

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: 219 N. Hamilton Road		Project Name/Business Name (if applicable): Mifflin Township Public Safety Building
Parcel ID No.(s): 025-002808	Current Zoning: CC	Total Acreage: 3.87 acres
Proposed Use/Reason for Request: To construct a new Public Safety Building to house offices, dispatching services and other facilities for Mifflin Township and possibly other Public Safety Departments.		Proposed Zoning: Restricted Institutional District (RID)
APPLICANT Name (primary contact) -do not use a business name: Mifflin Township Trustees-Nancy White		Applicant Address: 155 Olde Ridenour Rd., Gahanna, OH 43230
Applicant E-mail: whiten@mifflin-oh.gov		Applicant Phone No.: 614-221-4494
BUSINESS Name (if applicable): Mifflin Township Trustees		
ATTORNEY/AGENT Name: Jackson B. Reynolds, III		Attorney/Agent Address: 37 W. Broad St., #460, Columbus, OH 43215
Attorney/Agent E-Mail: jreynolds@smithandhale.com		Attorney/Agent Phone No.: 614-221-4255
ADDITIONAL CONTACTS (please list all applicable contacts)		
Name(s):		Contact Information (phone no./email):
Contractor Doug Maddy		614-402-4411
Developer		
Architect Moody-Nolan		614-280-8999
PROPERTY OWNER Name: (if different from Applicant) 219 N. Hamilton Road LLC		Property Owner Contact Information (phone no./email): Ed Kloper- 614-353-6500

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:

Nancy M. White

Date:

11/1/18

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

INTERNAL USE

Zoning File No. *Z-299-2018*
PC Meeting Date: *12-19-18*
PC File No. *Z-0005-2018*

RECEIVED: *AW*
DATE: *11-16-18*

PAID: *\$550.00*
DATE: *11-16-18*
CHECK#: *969405*

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 INITIALS	TO BE COMPLETED/INITIALED BY THE APPLICANT	APP. COM.	YES	N/A	STAFF USE YES	N/A
	1. Have you gone through the Area Commission process? Area Commission Meeting date held:		✓			
	2. Review Gahanna Code Section 1133 & 1152 for Limited Overlay & ROD Applicants (visit www.municode.com)		✓			
	3. Pre-application conference with staff		✓			
	4. Area map identifying the subject property in relation to surrounding properties.		✓			
	5. Survey of property certified by registered surveyor (11"x17" copy)					
	6. Legal description of property certified by registered surveyor (11"x17" copy)					
	7. List of contiguous & directly across the street from property owners mailing address		✓			
	8. Two (2) sets of pre-printed mailing labels for all contiguous & directly across the street from property owners.		✓			
	9. Limitation Text (Limited Overlay or ROD zoning applicants only)		✓			
	10. Elevation Drawings (Limited Overlay or ROD zoning applicants only)		✓			
	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.		✓			
	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.		✓			
	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.		✓			
	14. Environmental assessment (labeled as such) - describing site features & anticipated impacts created by the host of uses permitted in the requested zoning district.		✓			
	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		✓			
	16. Application fee (in accordance with the Building & Zoning Fee Schedule)					
	17. Application & all supporting documents submitted in digital format					
	18. Application & all supporting documents submitted in hardcopy format					
	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					
	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: 11/2/15

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, 219 N. Hamilton LLC, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Ed Klopfer + Dany Maddy 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: [Signature]

Date: 10/30/18

AUTHORIZATION TO VISIT THE PROPERTY

219 N. Hamilton LLC, 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: [Signature]

Date: 10/30/18

Subscribed and sworn to before me on this 30th day of October, 2018.

State of Ohio County of Franklin

Notary Public Signature: [Signature] 5-16-2023



AGREEMENT TO COMPLY AS APPROVED

I, NANCY M. WHITE, 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: Nancy M. White

Date: 10/30/18

Subscribed and sworn to before me on this 30th day of October, 2018.

