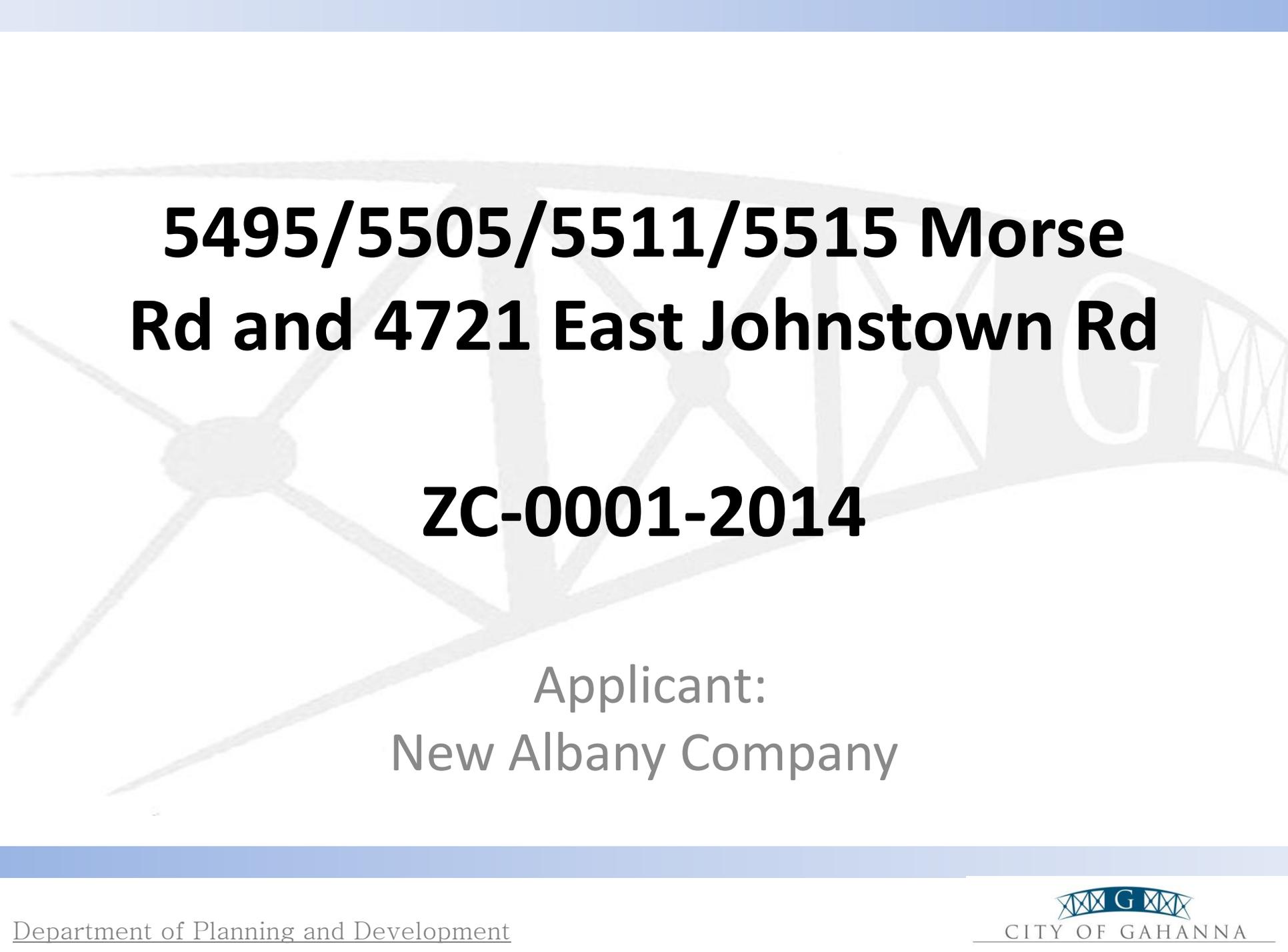


Gahanna City Council

September 2, 2014

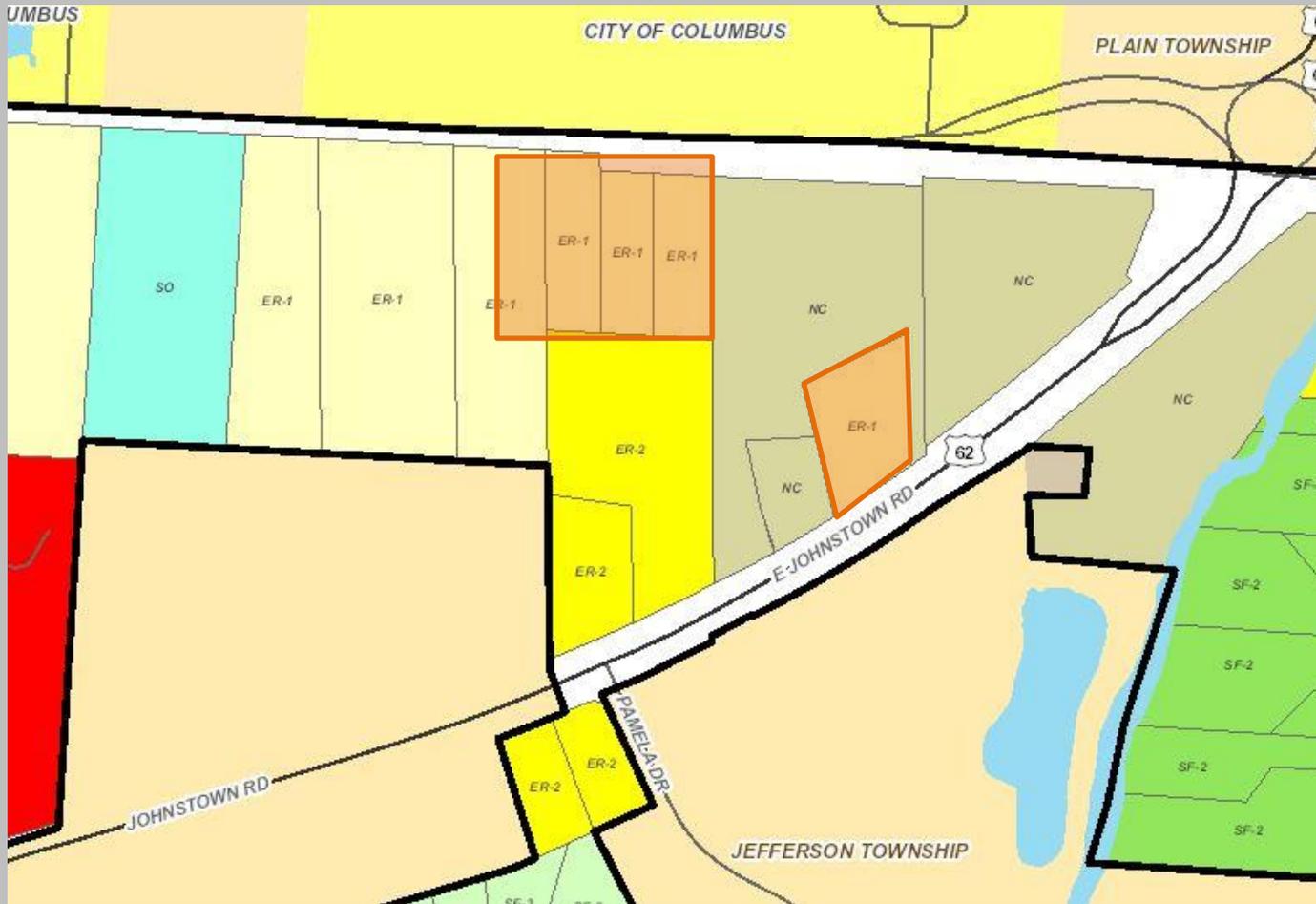


**5495/5505/5511/5515 Morse
Rd and 4721 East Johnstown Rd**

ZC-0001-2014

Applicant:
New Albany Company

Zoning Map



Aerial Map



Application Summary

- Property size: 4.806 acres
- Current zoning: ER-1 (Estate Residential)
 - Allowed uses: single family, parks, agricultural uses
- Proposed zoning: NC (Neighborhood Commercial)
 - Allowed Uses: retail stores, personal services (barber/beauty shops), business and professional office

Zoning Change Criteria

Planning Commission Considerations: (1133.03)

1. Consistency with City's comprehensive land use plan
2. Compatibility of environmental features with proposed use
3. Availability of other sites with similar zoning
4. Compatibility with surrounding uses
5. Capacity of City infrastructure and services
6. Apparent demand for proposed uses

Zoning Change Analysis

1. Comprehensive Land Use Plan
 - Site located within North Triangle Plan
 - Targeted Land Use for site is Office/Mixed Use
2. No environmental features
3. .15% of property within City zoned NC
4. Compatible with surrounding uses
5. Sufficient Infrastructure to support property
6. Appears to be demand, few properties zoned NC

Recommendation

- Planning Commission:
 - Recommended approval on 7/23/14
- Department of Planning and Development
 - Recommends approval
 - Consistent with zoning change criteria of Chapter 1133
 - Consistent with North Triangle Concept Plan
 - Consistent with 2002 Land Use Plan



