

REZONING APPLICATION

PROPERTY INFORMATION		
Project/Property Address:	Project Name/Business Name:	
Parcel #:	Current Zoning: <i>(see Map)</i>	Acreage:

LMFRD and SCPD

ZONING CHANGE SPECIFICATIONS	
Proposed Use/Reason for Request:	Proposed Zoning:

APPLICANT INFORMATION	
Applicant Name <i>(Primary Contact):</i>	Applicant Address:
Applicant E-mail:	Applicant Phone:
Business Name <i>(if applicable):</i>	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Property Owner Name: <i>(if different from Applicant)</i>	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. <u> Z-0056-2023 </u>
--

RECEIVED: <u> KAW </u>
DATE: <u> 02-16-2023 </u>

PAID: <u> 1500.00 </u>
DATE: <u> 02-16-2023 </u>

**Updated
Apr 2022**

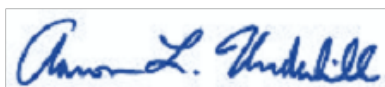
REZONING APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code Chapter 1133 & 1152 for Limited Overlay & ROD Applicants (visit Zoning Code)
2.	Survey of property certified by registered surveyor (11"x17")
3.	Legal description of property certified by registered surveyor (11"x17")
4.	Limitation Text (<i>Limited Overlay or ROD zoning applicants only</i>)
5.	Development Plan (<i>Limited Overlay or ROD zoning applicants only</i>)
6.	Traffic Impact Study (labeled as such) - <i>If any use permitted in the requested zone 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.</i>
7.	Conceptual plan (labeled as such) - <i>Demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, buffers, access spacing, parking, and other site design factors.</i>
8.	Environmental assessment (labeled as such) - <i>describing site features such as soil conditions and drainage patterns and anticipated impacts created by the host of uses permitted in the requested zoning district.</i>
9.	Written statement on a separate sheet responding to the six (6) elements listed in <i>Zoning Code Chapter 1133.03(b). The City's land use plans can be found under the Planning page on the City's website.</i>
10.	List of contiguous property owners & their mailing address
11.	Two sets of pre-printed mailing labels for all contiguous property owners
12.	Application fee (<i>in accordance with the Building & Zoning Fee Schedule</i>)
13.	Application & all supporting documents submitted in digital format
14.	Application & all supporting documents submitted in hardcopy format
15.	PLEASE NOTE – Staff will place one zoning sign per public street frontage in accordance with <i>Zoning Code Chapter 1133.02</i> no less than 14 days prior to the public hearing date.
16.	Authorization Consent Form Complete & Notarized (<i>see page 3</i>)

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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: _____



Date: _____

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

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.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

_____ (property owner name printed)

_____ (property owner signature) _____ (date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Griffin Caldwell (authorized rep)
_____ (applicant/representative/property owner name printed)

Griffin Caldwell _____ 2/10/23
_____ (applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 10th day of February, 2023.

State of Ohio County of Franklin

Notary Public Signature: _____



Steven K. Dankof, Jr., Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

APPLICANT:

CP Crescent LLC
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

PROPERTY OWNER:

CP Crescent LLC
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

ATTORNEY:

Aaron L. Underhill
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Walnut Creek Mob LLC
P.O. Box 887
New Albany, Ohio 43054

Crescent at Central Park LLC
132 Preston Road
Columbus, OH 43209

Columbus Regional Airport
Authority (City of Columbus)
4600 International Gateway
Columbus, OH 43219

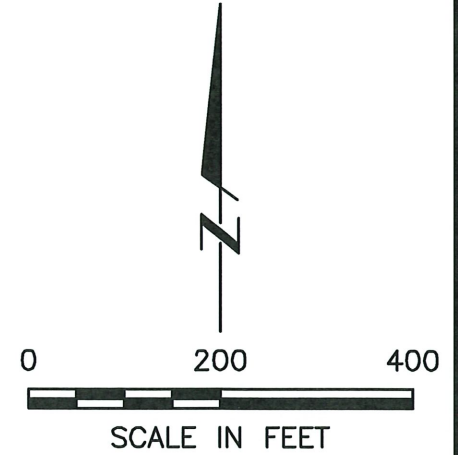
City of Gahanna
200 North Hamilton
Gahanna, Ohio 43230

16.666 ACRE LOT SPLIT

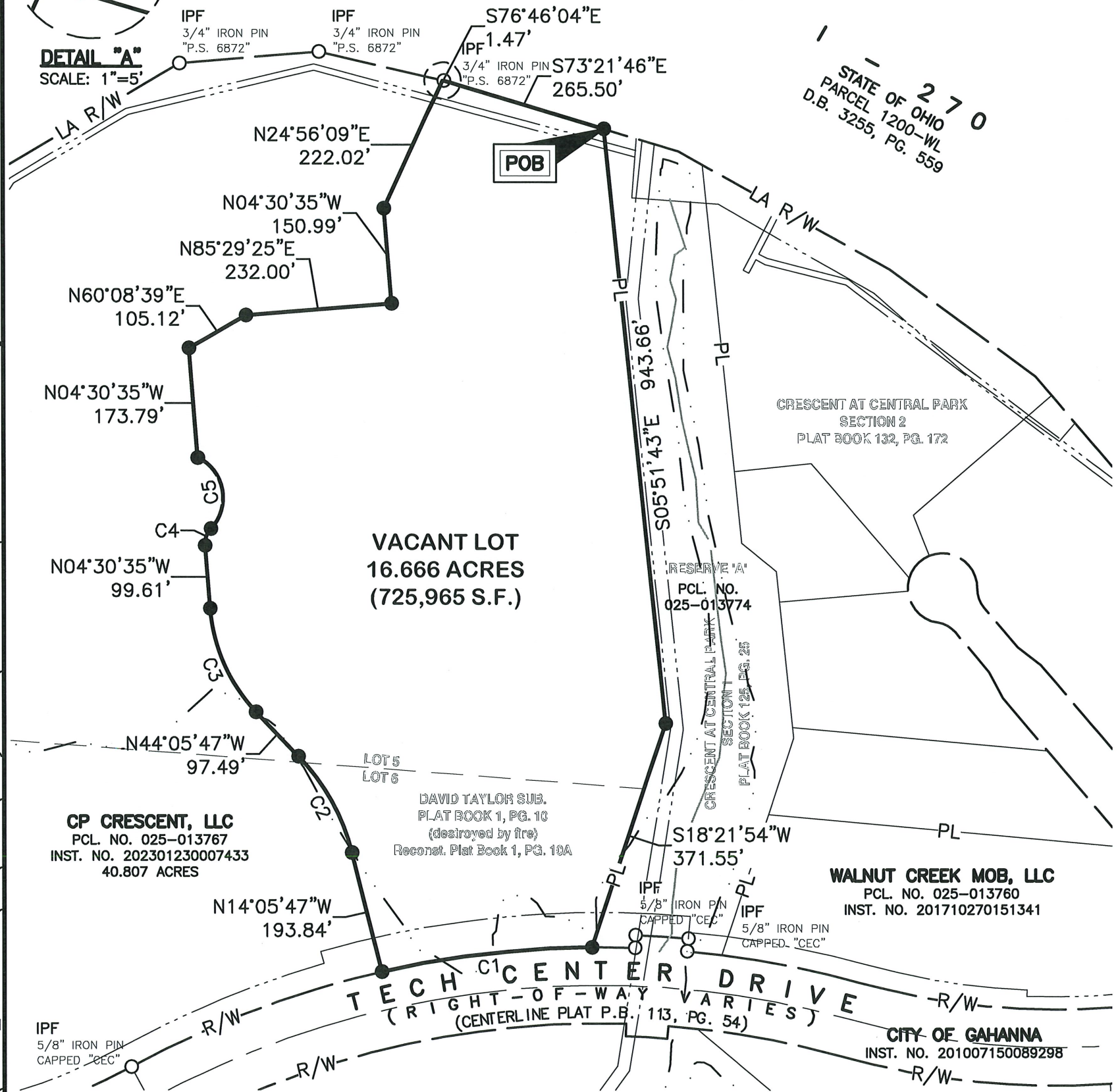
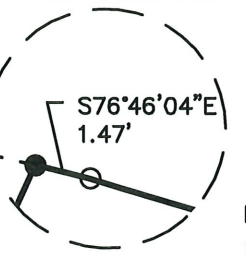
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,
TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3, PART OF LOTS 5 & 6
DAVID TAYLOR'S SUBDIVISION P.B. 1, PG. 10 (DESTROYED BY FIRE)
UNITED STATES MILITARY LANDS

Legend

- R/W Right-of-Way
- PL Property Line
- LA R/W Limited Access Right-of-Way
- POB Point of Beginning
- Iron Pin Found (IPF)
- Iron Pin Set



DETAIL "A"
SCALE: 1"=5'



CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1560.00'	12°21'39"	336.55'	S83°21'35"W	335.90'
C2	335.00'	30°00'00"	175.41'	N29°05'47"W	173.41'
C3	265.00'	39°35'13"	183.09'	N24°18'11"W	179.47'
C4	35.00'	48°11'23"	29.44'	N19°35'07"E	28.58'
C5	70.00'	108°11'23"	132.18'	N10°24'53"W	113.40'

FLOOD ZONE:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AND "AE" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 39049C0351K AND 39049C0213K WITH A DATE OF IDENTIFICATION OF JUNE 17, 2008, IN FRANKLIN COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

BASIS OF BEARINGS:

BEARINGS AS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY ODOT RTN OBSERVATIONS, WITH THE CENTERLINE OF HAMILTON ROAD BEARING NORTH 04°09'11" EAST.

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: gantonini
01/30/2023
PENDING ORIGINALS
*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Mag nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from 07-2020 through 06-2021.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BY: *Matthew Lee Sloat* 1/30/23
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

16.666 ACRE LOT SPLIT	DATE:	01/27/2023
	JOB NO:	0958.011
	DRAWN BY:	CK
	CHECKED BY:	GGB
	APPROVED BY:	MLS
1 OF 1		

Drawing: M:\958011_CrescentPark\DWG\Exhibits\Survey Exhibits\EXH-SP02-LotSplit_REV_2023_01_16.dwg Saved on: 01-27-23 08:19 Revised by: ckelly

E. P. FERRIS AND ASSOCIATES INC.
2130 QUARRY TRAILS DR
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com
Consulting Civil Engineers and Surveyors

LEGAL DESCRIPTION
16.666 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, within Lots 5 and 6 of David Taylor's Subdivision (Destroyed by fire), Plat Book 1, Page 10, reconstituted in Plat Book 1, Page 10A, and being part of a 40.807 acre tract as conveyed to CP Crescent, LLC in Instrument Number 202301230007433, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at an iron pin set at the northwesterly corner of a Reserve "A" as delineated in Crescent At Central Park Section 1, as recorded in Plat Book 125 page 25, also being the northeasterly corner of said 40.807 acre tract and on the southerly limited access right-of-way line of Interstate 270, as conveyed to the State of Ohio in Deed Book 3255, Page 559;

Thence along the easterly line of said 40.807 acre tract and the westerly line of said Reserve "A", the following courses:

South 05°51'43" East, 943.66 feet to an iron pin set;