State of Ohio County of Franklin

Notary Public Signature: Melanie A. Barnette

Melanie A. Barnette



Melanie A. Barnette
Notary Public, State of Ohio
My Commission Expires 01-11-2022

Melanie A. Barnette
Notary Public, State of Ohio
My Commission Expires 01-18-2022

PROPERTY OWNERS

Paul O Conkle & Mary T Conkle
381 Carpenter Road
Columbus, OH 43230-2618

John F & Dorothy M Thomas
391 Carpenter Raod
Columbus, OH 43230-2618

Donald W & Sue E Earl
365 Carpenter Road
Columbus, OH 43230-2618

City of Gahanna
200 S Hamilton Rd.
Gahanna, OH 4323-2996

Russell R Jr & Michelle L Funk
352 Carpenter Road
Columbus, OH 43230

Jessica Clark Hughes
145 Bradford Circle
Hendersonville, TN 37075

N Hanleff & Glenda J Edwards
373 Heil Drive
Columbus, OH 43230-2637

James E Penn & Marjorie J Penn
375 Heil Drive
Gahanna, OH 43230

Joseph D Worman
251 N Hamilton Rd.
Gahanna, OH 43230-2605

Alger Properties LLC
221 N Hamilton
Gahanna, OH 43230-2605

[illegible]

— 44 —

Mifflin Township Trustees
219 N. Hamilton Road
Rezoning Statement-Section 1133.03(b)

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

The property is included in three separate land use plans adopted by the City of Gahanna, the Gahanna Land Use Plan, the Hamilton Road Corridor Plan and the Central Gateway District Plan. The proposed Public Safety Building with its associated parking and green areas are consistent with the standards and goals of all three land use plans. The architecture is reflective of the aims found in The Central Gateway District plan and the Hamilton Road Corridor plan and will provide the needed look and feel that the City seeks in this area. The use will anchor the west side of the new round about and provide a presence that the City is looking for in the area according to the three land use plans. The proposed use of the property will be a benefit to the community as it will provide emergency services to both the City of Gahanna and Mifflin Township.

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

The proposed development of the property with the Public Safety Building will not have any negative impacts on the physical, geological, hydrological or other environmental elements found on the property, adjacent lands or the City at large. The applicant has retained consultants that will ensure the property is developed following sound engineering and development practices that will result in a better use of the site than other permitted uses in the CC zoning district.

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

The RID district is rarely found in the City as it was recently adopted zoning district that is designed specifically for governmental, institutional and religious uses, so there are a few sites available in the City. The property is centrally located within the City to provide a site for a Public Safety Building that serves both the City and Township.

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.

The Public Safety Building will complement the surrounding uses as the existing zoning is CC and could be developed with a variety of commercial activities that might have negative impacts on the surrounding properties. The proposed governmental use is

needed to provide a new location for emergency services that is centrally located within the City. The applicant intends to utilize materials and style that is characteristic of other Township buildings developed within the City. The use and building will result in no adverse impacts on adjacent neighborhoods and should improve property values due to the use, long term tenancy, and limited types of activities to take place in site.

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.

There will be no problem with providing the necessary infrastructure and services to the site as the site was previously developed and there are existing service lines in the area to provide the needed utilities to the site. Additionally, one of the purposes of the new building is to provide dispatching services to the community of first responders, so the community will receive a benefit from the rezoning of the property and the subsequent construction of the new Township building.

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.

There are few, if any, other RID zoned lands that are not already developed given the particular uses found as permitted uses in the zoning district so the rezoning of the property is necessary and needed to erect the new Township building.



300 SPRUCE STREET, SUITE 200
COLUMBUS, OHIO 43215

614 280 8999
MOODY-ENG.COM

MEMO

Project Name: Mifflin Twp. MECC Project #: 18091

Date: November 9, 2018 Subject: Traffic Impact Calculations

Location: 219 N. Hamilton Road, Gahanna, OH 43230

Prepared By: James Leeseberg, PE, PS, LEED AP

Moody Engineering was asked to evaluate the impact of the proposed MECC for Mifflin Township on the corner of Carpenter Road and Hamilton Road.

Per the Institute of Transportation Engineers (ITE) Common Trip Generation Rates (PM Peak Hour) (Trip Generation Manual, 10th Edition) the trips per unit for a Government Office Building (Code 730) is 1.71 trips per 1,000SF GFA. The proposed MECC for Mifflin Township has a GFA of 25,475 SF.

