

13100055

File No: 2C-3-2013

Fee: 550.00

Date Received: 10-31-13

Initials: CAS

Scheduled Public Hearing Date: 12-4-13

Check or Receipt Number: 1786



**PLANNING COMMISSION
APPLICATION FOR ZONING CHANGE**

Applicant: RANGER DEVELOPMENT GROUP LLC

Contact: JASON ZADEH Title: PRESIDENT

Address: 575 WEST FIRST AVENUE, COLUMBUS, OHIO 43215

Phone: 614-545-9247 Fax: NA E-Mail: JASON.ZADEH@GMAIL.COM

Status: Property Owner Option Holder Contractual Purchaser Agent

Property Location: 291 - 301 HAMILTON ROAD Proposed Use: COMMERCIAL

Current Zoning: RES Proposed Zoning: CX-1

Total Acreage: 3.3 ACRES Parcel ID #(s): 025-000475 - 025-000485

Developer: RANGER DEVELOPMENT GROUP LLC

Contact: JASON ZADEH Title: PRESIDENT

Address: 575 WEST FIRST AVENUE, COLUMBUS, OHIO 43215

Phone: 614-545-9247 Fax: NA E-Mail: JASON.ZADEH@GMAIL.COM

Property Owner: VARIOUS (SEE ATTACHMENT)

Contact: _____ Title: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Signature of Property Owner _____ Date _____

10-30-13

Signature of Applicant and Agent of Property Owner _____ Date _____

Notes: Planning Commission and/or City Staff may visit the property prior to hearing.
All correspondence will be to applicant above unless otherwise stated.

Submission Requirements

1. Submit ten (10) copies of a survey and legal description of the property certified by registered surveyor.
2. For a Limited Overlay or ROD Re-zoning, you must submit ten (10) copies of the proposed plan folded (not rolled) to 8½ x 11 inch size prior to submission, limitation text, and elevation drawings.
3. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches.
4. Submit a list of property owners, contiguous and directly across the street and their mailing addresses.
5. Application Fee: \$400 for first acre, \$50 for each additional acre. \$1,000 maximum.
6. The property must be posted in accordance with Section 1133.02 within seven (7) days after the application is accepted. The sign shall be consistent with the attached diagram entitled Zoning Change Sign. Information on the sign must be approved by the Planning & Zoning Administrator prior to installation.

PAID
 OCT 31 2013
 BY: CAS CHK # 1786 BY: CAS

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.

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.