South 18°21'54" West, 371.55 feet to an iron pin set, being on the northerly right-of-way line of Tech Center Drive (Varies), as delineated in the Centerline Plat FRA-Tech Center Drive, Plat Book 113, Page 54, as conveyed to the City of Gahanna in Instrument Number 201007150089298, also being the southeasterly corner of said 40.807 acre tract, also being the southwesterly corner of said Reserve "A";

Thence along the northerly right-of-way of said Tech Center Drive and along the southerly line of said 40.807 acre tract, along a curve to the left having a radius of 1560.00 feet, a delta angle of 12°21'39", an arc length of 336.55 feet, and a chord bearing and distance of South 83°21'35" West, 335.90 feet to an iron pin set;

Thence across said 40.807 tract, the following twelve (12) courses:

North 14°05'47" West, 193.84 feet to an iron pin set on a point of curvature;

Along a curve to the left having a radius of 335.00 feet, a delta angle of 30°00'00", an arc length of 175.41 feet, and a chord bearing and distance of North 29°05'47" West, 173.41 feet to an iron pin set at a point of tangency;

North 44°05'47" West, 97.49 feet to an iron pin set at a point of curvature;

Along a curve to the right having a radius of 265.00 feet, a delta angle of 39°35'13", an arc length of 183.09 feet, and a chord bearing and distance of North 24°18'11" West, 179.47 feet to an iron pin set at a point of tangency;

North 04°30'35" West, 99.61 feet to an iron pin set at a point of curvature;

Along a curve to the right having a radius of 35.00 feet, a delta angle of 48°11'23", an arc length of 29.44 feet, and a chord bearing and distance of North 19°35'07" East, 28.58 feet to an iron pin set at a point of reverse curvature;

Along a curve to the left having a radius of 70.00 feet, a delta angle of 108°11'23", an arc length of 132.18 feet, and a chord bearing and distance of North 10°24'53" West, 113.40 feet to an iron pin set;

North 04°30'35" West, 173.79 feet to an iron pin set;

North 60°08'39" East, 105.12 feet to an iron pin set;

North 85°29'25" East, 232.00 feet to an iron pin set;

North 04°30'35" West, 150.99 feet to an iron pin set;

North 24°56'09" East, 222.02 feet to an iron pin set being on the northerly line of said 40.708 acre tract, and said southerly limited access right-of-way of Interstate 270;

Thence along the northerly line of said 40.708 acre tract and said southerly limited access right-of-way line of Interstate 270, the following courses:

South 76°46'04" East, 1.47 feet to a 3/4" iron pin found capped "P.S. 6872";

South 73°21'46" East, 265.50 feet to the **POINT OF BEGINNING**, containing 16.666 acres (725,965 S.F.), more or less.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), as determined by ODOT RTN observations, with the centerline of Hamilton Road bearing North 04°09'11" East.

All monuments found are in good condition unless otherwise noted.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top. Mag nails set are magnetic nails with 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. in July 2020 and June 2021 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



Matthew Lee Sloat 1/30/23
Matthew Lee Sloat, PS Date
Registered Surveyor No. 8342



UTILITY SERVICE STATEMENT:

SANITARY: THE SANITARY SEWER WILL BE PROPOSED MAIN LINE THAT EXTENDS OFF THE EXISTING SANITARY SEWER (18" PER C1667) ALONG THE EAST SIDE OF THE SITE. THE EXTENSION OF THE SANITARY SEWER WILL PROVIDE SANITARY CONNECTION TO THE PROPOSED DEVELOPMENT.

STORM SEWERS: THE STORM SEWER WILL CONSIST OF A PRIVATE ON-SITE SYSTEM THAT WILL OUTLET TO A REGIONAL STORMWATER MANAGEMENT BASIN. THE REGIONAL STORMWATER MANAGEMENT BASIN WILL BE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TECH CENTER DRIVE WITH HAMILTON ROAD. THE STORMWATER MANAGEMENT SYSTEM WILL MEET OR EXCEED THE CITY OF GAHANNA AND OSPA STORMWATER QUALITY AND QUANTITY REQUIREMENTS.

STORMWATER MANAGEMENT BASIN: THE PROPOSED PUBLIC BASINS DEPICTED ON THIS PLAN SHALL BE PRIVATELY OWNED AND MAINTAINED.

WATER SERVICE: WATER AND FIRE SERVICES WILL BE PROVIDED TO THE SITE BY THE EXTENSION OF THE EXISTING WATER MAIN (8" PER FRA-TECH CENTER DRIVE EXTENSION) CURRENTLY LOCATED ALONG THE NORTH SIDE OF TECH CENTER DRIVE. THE WATER MAIN WILL EXTEND ALONG THE PROPOSED PUBLIC ROAD CALLED CRESCENT BOULEVARD AND PROVIDE WATER AND FIRE SERVICE CONNECTIONS FOR THE PROPOSED DEVELOPMENT.

PUBLIC EASEMENTS: THE CITY IS NOT RESPONSIBLE FOR THE UPKEEP, MAINTENANCE, OR RENEWAL OF THE GROUNDS OR IMPROVEMENTS WITHIN THE PROPOSED PUBLIC EASEMENT.

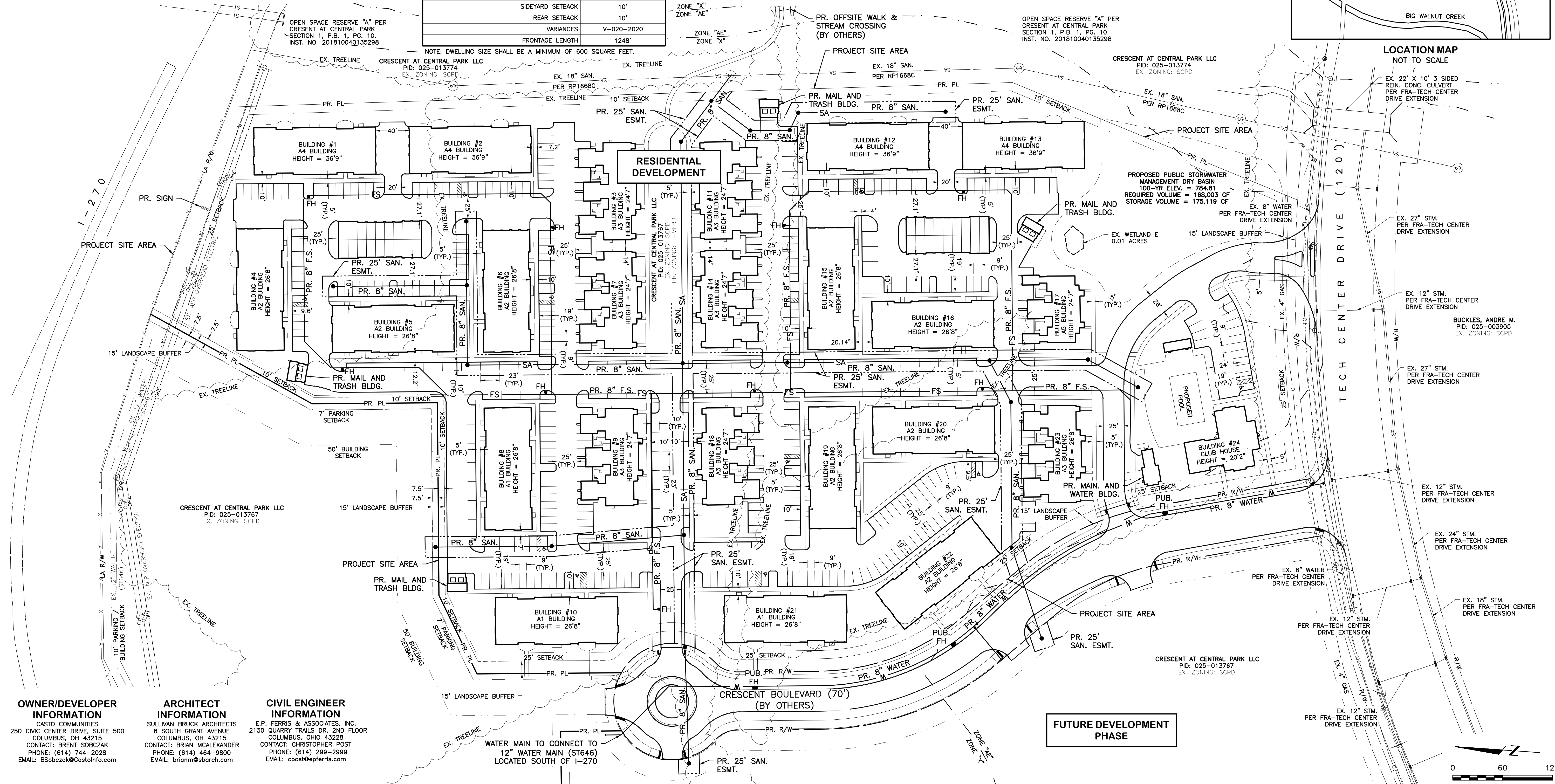
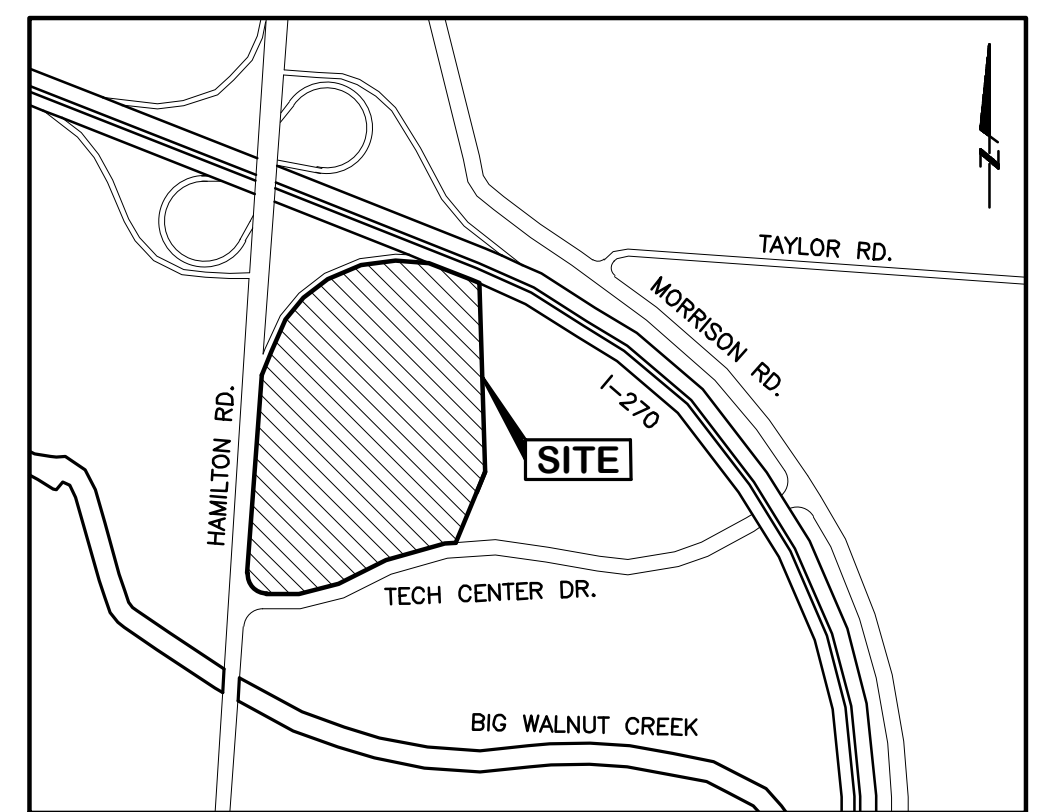
GENERAL ZONING INFORMATION	
ZONING	L-MFRD
TOTAL UNITS	294
NUMBER OF DWELLING UNITS IN A1 BUILDINGS	16
NUMBER OF DWELLING UNITS IN A2 BUILDINGS	14
NUMBER OF DWELLING UNITS IN A3 BUILDINGS	6
NUMBER OF DWELLING UNITS IN A4 BUILDINGS	22
NUMBER OF DWELLING UNITS IN A5 BUILDINGS	4
BUILDING HEIGHT FOR A1 BUILDINGS	26' 8"
BUILDING HEIGHT FOR A2 BUILDINGS	26' 8"
BUILDING HEIGHT FOR A3 BUILDINGS	24' 7"
BUILDING HEIGHT FOR A4 BUILDINGS	36' 9"
BUILDING HEIGHT FOR A5 BUILDINGS	24' 7"
FRONT SETBACK	25'
SIDEYARD SETBACK	10'
REAR SETBACK	10'
VARIANCES	V-020-2020
FRONTAGE LENGTH	1248'