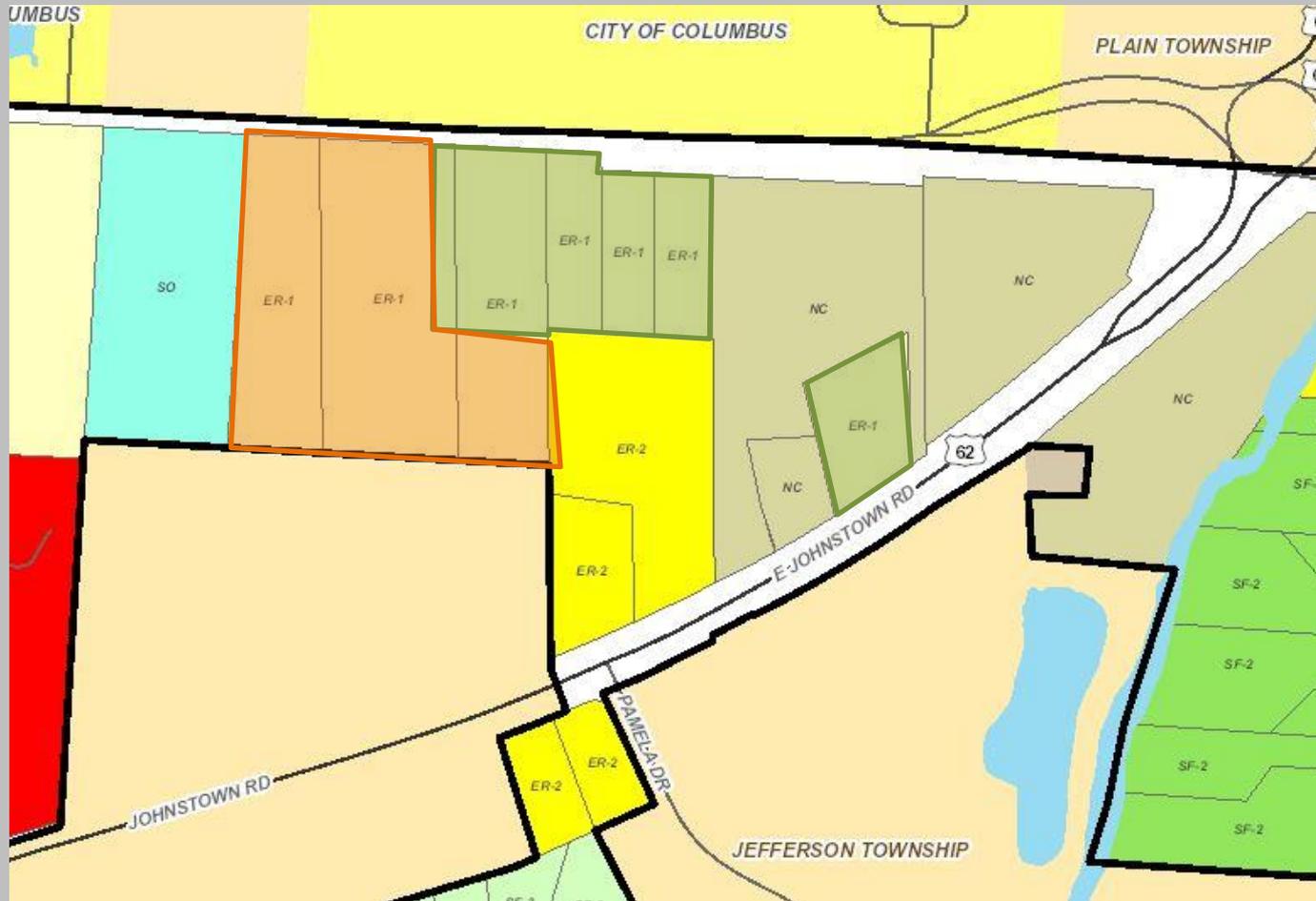
CITY OF GAHANNA

5445/5495/5505 Morse Rd

ZC-0002-2014

Applicant:
Spectrum Acquisitions

Zoning Map



Aerial Map



Application Summary

- Property size: 5.006 acres
- Current zoning: ER-1 (Estate Residential)
 - Allowed uses: single family, parks, agricultural uses
- Proposed zoning: SO (Suburban Office and Institutional)
 - SO permits business and professional offices, medical offices, banks, libraries, senior living facilities, etc

Zoning Change Criteria

Planning Commission Considerations: (1133.03)

1. Consistency with City's comprehensive land use plan
2. Compatibility of environmental features with proposed use
3. Availability of other sites with similar zoning
4. Compatibility with surrounding uses
5. Capacity of City infrastructure and services
6. Apparent demand for proposed uses

Zoning Change Analysis

1. Comprehensive Land Use Plan
 - Site located within North Triangle Plan
 - Targeted Land Use for site is Office/Mixed Use
2. No environmental features
3. 1.8% of property within City zoned SO
4. Compatible with surrounding uses
5. Sufficient Infrastructure to support property
6. High demand, few properties zoned SO

Recommendation

- Planning Commission:
 - Recommended approval on 7/23/14
- Department of Planning and Development
 - Recommends approval
 - Consistent with zoning change criteria of Chapter 1133
 - Consistent with North Triangle Concept Plan
 - Consistent with 2002 Land Use Plan



CITY OF GAHANNA