Signature of Planning & Zoning Administrator

Date

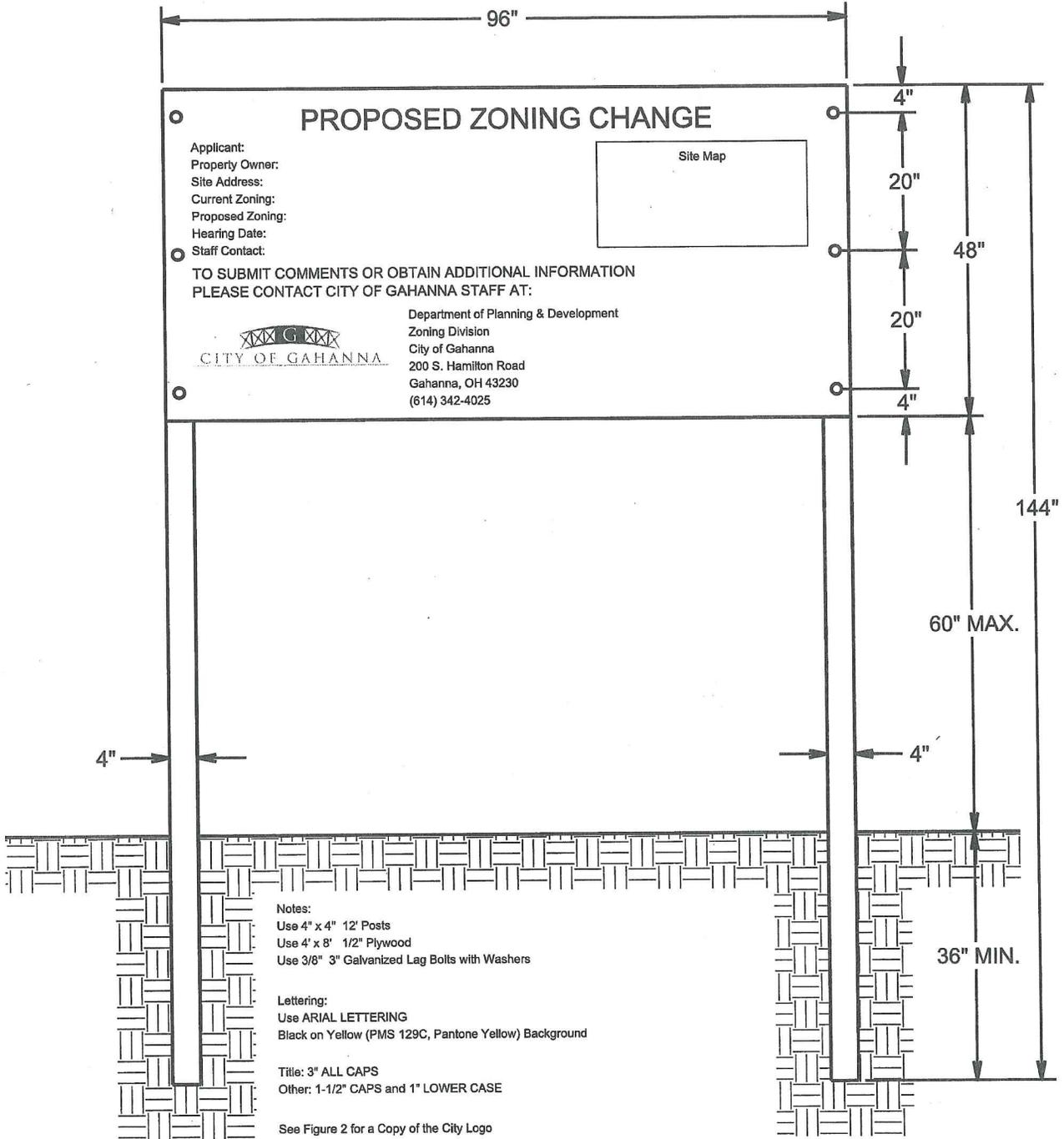


Figure 1. Zoning Change Sign



Figure 2. City Logo

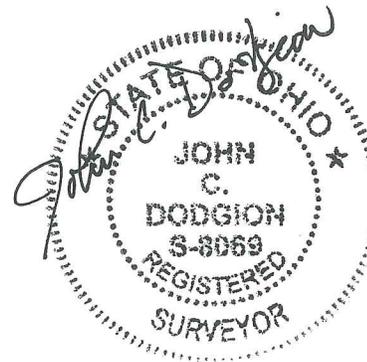
**Rezoning Description ~ 3.3 Ac.
North Side of Rocky Fork Drive South
West Side of Hamilton Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 4,
Township 1, Range 17, U.S.M.D. and described as follows:

Being all of Lots 68 through 78, inclusive, of Gramercy Park Estates as recorded in Plat
Book 26, Page 21, Recorder's Office, Franklin County, Ohio.

Advanced Civil Design, Inc.

13-0005-412\survey\rezone

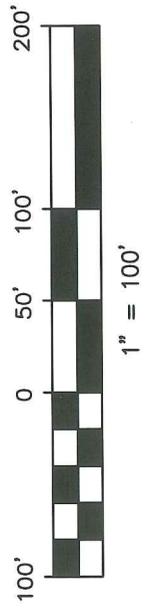


Rezoning Exhibit

City of Gahanna, Franklin County, Ohio
 Quarter Township 4, Township 1, Range 17, U.S.M.D.



This drawing is based on existing Franklin County records.



