

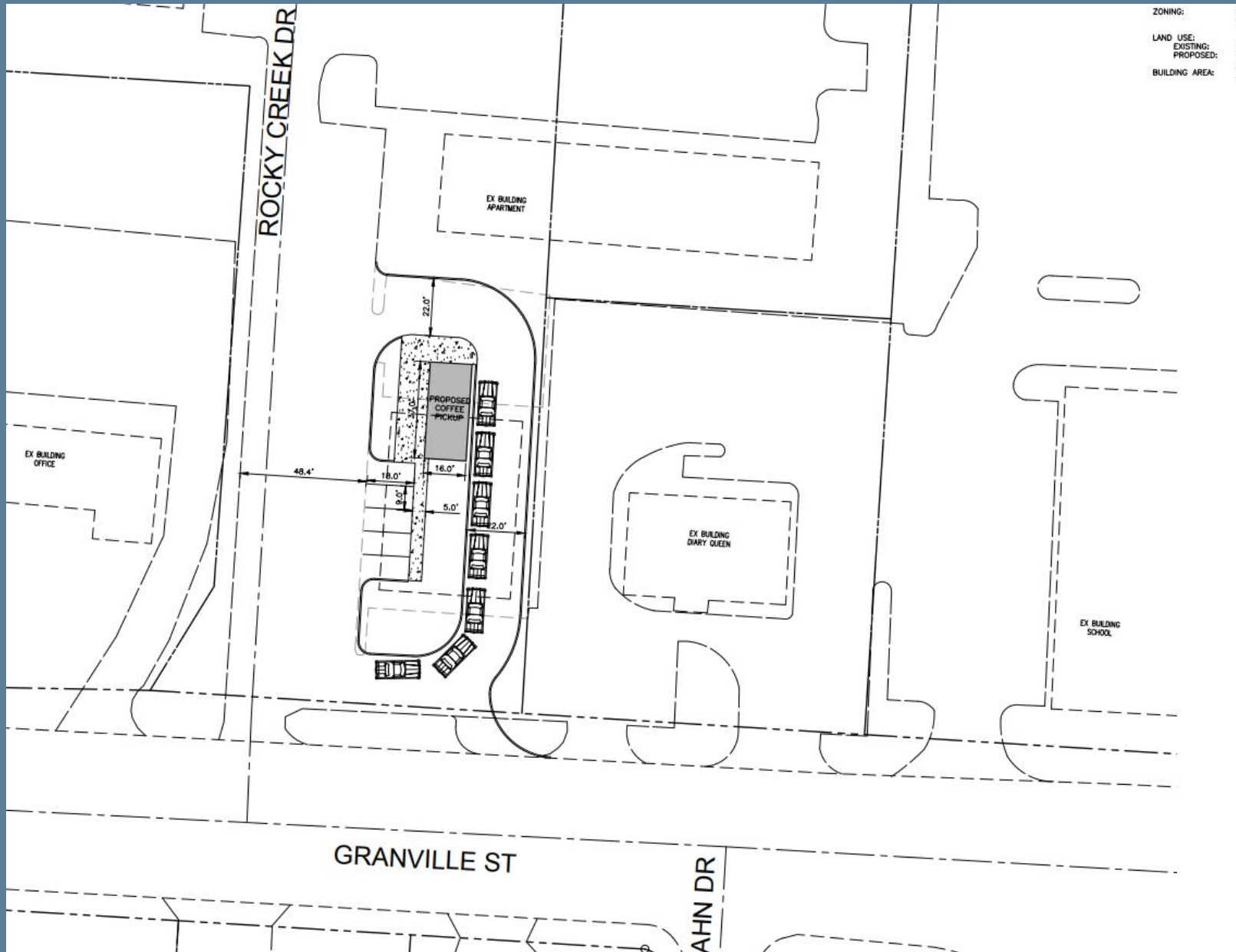


Request Summary

- Rezoning
 - From SO to CC
 - ~.3 acres
 - No minimum lot size
 - Proposed use is a coffee shop with drive thru
 - Rezoning DOES NOT adopt specific use or site plan
 - Any use allowed in CC could occur
 - Future applications required prior to construction
 - FDP, DR, Variance

Request Summary

ZONING	TYPICAL USES
SO	Bank, medical/dentist office, professional office, day care, library
CC	Retail, bank, medical/dentist office, restaurant, professional office, recreational uses, automotive uses



Request Summary

- Land use plan
 - Mixed Use
 - Retail and restaurants are recommended uses
 - Up to 70' building height
 - 0'-20' setbacks
 - 60,000 + sq ft an acre recommended intensity
 - Plan is meant as a guide

Request Summary

- Rezoning criteria
 - Consistency with goals of land use plan
 - Physical compatibility of property with allowed uses
 - Availability of sites elsewhere already zoned for proposed use
 - Compatibility of all potential uses allowed in proposed zoning
 - Capacity of infrastructure
 - Apparent demand for permitted uses

Request Summary

- Staff comments
 - Recommend approval
 - Land use plan
 - Consistent with surrounding development
 - Mixed use area
 - Predominant use is commercial
 - CC predominant zoning



Gahanna