Given the rate identified above the proposed building/use would generate 43.56 trips during the PM Peak. The 44 trips is consistent with the number of FTE which is estimated to be 30.

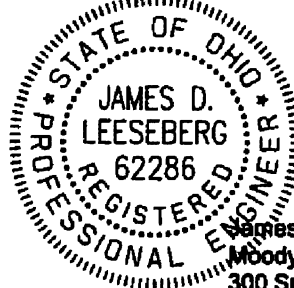
This proposed use does not meet the minimum 100 directional trips identified in the Zoning/Re-zoning Application for the City of Gahanna therefore a Traffic Impact Study has not been performed.

If you have any questions about any information provided in this memo, please feel free to contact us.

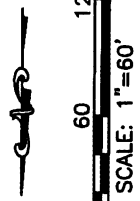
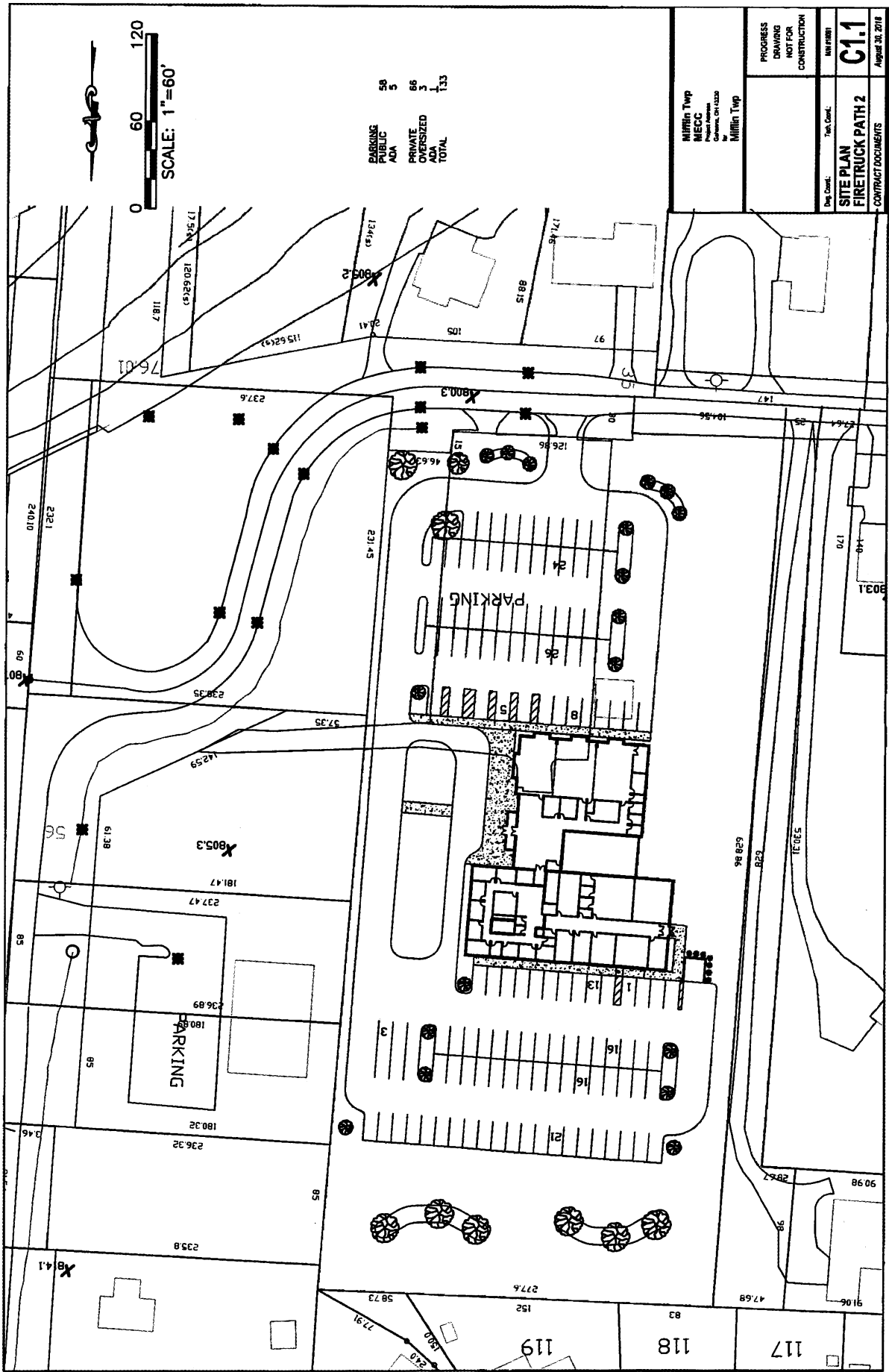
Sincerely,