DRAWN BY: JCD JOB NO.: 13-0005-412
 DATE: 10/30/2013 CHECKED BY: DRH

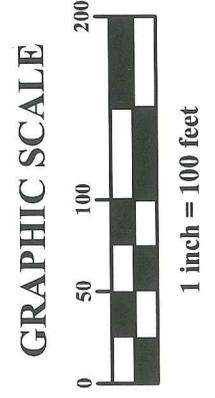
ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

AERIAL EXHIBIT
THE SHOPS AT ROCKY FORK



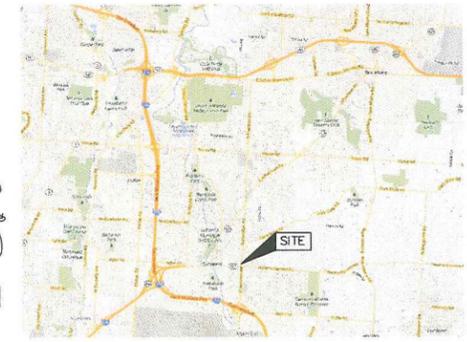
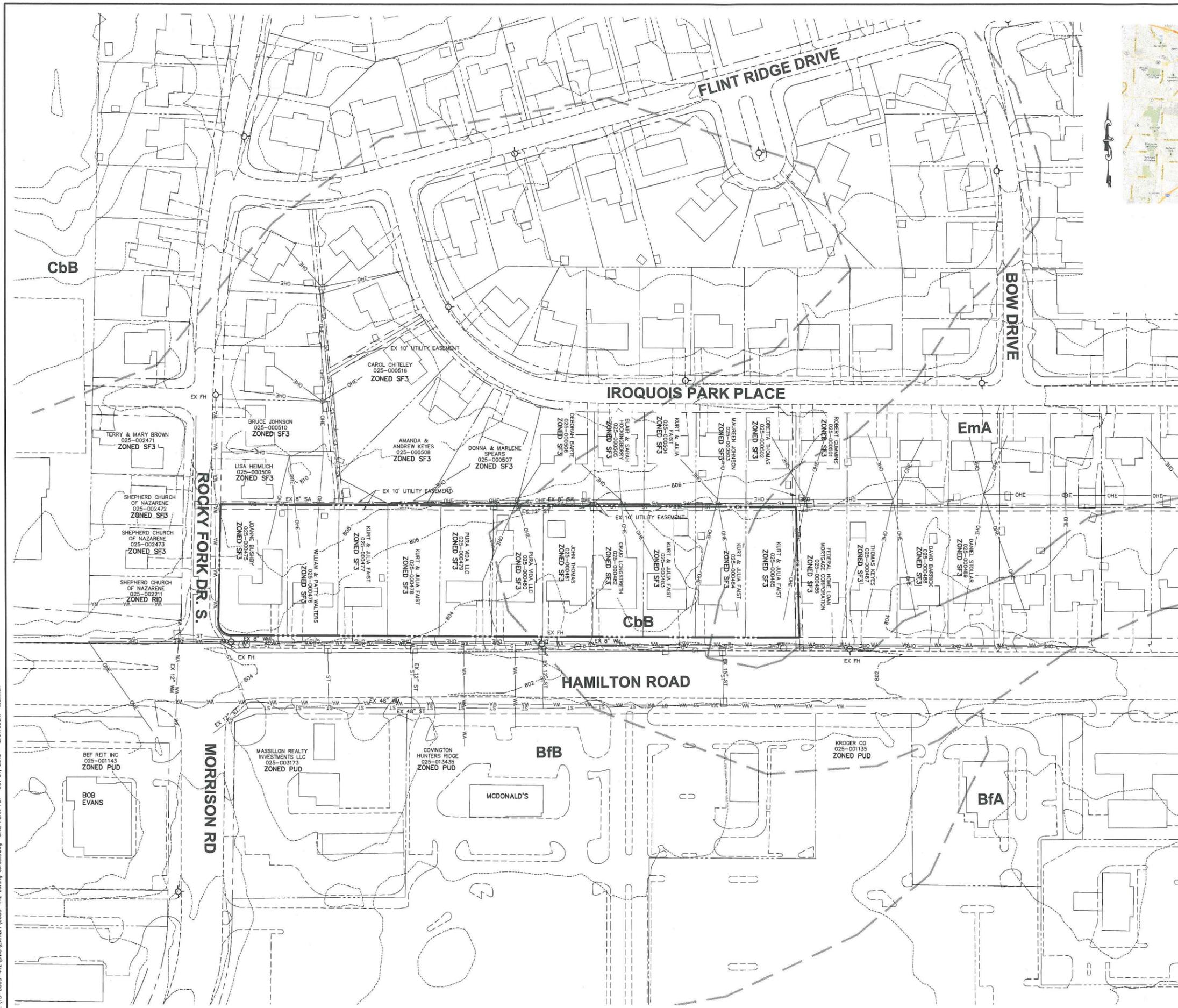
DRAWN BY: TPC JOB NO.: 13-0005-412
 DATE: 10/31/2013 CHECKED BY: TMW



ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

Z:\13-0005-412\DWG\EXHIBIT\0005-412 zoning exhibit.dwg SITE PLAN FPP Oct. 31, 2013 - 8:01:03am collinr



LOCATION MAP
NO SCALE

LEGEND

- 940--- EXISTING CONTOUR
- ST— EXISTING STORM SEWER
- SA— EXISTING SANITARY SERVICE
- WA— EXISTING WATER SERVICE
- G— EXISTING GAS SERVICE
- OHE— EXISTING OVERHEAD ELECTRIC
- WA— EXISTING WATER SERVICE
- PROPOSED PROJECT BOUNDARY
- CHANGE IN SOIL TYPE

FLOOD NOTE

THE SUBJECT PROJECT AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0213K, WITH AN EFFECTIVE DATE OF 06/17/2008, IN FRANKLIN COUNTY, OHIO.

SOIL CLASSIFICATION KEY

- BFA BENNINGTON—URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
- BfB BENNINGTON—URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES
- CBB CARDINGTON—URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES
- EMA ELDEAN—URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES



GRAPHIC SCALE
1 inch = 60 feet

DEVELOPER
RANGER DEVELOPMENT GROUP, LLC
575 WEST FIRST AVENUE, SUITE 100
COLUMBUS, OHIO 43215

ARCHITECT
J CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET, SUITE 401
COLUMBUS, OH 43214

ENGINEER
ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OH 43230



PLAN PREPARED BY:
RANGER DEVELOPMENT GROUP, LLC
575 WEST FIRST AVENUE
COLUMBUS, OHIO 43215

CITY OF GAHANNA, OHIO
EXISTING CONDITION PLAN
FOR
THE SHOPS AT ROCKY FORK

Issue Dates:

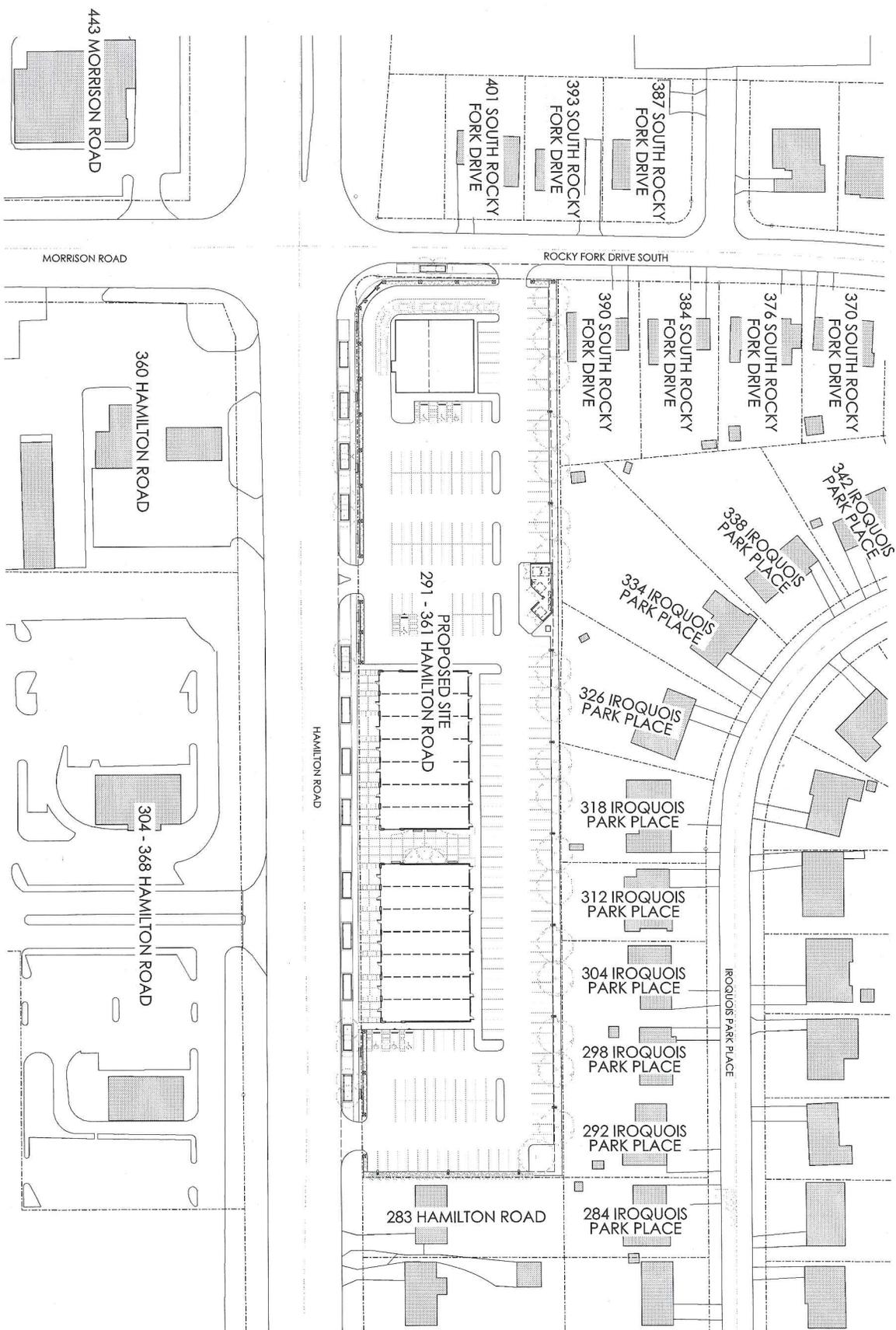
Date: 10/30/2013
Scale: 1" = 60'

