
| MARK  | DATE | DESCRIPTION         |
|   |      |                     |
|   |      |                     |





**LOCATION MAP**  
Scale: N.T.S.



**LEGEND**

|             |  |
|-------------|--|
| — SAN —     | Existing Sanitary                            |
| — STM —     | Existing Storm                               |
| — WM —      | Existing Water Main                          |
| — GM —      | Existing Gas Main                            |
| — L —       | Existing Underground Lighting                |
| — GM —      | Existing Communication Duct                  |
| — OHC —     | Existing Overhead Communication              |
| — OHC-OHC — | Existing Overhead Communication and Electric |
| — C —       | Existing Communication                       |
| —           | Proposed Property Line                       |
| —           | Proposed Pavement                            |
| —           | Proposed Sidewalk                            |

**NOTES**  
All radii are 5' unless otherwise noted.  
All Dimensions given are measured to the face of curb.  
All radius dimensions given are measured along the face of curb.

Overall site plan and landscape plan layout subject to change based on final engineering.

**SITE DATA TABLE**

|  |  |
|--|--|
| Existing Site Zoning District:               | Neighborhood Commercial Limited Suburban Office and Institutional District |
| Proposed Site Zoning District:               |  |
| Site Area (Gross):                           | 2.55 Ac.   |
| Proposed Right of Way:                       | 0.41 Ac.   |
| Site Area (Net):                             | 2.14 Ac.   |
| Proposed Building Area (4 @ 3,846 S.F. Each) | 15,384 S.F.  |
| Building Setbacks Required:                  | 10' Side, 10' Rear   |
| Parking Required*:                           | 16 Spaces  |
| Parking Provided*:                           | 16 Spaces  |
| Lot Coverage:                                | 12,459 S.F.  |
| Pavement/Walk:                               | 8,957 S.F.   |
| Pavement (By Others):                        | 15,384 S.F.  |
| Buildings:                                   | 36,800 S.F.  |
| Total Coverage:                              | 93,200 S.F.  |
| Site Area (2.14 Ac.):                        | 39.48%   |
| Percent Coverage:                            |  |

\* Required parking was calculated based on the most analogous use of a residential development at a rate of 2 spaces per dwelling unit.

**DEVELOPER**  
Spectrum Retirement Communities  
200 Spruce St.  
Suite 200  
Denver, CO 80230  
Contact: Clinton Enycart  
Phone number: (303) 360-8812  
Email: cenycart@spectrumretirement.com

**ENGINEER/SURVEYOR**  
EMH&T  
5500 New Albany Road  
Columbus, OH 43054  
Contact: Patricia Brown, PE  
Phone number: (614) 775-4396  
Email: pbrown@emht.com

**PROJECT DESCRIPTION**  
The Three Creeks Senior Living Cottages development includes the construction of four 3,846 square foot one-story residential buildings.

**STORMWATER MANAGEMENT**  
The storm water for this project will be controlled by a proposed onsite pond (by others) at the southern end of the site.

**REVISIONS**

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO  
FINAL DEVELOPMENT PLAN  
FOR  
**THREE CREEKS**  
SENIOR LIVING COTTAGES



|         |               |
|---------|---------------|
| DATE    | June 29, 2016 |
| SCALE   | 1" = 30'      |
| JOB NO. | 2016-0672     |
| SHEET   |               |



## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Spectrum Cottages

Project Address: Morse Road

#### Planning and Development:

This is a request to rezone 2.5 acres from Neighborhood Commercial (NC) to Suburban Office (SO). The adjacent property to the west was rezoned in 2014 to SO for a senior living facility. The application proposes to develop four cottages consisting of two units each as an associated use of the previously approved Spectrum senior living facility. The property to the east was recently approved for a daycare.

Permissible uses are similar between the SO and NC zoning districts. SO allows for a variety of office uses which include but aren't limited to the following: administrative and business offices, professional offices, medical offices, and libraries. Senior living facilities are permissible by Conditional Use. NC allows for similar intensity uses that are geared towards retail activities.

The property is located within the North Triangle TIF. The TIF will capture the increased value of the property post construction. An estimated value of the project is not yet known. The TIF will annually receive an estimated \$13,071 for every \$1,000,000 in property value.