Jamie



James Leeseberg, PE, PS, LEED AP
Moody-Engineering
300 Spruce Street, Suite 200
Columbus, OH 43215
(614) 280-8999



PARKING	58
PUBLIC	5
ADA	86
PRIVATE	3
OVERSIZED	3
ADA	1
TOTAL	133

MILLIN TWP MECC Project Address Millin Twp		PROGRESS DRAWING NOT FOR CONSTRUCTION
Drawn By: Title:	Check Date: Date:	C1.1 SITE PLAN FIRETRUCK PATH 2 CONTRACT DOCUMENTS

COPYRIGHT 2015

MIFFLIN TOWNSHIP
219 N. HAMILTON ROAD
SITUATED IN THE STATE OF OHIO, COUNTY OF
FRANKLIN, CITY OF GAHANNA, QUARTER TOWNSHIP 1,
TOWNSHIP 1, RANGE 17 OF THE UNITED STATES
MILITARY DISTRICT

[illegible]

Horizontal Error of Bearings:
Bearings for this survey are based on the Ohio state Plane Coordinate System, NAD83, South Zone, NGS 2011 adjustment.

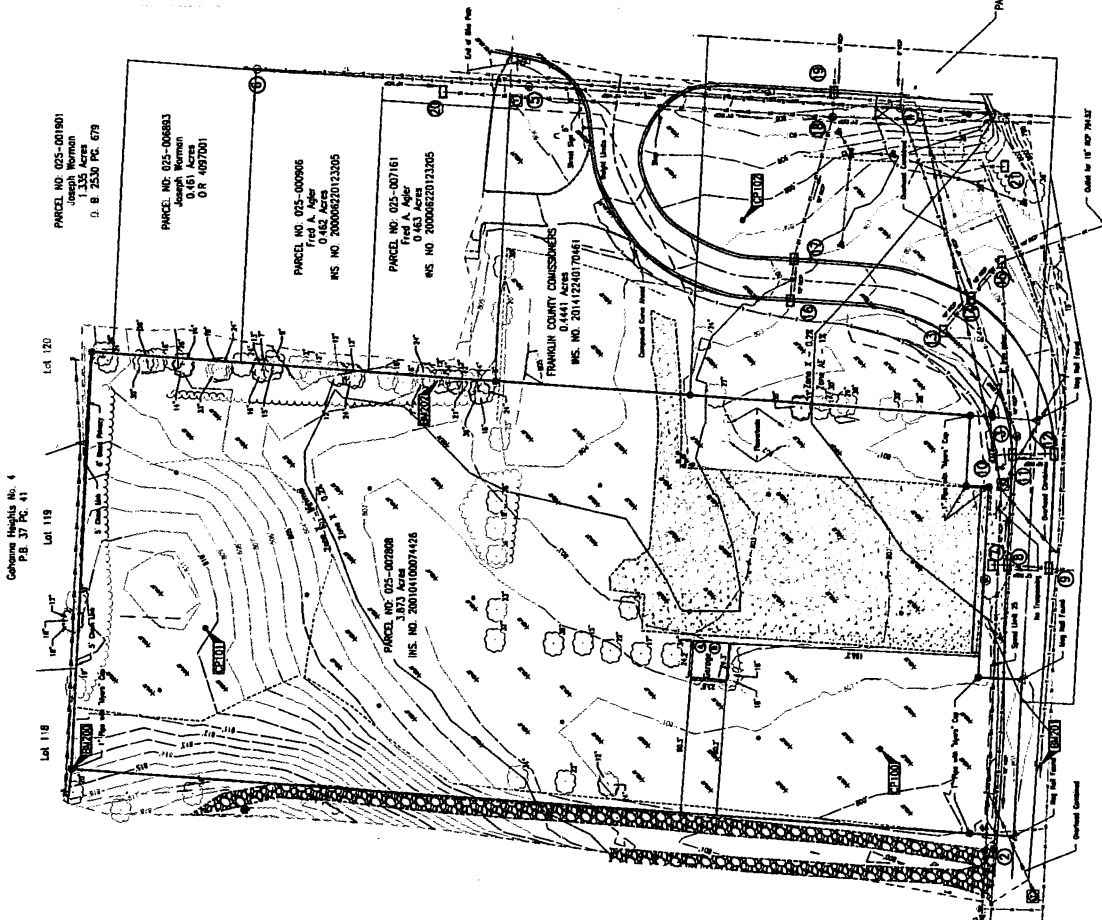
Horizontal datum was established using GPS equipment connected to IGGT's WGS network.