SITE DATA TABLE		
DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA	16.66 (725,853 SF)	AC.
TOTAL DISTURBED AREA (ON-SITE)	16.08	AC.
PRE-DEVELOPED IMPERVIOUS AREA	0.00	AC.
POST-DEVELOPED IMPERVIOUS AREA	10.74	AC.
BUILDING COVERAGE	4.24	AC.
VEHICULAR AREAS	5.24	AC.
SIDEWALK & CONCRETE AREAS	1.26	AC.
UNCOVERED LAND	5.92	AC.
OPEN SPACE	3.17 (19.0%)	AC.
MAXIMUM LOT COVERAGE ALLOWED	35	%
MAXIMUM LOT COVERAGE PROVIDED	25.5	%

NOTE: A MINIMUM 15% OF THE DEVELOPABLE AREA SHALL BE OPEN SPACE.

PARKING CALCULATION	
PARKING:	NUMBER OF SPACES
TOTAL PARKING SPACES REQUIRED - 2 SPACES PER DWELLING UNIT	588
PARKING LOT SPACES	408
GARAGE SPACES	106
DETACHED GARAGE SPACES	36
TOTAL PARKING SPACES PROVIDED	550
ACCESSIBLE SPACES REQUIRED	11 TOTAL / 2 VAN
ACCESSIBLE SPACES PROVIDED	11 TOTAL / 2 VAN

NOTE: GARAGE FACILITIES ARE PERMITTED BUT SHALL NOT BE GREATER IN SIZE THAN 1/3 THE FLOOR AREA OF EACH UNIT.



OWNER/DEVELOPER INFORMATION
 CASTO COMMUNITIES
 250 CIVIC CENTER DRIVE, SUITE 500
 COLUMBUS, OH 43215
 CONTACT: BRENT SOBCEK
 PHONE: (614) 744-2028
 EMAIL: BSobczek@CastoInfo.com

ARCHITECT INFORMATION
 SULLIVAN BRUCK ARCHITECTS
 8 SOUTH GRANT AVENUE
 COLUMBUS, OHIO 43228
 CONTACT: BRIAN MCALLEXANDER
 PHONE: (614) 464-9800
 EMAIL: brianm@sbarch.com

CIVIL ENGINEER INFORMATION
 E.P. FERRIS & ASSOCIATES, INC.
 2130 QUARRY TRAILS DR. 2ND FLOOR
 COLUMBUS, OHIO 43228
 CONTACT: CHRISTOPHER POST
 PHONE: (614) 299-2999
 EMAIL: cpost@epferris.com

WATER MAIN TO CONNECT TO
 12" WATER MAIN (ST646)
 LOCATED SOUTH OF I-270

FUTURE DEVELOPMENT PHASE

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC.
 Consulting Civil Engineers and Surveyors
 2130 QUARRY TRAILS DR, 2ND FLOOR
 COLUMBUS, OHIO 43228
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

CITY OF GAHANNA, OHIO
CRESCENT WOODS APARTMENTS
 CASTO COMMUNITIES

JOB NO.	0958.011
DESIGNED BY:	JAR
DRAWN BY:	JAR
CHECKED BY:	CLP
APPROVED BY:	-
DATE:	04/04/23

SITE PLAN - RESIDENTIAL

SCALE:	1" = 60'
SHEET NO.	1
OF	2

M:\958011_CrescentPark\DWG\Production Drawings\FDP_Site Plan.dwg - Site Plan LAST EDITED BY JAR ON 4/4/23



LAND USE KEY	
A-1	Use: COMMERCIAL Retail - Single Story - 65-70' Depth Area: +/-3.30 AC. Floor Area: +/-16.0k SF
A-2	Use: COMMERCIAL Retail / Fuel/C-Store - Single Story Area: +/-3.72 AC. Floor Area: +/-4.5k SF
B-1	Use: COMMERCIAL Office / Medical Office - 3 Story Area: +/-7.15 AC. Floor Area: +/-60.0k SF
B-2	Use: COMMERCIAL Office / Medical Office - 4 Story Area: +/-7.55 AC. Floor Area: +/-83.0k SF
C-1	Use: RESIDENTIAL Multi-Family (2 & 3 Story) Area: +/-16.66 AC. Total Units: 294
Total Parking:	
Surface	408
Garage Attached	106
Garage Detached	36

CONCEPTUAL MASTER PLAN

NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.

ENVIRONMENTAL ASSESSMENT

ADDRESS: 0 Hamilton Road
PARCEL: 025-013767
SIZE: +/- 16.666 acres
CURRENT: LMFRD and SCPD
PROPOSED: LMFRD
OWNER: CP Crescent LLC
APPLICANT: CP Crescent LLC c/o Griffin Caldwell
ATTORNEY: Aaron Underhill, Underhill & Hodge, LLC
DATE: February 9, 2023

The subject development will have minimal environmental impacts. The developer is making use of the appropriate zoning classification for the development.

Storm water mitigation will be engineered in accordance with all regulatory requirements by local engineers with extensive experience working in the immediate area, ultimately reviewed and approved by the Gahanna Engineer. Final engineering, including but not limited to, storm water mitigation will be subject to the review and approval of the Gahanna Engineer. At a minimum, storm water will be treated on-site for quantity and quality and will not have any off-site impact by law.

Trees will be removed as a result of the development. It is the goal of the Applicant to preserve as many trees as possible in an effort to not just provide a perimeter screening buffer, but also a wooded feel of the development as a positive attribute and as an amenity to future residents. Incorporating this natural amenity mitigates the possibility of either reflected or generated light and is clearly important to the visual aesthetics both within and outside of the property.

There will be no significant long-term noise issues, other than typical of a mixed-use area – it should further be noted that property resides in the flight path of John Glenn International Airport. Construction phase issues, if any, will be mitigated by community engagement.

There are no known historical areas associated with this property that will be impacted.

The Applicant is submitting a sensitive plan in furtherance of stated goals of the City of Gahanna. All regulations will be adhered to and permitting will proceed in accordance with those regulations. The purpose of those regulations, and permitting in accordance therewith, is to provide assurances to the City of Gahanna and its residents that perceived impacts by development are mitigated.

REZONING CRITERIA

ADDRESS: 0 Hamilton Road
PARCEL: 025-013767
SIZE: +/- 16.666 acres
CURRENT: LMFRD and SCPD
PROPOSED: LMFRD
OWNER: CP Crescent LLC
APPLICANT: CP Crescent LLC c/o Griffin Caldwell
ATTORNEY: Aaron Underhill, Underhill & Hodge, LLC
DATE: February 9, 2023

The site is located southeast of the South Hamilton Road and Interstate 270 interchange and north of Tech Center Drive. The site is undeveloped property and currently zoned in the Limited Multi-family Residential District (LMFRD) and the Select Commercial Planned District (SCPD). A majority of the site was rezoned from SCPD to LMFRD in 2020 to allow development of site for multifamily residential use.

As the plan for the development has evolved over the last couple years, the site's boundary has slightly changed. The most significant change is at the south side of the site where it fronts Tech Center Drive. This is an area that was not included in the previous rezoning application and it currently remains in the SCPD district. The Applicant proposes adding a pool and club house in this area, however, these are not permitted uses in the SCPD district. Therefore, this application is submitted to modify the site's boundary accordingly and rezone the remainder SCPD property to LMFRD with the rest of the development to permit the proposed accessory residential uses.

The Applicant proposes rezoning the property from LMFRD and SCPD to LMFRD to permit the development of a multifamily residential development as the initial component to a mixed-use development. The Applicant proposes a total of 262 units on +/- 16.666 acres for a density of +/- 15.72 dwelling units per acre.

In accordance with Gahanna zoning code Section 1133.03 the Applicant submits the following Rezoning Criteria responses:

(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.

Gahanna conducted a survey in preparation of the 2019 Gahanna Land Use Plan. The survey participants generally believe that Gahanna needs more apartment and mixed-use developments. Notably, at least 60% of respondents in each age category believe that more apartments are needed. These results align with *Insight 2050* which projects Central Ohio's population to increase by a half a million to a million people by 2050. The proposed development will provide the desirable apartment use and spur commercial development in the immediate area.

Also, the Plan recommends mixed-use for the site. This is a classification which recommends retail, office, and residential uses together. The Plan's development characteristics of this mixed-use classification include a height of 60-70 feet, building coverage of 30-70%, and a residential density of 10-30 dwelling units per acre. In terms of height, coverage, and density, the Applicant's proposed development complies with the Plan's recommendations. This development is the first phase of a mixed-use master plan and this residential phase, notably, is much less intense than the top end of recommendations for mixed use development characteristics. This will result in a higher quality development for the residential elements.

Development principle number five of the South Gateway focus area states that mixed-use development should be master planned with residential uses limited to 20% of the development area for mixed use properties south of Taylor Road fronting I-270. This first phase of the Applicant's master plan proposes residential uses which total approximately 41% of the total development area. The proposed residential development area is not a significant increase over the development principle number 5 because the ultimate project conforms to the desired vision of the focus area. The Applicant's plan for this property is a mixed-use site with office, commercial, and residential uses which will attract employees and business which are interconnected with residents. The purpose of this development principle is to ensure that commercial uses are a substantial component of a development plan. The Applicant's master plan achieves that principle. The Applicant's project is designed to reach the highest standard of residential development possible. Increasing the height of residential development at the same density would reduce the total residential development area, but it would result in a worse development. Therefore, the Applicant's development achieves most of the goals, principles, and standards set forth in the Plan.

(2) Compatibility of the physical features of the site with the potential uses allowed within the proposed zoning district.

The Site and much of the surrounding area is vacant land. Development of the property will be substantially similar to the submitted Conceptual Master Plan which was prepared by professional land planners and/or civil engineers. This proposal is compatible to the physical features of the site and lends itself well to the proposed use.

(3) Evidence the property cannot receive a reasonable return on investment being developed with one of the allowed uses permitted under the current zoning district.

Part of the Site and neighboring properties are currently zoned SCPD, Select Commercial Planned District. This is a district which does not permit residential uses. The Plan recommends mixed-use for this site and properties in the immediate vicinity. Allowing this site to be rezoned to a multifamily residential district will allow it to contribute the residential element to the larger area's mixed-use classification. The proposed residential use will spur surrounding commercial uses and increase all return on investment.