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

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

#### 2002 Land Use Plan

The property is designated Mixed Use on the Future Land Use Map. Mixed Use areas should contain a mix of residential types, office, commercial and retail. The Morse Road corridor has developed consistent with this objective. Uses are diverse and include retail, multifamily, and professional services.

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:



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

*The requested zoning permits a variety of commercial uses that are encouraged by the future land use plan.*

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

*Developments in the area are varied. However, the proposed use is a continuation and expansion of the use immediately to the west. The proposed rezoning/use is a logical continuation of the existing development pattern.*

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.

*Staff is of the opinion that the proposed rezoning will not adversely affect living conditions in the surrounding area. Traffic generation and other impacts for a small independent senior living facility are minimal.*

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

*The zoning change continues the existing development pattern by expanding the SO zoning district to the east.*

### Economic Development Strategy

The property is located within Priority Development Area (PDA) #3 and is identified as target site 3F/G. The Strategy identifies this property and the surrounding property as appropriate for office and senior living. The Strategy does not mandate a particular use or design for properties within the PDA. With that said, the rezoning and the proposed use are consistent with the uses proposed within the Strategy.

### North Triangle Plan

The property is located within the North Triangle Concept Plan. The Plan was adopted in 1997 and consists of a few key principles and objectives. Properties fronting Morse Road shall provide an open space corridor of 150 feet as measured from the centerline. The land use is designated Mixed Use. The proposed rezoning is consistent with the land use.



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### 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.

*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.

*Staff is of the opinion that potential uses are compatible with the physical environment. A formal review of the development will occur if the zoning is approved. At that time, additional environmental analysis will be performed.*

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.

*The applicant's statement does not adequately address this question. Instead, a statement is made that the return on investment is similar between the proposed and the existing zoning districts. The applicant needs to provide more analysis in order to properly answer this statement.*

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

*Relatively few properties are zoned SO, however, the zoning category is highly sought after because of the permissible 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 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. The adjacent property was rezoned two years ago and as of this date, appears to be a positive addition to the City.*

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.

*A preliminary review indicates that adequate infrastructure exists to serve the property.*



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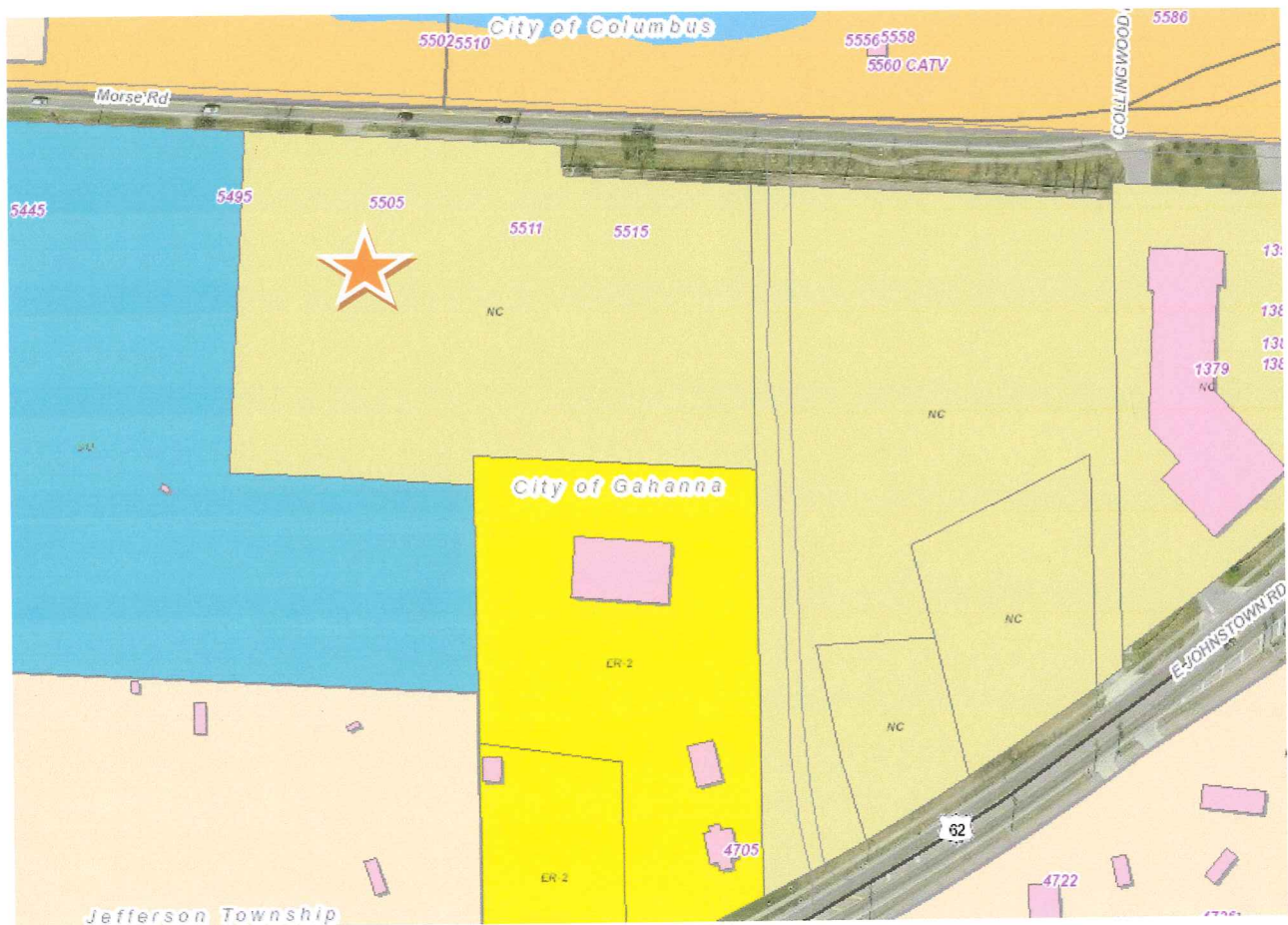
## CITY OF GAHANNA