Vertical Datum: Information is based on Florida County Survey Control Datum 74/NGS87

with a MAG 66 elevation on 804.677

Access Pkg on N.E. abutment of Hamilton Road Bridge JF 103-11.89 over Huddy Fork Creek, 0.23 miles North of Haynes Corners Road, 35° E of the centerline of Hamilton Road

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

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 18. **THE PRODUCT**
 19. **THE PRODUCT**
 20. **THE PRODUCT**

By graphic plotting only, this property is in Zones AC, and X of the Flood Insurance Rate Map, Community No. 380171 and Map No. 3004000213M which bears on effective date of June 17, 2008 and is in a Special Flood Hazard Area (SFHA). Its field mapping was performed in accordance with the National Flood Insurance Program and is intended to determine the zone and/or elevation certificate may be needed to properly obtain information or apply for a variance from the Federal

The offices shown herein have been located from field survey information and existing drawings. The surveyor makes no guarantee that the offices shown on any of such sheets is the true, either in location or dimension. The surveyor further does not warrant that the offices shown are in the best building indicated although it does certify that they are located as accurately as possible from information available.

	OHM	HOMECENT BUSINESS PLANNING	1
		580 N. Fourth St. Suite 630 Columbus, Ohio 43215	1
		OHA-@HOMES.COM	
			1204



November 29, 2018

Mifflin Township
155 Olde Ridenour Rd
Columbus, OH 43230

RE: Project 219 N Hamilton Rd Rezoning Comment Letter

Dear Mifflin Township:

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

Public Safety

1. This will be an excellent facility once completed which we support to the fullest.

Soil & Water Conservation District

2. The mapped Eldean soil type for the site is hydrologic group B and may have high infiltration potential. Consider the use of green infrastructure practices on this site for stormwater controls.

Parks

3. No comment.

Fire District

4. The Fire Department will not be commenting as they are the applicant.

Building

5. Building plan review and permitting by the City will be required for the project. No other comments at this time.

Community Development

6. Please be aware that a zoning change sign is required to be posted no less than two weeks prior to the planning commission public hearing date. Please review chapter 1133 for details regarding the specifications of the sign.

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

Sincerely,

Kelly Wicker
Administrative Assistant

200 S. Hamilton Rd. Gahanna, Ohio 43230
614.342.4010 (Phone) 614.342.4100 (Fax)



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to rezone 3.87 acres from Community Commercial (CC) to Restricted Institutional District (RID) for the purpose of developing the site to accommodate a new public safety building for Mifflin Township. Additional applications will be required if the rezoning is successful. A final development plan (FDP) and design review (DR) application will be required to approve site layout, building materials, landscaping, etc. The site plan included in the rezoning application is for informational purposes only. It is not adopted as part of the rezoning process.

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.