(4) Availability of sites within the City that are already zoned to allow for the proposed uses.

As discussed in the Plan, there is both a desire and need for multifamily residential development in Gahanna. Further, the site is located in south Gahanna. Most of the sites currently

zoned for multifamily use are located in north Gahanna. The proposed development will not only address the general need for multifamily in Gahanna, but it will rectify the specific lack of multifamily zoned property in south Gahanna.

(5) The compatibility of all potential uses allowed in the proposed zone district with surrounding uses and zonings. Factors to be considered include land suitability, impacts on environment, traffic, density/intensity, uses, aesthetics, etc.

Part of the site and the surrounding properties are all zoned SCPD. Rezoning the site to allow multifamily use will allow the site and surrounding properties to develop with a mix of uses according to the Plan. Accordingly, the proposed development would complement the surrounding properties' commercial development.

(6) Capacity of infrastructure and services to accommodate demand generated of the allowed uses within the proposed zone district.

This is a low-impact proposal and existing City infrastructure is more than adequate to serve the land use.

(7) Demand for allowable uses within the proposed zone district in relation to the amount of land zoned to accommodate the demand.

As stated above, there is a desire and need for multifamily residential uses and there is a specific need in south Gahanna. The proposed development will address the lack of apartments and complement surrounding commercial uses as proscribed by the Plan.

LIMITATION TEXT

ADDRESS: 0 Hamilton Road
PARCEL: 025-013767
SIZE: +/- 16.666 acres
CURRENT: LMFRD and SCPD
PROPOSED: LMFRD
OWNER: CP Crescent LLC
APPLICANT: CP Crescent LLC c/o Griffin Caldwell
ATTORNEY: Aaron Underhill, Underhill & Hodge, LLC
DATE: February 9, 2023

I. Background

The site is located southeast of the South Hamilton Road and Interstate 270 interchange and north of Tech Center Drive. The site is undeveloped property and currently zoned in the Limited Multi-family Residential District (LMFRD) and the Select Commercial Planned District (SCPD). A majority of the site was rezoned from SCPD to LMFRD in 2020 to allow development of site for multifamily residential use. As the plan for the development has evolved over the last couple years, the site's boundary has slightly changed. This application is submitted to modify the site's boundary accordingly and rezone the remainder SCPD property to LMFRD with the rest of the development.

The Applicant proposes rezoning the property from LMFRD and SCPD to LMFRD to permit the development of a multifamily residential development as the initial component to a mixed-use development. The Applicant proposes a total of 262 units on +/- 16.666 acres for a density of +/- 15.72 dwelling units per acre.

This limitation text is filed in companion with a conditional use application pursuant to Gahanna Code of Ordinances Section 1149.02(a)(1) to permit the development of a multifamily residential development with buildings containing up to 16 dwelling units, 1149.02(a)(2) to permit more than one residential building on the same lot, Section 1149.02(a)(3) to permit an average density of 18 dwelling units per acre, and 1149.02(c) to permit accessory buildings in association with permitted dwellings.

II. Use and Development Standards

This limitation text is intended to provide further restrictions and limitations with respect to uses and development standards that would otherwise apply to the site with a zoning designation of MFRD. To the extent that any provision of this limitation text conflicts with the underlying standards of the City's zoning code or should the City's zoning code not address a matter or standard that is addressed in a provision of this text, then the provision in this text shall govern. Where this text is silent on any standard set forth in the zoning code, the standard contained in the zoning code will continue to apply to the site.

III. Permitted and Conditional Uses

Unless expressly prohibited below, the site shall permit those uses permitted by Section 1149.01 of the City of Gahanna Zoning Code. Conditional uses contained in Section 1149.02 of the City of Gahanna Zoning Code shall be permitted to this zoning district provided, however, that conditional uses shall be reviewed and approved in accordance with the procedures set forth in the zoning code.

IV. Additional Development Commitments

The Applicant submits with this Limitation Text and Co Master Plan. The site shall be developed substantially similar to that represented on the Site Plan and Building Elevations.

**Evaluation of Public Areas Requirement of
Gahanna Code Section 1109.08**

ADDRESS: Hamilton Road
PARCEL: 025-013767
SIZE: +/- 14.4 acres
CURRENT: SCPD
PROPOSED: L-MFRD
OWNER: Crescent at Central Park, LLC
APPLICANT: Crescent at Central Park, LLC
ATTORNEY: David Hodge, Underhill & Hodge, LLC
DATE: April 7, 2023

This statement concerns the evaluation of public area requirement of Gahanna Code Section 1109.08 for the recently filed rezoning application.

Section 1109.08 of the Gahanna Zoning code governs land dedication requirements for residential developments. Pursuant to this section, a multiple family residential development shall be required to meet these land dedication requirements during the zoning change application process. The amount of land required for dedication is based on the number of units proposed, however the dedication is capped and not to exceed 25% of the total number of acres being developed. Section 1109.08(c)(1)(A)(5).

The current rezoning application is not the Applicant's first rezoning and development proposal for this site. The Applicant rezoned this general site in 2020 with a substantially similar multifamily residential development proposal that was never developed. That ordinance rezoned 17.90 acres from SCPD to LMFRD. During that process, the Applicant dedicated 34 acres of land to the City of Gahanna. This land is opposite the site, across Tech Center Drive, and adjacent to Pizzulo Park. The required land dedication for that acreage was capped at 4.375 acres per Section 1109.08. Therefore, the Applicant dedicated land far in excess of the code requirement. The details of that dedication were included in the rezoning ordinance titled "Evaluation of Public Areas Requirement of Gahanna Code Section 1109.08," attached. The land was subsequently dedicated to Gahanna in 2022 by limited warranty deed without consideration and by way of charitable contribution, attached.

The current application is essentially a revision of the previous application. The site's area is generally the same except for the north portion of the site with decreased in size and the south-east portion of the site was added to allow for a pool, clubhouse, and other residential amenities. The current site is 16.666 acres in area. If this were a new rezoning proposal rather than a modification of a previous plan, land dedication for a 16.666-acre site to LMFRD for development of a multi-family residential development would be capped at 4.1665 acres.

Since this application is essentially a modification of a recent rezoning which was never developed, the Applicant respectfully request that the previous 34-acre land dedication be considered to satisfy any requirement for the present rezoning application.

Parcel ID: 025-003905-00
CITY OF GAHANNA OHIO

Map Routing: 025-O039D -001-00
701 PIZZURRO PARK DR

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
DEC-14-2022	CITY OF GAHANNA OHIO	90013082	LE	1	\$0
NOV-28-2017	BUCKLES ANDRE M	90012706	QE	2	\$0
OCT-25-2017	BUCKLES ANDRE M	90011499	QE	2	\$0
JAN-09-2012	BUCKLES ANDRE M	PB75 PG001	PL	5	\$0
JUL-15-2010	BUCKLES ANDRE M	906749-A	QE	1	\$0
JUN-16-2006	BUCKLES ANDRE M	14030	GW	2	\$0
OCT-21-1999	BUCKLES ANDRE M	24363	GW	1	\$0
DEC-15-1978	BUCKLES ANDRE M			0	\$0

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)

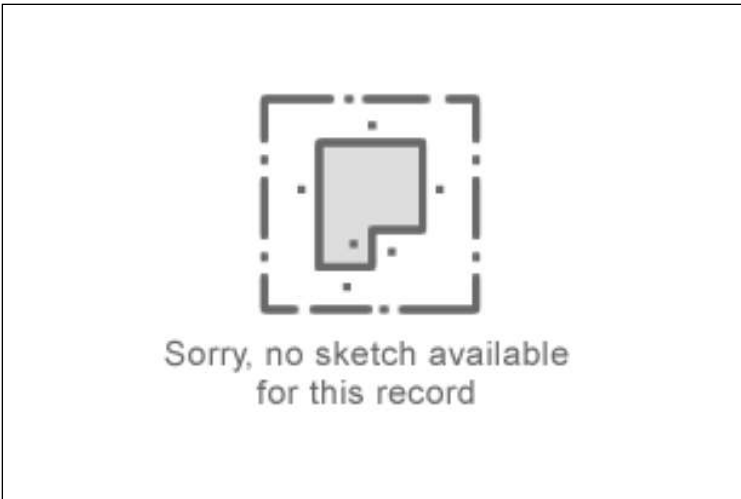
Owner Name	CITY OF GAHANNA OHIO	Prop. Class	C - Commercial
		Land Use	400 - VACANT COMMERCIAL LAND
Site Address	0 PIZZURRO PARK DR	Tax District	025 - CITY OF GAHANNA-GAHANNA JEFF
		Sch. District	2506 - GAHANNA JEFFERSON CSD
		App Nbrhd	X5201
		Tax Lein	No
Legal Descriptions	HAMILTON ROAD R16 T1 1/4T3 33.003 ACRES	CAUV Property	Yes
		Owner Occ. Credit	2022: No 2023: No
		Homestead Credit	2022: No 2023: No
Owner Address	200 N HAMILTON GAHANNA OHIO 43230	Rental Registration	No
		Board of Revision	No
		Zip Code	43230
Transfer Date	12/14/2022	Annual Taxes	461.92
Transfer Price	.00	Taxes Paid	230.96
Instrument Type	LE	Calculated Acreage	36.18
		Legal Acreage	33.00

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$1,297,800	\$0	\$1,297,800	\$4,780	\$0	\$4,780
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,297,800	\$0	\$1,297,800	\$4,780	\$0	\$4,780
CAUV	\$13,660					

Building Data

N/A

Sketch Legend



DO NOT DETACH



Instrument Number: 202212140168020
Recorded Date: 12/14/2022 2:41:16 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Mail Envelope):
GAHANNA TITLE AGENCY LLC

Mail Envelope

Transaction Number: T20220118083
Document Type: DEED
Document Page Count: 5

Submitted By (Walk-In):
GAHANNA TITLE AGENCY LLC

Walk-In

First Grantor:
ANDRE M BUCKLES

First Grantee:
GAHANNA CITY OF

Fees:	
Document Recording Fee:	\$34.00
Additional Pages Fee:	\$24.00
Total Fees:	\$58.00
Amount Paid:	\$58.00
Amount Due:	\$0.00

Instrument Number: 202212140168020
Recorded Date: 12/14/2022 2:41:16 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

LEGAL DESCRIPTION
35.973 ACRE BOUNDARY SURVEY

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being in Quarter Township 4, Township 1, Range 16, United States Military District, part of Lot 6 of David Taylor's Subdivision (Plat Book 1, Page 10), destroyed by fire; reconstituted in Plat Book 1, Page 10A, and being a 34.873 acre part of a 220.064 acre tract as conveyed to Andre M. Buckles in Volume 3700, Page 120, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at a concrete monument found with a brass cap reading "Shelly RS8032" at a point of reverse curvature in the centerline of Tech Center Drive (120 foot width) at station 7+70.00 as shown on the centerline plat of the FRA-Tech Center Drive Extension of record in Plat Book 113, Page 54;

Thence across said Tech Center Drive, South 28°30'31" East, 60.00 feet to an iron pin set on the south right of way line of said Tech Center Drive, also being the south line of a 7.488 acre tract of land, designated as Parcel 3-WD, conveyed to The City of Gahanna in Instrument Number 201007150089298, said iron pin being the **TRUE POINT OF BEGINNING**;

Thence along said south lines for the following five (5) courses:

- 1) Along a curve to the right having a radius of 1440.00 feet, a delta angle of 30°10'33", an arc length of 758.40 feet, and a chord bearing and distance of North 76°34'50" East, 749.67 feet to an iron pin set;
- 2) South 01°40'07" West, 20.00 feet to an iron pin set;
- 3) Along a curve to the right having a radius of 1420.00 feet, a delta angle of 02°40'26", an arc length of 66.27 feet, and a chord bearing and distance of South 86°59'40" East, 66.26 feet to an iron pin set;
- 4) North 04°20'33" East, 20.00 feet to an iron pin set;
- 5) Along a curve to the right having a radius of 1440.00 feet, a delta angle of 01°59'17", an arc length of 49.96 feet, and a chord bearing and distance of South 84°39'49" East, 49.96 feet to an iron pin set at the northwest corner of Lot 1 of Tech Center Commons as recorded in Plat Book 114, Page 98;

Thence along the west line of said Lot 1, and also along a west line of Lot 4 of said Tech Center Commons, South 49°40'06" East, 702.69 feet to a 5/8" iron pin found (0.18'W) capped "CW Design" at a westerly corner of said Lot 4;

Thence along a west line of said Lot 4, South 01°02'15" East, 163.26 feet to 5/8" iron pin found capped "CW Design" at the southwest corner of said Lot 4;

Thence along the south line of said Lot 4, North 88°52'28" East, 141.31 feet to a 3/4" iron pipe found at the northwest corner of a 19.808 acre tract of land conveyed to The City of Gahanna in Volume 3762, Page 441;

Thence along the west line of said 19.808 acre tract, and crossing Old Morrison Road (33 foot width), also known as Pizzurro Park Drive, dedicated in Road Record 11, Page 153, South 03°01'12" West, 429.00 feet, passing an iron pin set at 350.00 feet, to the southwest corner of said 19.808 acre tract, also being on the north line of a 91.119 acre tract of land conveyed to Columbus Regional Airport Authority in Instrument Numbers 200712310221206 & 200712310221207, and also being in the centerline of Big Walnut Creek;

Thence along said north line and said centerline of Big Walnut Creek and all its meanders thereof for the following six (6) courses:

- 1) North 88°51'47" West, 300.00 feet to a point;
- 2) South 89°59'39" West, 448.00 feet to a point;
- 3) South 82°49'39" West, 255.00 feet to a point;
- 4) North 87°20'21" West, 255.00 feet to a point;
- 5) North 72°00'21" West, 257.00 feet to a point;

- 6) North 62°40'21" West, 295.00 feet to the southeast corner of a 3.057 acre tract of land, designated as Parcel 1200WD-1, conveyed to The City of Gahanna in Official Record 13363, Page E07;

Thence along the east line of said 3.057 acre tract, the easterly line of Pizzuro Park Drive (variable width) and crossing said Old Morrison Road, North 18°33'32" East, 116.96 feet, passing an iron pin set at 50.00 feet, to an iron pin set;

Thence along the easterly lines of said 3.057 acre tract and the easterly lines of Pizzuro Park Drive for the following five (4) courses:

- 1) Along a curve to the right having a radius of 260.00 feet, a delta angle of 82°38'54", an arc length of 375.05 feet, and a chord bearing and distance of North 30°06'07" West, 343.37 feet to an iron pin set;
- 2) North 11°18'47" East, 31.24 feet to an iron pin set;
- 3) Along a curve to the left having a radius of 340.00 feet, a delta angle of 15°45'19", an arc length of 93.49 feet, and a chord bearing and distance of North 03°26'06" East, 93.20 feet to an iron pin set;
- 4) North 04°26'35" West, 24.11 feet to an iron pin set on the south right of way line of said Tech Center Drive and the south line of said 7.488 acre tract;

Thence along said south lines on a curve to the left having a radius of 1060.00 feet, a delta angle of 21°54'06", an arc length of 405.19 feet, and a chord bearing and distance of North 72°26'36" East, 402.73 feet to the **TRUE POINT OF BEGINNING**, containing 35.973 acres, more or less;

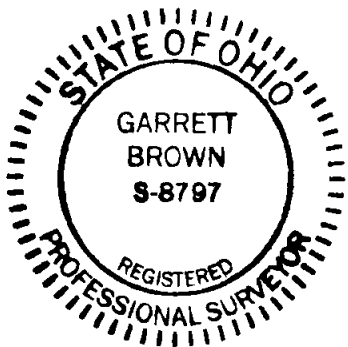
Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless otherwise noted.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the centerline of Hamilton Road bearing North 04°09'05" East.

This description was prepared by Garrett Brown, Ohio Registered Professional Surveyor 8797 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. in September 2022 under the direct supervision of Garrett Brown, Ohio Registered Professional Surveyor 8797.

This description was prepared on September 30, 2022.



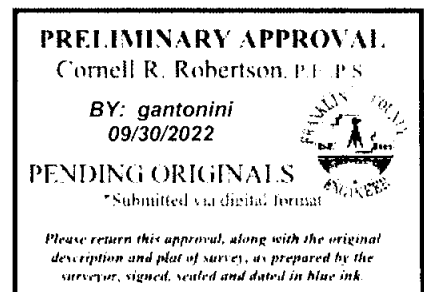
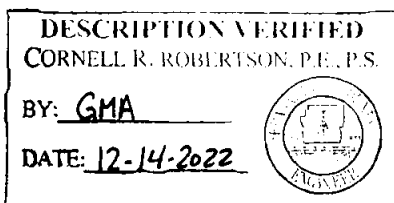
Garrett Brown

10/3/22

Garrett Brown, PS 8797

Date

All of:
(025)
003905



PRELIMINARY APPROVAL

Cornell R. Robertson, P.E., P.S.

BY: *gantonini*
09/30/2022



PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

(A) The City of Gahanna, Ohio
Parcel 1200WD-1
O.R. 13363 Pg. E07
3.057 AC. (D)

(B) The City of Gahanna
Parcel 3-WD
I.N. 201007150089298
7.488 AC. (D)

BASIS OF BEARINGS

Ohio State Plane
Coordinate System, Ohio
South Zone, NAD83
(2011) as determined
by ODOT RTN
observations, with the
centerline of Hamilton
Road bearing
North 04°09'05" East.



0 250 500

SCALE IN FEET

E. P. FERRIS
AND
ASSOCIATES
INC

Consulting Civil Engineers and Surveyors

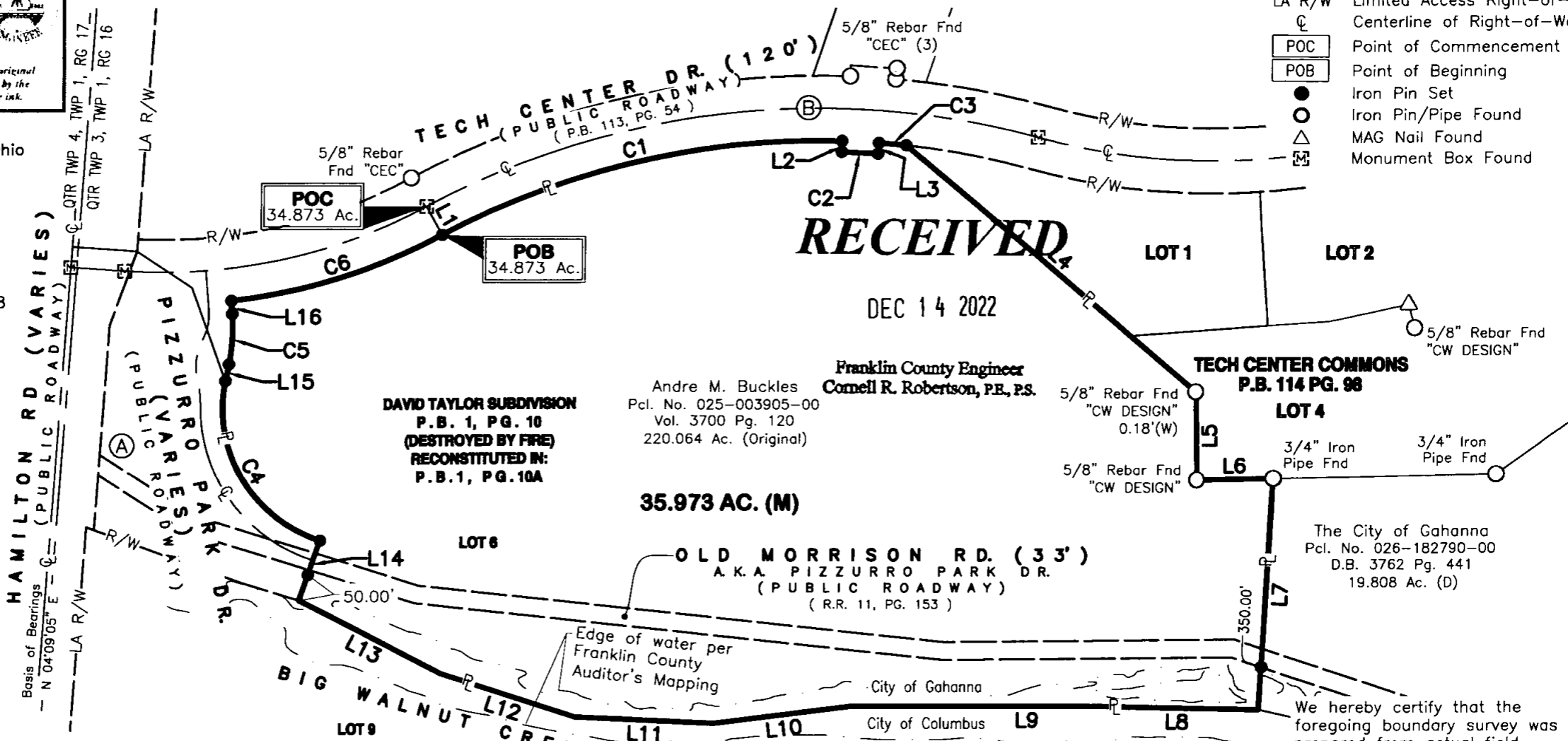
2130 QUARRY TRAILS DR.
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

35.973 ACRE BOUNDARY SURVEY
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY DISTRICT

LEGEND

- Property Line
- Right-of-Way
- Limited Access Right-of-Way
- Centerline of Right-of-Way
- Point of Commencement
- Point of Beginning
- Iron Pin Set
- Iron Pin/Pipe Found
- MAG Nail Found
- Monument Box Found

1
2



RECEIVED

DEC 14 2022

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

Andre M. Buckles
Pcl. No. 025-003905-00
Vol. 3700 Pg. 120
220.064 Ac. (Original)

DAVID TAYLOR SUBDIVISION
P.B. 1, PG. 10
(DESTROYED BY FIRE)
RECONSTITUTED IN:
P.B. 1, PG. 10A

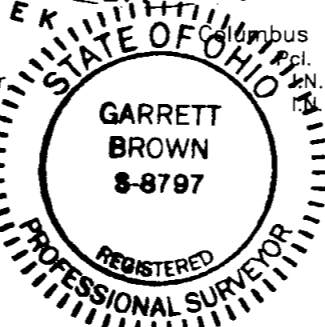
35.973 AC. (M)

TECH CENTER COMMONS
P.B. 114 PG. 98

The City of Gahanna
Pcl. No. 026-182790-00
D.B. 3762 Pg. 441
19.808 Ac. (D)

OLD MORRISON RD. (33')
A.K.A. PIZZURRO PARK DR.
(PUBLIC ROADWAY)
(R.R. 11, PG. 153)

BIG WALNUT CREEK



NOTES

All set Iron pins set are 5/8" rebar,
30" in length with a yellow plastic
cap with "EP FERRIS SURVEYOR
8797" inscribed on top.