Drawn By: TPC
Checked By: TMM

Project Number:
13-0005-412

Drawing Number:
1/1

A SITE PLAN
SCALE: 1" = 400'



SD-2.1	DRAWING NUMBER	THE SHOPS AT ROCKY FORK		BEHN
		PHASE I GAHANNA, OHIO 43230		
ADDRESS PLAN	DRAWING TITLE	FOR		COMMERCIAL DEVELOPMENT 575 WEST FIRST AVENUE, SUITE 100, COLUMBUS, OHIO 43215
		RANGER DEVELOPMENT GROUP		
		DATE	BY	CONTACT: 614.452.2500 FAX: 614.452.2501 WWW.BEHN.COM
		SCALE	DATE	

David J Barrick
269 Hamilton Rd
Columbus, OH43230
PID 025-000488

Covington Huntet Ridge et al
304-368 Hamilton Rd
Columbus, OH43230
PID 025-013435

Cummins, Robert K & Robert
284 Iroquois Park
Columbus, OH43230
PID 025-000501

Faist, Kurt D. & Julia A
304 Iroquois Park
Columbus, OH43230
PID 025-000204

Faist, Kurt D. & Julia A
278 Iroquois Park
Columbus, OH43230
PID 025-000500

Faist, Kurt D. & Julia A
Hamilton Rd
Columbus, OH43230
PID 025-000485

Faist, Kurt D. & Julia A
297 Hamilton Rd
Columbus, OH43230
PID 025-000484

Faist, Kurt D. & Julia A
303 Hamilton Rd
Columbus, OH43230
PID 025-000483

Hockingberry, Blair A. & Sarah
312 Iroquois Park
Columbus, OH43230
PID 025-000505