Zone District	Community Commercial (CC)	Restricted Institutional District (RID)
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 = 60' Side yard = 25' (30' if abutting residentially zoned property) Rear yard = 40'
Building Height	Must conform with airport regulations	Must conform with airport regulations
Lot Coverage	75%	75%
Typical Uses	Grocery stores, restaurants, drug stores, liquor stores, office, medical, day care, gas stations, many more uses are permissible	Schools, religious institutions, parks, government buildings

Land Use Plans

The property is located within three different land use plans. The most recently adopted plan, the Hamilton Road Corridor Plan designates the property as mixed use. The plan states that mixed use areas are appropriate for a mix of small to medium sized retail and office uses, institutional uses as well as residential uses.



The property is also located within the Heartland Concept Plan. The plan was adopted in 1999 and designates the property as residential and institutional. The main redevelopment principle of this plan is that new uses should be on tracts of land that do not disrupt the sense of neighborhood and community values.

The 2002 Land Use Plan designates the property single family. The objective of residential land uses are to provide safe and attractive development that is complemented by a full range of public services.

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 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 September 20th Area Commission meeting. Attached to the report is feedback from the area commission meeting. Please note that Area Commission feedback is non-binding.

Economic Development Strategy

The subject property was identified as a target site within the 2015 Economic Development Strategy. It was included as target site 2D. A specific development type or site configuration was not identified but the strategy estimated that the property had capacity for 46,000 square feet of office.

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.

The property is located within two area plans. One plan designates the land use of the property as mixed use, while the other plan designates the property as a mix of residential and institutional. The 2002 land use plan designates the property as single family. Because the property lies within three separate plans, there isn't a consistent vision for the site. However, all three plans do allow for institutional uses.

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 received many calls regarding the property over the last couple of years. Most of the calls have been in reference to three different types of development; apartments, senior living, and self-storage. All three of these uses would require a rezoning.

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

Staff is not aware of any undeveloped and available properties that are zoned to allow the proposed use. RID zoning is the only zone district that permits government related uses.

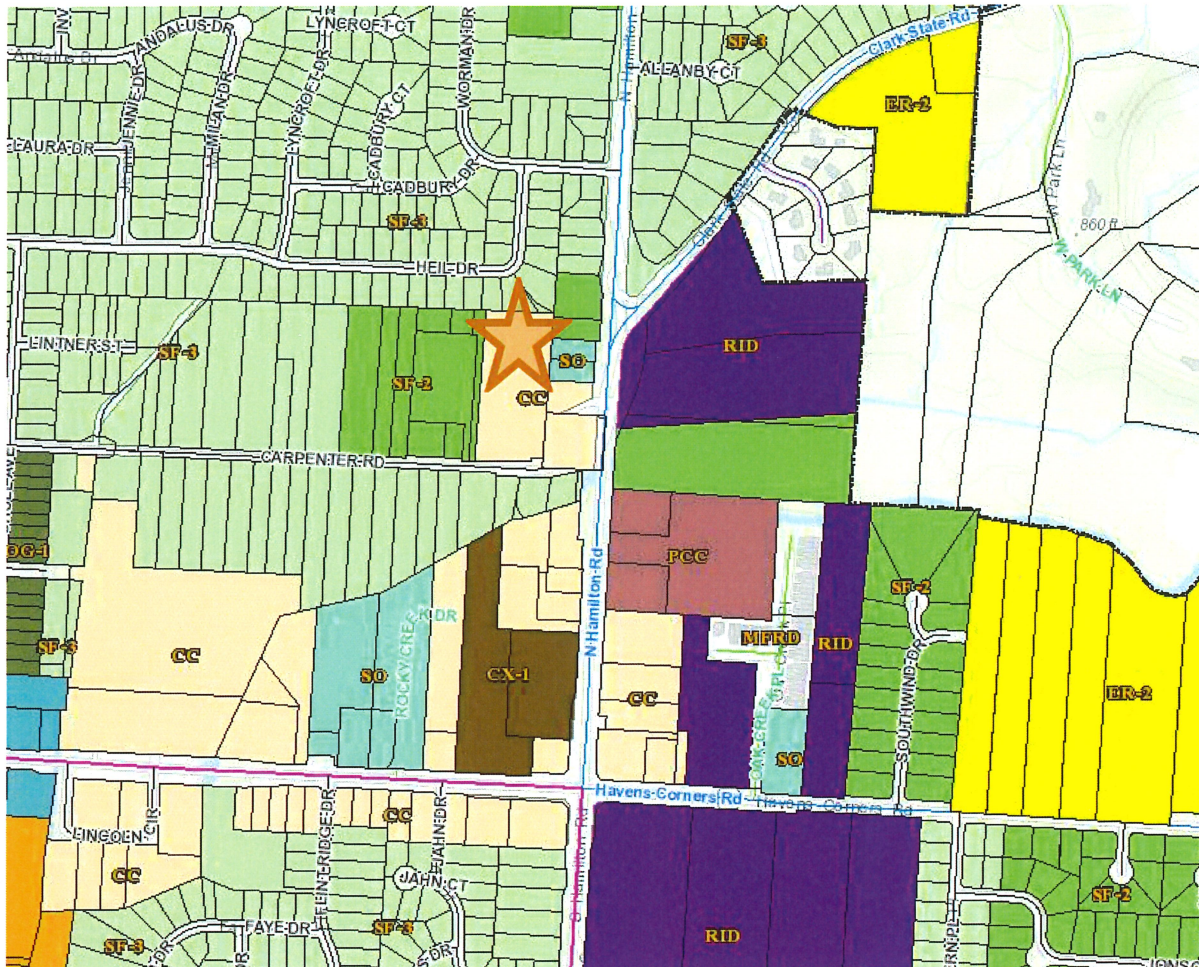
5. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.