Field survey was conducted from
09-19-2022 to 09-23-2022.

All iron pins found are in good
condition unless otherwise noted.

Columbus Regional Airport Authority
Pcl. No. 010-103903-00
I.N. 200712310221206
I.N. 200712310221207
91.119 Ac. (D)

We hereby certify that the
foregoing boundary survey was
prepared from actual field
measurements in accordance
with chapter 4733-37 Ohio
Administrative Code.

BY: *Garrett Brown* 10/3/22
Garrett G. Brown, P.S., E.I.
Registered Surveyor No. 8797

DRWN BY BAP CHK BY GGB DATE 9/30/2022

708.871

34.873 ACRE BOUNDARY SURVEY
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA
 QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
 UNITED STATES MILITARY DISTRICT

2
2

RECEIVED

DEC 14 2022

Franklin County Engineer
 Cornell R. Robertson, P.E., P.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.00	S28° 30' 31"E
L2	20.00	S01° 40' 07"W
L3	20.00	N04° 20' 33"E
L4	702.69	S49° 40' 06"E
L5	163.26	S01° 02' 15"E
L6	141.31	N88° 52' 28"E
L7	429.00	S03° 01' 12"W
L8	300.00	N88° 51' 47"W
L9	448.00	S89° 59' 39"W
L10	255.00	S82° 49' 39"W
L11	255.00	N87° 20' 21"W
L12	257.00	N72° 00' 21"W
L13	295.00	N62° 40' 21"W
L14	116.96	N18° 33' 32"E
L15	31.24	N11° 18' 47"E
L16	24.11	N04° 26' 35"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	758.40	1440.00	030°10'33"	N76°34'50"E	749.67
C2	66.27	1420.00	002°40'26"	S86°59'40"E	66.26
C3	49.96	1440.00	001°59'17"	S84°39'49"E	49.96
C4	375.05	260.00	082°38'54"	N30°06'07"W	343.37
C5	93.49	340.00	015°45'19"	N03°26'06"E	93.20
C6	405.19	1060.00	021°54'06"	N72°26'36"E	402.73

E. P. FERRIS
 AND
 ASSOCIATES
 INC.

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
 2ND FLOOR
 COLUMBUS, OHIO 43228
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

708.871

The following pages of this exhibit are from ORD-085-2020 (previous rezoning) which detail commitments to parkland dedication. The dedication was then made.

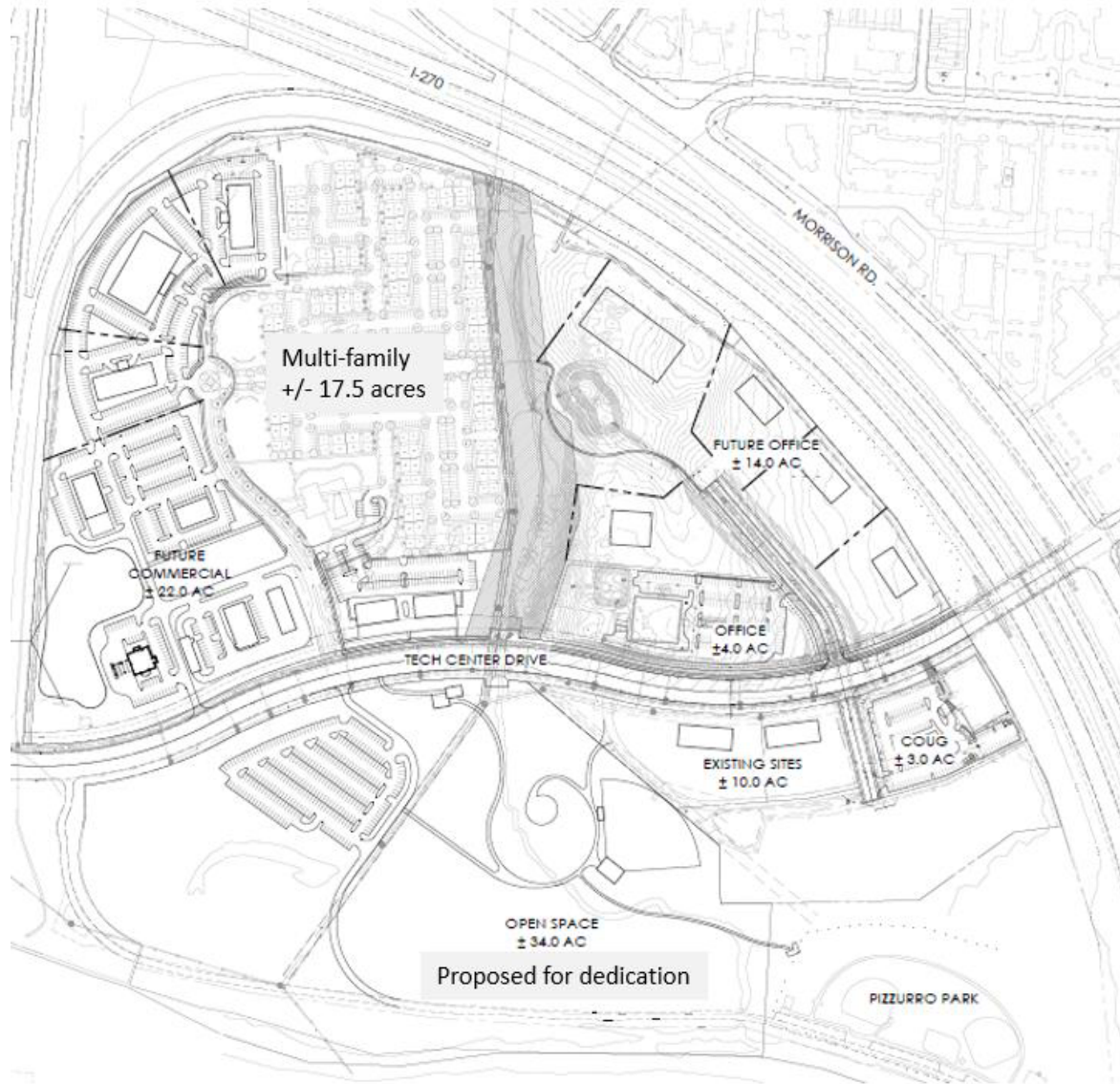
Evaluation of Public Areas Requirement of Gahanna Code Section 1109.08

Crescent Park (Submitted by Casto Communities)

I. Background: Casto Communities (“Casto”) has filed a rezoning application to facilitate the development of 312 multi-family residential units on 17.5+/- acres of property located to the southeast of the I-270/Hamilton Road interchange in Gahanna. Section 1109.08 of the City’s Codified Ordinances (the “Code”) provides certain requirements for the provision of open space and parkland for a multi-family development. More specifically, this section provides that, upon approval of a zoning application for this type of project, the applicant “must convey or dedicate to the City of Gahanna a reasonable amount of the land to be subdivided for public use as parks, recreational facilities, trails, or wetlands.”

The amount and type of land to be dedicated is to be determined using an assessment review process consisting of three parts as set forth in Section 1109.08(c). The process is undertaken by City staff. The applicant is providing this evaluation in an effort to assist with staff’s analysis and to propose the amount, location, and type of land that will be provided to the City.

II. Evaluation: While Casto’s application concerns 17.5+/- acres, its proposed community is part of a much larger tract that is owned or has been previously owned by the Buckles family. Including the Casto site, these properties consist of 104.5+/- acres of prime real estate. Casto and Buckles propose that 34.0+/- acres located to the south of and adjacent to Tech Center Drive and to the west of and adjacent to Pizurro Park will be dedicated to the City in order to fulfill the open space and parkland requirements of Code Section 1109.08. For the reasons explained below, while the provision of land in this manner does not meet the technical requirements of Section 1109.08 and therefore requires a variance, this proposal far exceeds the spirit and intent of that provision and yields a much better result for the City. The proposed conveyance of the acreage to the City should be viewed in the context of the entire development and not only through the lens of the application that is pending.



A. Needs Assessment: The first tier of the assessment process is to quantify the required amount of land to be dedicated as parkland. This is determined using the following calculation, provided that in no event is the required land dedication to exceed 25% of the acreage within the project:

$$(Number\ of\ units) \times (1.615\ individuals/unit) \times (.025\ acres/individual) = dedicated\ acres.$$

With respect to Casto’s development, this formula yields: 312 units x 1.615 individuals per unit x 0.025 acres/individual = 12.597 dedicated acres. This triggers the 25% maximum, which in this case is 4.375 acres (17.5 acres x 0.25 = 4.375 acres). The 34.0+/- acres is well in excess of this amount and, if accepted by the City, the applicant and property owner agree to exceed the Code’s maximum.

B. Technical Assessment. The second tier of the assessment process requires certain “technical” criteria to be reviewed. Each of these criteria are set forth below, along with a response as to how each of them will be met with a 34-acre donation.

1. **Suitability of soils and geology for the proposed use:** The soils and geology of the to-be-dedicated land are substantially similar to that which exists within the adjacent existing park. Pizzurro Park includes a paved leisure path, a dog park, restroom facility, and grassed areas. Certainly, these same types of uses and improvements could be continued westward given the similar natures of the sites. A stream runs through the eastern portion of the property and connects to the Big Walnut Creek, which is partially located within the southern portion of the site. While these features present some limitations with respect to improving affected areas, these watercourses provide a perfect amenity for a recreational area.

2. **Suitability of topography and drainage for the proposed use.** The site's topography and drainage lend itself to preservation rather than development. The site is generally flat. Floodway and floodplain are located throughout the site. Development of structures may occur within floodplain, which in this instance is located along the northern portion of the site nearest to Tech Center Drive. This provides opportunities for improvements to be made in these areas. For instance, an amphitheater, playground and walking trails have been mentioned as possible uses in this location. Much of the property is heavily wooded, leaving open various possibilities for passive uses.

3. **Location and impact of federally-designated floodways and floodway fringe areas relative to the proposed use.** As mentioned above, the property proposed for dedication as parkland contains floodways. However, these are related to the natural watercourse amenities on the property, which make the site attractive for public use. The existence of floodways on the property should be weighed in favor of using the 34+/- acres as the means to meet the requirement of Code Section 1108.09.

4. **Extent of natural vegetation and tree cover, with the preservation of wooded areas a priority.** The site is largely wooded, providing mature and continuous tree stands throughout. The dedication of this land to the City provides it with the means to protect these natural areas in perpetuity.



5. **The adequacy of the distribution of proposed areas within the proposed subdivision.** While the proposed multi-family development is not a subdivision, it would appear that the intent of this factor is to ensure that the parkland will be conveniently located to provides a direct benefit to residents. Casto's project will be immediately to the north of the parkland and all residents will be able to walk to it in a matter of minutes by way of a crosswalk which will be part of a proposed traffic control signal at the intersection of proposed Boulevard and Tech Center Drive. By adding it to the existing Pizzurro Park, the dedicated land also will be immediately accessible to the public at large and will serve employees in existing and future commercial developments in the immediate vicinity. The location of this property is preferable to providing the lesser amount of Code-required acreage for parkland (4.375 acres) within the multi-family development itself, as it will be open, available, and easily accessible by citizens of the City as opposed to being insulated and convenient only to local residents.