Johnson, Maureen P
298 Iroquois Park
Columbus, OH43230
PID 025-000503

Keyes, Thomas W
277 Hamilton Rd
Columbus, OH43230
PID 025-000487

Kroger Co
280-300 Hamilton Rd
Columbus, OH43230
PID 025-001135

Lamb, Charles W Serio Janet
270 Iroquois Park
Columbus, OH43230
PID 025-000499

Longstreth, Craig A
311 Hamilton Rd
Columbus, OH43230
PID 025-000482

Smith, David TT et al
283 Hamilton Rd
Columbus, OH43230
PID 025-000486

South Hamilton Bank LLC
260 Hamilton Rd
Columbus, OH43230
PID 025-005129

Thomas, Loretta
292 Iroquois Park
Columbus, OH43230
PID 025-000502

Brown, Terry B. & Mary
387 S, Rocky Fork Dr
Columbus, OH43230
PID 025-000471

Bushby, Joanne P
361 Hamilton Rd
Columbus, OH43230
PID 025-000475

Faist, Kurt D. & Julia A
345 Hamilton Rd
Columbus, OH43230
PID 025-000477

Faist, Kurt D. & Julia A
339 Hamilton Rd
Columbus, OH43230
PID 025-000478

Heimlich, Lisa H
390 S, Rocky Fork Dr
Columbus, OH43230
PID 025-000471

Johnson, Bruce
384 S, Rocky Fork Dr
Columbus, OH43230
PID 025-000510

Keyes, Andrew J & Amanda C
334 Iroquois Park
Columbus, OH43230
PID 025-000508

Massillon Realty Investments LLC
360 Hamilton Rd
Columbus, OH43230
PID 025-003173

Pura Vida LLC
331 Hamilton Rd
Columbus, OH43230
PID 025-000479

Shepherd Church of Nazarene
S Rocky Fork Dr
Columbus, OH43230
PID 025-002211

Shepherd Church of Nazarene
401 S Rocky Fork Dr
Columbus, OH43230
PID 025-00473

Shepherd Church of Nazarene
393 S Rocky Fork Dr
Columbus, OH43230
PID 025-00472

Spears, Marleen F & Donns S
326 Iroquois Park
Columbus, OH43230
PID 025-000507

Vallier, Brittany & Logan
376 S, Rocky Fork Dr
Columbus, OH43230
PID 025-000511

Verhaeghe, Kirk & Todd
342 Iroquois Park
Columbus, OH43230
PID 025-000515

Walters, William F & Patty S
353 Hamilton Rd
Columbus, OH43230
PID 025-000476

Whiteley, Carol A
338 Iroquois Park
Columbus, OH43230
PID 025-000514

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BY:

Statement of Applicant's Interest

Based upon written and signed agreements with each property owner, the Applicant has contractual control of the following properties:

361 S. Hamilton Road (PID#: 025-000475) Joanne P. Bushby
353 S. Hamilton Road (PID#: 025-000476) William F. & Patty S. Walters
345 S. Hamilton Road (PID#: 025-000477) Kurt D. & Julia A. Faist
339 S. Hamilton Road (PID#: 025-000478) Kurt D. & Julia A. Faist
331 S. Hamilton Road (PID#: 025-000479) Pura Vida LLC
325 S. Hamilton Road (PID#: 025-000480) Pura Vida LLC
317 S. Hamilton Road (PID#: 025-000481) John S. Thomas
311 S. Hamilton Road (PID#: 025-000482) Craig A. Longstreth
303 S. Hamilton Road (PID#: 025-000483) Kurt D. & Julia A. Faist
297 S. Hamilton Road (PID#: 025-000484) Kurt D. & Julia A. Faist
291 S. Hamilton Road (PID#: 025-000485) Kurt D. & Julia A. Faist

Compliance with Section 1133.03

The following is a written description of how the requested zoning meets Section 1133.03 Public Hearing of the zoning ordinance.

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 proposed development is consistent with the recently adopted Land Use Plan for this corridor.

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

There are no unusual physical, geological, hydrological, or other environmental features that are in conflict with the proposed development.

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.*

With the ever increasing commercial development and traffic along the Hamilton Road corridor, residential properties are becoming more out-of-place and, therefore, less valuable for their current use.

4. *Availability of sites elsewhere in the City that are already zoned for the same proposed uses.*

To our knowledge, there are no other sites elsewhere in the City that are of this size and zoned for the 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.*

The Hamilton Road Corridor has, for decades, been a commercial corridor that is better suited for commercial uses, rather than single-family residential. This is evidenced and supported by

the recently adopted Land Use Plan and ongoing redevelopment on the east side of Hamilton Road.

