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September 5, 2024

Gahanna City Council  
c/o Jeremy VanMeter, Clerk of Council  
200 South Hamilton Road  
Gahanna, Ohio 43230  
Via email: Jeremy.vanmeter@gahanna.gov

**Re: Crescent Woods – Loop Road  
Final Plat FP-0003-2024  
Applicant Casto Communities**

To the Members of Gahanna City Council:

The Applicant, Casto Communities, respectfully submits this letter to request approval of the Crescent Woods - Loop Road final plat as emergency legislation. The Applicant is the developer of Crescent Woods which is approximately 40-acres located east of Hamilton Road, north of Tech Center Drive, and south of Interstate-270. Crescent Woods was rezoned in 2023 to permit development of site with three subareas providing a mix of commercial and residential uses. The final plat was approved by City Council earlier this year.

The Applicant now submits a final plat of Crescent Woods – Loop Road which will establish public road infrastructure through Lot 3 and connect Tech Center Drive to Crescent Place (the main artery within Crescent Woods). Construction of the Loop Road is public infrastructure which will benefit the public, health, safety, and welfare of the residents of the City of Gahanna and visitors to the site. Emergency legislation is necessary to ensure that this public benefit is realized without delay.

Construction of Loop Road will confer a number of public benefits. Loop Road will divide Lot 3 into two parts, Lot 3A (approximately 3 acres) and Lot 3B (approximately 11 acres), and will establish the development pattern of Lot 3. Loop Road will become an additional access point to the Ortho One office. The construction of Loop Road will bring with it a stop light at Crescent Place.

The Applicant presented this final plat of Crescent Woods – Loop Road to the Gahanna Planning Commission on August 28, 2024. The Gahanna Planning Staff recommended approval of the application. The Planning Commission voted to recommend approval to Gahanna City Council. This ordinance is scheduled for the Committee of the Whole meeting on September 9<sup>th</sup>. The Applicant respectfully request approval of this final plat ordinance by emergency legislation.

Expeditious approval of this final plat is also necessary to move forward with development of Lot 3A. On July 24, 2024, the Planning Commission voted to approve entitlements for development of Lot 3A with a Sheetz gas station. This Sheetz is a critical economic component to the overall Crescent Woods development and an anchor to spur commercial development of Lot 3B.

Development of Lot 3 will ultimately create jobs for Gahanna residents and generate tax revenue for Gahanna. But construction of the Loop Road is an impediment to providing these public benefits on time and without delay. The Loop Road can only be constructed after this final plat is approved and effective. Therefore, approving this final plat as emergency legislation will promote public, health, safety, and welfare of the residents of the City of Gahanna.

We respectfully request that you approve this ordinance as emergency legislation for the public health, safety, and welfare of the residents of the City of Gahanna.

Sincerely,



Eric Zartman

Cc:

Mayor Laurie Jadwin, [laurie.jadwin@gahanna.gov](mailto:laurie.jadwin@gahanna.gov)

Director of Planning Michael Black, [michael.blackford@gahanna.gov](mailto:michael.blackford@gahanna.gov)

Senior Director of Operations Kevin Schultz, [kevin.schultz@gahanna.gov](mailto:kevin.schultz@gahanna.gov)