Staff is of the opinion that the rezoning is consistent and appropriate with surrounding uses. RID is a less intense zoning than the current zoning of the property, CC. CC zoning permits a wide variety of uses that would typically generate more traffic than allowable uses within RID. Commercially developed properties also typically have a higher percentage of impervious surface and less green space than properties zoned RID. Given the close proximity of residential to this property, a rezoning to RID may be more compatible/less impactful to the residents than the current zoning.

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 RID 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.

Location/Zoning Map



Respectfully Submitted By:

Michael Blackford, AICP

Deputy Director

Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

MIFFLIN TWP. PUB. SAFETY
BLDG.

Meeting date:

9/20/18

Project type:

☐ Annexation

☐ Conditional Use

☒ Zoning Change (rezoning)

☐ Other

Reviewer name:

JOHN WILLIAMS

Reviewer status:

☒ Commission Member

☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

GOOD STABLE LAND USE; COMMUNITY BENEFIT

How would you improve the proposal as submitted?

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

BETTER APPLICATION THAN CURRENT
ZONING COULD ALLOW.

What are your overall comments or suggestions?

THIS APPEARS TO BENEFIT GAHANNA AND
MIFFLIN TWP.

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		

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Mufflin Township Public Safety Building
ACZ-05-18

Meeting date:

Thursday, September 20, 2018

Project type:

- ☐ Annexation
☐ Conditional Use
☒ Zoning Change (rezoning)
☐ Other

Reviewer name:

Diana M. Redman

Reviewer status:

- ☒ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes

How would you improve the proposal as submitted?

Clarification of future requests to accommodate second access point and provision of green space

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

Lessens potential to heavier traffic by re-designing to RID

What are your overall comments or suggestions?

The RID zoning classification seems to be preferable to current CC zoning

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				✓		
Scale				✓		
Compatibility with surrounding uses			✓			
Vehicular circulation				✓		
Traffic impact on neighboring streets				✓		

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name: Mifflin Twp. Public Safety Meeting date: 09-20-2018

Project type: Fire Administration Reviewer name: Gina Karasneh

- ☐ Annexation
☐ Conditional Use
☒ Zoning Change (rezoning)
☐ Other _____

Reviewer status:
☒ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

yes

How would you improve the proposal as submitted?

ensure sight-break landscaping for adjacent residential properties — pay attention to light pollution

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

What are your overall comments or suggestions?

Seems like a desirable use of the property

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						☒
Scale				☒		
Compatibility with surrounding uses			☒	☒		
Vehicular circulation			☒			
Traffic impact on neighboring streets			☒			