- With the proper uses in place, the properties will become more sustainable.
- The impact on the environment will be consistent with such commercial use and the development will comply with all local, State and Federal Regulations with regard to proper development standards.
- The density and nature of use will be driven by the demands of the market, and be suitable for the physical characteristics of the property and its surroundings.
- A traffic impact study shall be performed for the proposed development, as an extension of the impact studies performed for recent, adjacent development.
- The aesthetics and massing of the buildings shall be an appropriate transition between large-scale commercial to the east and residential to the west.
- The infrastructure is already in place with suitable capacity to accept the proposed development.
- The proposed development shall be consistent with the recently adopted Land Use Plan for this corridor.

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.*

The proposed development shall be consistent with the recently adopted Land Use Plan for this corridor.

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.*

The interest by potential users for this commercial development has been strong.

Application Supplement
The Shops at Rocky Fork
291-361 N. Hamilton Road

Additional Submission Requirements

- ***Street address of the subject property, together with an area map identifying the subject property in relation to the surrounding properties.***

The street addresses extend from 291 N. Hamilton Road (PID 025-00485) south to 361 N. Hamilton Road (PID 025-000475). The application for rezoning will include eleven (11) separate parcels (approximately 3.3 acres) located along the west side of N. Hamilton Road and north of Rocky Fork Drive South. Attached hereto for reference is a vicinity map, a topographic map which also identifies the soils on the property and on the 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 fee simple title, or proof of consent from the property owner.***

The current ownership is as follows (all lot references are to the record plan for Gramercy Park Estates, P.B. 26, Pg. 21)

- Lot 68, PID 025-000475, Joanne P. Bushby
- Lot 69, PID 025-000476, William F. & Patty S. Walters
- Lot 70, PID 025-000477, Kurt D. & Julia A. Faist
- Lot 71, PID 025-000478, Kurt D. & Julia A. Faist
- Lot 72, PID 025-000479, Pura Vida LLC
- Lot 73, PID 025-000480, Pura Vida LLC
- Lot 74, PID 025-000481, John S. Thomas
- Lot 75, PID 025-000482, Craig A. Longstreth
- Lot 76, PID 025-000483, Kurt D. & Julia A. Faist
- Lot 77, PID 025-000484, Kurt D. & Julia A. Faist
- Lot 78, PID 025-000485, Kurt D. & Julia A. Faist

The properties are under contract for purchase by and will be developed by Ranger Development Group, LLC. The application is signed by a member of Ranger Development Group, LLC who is also an approved agent for the above listed property owners.

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- ***The existing and proposed zoning district designation of the subject property.***

The property is currently zoning in the SF-3 Residential Classification. The proposed development will apply for a rezoning designation to the CX-1, Neighborhood Commercial, Mixed Use District.

- ***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.***

Attached hereto for reference is an aerial photograph and existing conditions map of the property. The existing conditions map includes the topographic information, soil information, existing properties, homes, driveways, public streets and relationship of the subject properties to the surrounding area. The subject property is not located in a flood district per the record FEMA maps. To the west, the site is bounded by a residential subdivision (SF-3 zoning designation), Gramercy Park Estates; to the south by Rocky Fork Drive South where there are additional residential lots located along the south side of the roadway; to the east by Hamilton Road where there is commercial development constructed using a PUD zoning designation; and to the north by existing residential lots (SF-3 zoning designation) that are also included in the Gramercy Park Estates subdivision.

Additionally, the applicant has engaged a traffic engineer to prepare a traffic impact analysis of the proposed development which will determine any impacts that the proposed curb cuts may have on Rocky Fork Drive South and N. Hamilton Road. The traffic impact study will be prepared and sent to the City Engineer's office for review and consideration.

- ***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 features.***

Attached hereto is a conceptual site plan that identifies the proposed commercial uses proposed on the 3.3 acres of development. This plan contemplates buildings oriented towards Hamilton Road as recommended in the City of Gahanna's *Hamilton Road Corridor Plan*. The proposed parking areas will be screened by the proposed commercial buildings or with a decorative fence and hedge row proposed for construction along the Hamilton Road and Rocky Fork Drive South public right-of-way frontage. The primary building structures have been pushed forward towards Hamilton Road to help provide separation from the existing residential properties located in Gramercy Park Estates.