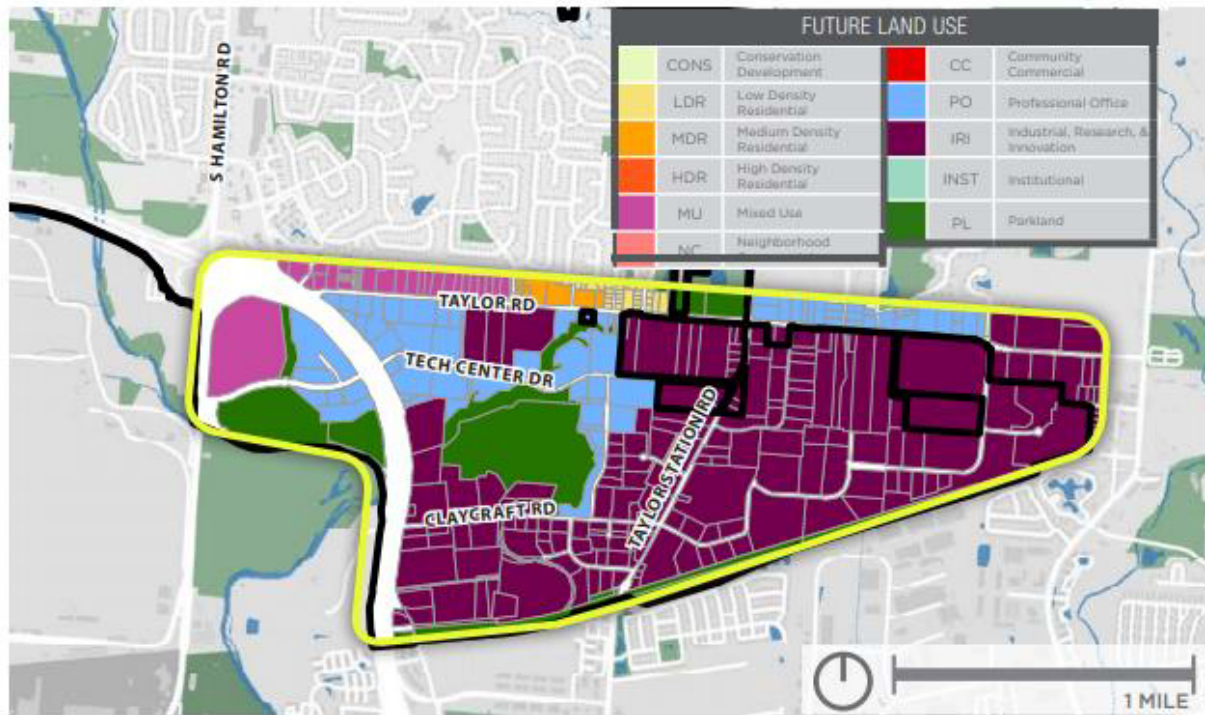
6. **The adequacy of the configuration of each proposed area.** As opposed to providing 4.375 acres of open space within the boundaries of the multi-family development, the proposal by the applicant and property owner provides a more widely accessible site that will more than double the size of Pizzuro Park. In addition, it will provide the City with greater than 7.5 times more land than is required by Code. The land extends more than 1,000 feet between its northern and southern boundaries, and just under 2,000 feet between the widest portions from east to west. Properties of this size and configuration are rarely dedicated to a municipality in conjunction with development.

7. **The degree and quality of access to areas for pedestrians and vehicles, where appropriate.** The City previously has made a substantial investment in constructing Tech Center Drive, which runs along the northern boundary of the land that is proposed for dedication. This provides a direct means of vehicular access to the site, and the sidewalks on the north and south sides of the street provide for easy bicycle and pedestrian access as well. Virtually no additional public infrastructure is needed to be installed in order to gain access to the site except for the proposed traffic signal mentioned previously.

C. **Policy Assessment:** The third and final tier of the assessment of this proposal is one of policy. Each of these criteria are set forth below, along with a response.

1. **Land proposed to be dedicated for public purposes shall meet identified needs of the City as contained in the current parks and recreation Comprehensive Master Plan.** The recently updated City Comprehensive Plan identifies this site as parkland. See the future land use recommendation below, which is taken directly from that document:

FIGURE 5-15: FUTURE LAND USE



Furthermore, page 64 of the updated plan provides as follows:

When considering the development of large expanses of greenfield land, it is important to recognize the value of land remaining in its natural state. Residential neighborhoods and mixed-use developments often gain an even greater value when located in proximity to parks and open space.

The proposed land dedication accomplishes this goal. The Buckles’ land is greenfield that represents some of the best remaining development land in the City. The preservation of a large swath of green space nearby will only enhance the development land’s potential and value.

2. **To be eligible for park dedication credit, land dedicated is to be located outside of drain ways, floodplains or ponding areas.** While the land proposed for dedication is located within floodplain and floodway, with a small amount of fill an area well in excess of the 4.375 acres of parkland dedication that is required can be created within the acreage so that it is buildable.

3. *The dedicated public parkland may include waterways and ponds, provided the area of such waterways and ponds is not used to satisfy the amount of public parkland required.* See immediately preceding response.

III. Request: Casto requests that the City accept the dedication of the 34.0+/- acres of parkland in order to meet the requirements of Code Section 1108.09, and that it grant any required variance(s) to allow for the same. The dedication would be required to be made as a prerequisite to the issuance of the first building permit within the multi-family development.



DISPOSITION – April 19, 2023

April 10, 2023

Crescent AT Central Park LLC
132 Preston Rd
Columbus, OH 43209-1653

RE: Project 0 Hamilton Rd Zoning/Rezoning

Dear Crescent AT Central Park LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a response to comments, revised plans, and/or other information as requested for further review. The response to comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Transportation & Mobility Engineer (614) 342-4050

1. See comments on the Final Development Plan.

Planning (614) 342-4025

2. Chapter 1109.08 requires rezoning requests to MFRD to provide land for public parks or fees-in-lieu. A variance has been submitted to this section but no information has been provided as to what is being varied or what is being proposed. Please provide additional information to determine if a variance is required and what is being proposed. Please be aware that additional comments may be forthcoming based on response to comments. Please be aware that various staff members and the Parks and Recreation Board are required to provide recommendations based on the proposal.

4/6/23 - Resubmittal did not contain required info regarding land dedication. I've emailed documents from the previous rezoning (2020) with feedback on what to submit.

Please see submitted exhibit titled "Public Areas Dedication Statement" which details the dedication already made pursuant to ORD-085-2020 (previous rezoning). This current rezoning application is effectively a revision of the previous rezoning which was never developed. Also, the already dedicated 36 acres of land greatly exceeds the capped maximum of both rezoning applications combined.

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator

Department of Planning 200 S. Hamilton Rd. Gahanna, Ohio 43230



STAFF REPORT

Request Summary

The applicant is requesting approval of Final Development Plan, Design Review, Conditional Use, Variance, and Rezoning applications for the construction of an apartment complex at parcel #025-013767, located on the northern side of Tech Center Drive, just east of Hamilton Road. It is part of the Crescent at Central Park area. The site is mostly zoned L-MFRD – Multifamily Residential with a Limited Overlay, while the southern portion of the site is zoned SCPD – Select Commercial Planned District. The rezoning application is to rezone this southern portion, so the entire site is L-MFRD.

In 2020, Rezoning, Conditional Use, and Variance applications were approved for a multi-family project at this site. At the time, the project consisted of 312 units, or 17.43 du/acre. The approved Conditional Uses were for increased density, building height, residential buildings on lot, and accessory buildings.

In 2021, Final Development Plan and Design Review applications for the project were approved by Planning Commission. At that point, the project's scope had been reduced due to City Council's input and contained 240 units, or 16.5 du/acre. Simultaneously, additional Variances for signage and screening requirements were approved. The current application contains many of the same Conditional Uses and Variances. Since the project's scope and boundaries have changed, most of these need to be reapproved by Planning Commission.

The current proposal contains 294 apartment units on 16.67 acres, which is approximately 17.6 du/acre, and requires approval of a Conditional Use in this zoning district (see Conditional Use section). The site will contain 23 residential buildings of varying sizes, two separate garages, and one clubhouse and community pool. The buildings on-site utilize vinyl siding and trim, brick veneer, and cast stone veneer as materials. The various exterior colors are shown in the color elevations below.

The total number of parking spaces provided on-site is 550 (~1.9 per unit), which is just below the 588 required spaces. 408 of these spaces are uncovered and 142 are garage spaces. A Variance to this parking requirement has been requested. The proposal meets the requirements for 15% of common, open, usable space. All lighting requirements are met as well.

Per landscaping requirements in Chapter 914 and interior landscaping requirements in Chapter 1163, 271 total trees of at least 3 caliper inches are required to be planted. The applicant is proposing 317 trees, therefore exceeding requirements.

The properties directly to the east and west of the site are zoned Commercial, therefore Code requires a 15 ft buffer with one tree per 40 ft of linear boundary and a six-foot-high continuous screen. This requirement is met along the west property line, but a Variance has been requested to the east property line (see Variance section). The northern property line abuts I-270 and has more intensive requirements with a 20 ft required buffer, one tree per 30 ft of linear boundary, and a continuous six-foot-high screen. A Variance to this requirement was granted in 2021 and is still valid since the northern property line remains unchanged.



Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- The proposed development meets the applicable development standards of this Zoning Ordinance.
- The proposed development is in accord with appropriate plans for the area.
- The proposed development would not have undesirable effects on the surrounding area.
- The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect, and enhance the physical surroundings of the Design Review District.

Since the site is zoned L-MFRD, it is a part of Design Review District 2 (DRD-2). Here are relevant Design Review standards for DRD-2:

- Adequate parking shall be provided with access to recreational and open space facilities.
- Colors shall be of a palette that fosters harmonious relationship with other uses and structures.
 - Natural, historic, earth tones or similar colors
- Building materials should be of a nature that will enhance the development and existing land values. Brick, slate, wood, cement, stucco, or other materials should provide diversity, but, at the same time, should be consistent with the surrounding area.
 - Decorative stone and bricks are preferred, but decorative wood or vinyl siding may be used if approved by Planning Commission.

Conditional Use

Five Conditional Uses have been requested as part of this application, all of which are related to multi-family uses and are necessary to develop the site at the requested density. The MFRD Chapter of Code regulates density, number of buildings, and accessory buildings through Conditional Uses.