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.

*Because of the aging population and lack of existing facilities, it is anticipated that senior living facilities will continue to grow in popularity.*

It is staff's opinion the proposed rezoning is consistent with the applicable polices. Therefore, staff recommends approval of the request.

### Zoning Map



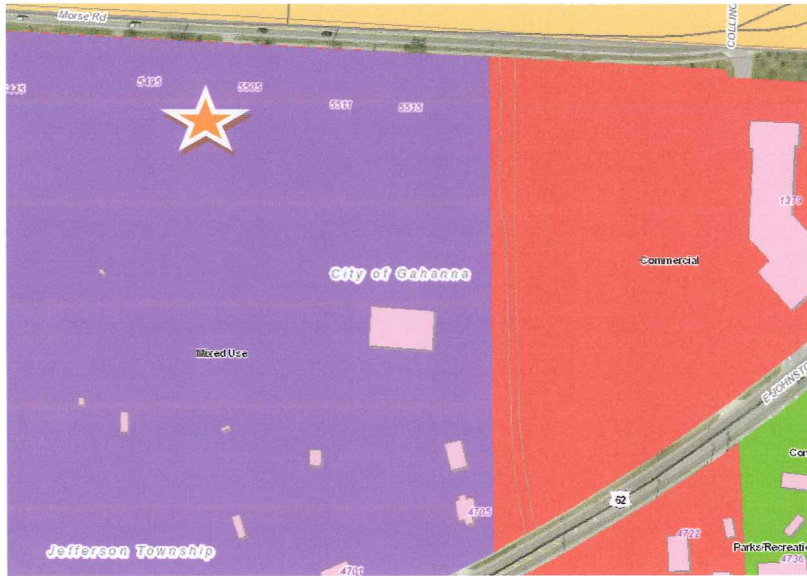
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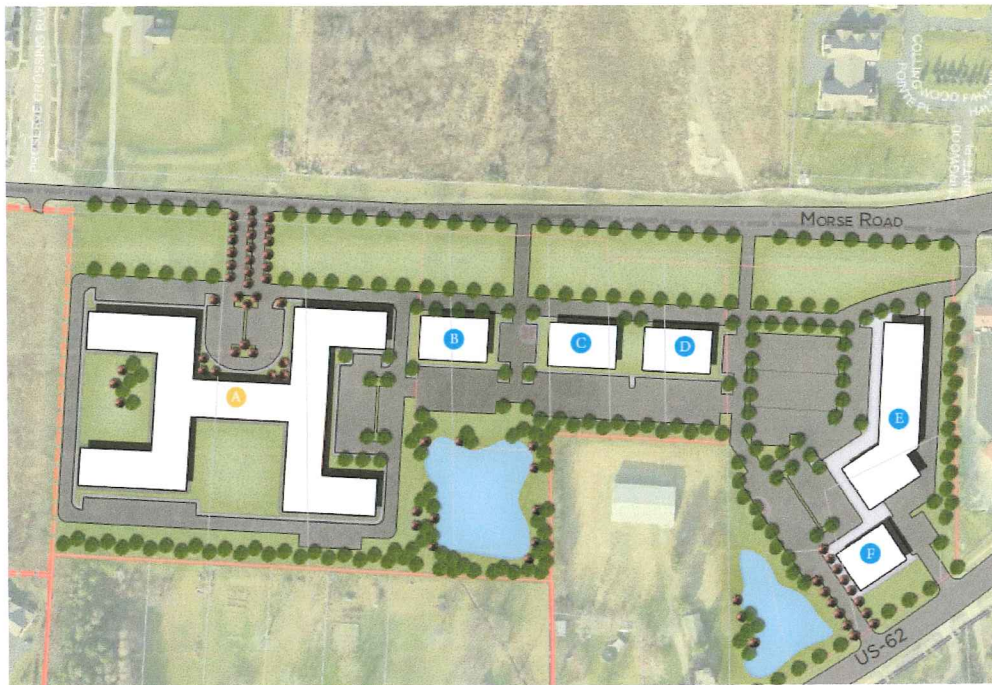