- ***A written environmental assessment describing site features and anticipated impacts created by the host of users permitted in the requested zoning district.***

The requested CX-1 zoning district will include the construction of commercial building structures which will include a mix of restaurant and retail uses. The existing site conditions include a total of eleven (11) currently platted residential lots. Nine (9) of the eleven (11) lots currently have residential structures positioned on the properties. A review of a national wetland 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 not any streams or environmental conditions identified on the subject 3.3 acre property. The applicant will commit to satisfactorily address stormwater detention and water quality treatment in accordance to the City of Gahanna Engineer's office, Franklin Soil & Water Conservation District and in accordance to the Ohio EPA's NPDES permit requirements.

- ***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 uses 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.***

It is expected that the proposed commercial development will generate 100 or more peak hour directional trips per day. The applicant has engaged a traffic engineer to prepare a traffic impact analysis of the proposed development which will determine any impacts that the proposed curb cuts may have on Rocky Fork Drive South and N. Hamilton Road. The traffic impact study will be prepared and sent to the City Engineer's office for review and consideration.

- ***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.***

Please refer to the responses provided under Rezoning Criteria below.

Rezoning Criteria

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 applicant believes the project is consistent and in keeping with the vision/blueprint established by the recently adopted Hamilton Road Corridor Plan. Redevelopment of the properties, as proposed by applicant in response to market trends and demands, will serve to revitalize a key gateway in Gahanna, Ohio. The applicants project endeavors to convert the current dated physical plant into a vibrant commercial facility with special attention paid to timeless high quality architecture, enhancement of the street and pedestrian environment and sound planning, sensitivity to Gahanna's sense of place and history, enhancement of local pedestrian mobility and connectivity and the creation new public social space.

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

There are no unusual physical, geological, hydrological, or other environmental features that are in conflict with the proposed development. The project will include the removal of a total of nine residential structures located along the west side of Hamilton Road, north of Rocky Fork Drive South. The subject properties are well suited to accommodate the project as the topography is generally flat and there are not any identified sensitive environmental or historical site conditions that will need to be addressed or maintained. The subject properties have access to existing public utilities including potable water and gravity sanitary sewer service.

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.*

Redeveloping the properties in strict adherence to the current zoning would result in the underutilization of the properties based on market demand and would be prohibitive due to development cost constraints.

4. *Availability of sites elsewhere in the City that are already zoned for the same proposed uses.*

It is the applicant's professional opinion that there are no other available sites in the City that are already zoned for the proposed uses and which possesses the requisite site qualifications to satisfy user/tenant demand and effect a sustainable similar development.

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.*

The Hamilton Road Corridor is a critical asset of the City of Gahanna and redevelopment within that corridor will continue to create the “Quality of Place” that matters more than ever given today’s competition for the attraction and retention of economic activity, employers, skilled workers and the economic and social benefits they bring to the community. For communities to thrive they have to have the various forms of built environment and associated amenities that are in demand across key socio-economic populations.

Increasingly, communities realize that mixed-use development Districts hold high levels of appeal; the integration of mixed contiguous land uses into communities is a critical component of achieving better places to live and work. Modern populations favor highly attractive mixed-use live/work/commerce environments.

The project’s location within the Hamilton Road corridor, the existence of infrastructure in adequate capacities, and the validation of traffic capacity via a traffic impact study being conducted for the project as an extension of impact studies performed for recent adjacent developments, naturally lend the property to pedestrian scale commercial development. The project also establishes an appropriate transition in intensity of use from the traditional large format commercial development located to the East of the project to the single family residential use located to the west the project. The project will benefit the community and the adjacent properties through the following: sound planning that mitigates any environmental impact and which governs form based massing that is both appropriate for the property configuration and for sustainability; by executing quality architectural design and appropriate hardscape and landscape buffers; creation of public space; and pedestrian connectivity.

The general character of the project will emphasize both vehicular and pedestrian movements and will offer additional services to the existing residential and business population within close proximity to the project as well as to the broader community.

The applicant’s plan integrates the project with the area’s existing uses and will strive to incorporate natural features and themes central to the City’s heritage and character, again, through high quality design and planning.

- 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.***

Initial due diligence has determined that adequate City infrastructure and services are in place to accommodate applicants project with no anticipated impact on 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.***

Marketplace response to initial project introductions has been positive with depth of interest being driven by the convergence of strength of the trade area and the projects specific location. Existing available and zoned property stock in the marketplace is currently not positioned to respond these same market forces.

The applicant respectfully request that the rezoning request for this property be approved.