The following Conditional Uses have been requested:

1. 1149.02(a)(1) – Buildings containing more than eight dwelling units
2. 1149.02(a)(2) – Two or more permitted residential buildings on the same lot
3. 1149.02(a)(3) – Additional density of up to 18 du/acre
4. 1149.02(c) – Accessory buildings and uses in association with permitted dwelling buildings
5. 1149.03(g) – Buildings more than two full stories above grade



Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

Variances

The following variances have been requested:

1. 1149.03(b)(1) – Lot Width
 - a. The minimum required lot width is equal to 75 ft plus 10 additional ft per dwelling unit. There are 294 units proposed, meaning Code requires the lot to be 3,015 ft wide, which is over ½ of a mile.
 - b. Staff does not object to this variance request. The required lot width is nearly impossible to meet, and this Code requirement makes it more difficult to develop multi-family projects. A Variance to this Chapter was previously approved for the site in 2020. A variance to this same section was also approved for the Morse Road apartment proposal in 2022.
2. 1149.03(e) – Rear Yard
 - a. Code requires a rear yard of at least 25 feet.
 - b. Staff does not object to this variance request. The request is to reduce the required setback from 25 ft to 20 ft. The variance is minor in nature and there is a heavily wooded area adjacent to the rear yard that will remain undeveloped and provide screening. A Variance to this Chapter was previously approved for the site in 2020.
3. 1149.03(l)(3) – Relationship of Main Buildings to Each Other
 - a. No end of a main building shall be closer than 15 ft to the boundary of an MFRD district.
 - b. Staff does not object to this variance request. The request is to reduce this requirement from 15 ft to 10 ft. The layout and density of the site makes it difficult to meet this requirement and the variance request is minor in nature.
4. 1149.03(l)(5) – Relationship of Main Buildings to Each Other
 - a. No parking shall be closer than 25 feet to the front or rear of a main building.
 - b. Staff does not object to this variance request. The request is to reduce the minimum distance from 25 ft to 5 ft. This Variance is necessary to increase the amount of parking. A Variance to this Chapter was previously approved for the site in 2020.
5. 1163.02(a) – Minimum Number of Parking Spaces Required
 - a. Two parking spaces per dwelling unit required.
 - b. Staff does not object to this variance request. The total required parking for the site is 588 spaces and 550 are proposed. The variance is minor in nature.
6. 1167.20(b)(2) – Property Perimeter Requirements



- a. For any residential zone adjacent to a commercial zone, Code requires a 15 ft buffer, one tree per 40 ft of linear boundary, and a continuous 6-ft-high screen along the property line.
- b. Staff does not object to this variance request. This exact variance was approved for this project in 2021 but is null and must be requested again since the project boundaries have changed.

Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Rezoning

The proposed rezoning is from SCPD to L-MFRD. The northern part of the site was already rezoned to L-MFRD in 2020, but the project boundaries have changed, requiring another Rezoning application for the southern portion of the site. Please note that Planning Commission shall make a recommendation to City Council for this application.

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.
 - a. *The proposed rezoning to MFRD is consistent with the recommendations of the Land Use Plan. The proposed density of 17.6 du/acre is also consistent with the Land Use Plan.*
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.
4. Availability of sites elsewhere in the City that are already zoned for the proposed use.
 - a. *Staff is not aware of other sites that are zoned for multi-family and available for development. The Land Use Plan has identified a need for more diverse, higher density housing options.*
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.

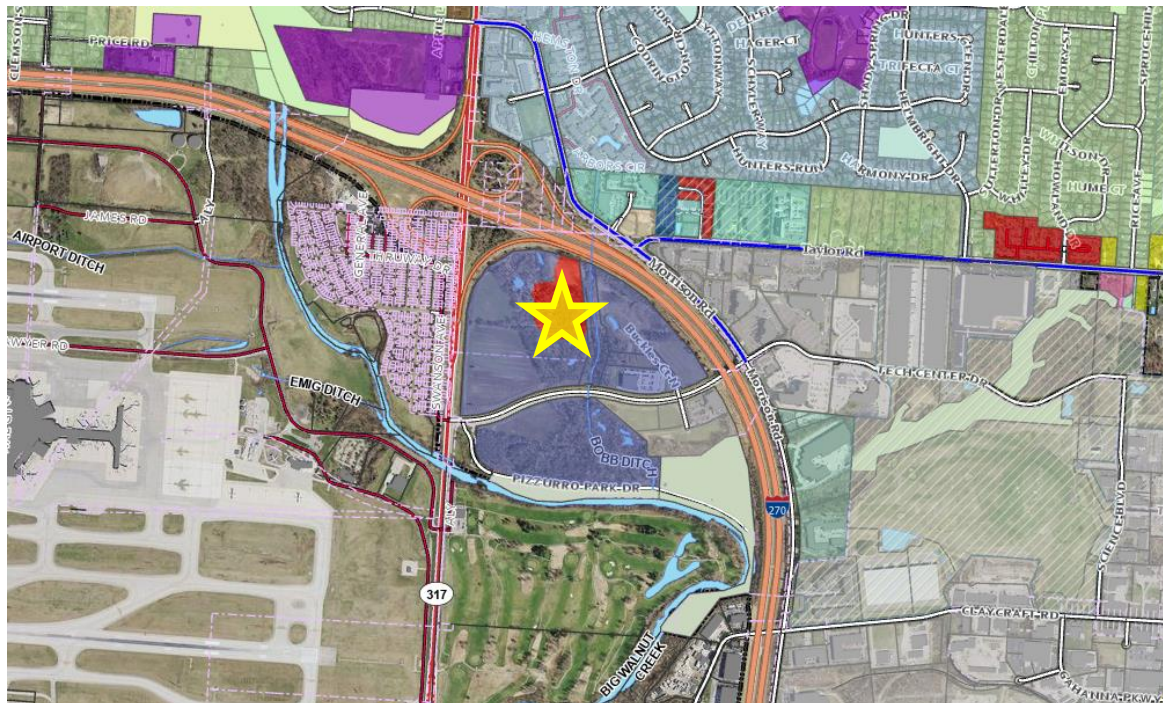
6. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the “health, safety, and welfare” of its citizens.
7. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

Staff Comments

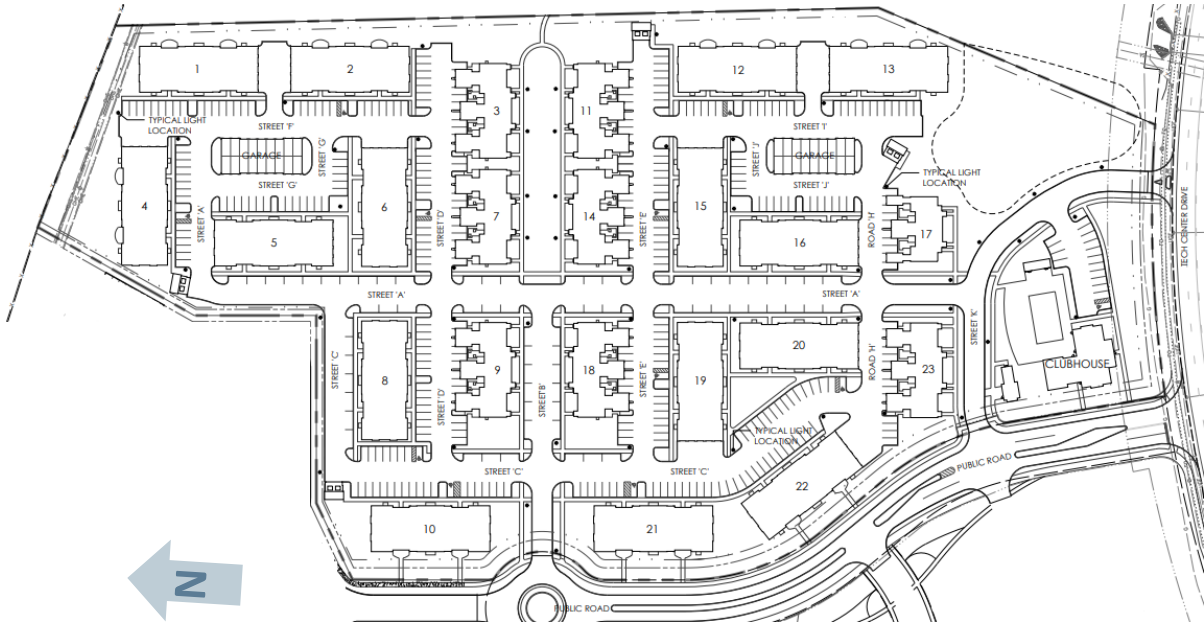
Staff recommends approval of the Final Development Plan, Variance, Conditional Use, and Rezoning as submitted. These four applications meet all applicable Code requirements and above criteria with the requested Variances. The requested Conditional Uses are necessary for higher density residential and have been recently applied to other multi-family developments. Additionally, the Land Use Plan identifies a need for more diverse housing options in the City as the region continues to grow. All of the requested Variances are either minor in nature, necessary to meet other Code requirements, and/or have been previously approved for this site.

Staff has no objection to the Design Review, although it is under the purview of Planning Commission to request modifications to the design and materials of the proposed structures. Vinyl is not a permitted material unless explicitly approved by the Commission.

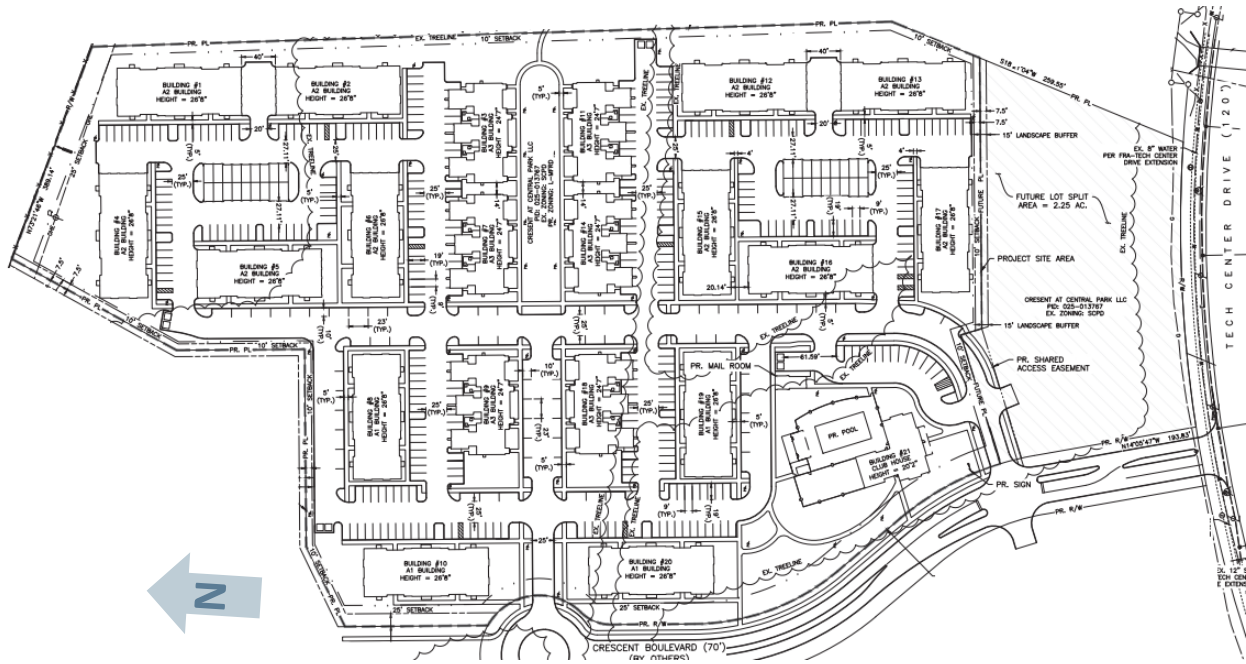
Location/Zoning Map



Submitted Site Plan



Previously Approved Site Plan



Submitted Elevations





Previously Approved Elevations

Note: These are only the buildings where the primary colors have changed since the 2021 application. There were no three-story buildings in the previous submittal.



Respectfully Submitted By:
Maddie Capka
Planner