# CITY OF GAHANNA

## Future Land Use Map



## ED Strategy



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director





## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Senior Living Cottages  
Project Address: 5495,5511,5505 Morse Rd.

The applicant requests that this proposed 2.55 ac. parcel be rezoned from NC (Neighborhood Commercial) to L-SO (Limited Overlay Suburban Office and Institutional), to accommodate an expansion of the Three Creeks campus. This expansion of the campus will allow the addition of 4 buildings with 2 units each to be used as independent senior living units. The overlay text will ensure that the parcel will be combined with the existing Three Creeks property, and used only as indicated.

The project will share a drive with the Goddard School project to the East. Connectivity to the main building will be provided, as well as services to the residents from the main building.

This project, if the zoning is approved by Council, will return to the Planning Commission for review of a Final Development Plan and a Certificate of Appropriateness.

• **1133.03 - PUBLIC HEARING.**

(a)

(1)

Before submitting its recommendations concerning the application before it to Council, the Planning Commission shall hold at least one public hearing on such application.

(2)

At such hearing, the applicant shall present a statement addressing the following criteria and adequate evidence in such form as the Planning Commission, and subsequently City Council, may require, aiding the Commission in its deliberation on the issue. The development department staff shall provide an administrative report that includes comments from both the Zoning Division and the Economic Development Division.

(b)

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.

(2)

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

(3)

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

(4)



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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.

(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.

(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.

Respectfully Submitted By:

**BONNIE GARD**

Planning & Zoning Administrator

Department of Public Service

Division of Building & Zoning



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## **Mifflin Township Division of Fire Fire Inspection Bureau**

475 Rocky Fork Blvd., Gahanna, OH 43230

Phone: (614) 471-0542

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### **Zoning Change Review**

**Applicant    Senior Living Cottages  
                  Morse Road  
                  Gahanna, OH 43230**

**RE: ZC- Morse Rd. – Senior Living Cottages**

**The fire division has submitted comments to the architect about the fire sprinkler system. Since there are less than 30 units, there are no roadway requirements from the fire division, but they will share the widened drive serving The Goddard School.**

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

**July 20, 2016**

**Date**

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A handwritten signature in black ink, appearing to read "Steve Welsh", is written above a horizontal line.

**Steve Welsh, Captain, Fire Marshal**



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Senior Living Cottages  
Project Address: 5495,5511,5505 Morse Rd.

No comments on the zoning change.

Respectfully Submitted By: Robert S. Priestas, P.E.

